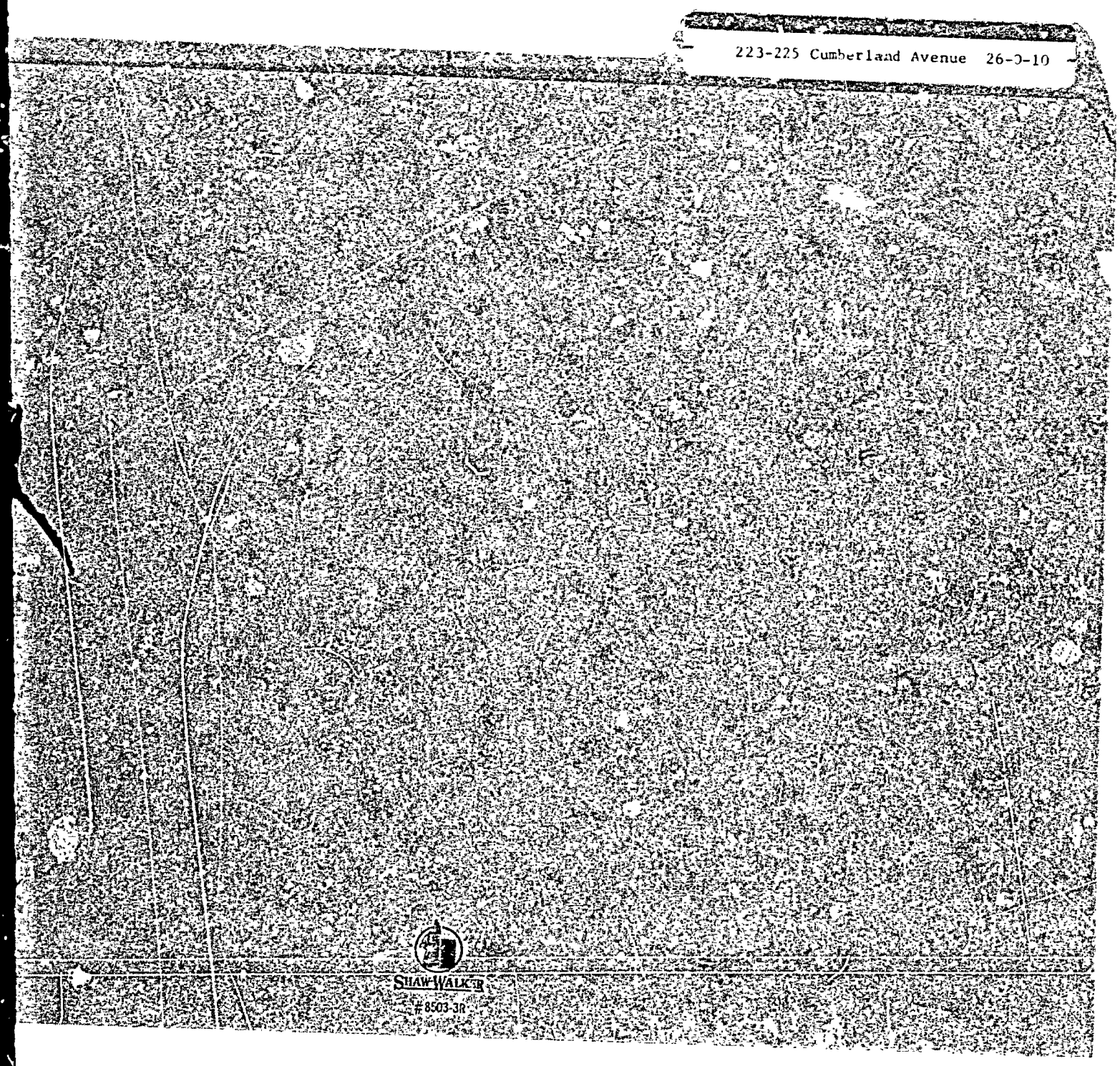
223-225 Cumberland Avenue 26-D-10
SHAW-WALKER
#8503-3R

PORTLAND HEALTH DEPARTMENT

REQUEST FOR SERVICE

DATE RECEIVED	2-2-83	BY	M	DISTRICT	Arthur
REQUEST BY	NAME	Blanche Mack-Davis,			
	ADDRESS	Social worker for tenant TROUNG			
OWNER	NAME				
	ADDRESS				
CONDITIONS	ADDRESS	223 Cumberland Apt #2			

NOT JUSTIFIED

Tenant has complained to social worker about 55° temperature in apartment N.J. - adequate heat and tenant says he never had a heat problem!

COMMENTS Tenant has no phone, speaks little English. Social worker: Reiche School 773-7685.

SPECIAL INSTRUCTIONS CI/CT - CNJ - 1-3-83 - aa

DIVISION		SANITATION		HOUSING		NURSING	
		ROUTINE		SPECIAL		BY	
PRIORITY		URGENT		REPORT TO		DATE	

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

DATE: November 23, 1982

DU: 6

CITY OF PORTLAND

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

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

Re: Premises located at 223-225 Cumberland Avenue 26-O-9 NCP-BW

Dear Mr. Wovkonish:

A re-inspection of the premises noted above was made on November 9, 1982 by Code Enforcement Officer Gayton Bartlett.

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 April 23, 1982.

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 November 1987.

Sincerely yours,

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

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

G. C. Bartlett
Code Enforcement Officer - Gayton Bartlett (6)

jmr

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND

OK

DATE 6-11/9/82

DU 6

Department of Urban Development
Housing Inspection Division
775-5451 - Ext. 311 - 318

Ch.-Blk.-Lot: 26-0-9, 10
Location: 223-225 Cumberland Ave.

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

Project: NCP-BW
Issued: April 23, 1982
Expires: July 23, 1982

Dear Mr. Wovkonish:

As owner or agent, you are hereby notified that an examination was made of the premises at 223-225 Cumberland Ave., Portland, Me. , by Code Enforcement Officer Gayton Bartlett Violations of Municipal Codes relating to housing conditions were found as described in detail on the attached housing inspection report.

In accordance with provisions of the above mentioned Codes, you are hereby requested to correct those defects on or before July 23, 1982. 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 reinspection 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 all Portland residents in decent, safe, and sanitary housing.

Very truly yours,

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

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

H. G. Bartlett
Code Enforcement Officer - Bartlett(6)

Attachments:

jmr

HOUSING INSPECTION REPORT

OWNER: Mr. Peter I. Wovkonish CODE ENFORCEMENT OFFICER - Bartlett (6)

223-225 Cumberland Avenue, Portland, Maine 26-0-9, 10 NCP-BW Notice of Housing Conditions DATED: April 23, 1982 EXPIRES: July 23, 1982

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

	SEC.(S)
~~1. RIGHT EXTERIOR - foundation - loose and missing bricks and mortar.~~	~~3-a~~
~~2. FIRST FLOOR RIGHT EXTERIOR - wall - bulging wall.~~	~~3-a~~
~~3. OVERALL CELLAR - supports - loose bricks and mortar.~~	~~3-a~~
~~4. CELLAR - chimney - excessive soot.~~	~~3-e~~
* ~~5. RIGHT REAR CELLAR - leakin~~ - ~~wasteline.~~	~~6-d~~
FOURTH FLOOR RIGHT	
~~7. KITCHEN - wall - missing plaster.~~	~~3-b~~

11/9/82 GB

*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.

REINSPECTION RECOMMENDATIONS

OK

DATE GB 11/9/82

INSPECTOR BARTLETT

LOCATION 223-225 CUMB

PROJECT NSP-BW

OWNER P. WOVKOVISH

NOTICE OF HOUSING CONDITIONS Issued	Expired	HEARING NOTICE Issued	Expired	FINAL NOTICE Issued	Expired
4/23/82	7/23/82				

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

DATE		
11/9/82	GB	ALL VIOLATIONS HAVE BEEN CORRECTED ✓ "POSTING RELEASE" _____ Send "CERTIFICATE OF COMPLIANCE" ✓
		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 _____
11/9/82	GB	INSPECTOR'S REMARKS: all corrected - no additional - COC

INSTRUCTIONS TO INSPECTOR:

223-225 CUMBERLA. AVE. Housing

CITY OF PORTLAND

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

February 1, 1984

#DU: 6

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

Gen

Re: 223-225 Cumberland Ave. 26-0-10

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 Lyle D. Noyes
Lyle D. Noyes
Inspections Services Division

B. J. MacIsaac
Code Enforcement Officer
Burton MacIsaac (6)

jmr

CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

June 29, 1987

Marigold Inc.
225A Cumberland [illegible]ue
Portland, ME 0[illegible]

DU: 6

Dear Sir:

Re: 223-225 Cumberland Ave.
26-O-10

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)

jmr

CITY OF PORTLAND
INSPECTION SERVICES DIVISION - HOUSING INSPECTION SCHEDULE

Insp. Date: 6-29-87 Complaint ___ 5 year ✓ Fire ___ Inspector's Name Roberts Dist. 7

Property Address: 223-225 Cumberland Ave C-B-L: 26-0-10 Legal Units: 6 Exist. Units: 6 Stories: 3

Owner or Agent Marigold Inc.
Address 225 Cumberland Ave.

Stand. 1st: ✓ N.O.H.C. ___ L.O.D. ___

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

CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

NOTICE OF HOUSING CONDITIONS

DU: 6
CHART-BLOCK-LOT - 26-0-10
LOCATION: 223 Cumberland Avenue (BAYSIDE)

DISTRICT: 7
ISSUED: February 23, 1990
EXPIRES: April 23, 1990

Peter Wovkonish
223 Cumberland Avenue
Portland, ME 04101

Dear Mr. Wovkonish:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 223 Cumberland Avenue by Code Enforcement Officer M. Mitchell for A. Addato Violations of Article V of the Municipal Ordinance (Housing Code) 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 April 23, 1990. 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 the inspection Services Division to insure that any corrective action you 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 residents.

Very truly yours,

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

By: P. Samuel Hoffses
Chief of Inspection Services

Mark Mitchell for Arthur Addato (7)
Code Enforcement Officer

Attachments

jmr

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

HOUSING INSPECTION REPORT

OWNER: Peter Wovkonish

LOCATION: 223 Cumberland Ave. 26-0-10

CODE ENFORCEMENT OFFICER: Mark Mitchell for Arthur Adiato (7)

HOUSING CONDITIONS DATED: February 23, 1990 EXPIRES: April 23, 1990

ITEMS LISTED BELOW ARE IN VIOLATION OF ARTICLE V OF THE MUNICIPAL CODES, "HOUSING CODE", AND MUST BE CORRECTED ON OR BEFORE THE EXPIRATION DATE.

SEC.(S)

1. SECOND FLOOR, APT. #1 - vacant - no violations.
2. SECOND FLOOR, APT. #2 - N/A
3. THIRD FLOOR, APT. #3 - smoke detector - inoperable. *See attached letter.
4. THIRD FLOOR, APT. #3 - bathtub - cross connection.
5. THIRD FLOOR, APT. #3 - bathtub - faucet leak.
6. THIRD FLOOR, APT. #3 - bathroom - sink faucet leak.
7. THIRD FLOOR, APT. #3 - front bedroom - loose window sills.
8. THIRD FLOOR, APT. #4 - vacant.
9. APT. #5 - N/A. Third Floor.
10. THIRD FLOOR, APT. #6 - living room - broken switch cover. 113

CITY OF PORTLAND, MAINE
389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 775-5451

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

Date: February 23, 1990

Peter Wovkonish
223 Cumberland Avenue
Portland, ME 04101

Re: Smoke Detectors

Dear Mr. Wovkonish:

During a recent inspection of the property owned by you at 223 Cumberland Avenue, Portland, Maine, it was noted that smoke detectors were missing/inoperable in some locations.

25 MRSA 2464 requires that approved smoke detectors be installed in each apartment in the immediate vicinity of the bedrooms. When actuated, the detector shall provide an alarm suitable to warn the occupants within the individual unit. Failure to comply with this statute may result in a fine of up to $500 for each violation.

Re-inspection of your property will be made in ten (24) hrs. . Lack of compliance will result in referral of the matter for legal action.

Loss control is a responsibility of your management. Our observations are intended to assist you. Recommendations are a result of conditions observed at the time of our visits. They do not necessarily include every possible loss potential code violation, or exception to good practice.

Sincerely yours,

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

By: _____
P. Samuel Hoffses
Chief of Inspection Services

_____
Mark Mitchell for Arthur Addato (7)
Code Enforcement Officer

cc: Lt. James P. Collins, Fire Prevention Bureau

jmr

CITY OF PORTLAND
INSPECTION SERVICES DIVISION - HOUSING INSPECTION SCHEDULE

Bayside

Insp. Date: 2/5/70 Complaint 1 year X Fire Inspector's Name Mitchell / H.A. Dist. 7

Property Address: 223 Cumberland Ave C-B-L: 26 0 10 Legal Units: 6 Exist. Units: 6 Stories: 3

Owner or Agent Peter Wortmann
Address 223 A Cumberland Ave, Portland, Me.

Stand. 1st: ____ N.O.H.C. X L.O.D. ____

Violation No.	Ext.	Int.	Fl.	Apt.	Location	Violation Description	Code
1			2	#1	Vacant	No violations	
2			2	#2	N/A		
3			3	#3	Smoke detect	In op	
4			3	#3	Bath Tub	Cross Connection	
5			3	3	Bath Tub	faucet leak	
6			3	3	Bathroom	Sink faucet leak	
7			3	3	Front Chamber	Loose window sills	
8			3	#4	Vacant		
9			3	#5	N/A		
10			3	#6	Living room	Broken Switch cover	1B

C
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BSL
M.F.

CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

NOTICE OF HOUSING CONDITIONS

DU: 6
CHART-BLOCK-LOT - 26-0-10
LOCATION: 223 Cumberland Avenue

DISTRICT: 7 (BAYSIDE)
ISSUED: February 28, 1990
EXPIRES: April 28, 1990

Peter Wovkonish
223 A Cumberland Avenue
Portland, ME 04101

Dear Mr. Wovkonish:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 223 Cumberland Avenue by Code Enforcement Officer M. Mitchell for A. Addato Violations of Article V of the Municipal Ordinance (Housing Code) 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 April 28, 1990. 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 the inspection Services Division to insure that any corrective action you 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 residents.

Very truly yours,

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

By: P. Samuel Hoffses
Chief of Inspection Services

Mark Mitchell for Arthur Addato (7)
Code Enforcement Officer

Attachments

jmr

389 CONGRESS STREET • PORTLAND, MAINE 04101 • TELEPHONE (207) 775-5451 • 204-8340

HOUSING INSPECTION REPORT

OWNER: Peter Wovkonish LOCATION: 223 Cumberland Ave. 26-0-10

CODE ENFORCEMENT OFFICER: Mark Mitchell for Arthur Addato (7)

HOUSING CONDITIONS DATED: Feb. 28, 1990 EXPIRES: April 28, 1990

ITEMS LISTED BELOW ARE IN VIOLATION OF ARTICLE V OF THE MUNICIPAL CODES, "HOUSING CODE", AND MUST BE CORRECTED ON OR BEFORE THE EXPIRATION DATE.

SEC.(S)

1. SECOND FLOOR, APT. #1 - no violations.
2. SECOND FLOOR, APT. #2 - not available.
3. THIRD FLOOR, APT. #3 - smoke detector - inoperative. *See attached letter.
4. THIRD FLOOR, APT. #3 - bathtub - tub cross connection.
5. THIRD FLOOR, APT. #3 - bathroom - hot faucet leaks - tub.
6. THIRD FLOOR, APT. #3 - bathroom - hot faucet leaks - sink.
7. THIRD FLOOR, APT. #3 - front bedroom - loose window sills.
8. THIRD FLOOR, APT. #4 - vacant.
9. APARTMENT #6 - living room - broken switch cover on wall.
10. APARTMENT #5 - not available.
11. BASEMENT - no entry gained.

NOTE: At the time of the inspection, I was unable to gain acces to Second Floor Apartment #2, Apartment #5 and Basement area. I suggest that if there are any conditions which need correcting in these areas, that you make the repairs while doing the work on the rest of the structure.

CITY OF PORTLAND, MAINE
389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 775-5451

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

Date: February 28, 1990

Peter Wovkonish
223A Cumberland Avenue
Portland, ME 04101

Re: Smoke Detectors

Dear Sir:

During a recent inspection of the property owned by you at 223 Cumberland Ave., Portland, Maine, it was noted that smoke detectors were missing/inoperable in some locations.

25 MRSA 2464 requires that approved smoke detectors be installed in each apartment in the immediate vicinity of the bedrooms. When actuated, the detector shall provide an alarm suitable to warn the occupants within the individual unit. Failure to comply with this statute may result in a fine of up to $500 for each violation.

Re-inspection of your property will be made in ten (24) hrs. . Lack of compliance will result in referral of the matter for legal action.

Loss control is a responsibility of your management. Our observations are intended to assist you. Recommendations are a result of conditions observed at the time of our visits. They do not necessarily include every possible loss potential code violation, or exception to good practice.

Sincerely yours,

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

By: P. Samuel Hoffses
Chief of Inspection Services

Mark Mitchell for Arthur Addato (7)
Code Enforcement Officer

cc: Lt. James P. Collins, Fire Prevention Bureau

jmr

CITY OF PORTLAND
INSPECTION SERVICES DIVISION - HOUSING INSPECTION SCHEDULE

Bayside

Insp. Date: 2/5/90 Complaint ____ 5 year X Fire ____ Inspector's Name Mitchell / A A Dist. ____

Property Address: 223 Cumberland Ave C-B-L: 26-0-10 Legal Units: ____ Exist. Units: 6 Stories: ____

Owner or Agent Peter Wovkonish Stand. 1st: ____ N.O-H.C. X L.O.D. ____
Address 223 A Portland

Violation No.	Ext.	Int.	Fl.	Apt.	LOCATION	VIOLATION DESCRIPTION	CODE
1			2	#1	NO Violations		
2			2	#2	N/A		
3			3	#3	Smoke detector	In op	
4			3	#3	Bath Tub	Tub cross connection	
5			3	3	Bath	Hot faucet leak - Tub	
6			3	3	Bath	Hot faucet leak - sink	
7			3	3	Front bedroom	loose window sills	
8			3	#4	Vacant		
9				#6	Living room	Broken switch cover on Wall	
10				#5	N/A		
11			Basement · no entry Gained gained				

BB
BSL
MFI

CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

CERTIFICATE OF COMPLIANCE

DATE: March 23, 1990

DU: 6

Housing Inspections Division
Telephone: 775-5451 - Extension 311

(BAYSIDE)

Peter Wovkonish
223 Cumberland Avenue
Portland, ME 04101

RE: Premises located at 223 Cumberland Ave. 26-0-10

Dear Mr. Wovkonish:

A re-inspection of the premises noted above was made on March 16, 1990 by Code Enforcement Officer Arthur Addato.

This is to certify that you have complied with our request to correct the violation(s) of the Municipal Code relating to housing conditions as described in our "Notice of Housing Conditions" dated February 23, 1990.

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 March 1995.

Sincerely yours,

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

By
P. Samuel Hoffses,
Chief of Inspection Services

Arthur Addato (7)
Code Enforcement Officer

jmr

OK 3-16-90 aa

CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

NOTICE OF HOUSING CONDITIONS

DU: 6
CHART-BLOCK-LOT - 26-O-10
LOCATION: 223 Cumberland Avenue (BAYSIDE)

DISTRICT: 7
ISSUED: February 23, 1990
EXPIRES: April 23, 1990

Peter Wovkonish
223 Cumberland Avenue
Portland, ME 04101

Dear Mr. Wovkonish:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 223 Cumberland Avenue by Code Enforcement Officer M. Mitchell for A. Addato Violations of Article V of the Municipal Ordinance (Housing Code) 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 April 23, 1990. 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 the inspection Services Division to insure that any corrective action you 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 residents.

Very truly yours,

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

By: P. Samuel Hoffses
Chief of Inspection Services

Mark Mitchell for Arthur Addato (7)
Code Enforcement Officer

Attachments

jmr

HOUSING INSPECTION REPORT

OWNER: Peter Wovkonish LOCATION: 223 Cumberland Ave. 26-0-10

CODE ENFORCEMENT OFFICER: Mark Mitchell for Arthur Addato (7)

HOUSING CONDITIONS DATED: February 23, 1990 EXPIRES: April 23, 1990

ITEMS LISTED BELOW ARE IN VIOLATION OF ARTICLE V OF THE MUNICIPAL CODES, "HOUSING CODE", AND MUST BE CORRECTED ON OR BEFORE THE EXPIRATION DATE.

SEC.(S)

1. SECOND FLOOR, APT. #1 - vacant - no violations.
2. SECOND FLOOR, APT. #2 - N/A
3. THIRD FLOOR, APT. #3 - smoke detector - inoperable. *See attached letter.
4. THIRD FLOOR, APT. #3 - bathtub - cross connection.
5. THIRD FLOOR, APT. #3 - bathtub - faucet leak.
6. THIRD FLOOR, APT. #3 - bathroom - sink faucet leak.
7. THIRD FLOOR, APT. #3 - front bedroom - loose window sills.
8. THIRD FLOOR, APT. #4 - vacant.
9. APT. #5 - N/A. Third Floor.
10. THIRD FLOOR, APT. #6 - living room - broken switch cover.

3/12/90 O/K

~~113~~

CITY OF PORTLAND, MAINE
389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 775-5451

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

Date: February 23, 1990

Peter Wovkonish
223 Cumberland Avenue
Portland, ME 04101

Re: Smoke Detectors

Dear Mr. Wovkonish:

During a recent inspection of the property owned by you at 223 Cumberland Avenue, Portland, Maine, it was noted that smoke detectors were missing/inoperable in some locations.

25 MRSA 2464 requires that approved smoke detectors be installed in each apartment in the immediate vicinity of the bedrooms. When actuated, the detector shall provide an alarm suitable to warn the occupants within the individual unit. Failure to comply with this statute may result in a fine of up to $500 for each violation.

Re-inspection of your property will be made in ten (24) hrs. . Lack of compliance will result in referral of the matter for legal action.

Loss control is a responsibility of your management. Our observations are intended to assist you. Recommendations are a result of conditions observed at the time of our visits. They do not necessarily include every possible loss potential code violation, or exception to good practice.

Sincerely yours,

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

By: P. Samuel Hoffses
Chief of Inspection Services

Mark Mitchell for Arthur Addato (7)
Code Enforcement Officer

cc: Lt. James P. Collins, Fire Prevention Bureau

jmr

REINSPECTION RECOMMENDATIONS

LOCATION 223 Cumb. Ave.

PROJECT EE

INSPECTOR Addato

OWNER Workonish

NOTICE OF HOUSING CONDITIONS Issued	Expired	HEARING NOTICE Issued	Expired	FINAL NOTICE Issued	Expired	
2-13-90	4-13-90					

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

DATE		
3-16-90	AA	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
3-16-90	AA	INSPECTOR'S REMARKS: RE/NOC - all viol. corrected. Send C of O.

INSTRUCTIONS TO INSPECTOR:

Inspection Services
Samuel P. Hoffses
Chief

CITY OF PORTLAND

Planning and Urban Development
Joseph E. Gray Jr.
Director

April 13,1994

WOVKONISH PETER I
370 MITCHELL RD
CAPE ELIZABETH ME 04107

Re: 223 Cumberland Ave
CBL: 026- - O-010-001-01
DU: 6

Dear Mr. Wovkonish:

I am sending you this letter to request an inspection at the property which you own or manage at the above referenced address.

This is for the City of Portland's program to inspect all multi-family buildings in the City every three years.

Please contact me in this office at 874-8300 X8706 between 8:00-9:00AM or 4:00-5:00PM to make arrangements to inspect the building.

Sincerely,

Tammy Munson

Tammy Munson
Code Enforcement Officer

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

Inspection Services
Samuel P. Hoffses
Chief

CITY OF PORTLAND

Planning and Urban Development
Joseph E. Gray Jr.
Director

June 14, 1994

WOVKONISH PETER I
370 MITCHELL RD
CAPE ELIZABETH ME 04107

Re: 223 Cumberland Ave
CBL: 026- - O-010-001-01
DU: 6

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,

Tammy Munson
Tammy Munson
Code Enforcement Officer

Marge Schmuckal
Marge Schmuckal
Asst. Chief of Inspection Services

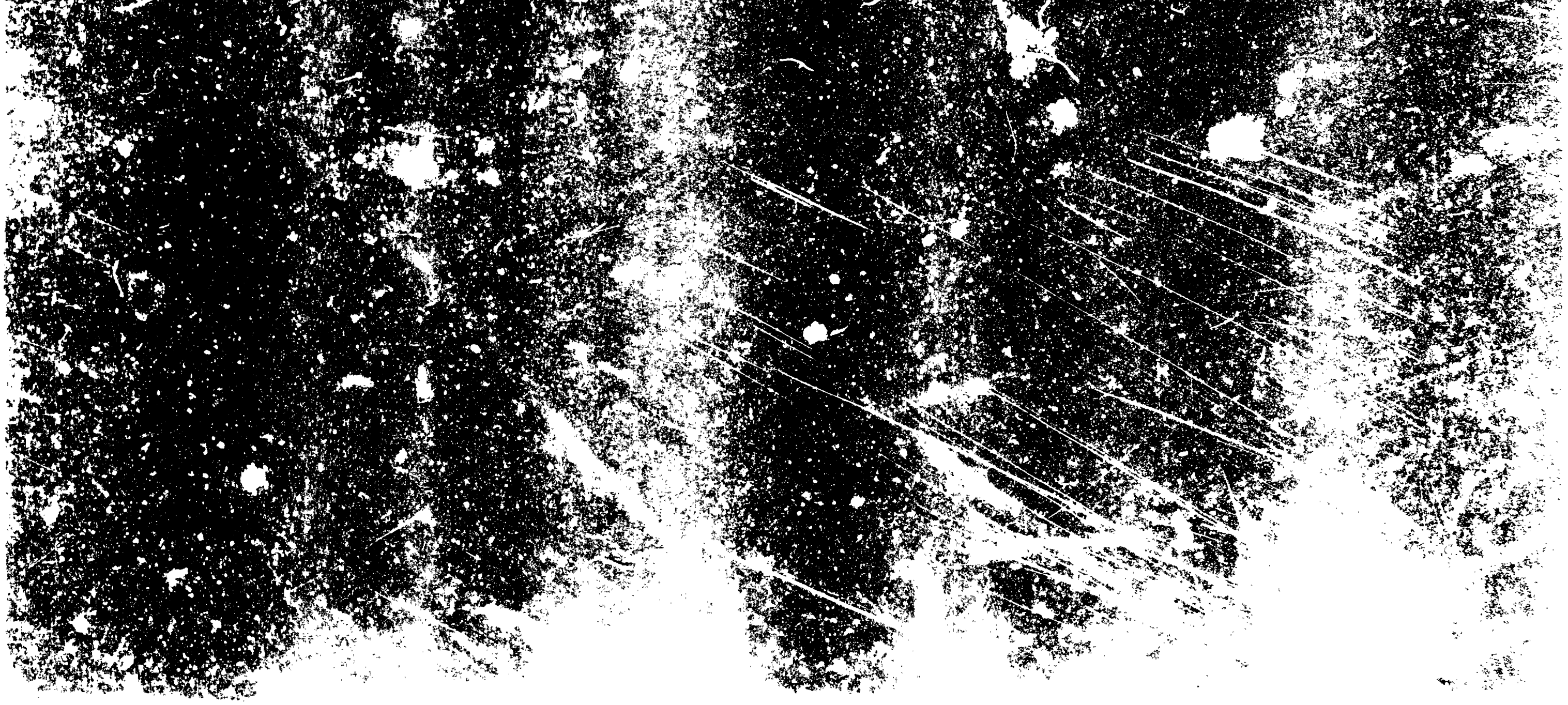
389 Congress Street · Portland, Maine 04101 · (207) 874-8704

HOUSING INSPECTION REPORT

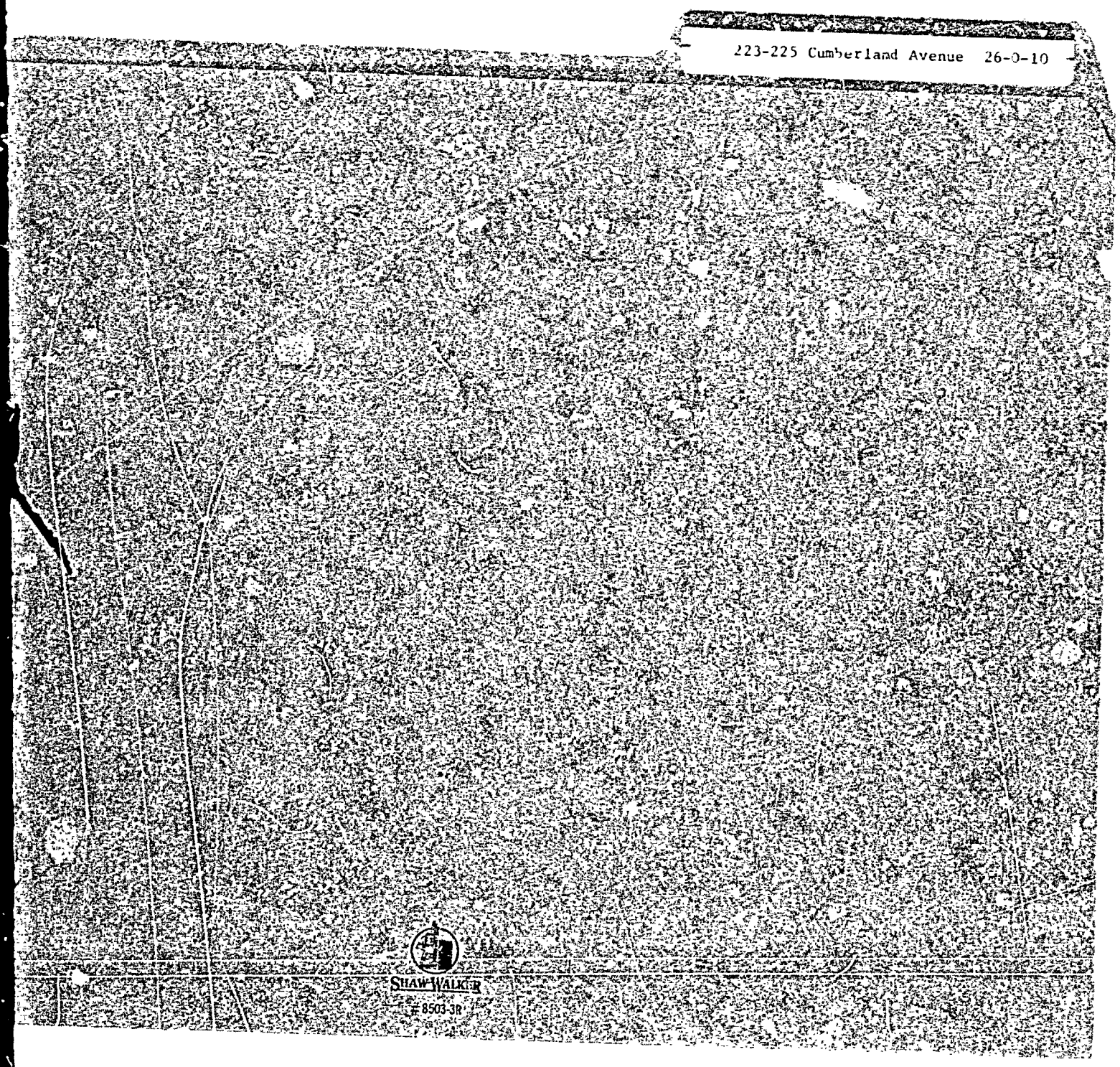
Location: 223 Cumberland Ave
Housing Conditions Date: June 14, 1994
Expiration Date: August 13, 1994

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 - BASEMENT - STAIRS NO HANDRAIL	108.40
2.	INT - 1ST FL - HALL - FRONT STAIRS MISSING BALUSTERS	108.40
3.	INT - 2ND FL; APT #1 - BATHROOM DAMAGED CEILING TILES	108.20
4.	INT - 2ND FL; APT #1 - BATHROOM NO VENTILATION	108.20



223-225 Cumberland Avenue 26-0-10



PORTLAND HEALTH DEPARTMENT

REQUEST FOR SERVICE

DATE RECEIVED	2-2-83	BY	M	DISTRICT	Arthur
REQUEST BY	NAME	Blanche Mack-Davis			
	ADDRESS	Social worker for tenant TROUNG			
OWNER	NAME				
	ADDRESS				
CONDITIONS	ADDRESS	223 Cumberland Apt #2			

NOTIFIED

COMMENTS: Tenant has complained to social worker about 55° temperature in apartment N.T. - adequate heat and tenant says he never had a heat problem!
Tenant has no phone, speaks little English.
Social worker: Reiche School 773-7685.

SPECIAL INSTRUCTIONS: CI/CT - CNJ - 1-3-83. aa

DIVISION		SANITATION		HOUSING		NURSING	
		ROUTINE		SPECIAL		BY	
PRIORITY		URGENT		REPORT TO		DATE	

CERTIFICATE
OF
COMPLIANCE

DATE: November 23, 1982

DU: 6

CITY OF PORTLAND

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

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

Re: Premises located at 223-225 Cumberland Avenue 26-O-9 NCP-BW

Dear Mr. Wovkonish:

A re-inspection of the premises noted above was made on November 9, 1982 by Code Enforcement Officer Gayton Bartlett.

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 April 23, 1982.

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 November 1987.

Sincerely yours,

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

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

G. C. Bartlett
Code Enforcement Officer - Gayton Bartlett (6)

jmr

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND

OK
DATE GB 11/9/82

DU 6

Department of Urban Development
Housing Inspection Division
775-5451 - Ext. 311 - 316

Ch.-Blk.-Lot: 26-0-9, 10
Location: 223-225 Cumberland Ave.

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

Project: NCP-BW
Issued: April 23, 1982
Expires: July 23, 1982

Dear Mr. Wovkonish:

As owner or agent, you are hereby notified that an examination was made of the premises at 223-225 Cumberland Ave., Portland, Me. , by Code Enforcement Officer Gayton Bartlett Violations of Municipal Codes relating to housing conditions were found as described in detail on the attached housing inspection report.

In accordance with provisions of the above mentioned Codes, you are hereby requested to correct those defects on or before July 23, 1982 . 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 reinspection 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 all Portland residents in decent, safe, and sanitary housing.

Very truly yours,

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

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

H.G. Bartlett
Code Enforcement Officer - Bartlett(6)

Attachments:

jmr

HOUSING INSPECTION REPORT

OWNER: Mr. Peter I. Wovkonish CODE ENFORCEMENT OFFICER - Bartlett (6)

223-225 Cumberland Avenue, Portland, Maine 26-0-9, 10 NCP-BW Notice of Housing Conditions DATED: April 23, 1982 EXPIRES: July 23, 1982

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

	SEC.(S)
~~1. RIGHT EXTERIOR - foundation - loose and missing bricks and mortar.~~	~~3-a~~
~~2. FIRST FLOOR RIGHT EXTERIOR - wall - bulging wall.~~	~~3-a~~
~~3. OVERALL CELLAR - supports - loose bricks and mortar.~~	~~3-a~~
~~4. CELLAR - chimney - excessive soot.~~	~~3-e~~
* ~~5. RIGHT REAR CELLAR - leakin - vaseline.~~	~~6-d~~
FOURTH FLOOR RIGHT	
~~7. KITCHEN - wall - missing plaster.~~	~~3-b~~

11/9/82 GB

*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.

REINSPECTION RECOMMENDATIONS

OK

DATE GB 11/9/82

LOCATION 223-225 CUMB

PROJECT NSP-BW

OWNER P. WOVKOVISH

INSPECTOR BARTLETT

NOTICE OF HOUSING CONDITIONS Issued	Expired	HEARING NOTICE Issued	Expired	FINAL NOTICE Issued	Expired
4/23/82	7/23/82				

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

DATE		
11/9/82	GB	ALL VIOLATIONS HAVE BEEN CORRECTED ✓ "POSTING RELEASE" _____ Send "CERTIFICATE OF COMPLIANCE" ✓
		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 _____
11/9/82	GB	INSPECTOR'S REMARKS: all corrected - no additional - COC

INSTRUCTIONS TO INSPECTOR: _____

223-225 CUMBERLA. AVE. Housing

CITY OF PORTLAND

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

February 1, 1984

#DU: 6

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

Gen

Re: 223-225 Cumberland Ave. 26-0-10

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 Lyle D. Noyes
Lyle D. Noyes
Inspections Services Division

B J MacIsaac
Code Enforcement Officer
Burton MacIsaac (6)

jmr

CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

June 29, 1987

Marigold Inc.
225A Cumberland ' ue
Portland, ME 0:

DU: 6

Dear Sir:

Re: 223-225 Cumberland Ave.
26-O-10

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)

jmr

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

CITY OF PORTLAND
INSPECTION SERVICES DIVISION - HOUSING INSPECTION SCHEDULE

Insp. Date: 6-29-87 Complaint ___ 5 year ✓ Fire ___ Inspector's Name Ralph Dist. 7

Property Address: 223-225 Cumberland Ave. C-B-L: 26-0-10 Legal Units: 6 Exist. Units: 6 Stories: 3

Owner or Agent Marigold Inc.
Address 225 B Cumberland Ave.

Stand. 1st: ✓ N.O.H.C. ___ L.O.D. ___

Violation No.	Ext.	Int.	Fl.	Apt.	LOCATION	VIOLATION DESCRIPTION	CODE
					STd.		
					EXT/INTER.		

CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

NOTICE OF HOUSING CONDITIONS

DU: 6
CHART-BLOCK-LOT - 26-0-10
LOCATION: 223 Cumberland Avenue (BAYSIDE)

DISTRICT: 7
ISSUED: February 23, 1990
EXPIRES: April 23, 1990

Peter Wovkonish
223 Cumberland Avenue
Portland, ME 04101

Dear Mr. Wovkonish:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 223 Cumberland Avenue by Code Enforcement Officer M. Mitchell for A. Addato Violations of Article V of the Municipal Ordinance (Housing Code) 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 April 23, 1990. 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 the inspection Services Division to insure that any corrective action you 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 residents.

Very truly yours,

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

By: P. Samuel Hoffses
Chief of Inspection Services

Mark Mitchell for Arthur Addato (7)
Code Enforcement Officer

Attachments

jmr

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

HOUSING INSPECTION REPORT

OWNER: Peter Wovkonish

LOCATION: 223 Cumberland Ave. 26-0-10

CODE ENFORCEMENT OFFICER: Mark Mitchell for Arthur Addato (7)

HOUSING CONDITIONS DATED: February 23, 1990 EXPIRES: April 23, 1990

ITEMS LISTED BELOW ARE IN VIOLATION OF ARTICLE V OF THE MUNICIPAL CODES, "HOUSING CODE", AND MUST BE CORRECTED ON OR BEFORE THE EXPIRATION DATE.

		SEC.(S)
1.	SECOND FLOOR, APT. #1 - vacant - no violations.	
2.	SECOND FLOOR, APT. #2 - N/A	
3.	THIRD FLOOR, APT. #3 - smoke detector - inoperable. *See attached letter.	
4.	THIRD FLOOR, APT. #3 - bathtub - cross connection.	
5.	THIRD FLOOR, APT. #3 - bathtub - faucet leak.	
6.	THIRD FLOOR, APT. #3 - bathroom - sink faucet leak.	
7.	THIRD FLOOR, APT. #3 - front bedroom - loose window sills.	
8.	THIRD FLOOR, APT. #4 - vacant.	
9.	APT. #5 - N/A. Third Floor.	
10.	THIRD FLOOR, APT. #6 - living room - broken switch cover.	113

CITY OF PORTLAND, MAINE
389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 775-5451

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

Date: February 23, 1990

Peter Wovkonish
223 Cumberland Avenue
Portland, ME 04101

Re: Smoke Detectors

Dear Mr. Wovkonish:

During a recent inspection of the property owned by you at 223 Cumberland Avenue, Portland, Maine, it was noted that smoke detectors were missing/inoperable in some locations.

25 MRSA 2464 requires that approved smoke detectors be installed in each apartment in the immediate vicinity of the bedrooms. When actuated, the detector shall provide an alarm suitable to warn the occupants within the individual unit. Failure to comply with this statute may result in a fine of up to $500 for each violation.

Re-inspection of your property will be made in ten (24) hrs. . Lack of compliance will result in referral of the matter for legal action.

Loss control is a responsibility of your management. Our observations are intended to assist you. Recommendations are a result of conditions observed at the time of our visits. They do not necessarily include every possible loss potential code violation, or exception to good practice.

Sincerely yours,

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

By: P. Samuel Hoffses
Chief of Inspection Services

Mark Mitchell for Arthur Addato (7)
Code Enforcement Officer

cc: Lt. James P. Collins, Fire Prevention Bureau

jmr

CITY OF PORTLAND
INSPECTION SERVICES DIVISION - HOUSING INSPECTION SCHEDULE

Bayside

Insp. Date: 2/5/70 Complaint 3 year X Fire Inspector's Name Mitchell / H.A. Dist. 7

Property Address: 223 Cumberland Ave. C-R-L: 26 0 70 Legal Units: 6 Exist. Units: 6 Stories: 3

Owner or Agent Address: Peter Workman 333 A Cumberland Ave. Portland, Me. Stand. 1st: ____ N.O.H.C. X L.O.D. ____

Violation No.	Ext.	Int.	Fl.	Apt.	Location	Violation Description	Code
			2	#1	Vacant	No violations	
2			2	#2	N/A		
3			3	#3	Smoke detect	In op	
4			3	#3	Bath Tub	Cross Connection	
5			3	#3	Bath Tub	faucet leak	
6			3	#3	Bathroom	Sink faucet leak	
7			3	#3	Front bedroom	Loose window sills	
8			3	#4	Vacant		
9			3	#5	N/A		
10			3	#6	Living room	Broken Switch Cover	1B

C
BB
BSL
M.F.

CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

NOTICE OF HOUSING CONDITIONS

DU: 6
CHART-BLOCK-LOT - 26-0-10
LOCATION: 223 Cumberland Avenue

DISTRICT: 7 (BAYSIDE)
ISSUED: February 28, 1990
EXPIRES: April 28, 1990

Peter Wovkonish
223 A Cumberland Avenue
Portland, ME 04101

Dear Mr. Wovkonish:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 223 Cumberland Avenue by Code Enforcement Officer M. Mitchell for A. Addato Violations of Article V of the Municipal Ordinance (Housing Code) 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 April 28, 1990. 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 the inspection Services Division to insure that any corrective action you 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 residents.

Very truly yours,

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

By: P. Samuel Hoffses
Chief of Inspection Services

Mark Mitchell for Arthur Addato (7)
Code Enforcement Officer

Attachments

jmr

HOUSING INSPECTION REPORT

OWNER: Peter Wovkonish LOCATION: 223 Cumberland Ave. 26-0-10

CODE ENFORCEMENT OFFICER: Mark Mitchell for Arthur Addato (7)

HOUSING CONDITIONS DATED: Feb. 28, 1990 EXPIRES: April 28, 1990

ITEMS LISTED BELOW ARE IN VIOLATION OF ARTICLE V OF THE MUNICIPAL CODES, "HOUSING CODE", AND MUST BE CORRECTED ON OR BEFORE THE EXPIRATION DATE.

SEC.(S)

1. SECOND FLOOR, APT. #1 - no violations.
2. SECOND FLOOR, APT. #2 - not available.
3. THIRD FLOOR, APT. #3 - smoke detector - inoperative. *See attached letter.
4. THIRD FLOOR, APT. #3 - bathtub - tub cross connection.
5. THIRD FLOOR, APT. #3 - bathroom - hot faucet leaks - tub.
6. THIRD FLOOR, APT. #3 - bathroom - hot faucet leaks - sink.
7. THIRD FLOOR, APT. #3 - front bedroom - loose window sills.
8. THIRD FLOOR, APT. #4 - vacant.
9. APARTMENT #6 - living room - broken switch cover on wall.
10. APARTMENT #5 - not available.
11. BASEMENT - no entry gained.

NOTE: At the time of the inspection, I was unable to gain acces to Second Floor Apartment #2, Apartment #5 and Basement area. I suggest that if there are any conditions which need correcting in these areas, that you make the repairs while doing the work on the rest of the structure.

CITY OF PORTLAND, MAINE
389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 775-5451

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

Date: February 28, 1990

Peter Wovkonish
223A Cumberland Avenue
Portland, ME 04101

Re: Smoke Detectors

Dear Sir:

During a recent inspection of the property owned by you at 223 Cumberland Ave., Portland, Maine, it was noted that smoke detectors were missing/inoperable in some locations.

25 MRSA 2464 requires that approved smoke detectors be installed in each apartment in the immediate vicinity of the bedrooms. When actuated, the detector shall provide an alarm suitable to warn the occupants within the individual unit. Failure to comply with this statute may result in a fine of up to $500 for each violation.

Re-inspection of your property will be made in ten (24) hrs. . Lack of compliance will result in referral of the matter for legal action.

Loss control is a responsibility of your management. Our observations are intended to assist you. Recommendations are a result of conditions observed at the time of our visits. They do not necessarily include every possible loss potential code violation, or exception to good practice.

Sincerely yours,

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

By: P. Samuel Hoffses
Chief of Inspection Services

Mark Mitchell for Arthur Addato (7)
Code Enforcement Officer

cc: Lt. James P. Collins, Fire Prevention Bureau

jmr

CITY OF PORTLAND
INSPECTION SERVICES DIVISION - HOUSING INSPECTION SCHEDULE

BAYSIDE

Insp. Date: 2/5/90 Complaint ____ 5 year X Fl. ____ Inspector's Name Mitchell / A.A Dist. ____

Property Address: 223 Cumberland Ave C-B-L: 26-0-10 Legal Units: ____ Exist. Units: 6 Stories: ____

Owner or Agent Peter Wovkanish Stand. 1st: ____ N.O.H.C. X L.O.D. ____
Address 223A Portland

Violation No.	Ext.	Int.	Fl.	Apt.	LOCATION	VIOLATION DESCRIPTION	CODE
1			2	#1	NO Violations		
2			2	#2	N/A		
3			3	#3	Smoke detector	In op	
4			3	#3	Bath Tub	Tub cross connection	
5			3	3	Bath	Hot faucet leak - Tub	
6			3	3	Bath	Hot faucet leak - sink	
7			3	3	Front bedroom	loose window sills	
8			3	#4	Vacant		
9				#6	Living room	Broken switch cover on Wall	
10				#5	N/A		
11			Basement - no entry Gained gained				

CB
BSL
MIF

CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

CERTIFICATE OF COMPLIANCE

DATE: March 23, 1990

DU: 6

Housing Inspections Division
Telephone: 775-5451 - Extension 311

(BAYSIDE)

Peter Wovkonish
223 Cumberland Avenue
Portland, ME 04101

RE: Premises located at 223 Cumberland Ave. 26-0-10

Dear Mr. Wovkonish:

A re-inspection of the premises noted above was made on March 16, 1990 by Code Enforcement Officer Arthur Addato.

This is to certify that you have complied with our request to correct the violation(s) of the Municipal Code relating to housing conditions as described in our "Notice of Housing Conditions" dated February 23, 1990.

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 March 1995.

Sincerely yours,

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

By
P. Samuel Hoffses,
Chief of Inspection Services

Arthur Addato (7)
Code Enforcement Officer

jmr

OK 3-16-90 aa

CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

NOTICE OF HOUSING CONDITIONS

DU: 6
CHART-BLOCK-LOT - 26-O-10
LOCATION: 223 Cumberland Avenue (BAYSIDE)

DISTRICT: 7
ISSUED: February 23, 1990
EXPIRES: April 23, 1990

Peter Wovkonish
223 Cumberland Avenue
Portland, ME 04101

Dear Mr. Wovkonish:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 223 Cumberland Avenue by Code Enforcement Officer M. Mitchell for A. Addato Violations of Article V of the Municipal Ordinance (Housing Code) 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 April 23, 1990. 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 the inspection Services Division to insure that any corrective action you 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 residents.

Very truly yours,

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

By: P. Samuel Hoffses
Chief of Inspection Services

Mark Mitchell for Arthur Addato (7)
Code Enforcement Officer

Attachments

jmr

HOUSING INSPECTION REPORT

OWNER: Peter Wovkonish LOCATION: 223 Cumberland Ave. 26-0-10

CODE ENFORCEMENT OFFICER: Mark Mitchell for Arthur Addato (7)

HOUSING CONDITIONS DATED: February 23, 1990 EXPIRES: April 23, 1990

ITEMS LISTED BELOW ARE IN VIOLATION OF ARTICLE V OF THE MUNICIPAL CODES, "HOUSING CODE", AND MUST BE CORRECTED ON OR BEFORE THE EXPIRATION DATE.

SEC.(S)

1. SECOND FLOOR, APT. #1 - vacant - no violations.
2. SECOND FLOOR, APT. #2 - N/A
3. THIRD FLOOR, APT. #3 - smoke detector - inoperable. *See attached letter.
4. THIRD FLOOR, APT. #3 - bathtub - cross connection.
5. THIRD FLOOR, APT. #3 - bathtub - faucet leak.
6. THIRD FLOOR, APT. #3 - bathroom - sink faucet leak.
7. THIRD FLOOR, APT. #3 - front bedroom - loose window sills.
8. THIRD FLOOR, APT. #4 - vacant.
9. APT. #5 - N/A. Third Floor.
10. THIRD FLOOR, APT. #6 - living room - broken switch cover.

3/14/90 OK

~~113~~

CITY OF PORTLAND, MAINE
389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 775-5451

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

Date: February 23, 1990

Peter Wovkonish
223 Cumberland Avenue
Portland, ME 04101

Re: Smoke Detectors

Dear Mr. Wovkonish:

During a recent inspection of the property owned by you at 223 Cumberland Avenue, Portland, Maine, it was noted that smoke detectors were missing/inoperable in some locations.

25 MRSA 2464 requires that approved smoke detectors be installed in each apartment in the immediate vicinity of the bedrooms. When actuated, the detector shall provide an alarm suitable to warn the occupants within the individual unit. Failure to comply with this statute may result in a fine of up to $500 for each violation.

Re-inspection of your property will be made in ten (24) hrs. . Lack of compliance will result in referral of the matter for legal action.

Loss control is a responsibility of your management. Our observations are intended to assist you. Recommendations are a result of conditions observed at the time of our visits. They do not necessarily include every possible loss potential code violation, or exception to good practice.

Sincerely yours,

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

By: P. Samuel Hoffses
Chief of Inspection Services

Mark Mitchell for Arthur Addato (7)
Code Enforcement Officer

cc: Lt. James P. Collins, Fire Prevention Bureau

jmr

REINSPECTION RECOMMENDATIONS

LOCATION 223 Cumb. Ave.

PROJECT EE

INSPECTOR Addato

OWNER Hovkonish

NOTICE OF HOUSING CONDITIONS Issued	Expired	HEARING NOTICE Issued	Expired	FINAL NOTICE Issued	Expired	
2-13-90	4-13-90					

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

DATE		
3-16-90	AA	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
3-16-90	AA	INSPECTOR'S REMARKS: RE/NOC - all viol. corrected. Send C of O.

INSTRUCTIONS TO INSPECTOR:

Inspection Services
Samuel P. Hoffses
Chief

CITY OF PORTLAND

Planning and Urban Development
Joseph E. Gray Jr.
Director

April 13,1994

WOVKONISH PETER I
370 MITCHELL RD
CAPE ELIZABETH ME 04107

Re: 223 Cumberland Ave
CBL: 026- - O-010-001-01
DU: 6

Dear Mr. Wovkonish:

I am sending you this letter to request an inspection at the property which you own or manage at the above referenced address.

This is for the City of Portland's program to inspect all multi-family buildings in the City every three years.

Please contact me in this office at 874-8300 X8706 between 8:00-9:00AM or 4:00-5:00PM to make arrangements to inspect the building.

Sincerely,

Tammy Munson

Tammy Munson
Code Enforcement Officer

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

Inspection Services
Samuel P. Hoffses
Chief

CITY OF PORTLAND

Planning and Urban Development
Joseph E. Gray Jr.
Director

June 14, 1994

WOVKONISH PETER I
370 MITCHELL RD
CAPE ELIZABETH ME 04107

Re: 223 Cumberland Ave
CBL: 026- - O-010-001-01
DU: 6

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,

Tammy Munson
Tammy Munson
Code Enforcement Officer

Marge Schmuckal
Marge Schmuckal
Asst. Chief of Inspection Services

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

HOUSING INSPECTION REPORT

Location: 223 Cumberland Ave
Housing Conditions Date: June 14, 1994
Expiration Date: August 13, 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 - BASEMENT - STAIRS NO HANDRAIL	108.40
2.	INT - 1ST FL - HALL - FRONT STAIRS MISSING BALUSTERS	108.40
3.	INT - 2ND FL; APT #1 - BATHROOM DAMAGED CEILING TILES	108.20
4.	INT - 2ND FL; APT #1 - BATHROOM NO VENTILATION	108.20