

98-100 Cumberland Avenue 13-M-5

MUNJ- NO,



## CITY OF PORTLAND

JOSEPH E. GRAY, JR.  
DIRECTOR OF PLANNING  
AND URBAN DEVELOPMENT

April 8, 1983

Dong Van Nguyen  
98 Cumberland Avenue  
Portland, Maine 04101

DU: 3

Re: 98 Cumberland Ave. 13-M-5 EE

The Housing Inspections Division of the Department of Planning & Urban Development has recently completed an overall inspection of your property.

Congratulations are extended to you for the general condition of your property which was found to meet the standards established by the City's Housing Code.

Good maintenance is the best way to protect the value of your property and neighborhood.

Please feel free to call on us if we can be of assistance to you.

Sincerely yours,  
Joseph E. Gray, Jr., Director of  
Planning & Urban Development

By Lyle D. Noyes  
Lyle D. Noyes  
Inspection Services Division

Antonio Addato  
Code Enforcement Officer - A. Addato (7)

jmr



City of Portland

Housing Inspection Division

DWELLING UNIT SCHEDULE

1) INSP. Date

3 31 8 3

2) INSP. *Adelt* 3) FORM NO.

4) TENANT'S NAME

*Leah Dorney*

5) Flr.# 6) Location 7) Rmg. Tp. 8) #Rms. 9) #Peo. 10) #All'd 11) Slp. Rms.

1 0A DU 5 4 2

12) Child Under 10

13) Child 1-6

14)

15) Rent

16) Rent Code

17) Furn.

18) Heat

19) Hot Water

20) Dual Egress

21) Ck'ng

22) Lav.

23) Bath

24) Flush

*275.*

*MO.*

*OFF*

*LG*

*YES*

*LG*

*P*

*P*

*P*

Viol. No.

Remedy

Cond.

Violation

Location

Room Type

Area Type

Resp. Party

Code Sect. Violated

Violation Rem. - Date

*STANDARD*

City of Portland

Housing Inspection Division

DWELLING UNIT SCHEDULE

1) INSP. Date

3 3 1 8 3

2) INSP. *Adler* 3) FORM NO.

4) TENANT'S NAME

*Tho. Frank*

5) Flr.# 6) Location 7) Rmg. Tp. 8) #Rms. 9) #Peo. 10) #A'l'l'd 11) Slp. Rms.

2 0A DU

12) Child Under 10

13) Child 1-6

15) Rent

16) Rent Code

17) Furn.

18) Heat

19) Hot Water

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22) Lav.

23) Bath

24) Flush

275.

MO.

OFF

Room Type

Area Type

YES

ELECT.

Code Sect. Violated

Violation Rem. - Date

Viol. No.

Remedy

Cond.

Violation

Location

Room Type

Area Type

Resp. Party

Code Sect. Violated

Violation Rem. - Date

*STANDARD*



CERTIFICATE  
OF  
COMPLIANCE

July 19, 1978 ✓

CITY OF PORTLAND

Department of Neighborhood Conservation  
Housing Inspections Division  
Telephone: 775-5451 - Extension 448 - 358

Michael & Patricia Keane  
215 Falmouth Street  
Portland, Maine 04112

Re: Premises located at 98 Cumberland Avenue, Portland, Maine MN 13-M-5

Dear Mr. & Mrs. Keane:

A re-inspection of the premises noted above was made on June 29, 1978  
by Housing Inspector Carroll.

This is to certify that you have complied with our request to correct the violation  
of the Municipal Codes relating to housing conditions as described in our "Notice  
of Housing Conditions" dated Dec. 13, 1976.

Thank you for your cooperation and your efforts to help us maintain decent, safe  
and sanitary housing for all Portland residents.

In order to aid in the preservation of Portland's existing housing  
inventory, it shall be the policy of this department to inspect  
each residential building at least once every five years.  
Although a property is subject to re-inspection at any time during  
the said five year period, the next regular inspection of this  
property is scheduled for 1983.

Sincerely yours,  
Joseph E. Gray, Jr., Director  
Neighborhood Conservation

By Lyle D. Noyes  
Lyle D. Noyes,  
Chief of Housing Inspections

Inspector K. Carroll

OK  
BY (Signature)  
April 14, 1977  
DATE 6/29/77

Michael & Patricia Keane  
215 Falmouth Street  
Portland, Maine 04102

Dear Mr. & Mrs. Keane:

Re: 98 Cumberland Avenue, Portland, Maine 13-M-5  
Apartment # 1, 2, and 3

As owner or agent of the property located at 98 Cumberland Avenue, Portland, Maine, you are hereby notified that as the result of a recent inspection the structure is hereby declared unfit for human occupancy.

You must take immediate steps to vacate the Apartment # 1 now occupied by Michael Masternan, Apartment # 2 now occupied by Sharon Wilcox, and Apartment # 3 now occupied by Marilyn Kane and it is to be kept vacant so long as the following conditions continue to exist thereon:

- a. The property is damaged, decayed, deteriorated, insanitary and unsafe in such a manner as to create a serious hazard to the health, safety and general welfare of the occupants or the public.

Therefore, you will not occupy, permit anyone to occupy, or rent the above mentioned without the written consent of the Health Officer or his agent, certifying that the conditions have been corrected.

You are also hereby ordered to make the above mentioned property safe and secure so that no danger to life or property or fire hazard shall exist thereon. This can be accomplished by boarding up doors and windows and other openings at all levels of the structure.

Failure to comply with this order may result in a complaint being filed for prosecution in District Court.

Sincerely yours,  
Joseph E. Gray, Jr., Dir.  
Neighborhood Conservation

By \_\_\_\_\_  
Lyle D. Wyes,  
Chief of Housing Inspections

Inspector \_\_\_\_\_  
D. Stevenson

Sharon Wilcox  
98 Cumberland Avenue  
Portland, Maine 04101

Dear Miss Wilcox:

Re: 98 Cumberland Avenue, Portland, Maine 13-M-5  
Apartment # 2

A recent inspection by Housing Inspector Stevenson of the apartment # 2, you are now occupying found that it does not meet the requirements of Chapter 307 (Minimum Standards for Housing) of the City of Portland Municipal Code and is hereby declared unfit for human habitation.

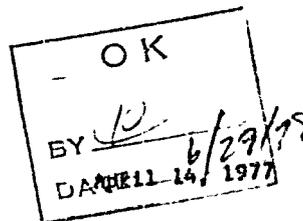
The owner/agent, Michael & Patricia Keane, has been notified of the above mentioned conditions and has been directed to take immediate steps to vacate the apartment.

Sincerely yours,  
Joseph E. Gray, Jr., Dir.  
Neighborhood Conservation

By \_\_\_\_\_  
Lyle D. Noyes,  
Chief of Housing Inspections

Inspector \_\_\_\_\_  
D. Stevenson

VW



6/29/77  
April 15, 1977

Mr. Michael Manterman  
98 Cumberland Avenue  
Portland, Maine

Dear Mr. Manterman:      Re: 98 Cumberland Avenue, Portland, Maine 13-M-5  
Apartment # 1

A recent inspection by Housing Inspector Stevenson of the apartment # 1,  
you are now occupying found that it does not meet the requirements of  
Chapter 307 (Minimum Standards for Housing) of the City of Portland  
Municipal Code and is hereby declared unfit for human habitation.

The owner/tenant, Michael & Patricia Keane, has been notified of the  
above mentioned conditions and has been directed to take immediate  
steps to vacate the apartment.

Sincerely yours,  
Joseph E. Gray, Jr., Dir.  
Neighborhood Conservation

By \_\_\_\_\_  
Lyle D. Noyes,  
Chief of Housing Inspections

Inspector \_\_\_\_\_  
D. Stevenson

BY 10  
6/29/77  
April 14, 1977

Mr. Michael Masternan  
78 Cumberland Avenue  
Portland, Maine

Dear Mr. Masternan:      Re: 98 Cumberland Avenue, Portland, Maine 13-M-5  
Apartment # 1

A recent inspection by Housing Inspector Stevenson of the apartment # 1, you are now occupying found that it does not meet the requirements of Chapter 307 (Minimum Standards for Housing) of the City of Portland Municipal Code and is hereby declared unfit for human habitation.

The owner/agent, Michael & Patricia Keane, has been notified of the above mentioned conditions and has been directed to take immediate steps to vacate the apartment.

Sincerely yours,  
Joseph E. Gray, Jr., Dir.  
Neighborhood Conservation

By \_\_\_\_\_  
Lyle D. Moyes,  
Chief of Housing Inspections

Inspector \_\_\_\_\_  
D. Stevenson

DATE 6/29/77

April 14, 1977

Marilyn Kano  
98 Cumberland Avenue  
Portland, Maine 04101

Dear Ms. Kano: Re: 98 Cumberland Avenue, Portland, Maine 13-P-5  
Apartment # 3

A recent inspection by Housing Inspector Stevenson of the apartment # 3,  
you are now occupying found that it does not meet the requirements of  
Chapter 307 (Minimum Standards for Housing) of the City of Portland  
Municipal Code and is hereby declared unfit for human habitation.

The owner/agent, Michael & P. \_\_\_\_\_, has been notified of the  
above mentioned conditions and directed to take immediate steps  
to vacate the apartment.

Sincerely yours,  
Joseph E. Gray, Jr., Dir.  
Neighborhood Conservation

By \_\_\_\_\_  
Lyle D. Noyes,  
Chief of Housing Inspections

Inspector \_\_\_\_\_  
D. Stevenson

ADMINISTRATIVE HEARING DECISION

City of Portland  
Health & Social Services - Housing Division  
Telephone: 775-5451 - Ext. 448

Date February 17, 1977

Mr. & Mrs. Michael Keane  
215 Falmouth Street  
Portland, Maine 04102

Re: Premises located at 98 Cumberland Avenue, Portland, Maine 13-M-5 MN

Dear Mr. & Mrs. Keane:

You are hereby notified that as a result of a recent reinspection and your request for additional time

on February 14, 1977, regarding our "Notice of Housing Conditions" at the above referred premises resulted in the decision noted below.

Expiration time extended to March 17, 1977 - in order to complete the work now in progress to correct the remaining thirty-five (35) housing code violations as shown on attached list.

Notice modified as follows: Time extended to May 1, 1977 to correct those items which cannot reasonably be corrected during the winter months - items #1, 2, 3, 4, 5, 6 and 7.

Please notify this office if all violations are corrected before the above mentioned date, so that a "Certificate of Compliance" may be issued.

*X = Reinspection of 4/10/78*

Very truly yours,

David C. Bittenbender, Director  
Health & Social Services

By [Signature]  
Chief of Housing Inspections

In Attendance:

Mrs. Keane

Inspector Stevenson

Additional Violations 4/10/78

1st fl.

~~Kitchen - insp. ceil. tile~~

~~✓ Bath - No lights or outlets~~

~~2nd fl.~~

~~✓ RI Bedroom - 10' FE  
mi. ceiling - Exposed wires~~

~~✓ ER BE - (was as D. RM)  
mi. ceil. tile - Exposed wires~~

~~✓ BA - insp. ceil. tile~~

~~Cellar~~

~~✓ PTR - LTR with te. line  
(From 1st fl. Shower ???)~~

(P)

98 Cumberland Avenue - NOHC 12-13-76 - MN

OK  
DATE 1/29/78

Remaining Housing Code violations to be corrected within time extension granted on attached "Administrative Hearing Decision":

- ~~4/10/28~~ 1. FOUNDATION WALL - overall - replace missing mortar. 3-a  
~~4/10~~ 2. EXTERIOR WALLS - clapboards - replace missing clapboards. 3-a  
~~4/10~~ 3. SHED walls - determine the reason and remedy the condition that causes the walls to sag. 3-d  
~~4/10~~ 4. THIRD FLOOR FRONT HALL - trim - replace missing trim. 3-a  
~~4/10~~ 5. FRONT CHIMNEY REAR CHIMNEY - replace missing mortar. 3-a  
~~4/10~~ 6. LEFT MIDDLE ROOF - replace missing roof drain. 3-a  
~~4/10~~ 7. EXTERIOR WALLS - make the exterior walls of the structure weathertight and watertight by painting or any other suitable means. 3-a  
~~4/10~~ 8. FIRST, SECOND AND THIRD FLOOR FRONT HALLS - ceilings - remove peeling paint. 3-b  
~~4/10~~ 9. FIRST FLOOR FRONT HALL - replace missing light fixture. 8-a  
~~4/10~~ 10. THIRD FLOOR FRONT HALL - ceiling - determine the reason and remedy the condition that causes signs of leakage. 3-b  
~~4/10~~ 11. FIRST, SECOND AND THIRD FLOOR REAR HALLS - walls - remove peeling paint and plaster. 3-b  
~~4/10~~ 12. CELLAR WALLS - overall - replace missing mortar. 3-b  
~~4/10~~ 13. FIRST AND SECOND FLOOR REAR SHEDS - windows - replace broken glass. 3-c  
~~4/10~~ 14. CELLAR - overall - remove all debris from cellar and properly dispose of it. 4-a  
~~4/10~~ 15. CELLAR - stairs - replace broken and worn treads and risers. 3-d  
~~4/10~~ 16. REAR CELLAR - supply line - repair the leaking hot water supply line. 6-d  
~~4/10~~ 17. FRONT AND REAR CHIMNEYS - remove excessive soot and properly dispose of it. 6-d
- First Floor
- ~~4/10~~ 18. LIVING ROOM - window - replace broken glass. 3-c  
~~4/10~~ 19. LIVING ROOM - window - replace broken counter balance cords allowing window sash to remain elevated when opened. 3-c  
~~4/10~~ 20. DINING ROOM - windows - replace broken glass in window and storm sash. 3-c  
~~4/10~~ 21. DINING ROOM - window - replace broken and missing sash stops. 3-c  
~~4/10~~ 22. DINING ROOM - ceiling - remove illegal light. 8-a  
~~4/10~~ 23. RIGHT BEDROOM - storm sash - replace broken glass. 3-c  
~~4/10~~ 24. RIGHT BEDROOM - closet - replace missing flooring. 3-c  
~~4/10~~ 25. KITCHEN - floor - replace worn flooring. 3-c  
~~4/10~~ 26. BATHROOM - floor - replace rotted flooring. 3-c  
~~4/10~~ 27. BATHROOM - window - replace broken glass. 3-a  
~~4/10~~ 28. LEFT REAR BEDROOM - ceiling - remove peeling paint. 3-b
- Second Floor
- ~~4/10~~ 29. KITCHEN AND LIVING ROOM - walls - replace or repair the inoperative outlet. 8-c  
~~4/10~~ 30. LIVING ROOM - walls - replace the loose, cracked and missing plaster. 3-b  
~~4/10~~ 31. DINING ROOM - window - replace the broken glass. 3-c  
~~4/10~~ 32. LEFT REAR BEDROOM - window - replace the broken glass. 3-c  
~~4/10~~ 33. RIGHT BEDROOM - ceiling - remove peeling paint. 3-b
- Third Floor
- ~~4/10~~ 34. DINING ROOM - window - replace the broken glass - storm sash. 3-b  
~~4/10~~ 35. DINING ROOM - door - replace missing door knob. 3-b

City of Portland

Health Department

Housing Inspection Division

## DWELLING UNIT SCHEDULE

1) INSP. Date

021677

2) INSP.

3) FORM NO.

4) TENANT'S NAME

ADDITIONAL UNITS

5) Flr.# 6) Location 7) Rmg. Tp. 8) #Rms. 9) #Peo. 10) #All'd 11) Slp. Rms.

12) Child Under 10	13) Child 1-6	14) +Lead Survey Results	15) Rent	16) Rent Code	17) Furn.	18) Heat	19) Hot Water	20) Dual Egress	21) Ck'ng	22) Lav.	23) Bath	24) Flush
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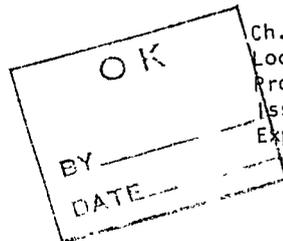
Viol. No.	Remedy	Cond.	Violation	Location	Room Type	Area Type	Resp. Party	Code Sect. Violated	Violation Rem. - Date
18	Re	BR	GLASS	1	LI	WI	2	3C	
19	Re	"	Countertop damage Cond	1	LI	WI	2	3C	
20	Re	BR	GLASS	1	DI	WI	2	3C	
21	Re	BR/mi	STAIN	1	DI	WI	2	3C	
22	Re	IL	LIGHT		LI	CL	2	8c	
23	Re	BS	GLASS	RI	BE	CL	2	3c	
24	Re	MI	FLOORING	1	"	CL	2	3b	
25	Re	WO	"		KI	FLOOR	2	3C	
26	Re	BS	"		"	"		3C	
27	Re	BR	GLASS		"	WI		3C	
28	Rm	PE	PAINT	1 LR	BE	CL		3b	
+8	Rm	PE	PAINT	1,2,3	HD	CL	"	3b	
+9	Re	MI	LIGHT	1	FR	WI	"	8c	
+10	Re	LE	CELLING	3	FR	WI	"	3b	
+7			PAINT ON EXTERIOR					3a	
+3B	Rm	PE	"	2 RI	BE	CL	"	3b	

10/76

## NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND  
DEPARTMENT OF HEALTH & SOCIAL SERVICES  
HOUSING DIVISION  
Telephone 775-5451 - Extension 448

Mr. Micheal and Mrs. Patricia Keane  
215 Falmouth Street  
Portland, Maine 04102



Ch.-Bl.-Lot  
Location:  
Project:  
Issued:  
Expired.

DU 3

13-M-5  
98 CUMBERLAND AVE.  
WINJOY NORTH  
DEC. 13, 1976  
FEB. 14, 1977

Dear Mr. & Mrs. Keane:

An examination was made of the premises at 98 Cumberland Avenue, Portland, Maine by Housing Inspector Stevenson. Violations of Municipal Codes relating to housing conditions were found as described in detail below.

In accordance with provisions of the above mentioned Codes, you are requested to correct these defects on or before Feb. 14, 1977. You may contact this office to arrange a satisfactory repair schedule if you are unable to make such repairs within the specified time. We will assume the repairs to be in progress if we do not hear from you within ten days from this date and, on re-inspection within the time set forth above, will anticipate that the premises have been brought into compliance with Code Standards. Please contact this office if you have any questions regarding this Notice.

Your cooperation will help this Department in its goal to maintain all Portland residents in decent, safe and sanitary housing.

Sincerely yours,

David C. Bittenbender, Director  
Health & Social Services

Inspector D. Stevenson

By \_\_\_\_\_  
Chief of Housing Inspections

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" - SECTION(S)

1.	OVERALL FOUNDATION WALL	- Mortar	- Replace the missing mortar.	3a
2.	OVERALL WALLS	- Clapboards	- Replace missing clapboards.	3a
3.	SHED WALLS	- Determine	- the reason and remedy the sagging condition.	3d
4.	3rd FLOOR FRONT WALL	- Trim	- Replace the missing trim.	3a
5.	FRONT CHIMNEY	- Mortar	- Replace the missing mortar.	3e
	REAR CHIMNEY	- Mortar	- " " "	3a
	LEFT MIDDLE ROOF DRAIN	-	- Replace the missing roof drain.	3b
*7	6. FIRST FLOOR REAR HALL	- Wall	- Remove the peeling paint & plaster.	3b
	SECOND FL. REAR HALL	- Wall	- " " " "	3b
	THIRD FL. REAR HALL	- Wall	- " " " "	3b
8.2	OVERALL CELLAR	- Wall	- Replace the missing mortar.	3c
9.3	FIRST FLOOR REAR SHED	- Window	- Replace the broken glass.	3c
	SECOND FL REAR SHED	- Window	- " " "	4e
10.4	OVERALL CELLAR	- Debris	- Remove and properly dispose of the debris.	3d
*11	11.5 CELLAR STAIRS	- Tread & Risers	- Replace broken, worn tread risers.	6d
12.16	REAR CELLAR SUPPLY LINE	- Hot water	- Repair the leaking hot water supply line.	6d
13.17	FRONT/CELLAR CHIMNEY	- Soot	- Remove excessive soot.	6d
	REAR CHIMNEY	- Soot	- " " "	6d
14	CELLAR	- Fuses	- Remove excessive fuses.	3a
		-	- " " "	3a

CONTINUED.....

98 Cumberland Avenue

SECOND FLOOR, OVERALL

29	15.	KITCHEN	- Wall	- Replace or repair the inservative outlet.	8a
		LIVING ROOM	- Wall	- " " "	8a
30	16.	LIVING ROOM	- Wall	- Replace the loose, cracked, missing plaster.	3b
	17.	DINING ROOM	- Window	- Replace the broken glass.	3c
31	18.	LEFT REAR BEDRM	- Window	- Replace the broken glass.	3c
32	19.	LEFT MIDDLE BEDRM	-	- Not available at the time of inspection.	
*33		" " " "	-	- Rm pepn - point	

THIRD FLOOR, OVERALL

34	20.	DINING ROOM	- Window	- Replace the broken glass - storm sash.	3b
35	21.	DINING ROOM	- Door	- Replace the missing knob.	3b

At the time of the survey the first floor was not available for inspection. We suggest if there are any repairs needed in this floor they be made at the time of improving the rest of the structure.

WHEN MAKING REPAIRS FIRST PRIORITY SHOULD BE GIVEN TO THOSE ITEMS WITH ASTERISKS AS THEY CONSTITUTE EXTREME HAZARDS TO THE HEALTH OR SAFETY OF THE OCCUPANTS OF THIS STRUCTURE.

LDN:rl RE BR GLASS 1 CL W1  
1 SACK " " " "  
1 PAINT " " " "  
1 RE BR GL DI " " 4 STORM SASH  
1 SASH STOP " " " "  
1 RE CL LIGHT DI  
1 RE BR GLASS 1 BR W1  
1 RE MI FLOOR, R. BE ROOMS  
1 RE WORN " ing KI FLOOR  
1 " BR GLASS KI W1  
1 " " PAB " " "  
1 RE RO FLOORING 1 BR FLOOR  
1 RE BR GLASS 1 BR W1  
1 RM PAPA LEFT RE BE CL  
3 FR HA RE PE PAINT 1,3,3 CL  
1 " " " MI LIGHT FIXTURE CL  
RR LE 3 FR HA CL  
OA PAINT

BRADEN GIBSON

2 RR LE SHOWER



98 Comb - 3rd floor  
4/21/78

~~KI~~

~~map ceiling  
open the hole in wall  
hole in floor  
the wall plank~~

~~BA~~

~~CR/BR wall plaster  
lo/pe ceiling paint  
DL RM (LEA)~~

~~M. Door knob~~

~~map ceiling light~~

~~lo/pe ceiling paint~~

~~LI RM (LEM) MI ceiling tile~~

~~RIF BE~~

~~Lo/pe ceiling paint~~

~~RIF (BE) LI RM~~

~~lo/pe ceiling paint~~

~~lo/pe wallpaper - exposed heat transfer pipe at baseboard  
only 1 duplex - no ceiling and wall light~~

~~RIF (BE)~~

~~lo/pe ceiling paint~~

~~exposed heat transfer pipe at baseboard~~

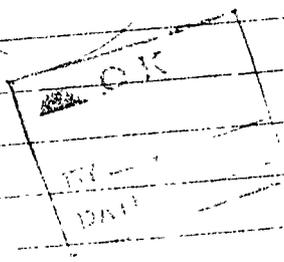
7th Hall 3rd

lo/pe ceiling paint

lo/mi/BR ceiling plaster

let  
the Behrman  
LER & RIB

Left Room Exit Door  
Be large



98 Cumberland Ave

KEANE, MICHAEL & PATRICIA - (OWNERS)

- 3rd FLOOR - Posted ~~&~~ VACANT

Major Violations To Be Corrected Before  
Posting Release

1 - Liv Room - Install ~~at least~~ <sup>at least</sup> one additional  
Duplex outlet OR one ceiling or one wall  
Type Aight Fixture

2 - RIF Bedroom / & Liv. Room - Replace  
Missing Baseboard Heat Convector

3 - Bathroom - Remove Lo/pe Ceiling Paint

4 - Bathroom - Secure Loose Lavatory To Wall

5 - Kitchen - Replace Missing Wall Board

6 - FR Hall - Repair & Replace Lo/pe Ceiling  
Plaster

REINSPECTION RECOMMENDATIONS

LOCATION 97 1/2 Ave  
 PROJECT W.P.  
 OWNER K.S. NE

INSPECTOR [Signature]

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired

A reinspection was made of the above premises and I recommend the following action:

DATE <u>6/29/88</u> @	ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE" <u>[Signature]</u> "POSTING RELEASE" <u>[Signature]</u>
<u>2/14</u> @	SATISFACTORY Rehabilitation in Progress Time Extended To: <u>3/14</u> <u>W.P. + S-1</u>
	Time Extended To:
	Time Extended To:
	UNSATISFACTORY Progress Send "HEARING NOTICE" <u>[Signature]</u> "FINAL NOTICE" <u>[Signature]</u>
	"NOTICE TO VACATE" POST Entire POST Dwelling Units
	UNSATISFACTORY Progress "LEGAL ACTION" To Be Taken

INSPECTOR'S REMARKS:

4-10-78 @ Re at request of Rehab. (Bob Pratt) for COC. - found work not complete - notified Bob Pratt. -

4-1-78 @ Re let - work still not complete - let 2nd PUC now complete - spoke with Bob Pratt - [unclear]

4-26-78 @ Re let - work still not complete - let 2nd PUC now complete - spoke with Bob Pratt - [unclear]

4/21/78 @

4/27/78 @

4/28/78 @

6/29/78 @ Re/SP - all violations corrected - Release all records of structure from pasting - Issue COC 6/29/78

INSTRUCTIONS TO INSPECTOR:

[unclear]

COST M.F.



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
 INSPECTION SERVICES DIVISION  
 February 15, 1989

Frank H. Wong  
 26 Hillis Street  
 Portland, ME 04103

DU: 3

Dear Mr. Wong:

RE: 98 Cumberland Ave. 13-M-5

The Housing Inspections Division of the Department of Planning and Urban Development has recently completed an overall inspection of the above referred property.

Congratulations are extended to you for the general condition of your property which was found to meet the standards established by the City's Housing Code.

Good maintenance is the best way to protect the value of your property and neighborhood.

Please feel free to call on us if we can be of assistance to you.

Sincerely yours,  
 Joseph E. Gray, Jr., Director  
 Planning & Urban Development

[Signature]  
 P. Samuel Hoffert  
 Chief of Inspection Services

Code Enforcement Officer  
 Arthur Addato (7)

jmr



NOHC

 Inspection Services  
Samuel P. Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

Date 1/17/92

Name Frank H. Wong  
Address 26 Hillis St.  
Address Portland, ME 04103

Re: Building # 98 Cumberland Ave.  
CBL #: 13-M-5  
DU: 3

Dear Mr. Wong:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 98 Cumberland Ave. by Code Enforcement Officer Merlin Leary. Violations of Article V of the Municipal Ordinance (Housing Code) were found as described in detail on the attached "Housing Inspections Report".

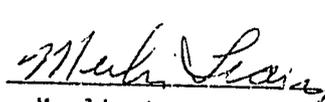
In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects on or before 3/16/92. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within 10 days from this date, we will assume the repairs to be in progress and, on re-inspection within the time set forth above, will anticipate that the premises have been brought into compliance with the Housing Code Standards.

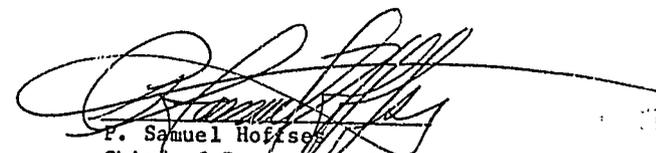
Please Note: You should consult this department to insure that any corrective action you should undertake complies with the building, plumbing, electrical, zoning and other Article of the City Code.

Please contact this office if you have any questions regarding this order.

Your cooperation will aid this department in it's goal to maintain decent, safe, and sanitary housing for all of Portland's residence.

Sincerely,

  
Merlin Leary  
Code Enforcement Officer

  
P. Samuel Hoffses  
Chief of Inspection Services

HOUSING INSPECTION REPORT

Location: 98 Cumberland Ave.  
Owner: Frank H. Wong  
CEO Merlin Leary  
Housing Conditions Date: 1/16/92  
Expiration Date: 3/16/92

Items listed below are in violation of Article V of the Municipal Codes,  
"Housing Codes", and must be corrected before the expiration date:

1. Int. 2nd & 3rd fls	Rear hall stairs	Missing safety rails	108-4
2. Int.	Cellar flues	Excessive soot	114.1

Inspection Services  
Samuel P. Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

April 29, 1992

Frank H. Wong  
26 Hillis St  
Portland, Me 04103

Re: 98 Cumberland Ave  
CBL: 013-M-005  
DU: 3

Dear Mr. Wong,

A re-inspection at the above noted property was made on April 29, 1992 by Code Enforcement Officer Merlin Leary.

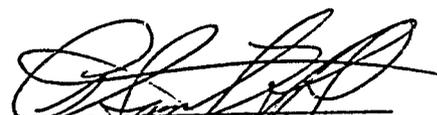
This is to certify that you have complied with our request to correct the violation(s) of the Municipal Code relating to housing conditions noted on our letter dated January 17, 1992.

Thank you for your cooperation and your efforts to help us maintain decent, safe and sanitary housing for all Portland residents.

In order to aid in the preservation of Portland's existing housing inventory, it shall be the policy of this department to inspect each residential building at least once every five years.

Sincerely,

  
Merlin Leary  
Code Enforcement Officer

  
P. Samuel Hoffses  
Chief of Inspection Services

Inspection Services  
Samuel P. Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

July 1, 1992

Frank Wong  
26 Hillis St  
Portland, ME 04103

Re: 98 Cumberland Ave  
CBL #: 012-M-005  
DU: 3

Dear Mr. Wong,

As owner or agent of the property located at the above referred address, you are hereby notified that as the result of a recent fire, the vacant structure is hereby declared unfit for human occupanc.

The above mentioned structure is to be kept vacant so long as the following conditions continue to exist thereon:

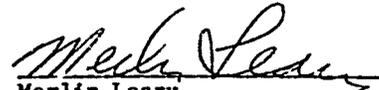
Article v Section 6-120

(1) Properties which are either damaged, decayed, dilapidated, insanitary, unsafe, or vermin-infested in such a manner as to create a serious hazard to the health, safety, and general welfare of the occupants or the public.

Therefore, you will not occupy, permit anyone to occupy, or rent the above mentioned apartment without the written consent of the Health Officer or his agent, certifying that the conditions have been corrected.

You are also hereby ordered to make the above mentioned property safe and secure so that no danger to life or property or fire hazard shall exist thereon. This can be accomplished by boarding up doors and windows and other openings at all levels of the structure. You are ordered to do this on or before July 8, 1992, or we will have no choice but to refer this matter to the Corporation Counsel for legal action as the law allows.

Sincerely,

  
Merlin Leary  
Code Enforcement Officer

  
P. Samuel Hoffses  
Chief of Inspection Services

Inspection Services  
Samuel P. Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

January 26, 1993

Frank Wong  
26 Hills St  
Portland, ME 04103

Re: 98 Cumberland Ave  
CBL #: 013-M-005  
DU: 3

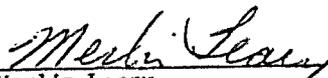
Dear Mr. Wong,

This is to inform you, as owner or agent of the property located at the above referred address, that we have released the structure from posting.

Therefore, you may rent this structure to others or occupy it yourself.

If any additional information is desired, visit or call this office.

Sincerely,

  
Merlin Leary  
Code Enforcement Officer

  
P./Samuel Hoffses  
Chief of Inspection Services

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

July 07, 1995

SEAVEY MONITA P  
98 CUMBERLAND AVE #3  
PORTLAND ME 04101

Re: 98 Cumberland Ave  
CEL: 013- - M-005-001-01  
DU: 3

Dear Ms. Seavey:

The Housing Inspections Division of the Department of Planning and Urban Development has recently completed an overall inspection of the above referenced property.

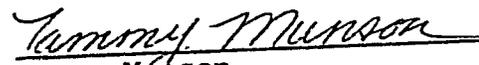
Congratulations are extended to you for the general condition of your property which was found to meet the standards established by the City's Housing Code.

Good maintenance is the best way to protect the value of your property and neighborhood.

Please feel free to call on us if we can be of assistance to you.

Sincerely,

  
Merle Leary  
Code Enforcement Officer

  
Tammy Munson  
Code Enfc. Offr./ Field Supv.

