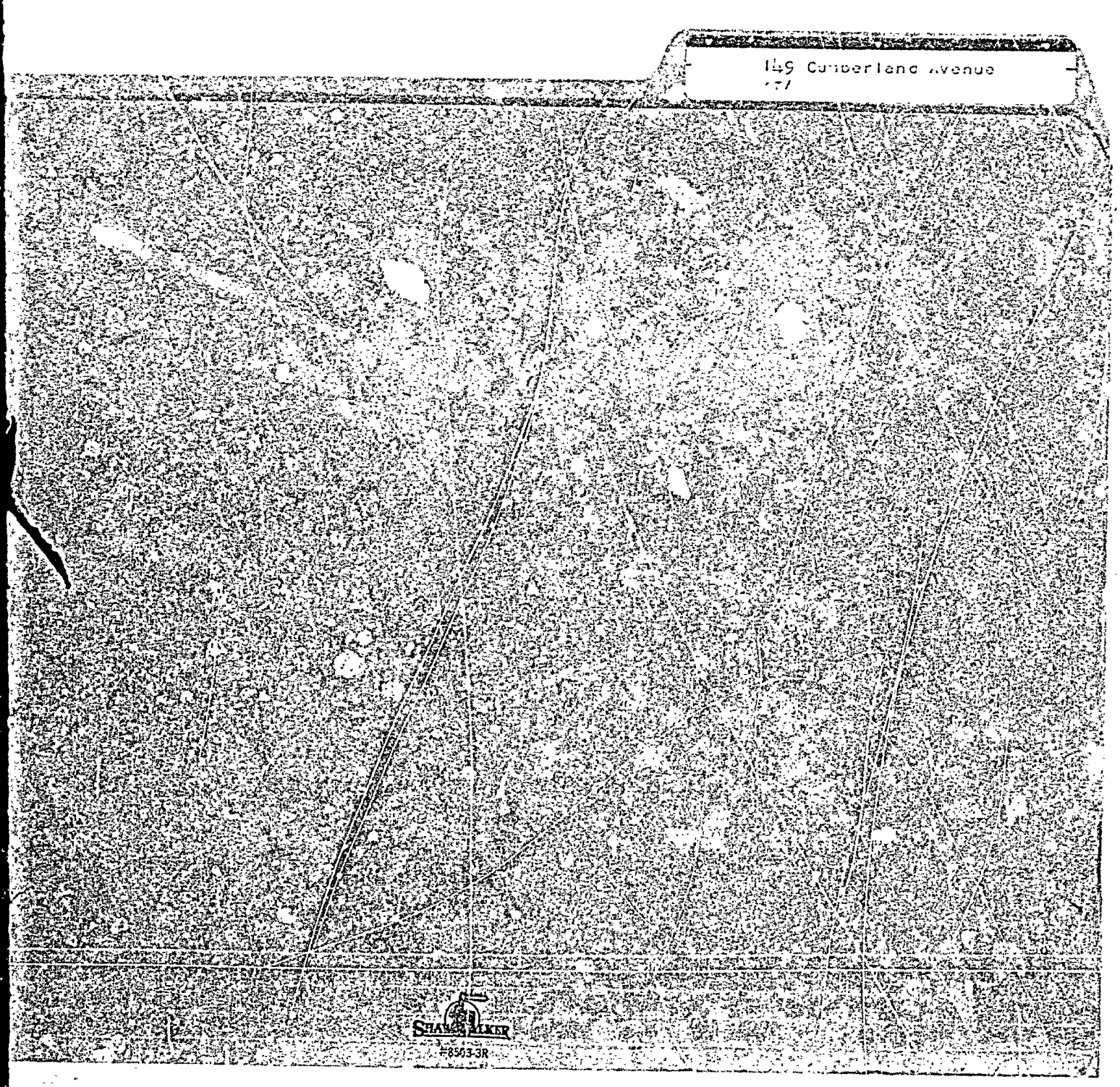
149 Cumberland Avenue
SHAW WALKER
#8503-3R

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

DATE: June 24, 1983

DU: 3

CITY OF PORTLAND

Department of Planning & Urban Development
Housing Inspections Division
Telephone: 775-5451 - Extension 311 - 318

Mr. Peter Wovkonish
370 Mitchell Road
Cape Elizabeth, Maine 04107

Re: Premises located at 151 Cumberland Avenue 22-I-28 BAY EAST

Dear Mr. Wovkonish:

A re-inspection of the premises noted above was made on June 22, 1983 by Code Enforcement Officer Arthur Addato.

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 January 27, 1983.

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 June 1988.

Sincerely yours,

Joseph E. Gray, Jr., Director of
Planning and Urban Development

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

Code Enforcement Officer - Arthur Addato (7)

jmr

PS Form 3811, Dec. 1980

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

● SENDER: Complete items 1, 2, 3, and 4.
Add your address in the "RETURN TO" space on reverse.

(CONSULT POSTMASTER FOR FEES)

1. The following service is requested (check one).
   - ☐ Show to whom and date delivered ..... ¢
   - ☐ Show to whom, date, and address of delivery .. ¢
2. ☐ RESTRICTED DELIVERY ¢
   (*The restricted delivery fee is charged in addition to the return receipt fee.*)

TOTAL $

3. ARTICLE ADDRESSED TO:

Bernard & Olive M. Hinman Jts.
118 Dartmouth Street
Portland, Maine 04103

4. TYPE OF SERVICE:
   - ☐ REGISTERED ☐ INSURED
   - ☒ CERTIFIED ☐ COD
   - ☐ EXPRESS MAIL

ARTICLE NUMBER
934 917

(Always obtain signature of addressee or agent)

I have received the article described above.
SIGNATURE ☐ Addressee ☐ Authorized agent

5. L. Hinman

DATE OF DELIVERY

POSTMARK
OCT 15 1983

6. ADDRESSEE'S ADDRESS (*Only if requested*)

7. UNABLE TO DELIVER BECAUSE:

7a. EMPLOYEE'S INITIALS

Re: 151 Cumb. Ave. - A. Addato

c file

CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

July 12, 1984

Marigold Inc.
P.O. Box 1823
Portland, Me 04104
Att: Peter Wovkonish

Re: 151 Cumberland Ave., 22-J-28 - Bay. East
Basement Apt, Right

Dear Mr. Wovkonish,

We recently received a complaint and an inspection was made by Code Enforcement Officer Addato of the property owned by you at 151 Cumberland Ave. Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

1- Missing plaster around windows-108.2
2- Leak on kitchen ceiling 108.2
3- Remove Asbestos pipe covering
5- Provide duplex outlets 113.

The above mentioned conditions are in violation of Article V of the Municipal Code of the City of Portland, Maine, and must be corrected on or before 15 days.

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 of
Planning & Urban Development

By
P. Samuel Hoffses,
Chief of Inspection Services

Code Enforcement Officer -

CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

OK
10-19-84
A. Addato

July 12, 1984

Marigold Inc. 773-1527
P.O. Box 1823
Portland, Me 04104
Att: Peter Wovkonish

Re: 151 Cumberland Ave.,
Basement apt, Right

Dear Mr. Wovkonish,

We recently received a complaint and an inspection was made by Code Enforcement Officer Addato of the property owned by you at 151 Cumberland Ave. Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

10/19 ~~1. Missing plaster around windows 108.2~~
10/19 ~~2. Leak on kitchen ceiling 108.2~~
10/19 ~~3. Remove Asbestos pipe covering~~
10/19 ~~4. Provide duplex outlets 113~~

The above mentioned conditions are in violation of Article V of the Municipal Code of the City of Portland, Maine, and must be corrected on or before 15 days.

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 of
Planning & Urban Development

By
P. Samuel Hoffs,
Chief of Inspection Services

Arthur Addato
Code Enforcement Officer

389 CONGRESS STREET • PORTLAND, MAINE 04101 • TELEPHONE (207) 775-5451

File

OK
11-4-85
A. Addato

CITY OF PORTLAND

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

July 29, 1985

Marigold Inc.
P.O. Box 1823
223 A Cumberland Avenue
Portland, Maine

Re: Retaining Wall - 149-151 Cumberland Avenue

Dear Sir:

A recent inspection was made by Code Enforcement Officer A. Addato of the property owned by you at 149-151 Cumberland Avenue, Portland, Maine. As a result of the inspection, you are ordered to correct the following hazardous conditions that exist:

~~Consistent monitoring of this wall has indicated that there is an alarming~~ amount of tilting ~~and the danger of falling on to the~~ property at ~~32 Smith Street~~ dwelling. All precautions must be ~~taken to prevent this~~.

The above mentioned conditions are in violation of Section 1310.1-5 of the 198 BOCA Building Code, and must be corrected on or before 30 days. Failure to comply with this order may result in a complaint being filed for prosecution in District Court and a fine or $50 to $1,000 per day for each day these violations exist.

Very truly yours,

P. Samuel Hoffses
Chief of Inspection Services

Code Enforcement Officer - A. Addato

389 CONGRESS STREET • PORTLAND, MAINE 04101 • TELEPHONE (207) 775-5451

REINSPECTION RECOMMENDATIONS

LOCATION 149-151 Cumb.

INSPECTOR Goldstein

PROJECT NCP EE

OWNER Mangelsdorf Inc.

NOTICE OF HOUSING CONDITIONS Issued	Expired	HEARING NOTICE Issued	Expired	FINAL NOTICE Issued	Expired
8-29-85	8-29-85				

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

DATE		
		ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE" "POSTING RELEASE"
		SATISFACTORY Rehabilitation in Progress
		Time Extended To:
		Time Extended To:
		Time Extended To:
		UNSATISFACTORY Progress Send "HEARING NOTICE" "FINAL NOTICE"
		"NOTICE TO VACATE" POST Entire POST Dwelling Units
		UNSATISFACTORY Progress "LEGAL ACTION" To be Taken
8-21-85	aa	INSPECTOR'S REMARKS: RE/LD-AB
9-18-85	aa	RE/LD-SB
10-28-85	aa	RE/LD-Concrete poured for anchor.
10-31-85	aa	RE/LD-" " " FR/retain. wall
11-4-85	aa	RE/LD-LDC

INSTRUCTIONS TO INSPECTOR:

P 032 223 624

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL

(See Reverse)

Sent to Ms. Beaulah Sylvester	
Street and No. 151 Pearl St. - 1st. Fl.	
P.O., State and ZIP Code Portland, ME 04101	
Postage	$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to whom and Date Delivered	
Return receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	$
Postmark or Date	

PS Form 3800, Feb. 1982

* U.S.G.P.O. 1984-446-014

Re: 151 Cumberland Ave - A. Addato - Housing.

CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

November 4, 1985

Ms. Beaulah Sylvester
1st. Fl. Apartment
151 Pearl Street
Portland, ME 04101

Re: 151 Cumberland Avenue - 1st. Fl. Apt.
NCP-EE 26-0-15

Dear Ms. Sylvester:

A recent inspection by Code Enforcement Officer Arthur Addato of the 1st. Fl. Apartment you are now occupying found that it does not meet the requirements of Article V (Housing Code) of the City of Portland Municipal Code and is hereby declared unfit for human habitation.

The owner/agent, Mr. Bernard Hinman 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., Director
of Planning & Urban Development

By _____
P. Samuel Hoffses,
Chief of Inspection Services

Code Enforcement Officer - A. Addato (7)

jmr

cc: Mr. Bernard Hinman - 118 Dartmouth St., Portland
Dennis Gervais - Child Protection Division
509 Forest Avenue, Portland, ME 04101

CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

November 4, 1985

OK
11-18-85 aa
Vacated

Ms. Beaulah Sylvester
1st. Fl. Apartment
151 Pearl Street
Portland, ME 04101

Re: 151 Cumberland Avenue - 1st. Fl. Apt.
NCP-EE 26-O-15

Dear Ms. Sylvester:

A recent inspection by Code Enforcement Officer Arthur Addato of the 1st. Fl. Apartment you are now occupying found that it does not meet the requirements of Article V (Housing Code) of the City of Portland Municipal Code and is hereby declared unfit for human habitation.

The owner/agent, Mr. Bernard Hinman 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., Director
of Planning & Urban Development

By _____
P. Samuel Hoffses,
Chief of Inspection Services

Code Enforcement Officer - A. Addato (7)

jmr

cc: Mr. Bernard Hinman - 118 Dartmouth St., Portland
Dennis Gervais - Child Protection Division
509 Forest Avenue, Portland, ME 04101

C
BSL
M.F.

CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

May 1, 1990

(BACK BAY)

Peter Wovkonish
370 Mitchell Road
Cape Elizabeth, ME 04107

DU: 6

Dear Sir:

RE: 149-151 Cumberland Ave.
22-J-28

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

By
P. Samuel Hoffses,
Chief of Inspection Services

Hubert Irving
Code Enforcement Officer
Hubert Irving for Arthur Addato (7)

jmr

Back Bay Survey.

CITY OF PORTLAND
INSPECTION SERVICES DIVISION - HOUSING INSPECTION SCHEDULE

Insp. Date: 1/22/90 Complaint____ 5 year____ Fire____ Inspector's Name Hugh For Arthur Allitt Dist. 7

Property Address: 149-151 Cumb Ave C-B-L: 22-J-28 Legal Units: 6 Exist. Units: 6 Stories:____

Owner or Agent Peter Koukanish
Address 370 Mitchell Rd, Cape Elizabeth 04107.

Stand. 1st: ✓ N.O.H.C.____ L.O.D.____

Violation No.	Ext.	Int.	Fl.	Apt.	LOCATION	VIOLATION DESCRIPTION	CODE

CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

October 27, 1988

Peter Wovkonish Marigold Inc.
225 A. Cumberland Ave.
Portland, Maine 04011

DU: 7

Re: 149-151 Cumberland Ave 22-[illegible]-29

Dear Sir:

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

By
P. Samuel Hoffses,
Chief of Inspection Services

Code Enforcement Officer
Arthur Addato (7)

CITY OF PORTLAND
INSPECTION SERVICES DIVISION - HOUSING INSPECTION SCHEDULE

Insp. Date: 10-21-88 Complaint ____ 5 year ✓ Fire ____ Inspector's Name [illegible] Dist. 7

Property Address: 149-151 Cumberland Ave. C-B-L: 22-J-39 Legal Units: 7 Exist. Units: 7 Stories: 3

Owner or Agent Peter Yurkewich · Marigold Inc. Stand. 1st: ✓ N.O.H.C. ____ L.O.D. ____
Address 225 A Cumberland Ave.

Violation No.	Ext.	Int.	Fl.	Apt.	LOCATION	VIOLATION DESCRIPTION	CODE
					Std.		

Inspection Services
Samuel P. Hoffses
Chief

CITY OF PORTLAND

Planning and Urban Development
Joseph E. Gray Jr.
Director

March 10, 19

WOVKONISH PETER I
370 MITCHELL RD
CAPE ELIZABETH ME 04107

Re: 149 Cumberland Ave
CBL: 022- - J-029-001-01
DU: 4

Dear Mr. Wovkonish,

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".

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 maintain decent, safe, and sanitary housing for all of Portland's residents.

Sincerely,

Merlin Leary
Merlin Leary
Code Enforcement Officer

P. Samuel Hoffses
P. Samuel Hoffses
Chief of Inspection Services

389 Congress Street · Portland, Maine 04101 · (207) 874-8704

HOUSING INSPECTION REPORT

Location: 149 Cumberland Ave
Housing Conditions Date: March 09, 1994
Expiration Date: May 09, 1994

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 - 1ST FL/APT 2 - LIVINGROOM WINDOW BROKEN GLASS	108.30
2.	INT - 1ST FL/APT 2 - FRONT BEDROOM WALL BROKEN PLASTER	108.20
3.	INT - CELLAR - FLUE EXCESSIVE SOOT	114.10
4.	INT - CELLAR - STAIRWAY BROKEN PLASTER	108.40

PRIORITY VIOLATION NUMBER(S):
1

Inspection Services
Samuel P. Hoffses
Chief

CITY OF PORTLAND

Planning and Urban Development
Joseph E. Gray Jr.
Director

March 10, 1994

WOVKONISH PETER I
370 MITCHELL RD
CAPE ELIZABETH ME 04107

Re: 151 Cumberland Ave
CBL: 022- - J-028-001-01
DU: 3

Dear Mr. Wovkonish,

You are hereby notified, as owner or agent, that an inspection was made on 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".

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 maintain decent, safe, and sanitary housing for all of Portland's residents.

Sincerely,

Merlin Leary
Code Enforcement Officer

P. Samuel Hoffses
Chief of Inspection Services

389 Congress Street · Portland, Maine 04101 · (207) 874-8704

HOUSING INSPECTION REPORT

Location: 151 Cumberland
Housing Conditions Date. March 09, 1994
Expiration Date: May 09, 1994

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 - CELLAR - RIGHT REAR - STAIRS PEELING PAINT	108.20
2.	EXT - REAR FIRE ESCAPE - MISSING BALUSTERS	116.20
3.	INT - 3RD FL/APT 2 - BATHROOM TUB FAUCET LEAKING COLD WATER	111.30
4.	INT - 3RD FL/APT 2 - BATHROOM BROKEN TOILET SEAT	111.10
5.	INT - 3RD FL/APT 2 - REAR DOOR INOPERATIVE	108.30

Inspection Services
P. Samuel Hoffses
Chief

Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

JULY 10, 1997

WOVKONISH PETER I
370 MITCHELL RD
CAPE ELIZABETH ME 04107

Re: 151 CUMBERLAND AVE
CBL: 022- - J-028-001-01
DU: 3

Dear Mr. Wovkonish:

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,

Marland Wing
Code Enforcement Officer

Tammy Munson
Code Enfc. Offr./ Field Supv.

389 Congress Street • Portland, Maine 04101 • (207) 874-8704 • FAX 874-8716 • TTY 874-8936

Inspection Services
P. Samuel Hoffses
Chief

Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

JULY 10, 1997

WOVKONISH PETER I
370 MITCHELL RD
CAPE ELIZABETH ME 04107

Re: 151 CUMBERLAND AVE
CBL: 022- - J-028-001-01
DU: 3

Dear Mr. Wovkonish:

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Sincerely,

Marland Wing
Code Enforcement Officer

Tammy Munson
Code Enfc Offr./ Field Supv.

389 Congress Street • Portland, Maine 04101 • (207) 874-8704 • FAX 874-8716 • TTY 874-8936

Inspection Services
P. Samuel Hoffses
Chief

Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

JULY 10, 1997

WOVKONISH PETER I
370 MITCHELL RD
CAPE ELIZABETH ME 04107

Re: 149 CUMBERLAND AVE
CBL: 022- - J-029-001-01
DU: 4

Dear Mr. Wovkonish:

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

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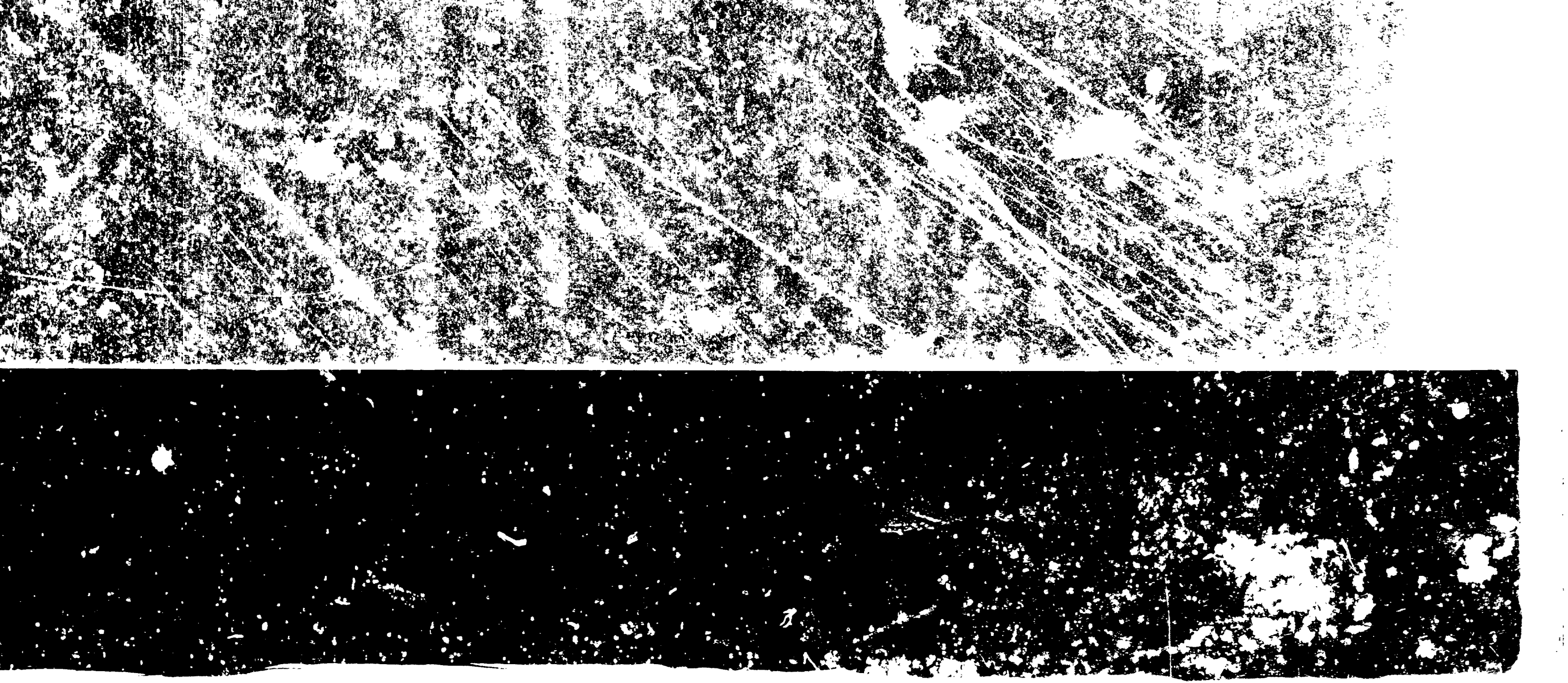
Sincerely,

Marland Wing
Code Enforcement Officer

Tammy Munson
Code Enfc. Offr./ Field Supv.

389 Congress Street • Portland, Maine 04101 • (207) 874-8704 • FAX 874-8716 • TTY 874-8936