

12 Cumberland Avenue - 14-D-16

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

Department of Planning & Urban Development  
Inspections Services Division  
Tel. 775-5451 - Ext. 311 - 318 - 319

Mr. Richard Harris  
25 Jackson Street  
Portland, Maine 04103

DU 3

Ch. 14 Blk. D Lot 16  
Location: 12 Cumberland Ave.

Project: NCP-MN  
Issued: March 29, 1983  
Expires: June 29, 1983

Dear Mr. Harris:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 12 Cumberland Ave., Portland, Me. by Code Enforcement Officer Marland Wing. Violations of Chapter 307 of the Municipal Codes (Minimum Standards for Housing) were found as described in detail on the attached "Housing Inspection Report".

In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects on or before June 29, 1983. 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 ten (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 Code Standards.

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

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

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

By Lyle D. Hoyes  
Lyle D. Hoyes,  
Inspection Services Division

Marland Wing  
Code Enforcement Officer - Marland Wing (1)

Attachments:

jmr

HOUSING INSPECTION REPORT

OWNER: Mr. Richard Harris

CODE ENFORCEMENT OFFICER - Marland Wing (1)

12 Cumberland Avenue, Portland, Maine 14-D-16 NCP-17N Notice of Housing Conditions  
DATED: March 29, 1983 EXPIRES: June 29, 1983

ITEMS LISTED BELOW ARE IN VIOLATION OF "CHAPTER 307 OF THE MUNICIPAL CODES - MINIMUM STANDARDS FOR HOUSING" AND MUST BE CORRECTED.

1. OVERALL EXTERIOR - walls - missing siding.

SEC. (S)  
3-a

FIRST FLOOR

Not available at time of inspection.

SECOND FLOOR

2. BATHROOM - window - broken glass.  
3. LIVING ROOM - ceiling - peeling paint.  
4. LEFT FRONT BEDROOM - wall and ceiling - sagging and missing plaster.  
5. RIGHT FRONT BEDROOM - ceiling - missing plaster

3-c  
3-b  
3-b  
3-b

THIRD FLOOR

6. LIVING ROOM - ceiling - inoperative light switch.

8-e

NOTE: At the time of the survey, we were unable to gain access to the First Floor Apartment. We suggest that if there are any conditions which need correcting in this apartment, that you make the repairs while doing the work on the rest of the structure.

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

Department of Planning & Urban Development  
Inspection Services Division  
Tel. 775-5451 - Ext. 311 - 318 - 319

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

By Lyle D. Moyes  
Lyle D. Moyes,  
Inspection Services Division

Code Enforcement Officer - Marland Wing (1)

Attachments:

jmr

HOUSING INSPECTION REPORT

OWNER: Mr. Richard Harris

CODE ENFORCEMENT OFFICER - Marland Wing (1)

12 Cumberland Avenue, Portland, Maine  
DATED: March 29, 1983

14-D-16 NCP-MN Notice of Housing Conditions  
EXPIRES: June 29, 1983

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3-b  
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NOTE: At the time of the survey, we were unable to gain access to the First Floor Apartment. We suggest that if there are any conditions which need correcting in this apartment, that you make the repairs while doing the work on the rest of the structure.









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C E R T I F I C A T E  
O F  
C O M P L I A N C E

January 25, 1978 ✓

CITY OF PORTLAND  
Department of Neighborhood Conservation  
Housing Inspections Division  
Telephone: 775-5451 - Extension 448 - 358  
Mr. Richard Harris  
25 Jackson Street  
Portland, Maine 04103

Re: Premises located at 12 Cumberland Avenue, Portland, Maine ME 14-D-16

Dear Mr. Harris:

A re-inspection of the premises noted above was made on Jan. 24, 1978  
by Housing Inspector Stevenson.

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 March 10, 1977.

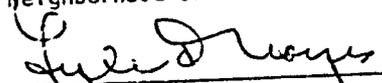
Thank you for your cooperation and your efforts to help us maintain decent, safe and sanitary housing for all Portland residents.

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  
Chief of Housing Inspections

Inspector J. Stevenson

vw

OK  
DATE

January 10, 1978

Riesbrd Harris  
25 Jackson Street  
Portland, Maine 04103

Dear Mr. Harris: Re: 12 Cumberland Avenue, Portland, Maine MN 14-D-16

As owner or agent of the above referred property, you were notified on March 10, 1977 by Housing Inspector Stevenson to correct certain substandard conditions in violation of Chapter 307 of the City of Portland Municipal Codes "Minimum Standards for Housing". Several re-inspections have been made and we find that you have not complied with our request.

A final re-inspection was made on January 6, 1978 by Housing Inspector Stevenson and, as a result, you are hereby ordered to correct the violations listed below on or before February 10, 1978.

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

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

Inspector D. Stevenson  
D. Stevenson

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

EXISTING VIOLATIONS OF CHAPTER 307 OF THE CITY OF PORTLAND MUNICIPAL CODE	SECTION(s)
1. SECOND FLOOR FRONT - HALL CEILING - replace missing light fixture.	8e
2. THIRD FLOOR FRONT - HALL CEILING - replace worn wiring.	8c
3. THIRD FLOOR REAR - HALL WALL - replace loose plaster.	3b
* 4. SECOND FLOOR REAR - HALL WINDOW - replace broken sash and glass.	3c
<u>FIRST FLOOR</u>	
5. FRONT HALL DOOR - repair inoperative latch.	3b
6. FRONT HALL WALL - remove peeling paint.	3b
7. LIVING ROOM - provide duplex outlet.	8a
8. LEFT FRONT BEDROOM CEILING - repair inoperative ceiling light.	8a
9. KITCHEN - enclose exposed wiring.	8a
10. BATHROOM TUB - correct the condition at the fixture that causes a cross connection at the bathtub.	6d

cont. W

que1

12 Cumberland Avenue, Portland, Maine MN 14-D-16

1/10/78

FIRST FLOOR CONT.

- ~~18~~ BATHROOM - replace or repair leaking supply line to the tub. 6d
- ~~19~~ BATHROOM CEILING - determine the reason and remedy the condition causing leakage. 3b
- ~~21~~ REAR HALL DOOR - secure loose knob. 3b

SECOND FLOOR

- ~~14~~ RIGHT REAR BEDROOM CEILING - replace worn wiring. 8e
- ~~15~~ KITCHEN FLOOR - replace worn linoleum. 3b
- ~~16~~ BATHROOM - correct the condition at the fixture that causes a cross connection at the bathtub. 6d
- ~~17~~ KITCHEN WINDOW - repair loose sash. 3c
- ~~19~~ Secure loose glass. 6d
- ~~20~~ KITCHEN - repair leak in hot water faucet. 3c
- ~~21~~ LIVING ROOM WINDOW - secure loose glass. 3b
- ~~22~~ LIVING ROOM CEILING - secure loose plaster. 3c
- ~~22~~ WINDOW- LIVING ROOM - replace broken parting bead. 3c
- ~~23~~ RIGHT FRONT BEDROOM WINDOW - secure loose glass. 3c

THIRD FLOOR

- ~~24~~ RIGHT REAR BEDROOM WALL - repair loose plaster. 3b

\* WHEN MAKING YOUR REPAIRS, FIRST PRIORITY IS TO BE GIVEN TO ITEMS WITH ASTERISKS, AS THEY CONSTITUTE EXTREME HAZARDS TO THE HEALTH OR SAFETY OF THE OCCUPANTS OF THIS STRUCTURE.

We suggest you contact the City of Portland Building Inspection Department, 389 Congress St., Tel. 775-5451 to determine if any of the items listed above require a building alteration permit.

ADMINISTRATIVE HEARING DECISION

City of Portland  
Department of Neighborhood Conservation  
Housing Inspections Division  
Telephone: 775-5451 - Ext. 448 - 358

Date May 26, 1977

Mr. Richard Harris  
25 Jackson Street  
Portland, Maine 04101

Re: Premises located at 12 Cumberland Avenue, Portland, Maine 14-D-16 #11

Dear Mr. Harris:

You are hereby notified that a reinspection and your request for additional time

on May 25, 1977, regarding our "Notice of Housing Conditions" at the above referred premises resulted in the decision noted below.

XX Expiration time extended to June 27, 1977 in order to complete the work in progress to correct the remaining nine (9) Housing Code violations as shown on the attached list.

Notice modified as follows: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Very truly yours,

Joseph E. Gray, Jr.  
Director Neighborhood Conservation

By [Signature]  
Lyle D. Noyes  
Chief of Housing Inspections

In Attendance:  
Mr. Harris  
Inspector Stevenson

vW Encl.

961923

NOTICE OF HOUSING CONDITIONS

DU 3

CITY OF PORTLAND  
DEPARTMENT OF NEIGHBORHOOD CONSERVATION  
HOUSING INSPECTIONS DIVISION  
Telephone 775-5451 - Extension #448 - #358  
Richard Harris  
25 Jackson Street  
Portland, Maine 04101 24103

Ch.-Bl.-Lot: 14-D-16  
Location: 12 Cumberland Ave.  
Project: Munjoy North  
Issued: March 10, 1977  
Expired: May 10, 1977

Dear Mr. Harris:

An examination was made of the premises at 12 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 May 9, 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,

Joseph E. Gray, Jr., Director  
Neighborhood Conservation

Inspector

*D. Stevenson*  
D. Stevenson

By

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

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

- |                 |   |               |
|-----------------|---|---------------|
| 1 - 1.          | SECOND FLOOR FRONT - HALL CEILING - replace missing light fixture.    | 8e            |
| 2 - 2.          | THIRD FLOOR FRONT - HALL CEILING - replace worn wiring.               | 8e            |
| 3 - 3.          | THIRD FLOOR REAR - HALL WALL - replace loose plaster.                 | 3b            |
| <del>4.</del>   | <del>THIRD FLOOR REAR - HALL WINDOW - replace ill fitting sash.</del> | <del>3c</del> |
| <del>* 5.</del> | <del>THIRD FLOOR REAR - HALL WINDOW - replace broken glass.</del>     | <del>3c</del> |
| 4 - * 6.        | SECOND FLOOR REAR - HALL WINDOW - replace broken sash and glass.      | 3c            |

FIRST FLOOR AND SECOND FLOOR

At the time of the survey, we were unable to gain access to the first and second floor apartments. We suggest that if there are any conditions which need correcting in these apartments that you make the repairs while doing the work on the rest of the structure.

THIRD FLOOR

- |               |   |               |
|---------------|---|---------------|
| <del>7.</del> | <del>LEFT REAR BEDROOM - WALL - replace worn wiring.</del>        | <del>8e</del> |
| <del>8.</del> | <del>LEFT REAR BEDROOM - WALL - replace inoperative outlet.</del> | <del>8e</del> |
| 24 / 9.       | RIGHT REAR BEDROOM - WALL - repair loose plaster.                 | 3b            |

\* WHEN MAKING YOUR REPAIRS, FIRST PRIORITY IS TO BE GIVEN TO ITEMS WITH ASTERISKS, AS THEY CONSTITUTE EXTREME HAZARDS TO THE HEALTH OR SAFETY OF THE OCCUPANTS OF THIS STRUCTURE.

vw

5- 1 FR HA DOOR RR TO L...	2 30
6- ...	2 36
25- 2 ... PANEL	2 36
7- 1 PR DU ...	2 8e
8- 1 LEP ... ceiling light ✓	2 8e
9- 1 K ...	2 8e
10- 1 ...	2 6d
11- 1 RR LE ...	2 6d
12- ...	2 36
26- 3 SE LO PLASTER	2 36
18- 2 SE LO GLASS	2 30
19- 2 RR LEP ...	2 6d
20- 2 SE LO GLASS LI WI	2 30
21- 2 SE LO PLASTER LI QL	2 36
22 Re RR (parting) ... ✓	2 30
23 SE LO GLASS RIF BE WI	2 30
13- SE LO KNOB I REAR HA DO	2 36

12 Cumberland Avenue, Portland, Maine continued

Additional violations: May 25, 1977

SECOND FLOOR

- |    |   |    |
|----|---|----|
| 14 | 1. RIGHT REAR BEDROOM CEILING - replace worn wiring.  | 8e |
| 15 | 2. KITCHEN FLOOR - replace worn linoleum.   | 3b |
| 16 | 3. BATHROOM - correct the condition at the fixture that causes a cross connection at the bathtub. | 6d |
| 17 | 4. KITCHEN WINDOW - repair loose sash.  | 3c |

At the time of the survey, we were unable to gain access to the First Floor Apartment. We suggest that if there are any conditions which need correcting in this apartment that you make the repairs while doing the work on the rest of the structure.



Inspection Services  
Samuel P. Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

January 26, 1994

HARRIS RICHARD S JR  
35 PENRITH RD  
PORTLAND ME 04102

Re: 12 Cumberland Ave  
CBL: 014- - D-016-001-01  
DU: 3

Dear Mr. Harris,

You are hereby notified, as owner or agent, that an inspection was made of the above referenced property. Violations of Article V of the Municipal Ordinance (Housing Code) were found as described in detail on the attached "Housing Inspections Report".

1.	INT - CELLAR - STAIRWAY BROKEN PLASTER	108.40
2.	INT - CELLAR - INOPERATIVE LIGHTS	113.50
3.	INT - CELLAR - LITTER DEBRIS	109.40
4.	INT - THIRD FLOOR - REAR HALL CRACKED AND PEELING PAINT	108.20
5.	INT - THIRD FLOOR - FRONT HALL USED FOR DRYING CLOTHES AND STORAGE	116.20

In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects within sixty (60) days. 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 ten (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 Articles 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 maincain decent, safe, and sanitary housing for all of Portland's residents.

Sincerely,

  
Merle 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

March 28, 1994

HARRIS RICHARD S JR  
35 PENRITH RD  
PORTLAND ME 04102

Re: 12 Cumberland Ave  
CBL: 014- - D-016-001-01  
DU: 3

Dear Mr. Harris,

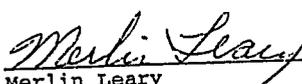
A re-inspection at the above noted property was made on March 25, 1994.

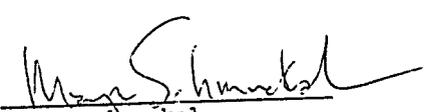
This is to certify that you have complied with our request to correct the violation(s) of the Municipal Code relating to housing conditions noted on our letter dated January 26, 1994.

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 three years.

Sincerely,

  
Merlin Leary  
Code Enforcement Officer

  
Marge Schmuckal  
Asst. Chief of Inspection Services

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

**CITY OF PORTLAND**

OCTOBER 10, 1996

HARRIS RICHARD S, JR  
& LESTER J EVANS  
35 PENRITH RD  
PORTLAND ME 04102

Re: 12 CUMBERLAND AVE  
CBL: 014- - D-016-001-01  
DU: 3

Dear Mr. Harris & Mr. Evans:

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,

*Marland Wing*  
Marland Wing  
Code Enforcement Officer

*Tammy Munson*  
Tammy Munson  
Code Enfc. Offr./ Field Supv.