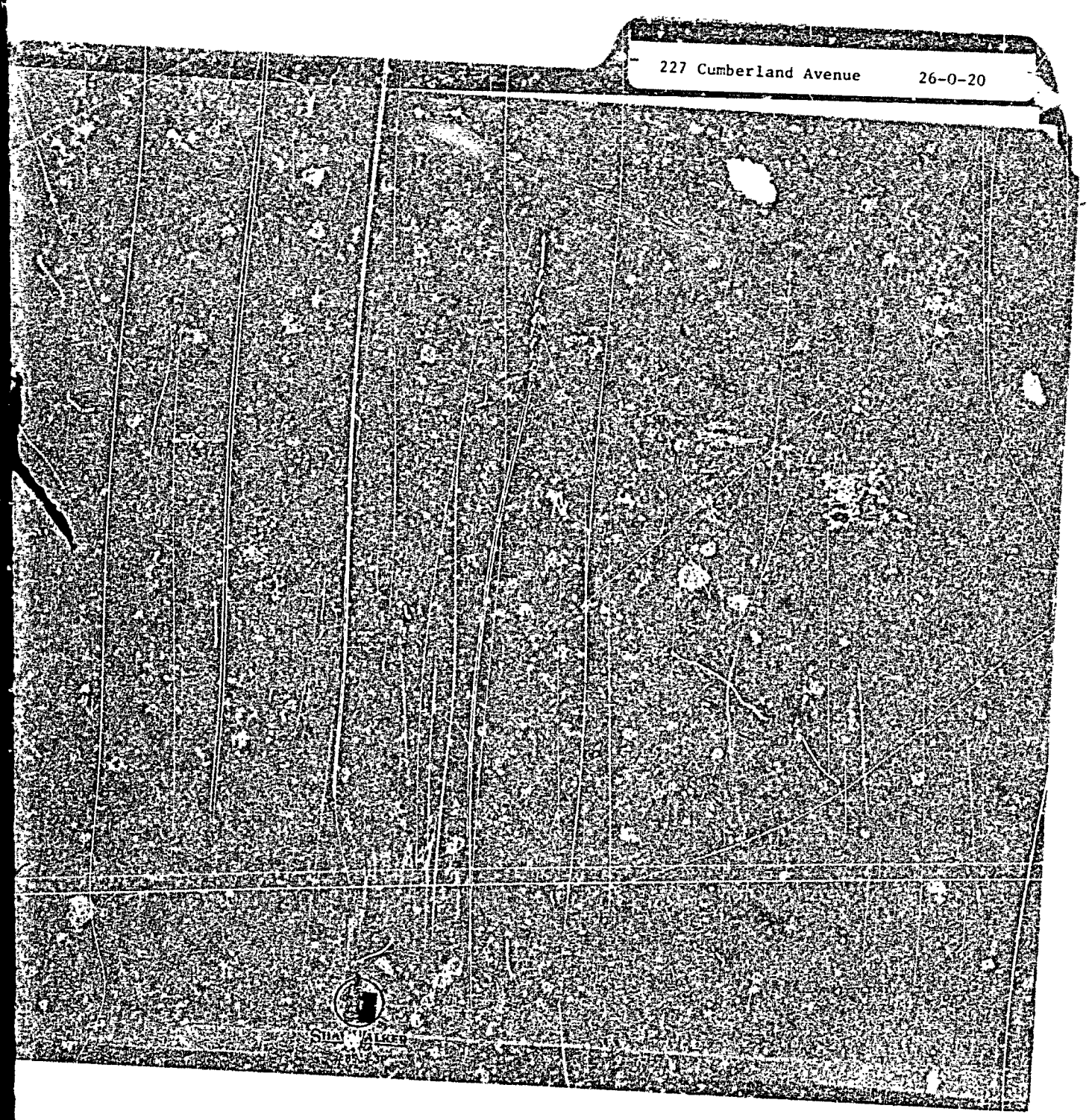
227 Cumberland Avenue 26-0-20
SHAW WALKER

REQUEST FOR SERVICE

PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	11/30/81	BY	Marilyn	DISTRICT	Taylor
REQUEST BY	NAME	Peter ~~Pez~~ Podziak APT#1			
	ADDRESS	227 Cumberland Ave 774-9152			
OWNER	NAME	Otmar ~~Fotche~~ FOELSCHE 772-7 34			
	ADDRESS	Brentwood St., Portland			
CONDITIONS	ADDRESS	DEC/1979 227 Cumb. ave.			

Corner Thompson - Yosmus - 1-800-492 0634

No Heat.

Has spoken to landlord on several occasions before but cannot reach him now.

COMMENTS Tel. 772-6727 11/30/81 - RE - BELOW 68. Co. WORKING ON IT

12/1/81 - RE - ALL OK

Would like someone to go over as soon as possible to check.

SPECIAL INSTRUCTIONS

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

C SB L
MSL

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

May 12, 1981

CITY OF PORTLAND

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

Otmar & Saraha E. Foelche, Jts.
166 Brentwood Street
Portland, Maine 04103

Re: Premises located at: 227 Cumberland Avenue 26-0-19 EE

Dear Mr. & Mrs. Foelche:

A re-inspection of the premises noted above was made on May 11, 1981 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 September 17, 1979.

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 May 1985.

Sincerely yours,

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

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

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

(17)

ADMINISTRATIVE HEARING DECISION

City of Portland
Department of Neighborhood Conservation
Housing Inspections Division
Telephone: 775-5451 - Ext 448-- 35[illegible]

OK
BY GG
DATE 5/1/81

Date January 11, 19[illegible]

Otmar & Saraha E. Foelche, Jts.
166 Brentwood Street
Portland, Maine 04103

Re: Premises located at 227 Cumberland Avenue, Portland, Maine NCP-[illegible]

Dear Mr. & Mrs. Foelche:

You are hereby notified that our discussions and your request for additional time

on 1/11/80 regarding our "Notice of Housing Conditions" at the above referred premises resulted in the decision noted below

_____ Expiration time extended to 3/11/80 in order to correct Items #4 & 5 included in the attached violation list. Those items, as you stated during our discussions, will not be included as a part of contract work.

_____ Notice modified as follows The remaining violations may be held in abeyance for an additional 60 days or until your Application for a loan through the Neighborhood Conservation Program is processed #1 & 3. IF FOR ANY REASON A LOAN IS NOT GRANTED, YOU MUST MAKE ALTERNATE ARRANGEMENTS [illegible] We will discuss it with you if that should occur.

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

In Attendance:

~~Mr. Otmar & Saraha~~

~~Foelche, Jts. Owners~~

~~Inspector A. Addato~~

dld Arthur Addato

Very truly yours,
Joseph E. Gray, Jr., Director
Neighborhood Conservation

By [signature]
Lyle D. Noyes,
Chief of Housing Inspections

NOTICE OF HOUSING CONDITIONS

DU _____

CITY OF PORTLAND
Department of Neighborhood Conservation
Housing Inspections Division
Tel. 775-5451- Ext. 358 - 448

Ch.-Bl.-Lot: 26-0-10
Location: 227 Cumberland Avenue
Project: NCP-Bayside West
Issued: 9/17/79
Expired: 12/17/79

Otmar & Sarha E. Foelsche, Jts.
156 Brentwood Street
Portland, Maine 04103

Dear Mr. & Mrs. Foelsche:

An examination was made of the premises at 227 Cumberland Avenue Portland, Maine, by Housing Inspector Adiato. 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 12/17/79. 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 help this Department in its goal to maintain all Portland residents in decent, safe and sanitary housing.

Very truly yours,

Joseph E. Gray, Jr. Director
Neighborhood Conservation

Inspector _____
A. Adiato

By _____
Lyle D. Noyes
Chief of Housing Inspections

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" - Section(s)

1. ~~OVERALL EXTERIOR WALL - replace missing mortar.~~ 3a
2. ~~EXTERIOR CHIMNEY - replace [illegible] mortar.~~ 3e
3. ~~OVERALL EXTERIOR TRIM - remove peeling paint - make the exterior trim of the structure weathertight and watertight by painting or any other suitable means.~~ 3a

FIRST FLOOR

4. ~~KITCHEN CEILING - repair sagging tiles.~~ 3a
5. ~~KITCHEN WALL - determine the reason and remedy the condition which causes signs of leakage.~~ 3b

GB 5/11/81

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

dld

REINSPECTION RECOMMENDATIONS

LOCATION 227 CUMB AVE
PROJECT BAYSIDE WEST
OWNER O. FOELCHE

INSPECTOR BARTLETT

GB
5/11/81

NOTICE OF HOUSING CONDITIONS Issued	Expired	HEARING NOTICE Issued	Expired	FINAL NOTICE Issued	Expired
9/17/79	12/17/79				

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

DATE		
5/11/81	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
2/26/81 GB 4/27/91 GB 5/11/81 GB		INSPECTOR"S REMARKS: DID NOT HAVE TICKLER - MADE THIS FROM FILE. IN LOAN REHAB - OTX OK - Issd CoC

INSTRUCTIONS TO INSPECTOR:

REQUEST FOR SERVICE

PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	4-21-81	BY	Burt	DISTRICT	Hubert
REQUEST BY	NAME	Peter Podziak 772-6727			
	ADDRESS	227 Cumberland			
OWNER	NAME	Elmar Foelsche			
	ADDRESS				
CONDITIONS	ADDRESS	227 Cumberland 3rd			

Loose stair railings

COMMENTS: Same give to the hand railings but its [illegible] nothing serious. [illegible] give them some attention to [illegible]

SPECIAL INSTRUCTIONS: [illegible]

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

NOTICE OF HOUSING CONDITIONS

DU ___ 3 ___

CITY OF PORTLAND
Department of Neighborhood Conservation
Housing Inspections Division
Tel. 775-5451- Ext. 358 - 448

Ch.-Bl.-Lot: 26-0-10
Location: 227 Cumberland Avenue
Project: NCP-Bayside West
Issued: 9/17/79
Expired: 12/17/79

Otmar & Sarha E. Foelsche, Jts.
166 Brentwood Street
Portland, Maine 04103

Dear Mr. & Mrs. Foelsche:

An examination was made of the premises at 227 Cumberland Avenue Portland, Maine, by Housing Inspector Addato. 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 12/17/79. 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 help this Department in its goal to maintain all Portland residents in decent, safe and sanitary housing.

Very truly yours,

Joseph E. Gray, Jr. Director
Neighborhood Conservation

Inspector _____
A. Addato

By _____
Lyle D. Noyes
Chief of Housing Inspections

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" -	Section(s)
1. OVERALL EXTERIOR WALL - replace missing mortar.	3a
2. EXTERIOR CHIMNEY - replace missing mortar.	3a
3. OVERALL EXTERIOR TRIM - remove peeling paint - make the exterior trim of the structure weathertight and watertight by painting or any other suitable means.	3a
FIRST FLOOR	
4. KITCHEN CEILING - repair sagging tiles.	3b
5. KITCHEN WALL - determine the reason and remedy the condition which causes signs of leakage.	3b

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

dld

City of Portland

NEIGHBORHOOD CONSERVATION

STRUCTURE INSPECTION SCHEDULE

Housing Inspection Division

1) Insp. Name Adlate

2)Insp.Date	3)Insp.Type	4)Proj.Code	5)Assr's:Chart	6)Bl	7)Lot	8)Census:Tract	9)Blk.	10)Insp.	11)Form No.
9/10/79	NCP	B-W	26	0	88				

12)Hous. No.	13)Sec.H.No.	14)Suff.	15)Direct.	16)Street Name	17)St.Design.
227				CUMBERLAND	AVE.

18)Owner or Agent. OTMAR & SARAH F FOELSCHE JTS.

19)Status ABO

20)Bldg's Rat. 03

21)Address: 166 BRENTWOOD ST

Zip Code:

22)City and State PORTLAND

23)D.Units	24)Occ.D.U.s	25)Rm.Units	26)Occ R U.s	27)No.Occupants	28)Com'l U.	29)Bldg.Type	30)Stories	31)Const.Mat.	32)O.Bs.
3	3					Duplex	3	BRICK	—

33)C.H.	34)Photo	35)Zone	36)Actual Land Use	37)D.D.	38)Lks.Ad.Sh.Fac.	39)Disp.	40)Closing Date
			03		Yes (No)		

Viol. No.	Remedy	Cond.	Violation Description	Fl. NO.	Loc.	Room Type	Area Type	Resp. Party	Code Sect. Viol.	Viol. Rem.Date
1	RE	MI	MORTAR		OA	EXT.	WA	2		
2	RE	MI	"			"	CH	2		
3	RM	PF	PAINT		OA	"	TR	2		

City of Portland | Department of Neighborhood Conservation | Housing Inspection Division

DWELLING UNIT SCHEDULE

1) INSP. Date: 9 10 79 — 227 Cumberland

2) INSP. Addis — 3) FORM NO.

4) TENANT'S NAME: George Homes

5) Flr. #	6) Location	7) Rmg. Tp.	8) #Rms.	9) #Peo.	10) #All'd.	11) Slp. R
1						

12) Child Under 10	13) Child 1-6	14)	15) Rent	16) Rent Code	17) Furn.	18) Heat	19) Hot Water	20) Dual Egress	21) Ck'ng	22) Lav.	23) Bath	24) Flush
			175	MO		[illegible]	OFF	Y	LG	[illegible]	[illegible]	[illegible]

Viol. No.	Remedy	Cond.	Violation	Location	Room Type	Area Type	Resp. Party	Code Sect. Violated	Violation Rem.-Date
4	RR	SA	TILES		K1	CL	2	3B	
5	DE	LE			K1	WA	2	3B	

City of Portland | Department of Neighborhood Conservation | Housing Inspection Division

DWELLING UNIT SCHEDULE

1) INSP. Date: 9 10 79

2) INSP. [illegible]

3) FORM NO.

227 Cumberland

4) TENANT'S NAME: [illegible] Spaise

5) Flr. #	6) Location	7) Rmg. p.	8) #Rms.	9) #Peo.	10) #Al 'd	11) Slp.
2	OH	DU	5	3		2

12) Child Under 10	13) Child 1-6	14)	15) Rent	16) Rent Code	17) Furn.	18) Heat	19) Hot Water	20) Dual Egress	21) Ck'ng	22) Lav.	23) Bath	24) Flush
–	–	–	127.-	MO		OFF	OFF	Y	LG	P	P	P

Viol. No.	Remedy	Cond.	Violation	Location	Room Type	Area Type	Resp. Party	Code Sect. Violated	Violation Rem.-Date
			Standard						

City of Portland | Department of Neighborhood Conservation | Housing Inspection Division

DWELLING UNIT SCHEDULE

1) INSP Date: 9 10 79

2) INSP. Addl 5 | 3) FORM NO.

4) TENANT'S NAME	5) Fr. #	6) Location	7) Rmg. Tp.	8) #Rms.	9) #Pep.	10) #All'd.	11) Slp.
Tek Lib Chanen	3	[illegible]	DC	[illegible]	1		1

12) Chils Under 10	13) Chils 1-6	14)	15) Rent	16) Rent Code	17) Furn.	18) Heat	19) Hot Water	20) Dual Egress	21) Ceiling	22) Lav.	23) Bath	24) Flush
—	—		[illegible]	[illegible]		[illegible]	[illegible]	Y	LG	P	P	P

Viol. No.	Remedy	Cond.	Violation	Location	Room Type	Area Type	Resp. Party	Code Sect. Violated	Violation Rem.-Date
			[illegible]						

ADMINISTRATIVE HEARING DECISION

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

Date January 11, 1980

Otmar & Saraha E. Foelche, Jts.
166 Brentwood Street
Portland, Maine 04103

Re: Premises located at 227 Cumberland Avenue, Portland, Maine NCP-EE 26-0-19

Dear Mr. & Mrs. Foelche:

You are hereby notified that our discussions and your request for additional time

on 1/11/80 regarding our "Notice of Housing Conditions" at the above referred premises resulted in the decision noted below

_____ Expiration time extended to 3/11/80 in order to correct Items #4 & 5

included in the attached violation list. Those items, as you stated during our discussions, will not be included as a part of contract work.

_____ Notice modified as follows The remaining violations may be held in abeyance for an additional 60 days or until your Application for a loan through the Neighborhood Conservation Program is processed #1 & 3.
IF FOR ANY REASON A LOAN IS NOT GRANTED, YOU MUST MAKE ALTERNATE ARRANGEMENTS TO HAVE THE VIOLATIONS CORRECTED.

We will discuss it with you if that should occur.

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 Lyle D. Noyes,
Chief of Housing Inspections

In Attendance:

Mr. Otmar & Saraha Foelche, Jts. Owners

Inspector A. Addato

dld Arthur Addato

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

CITY OF PORTLAND

November 21, 1978

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

Mr. Otmar Foelsche
166 Brentwood Street
Portland, Maine 04103

Re: Premises located at 227-229 Cumberland Avenue, Portland, Maine Gen. 26-0-19-20

Dear Mr. Foelsche:

A re-inspection of the premises noted above was made on November 16, 1978 by Housing Inspector Mrowka.

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 12, 1978.

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 Nov. 1983.

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

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

Inspector G. Mrowka

rw

ADMINISTRATIVE HEARING DECISION

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

OK
BY GN
DATE 11/16/78

Date July 13, 1978

Mr. Otmar Foelsche
166 Brentwood Street
Portland, Maine 04103

Re: Premises located at 227-229 Cumberland Avenue, Portland, Maine Gen. 26-0-19-20

Dear Mr. Foelsche:

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

on July 12, 1978, regarding our "Notice of Housing Conditions" at the above referred premises resulted in the decision noted below

X Expiration time extended to Sept. 12, 1978 in order to complete the work in progress to correct the remaining seventeen (17) Housing Code violations as shown on the attached Notice of Housing Conditions dated April 12, 1978.

____ 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.

In Attendance:
Mr. Foelsche
Greg Mrowka

Encl.

vw

Very truly yours
Joseph E. Gray, Jr., Director
Neighborhood Conservation

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

NOTICE OF HOUSING CONDITIONS

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

DU 8

Ch.-Bl.-Lot: 26-0-19 & 20
Location: 227-229 Cumberland Avenue
Project: General
Issued: April 12, 1978
Expired: July 12, 1978

Mr. Otmar Foelsche
~~68 Elsmere Avenue~~ ~~761-3528~~
~~South Portland, Maine~~ 04107 772-7134
166 BRENTWOOD ST
CITY 04103

Dear Mr. Foelsche:

An examination was made of the premises at 227-229 Cumberland Avenue, Portland, Maine, by Housing Inspector Mrowka. 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 July 12, 1978. 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 help this Department in its goal to maintain all Portland residents in decent, safe and sanitary housing.

Very truly yours,

Joseph E. Gray, Jr. Director
Neighborhood Conservation

Inspector G. Mrowka

By Lyle D. Noyes
Chief of Housing Inspections

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" -

229 Cumberland Avenue	Section(s)
~~1. SECOND FLOOR HALL - BATHROOM WINDOW - repair or replace rotted and broken frame.~~	~~3c~~
~~2. CELLAR DOOR - repair or replace rotted and broken bulkhead.~~	~~3c~~
~~3. FRONT EXTERIOR STAIRS - repair or replace missing mortar.~~	~~3d~~
~~4. LEFT REAR EXTERIOR DOOR - repair or replace rotted sill.~~	~~3c~~
SECOND FLOOR FRONT	
~~5. LIVING ROOM & KITCHEN WINDOWS - secure loose glass by replacing points and/or reglazing.~~	~~3c~~
~~6. LIVING ROOM & KITCHEN WINDOW - repair or replace rotted sash.~~	~~3c~~
~~7. LIVING ROOM DOOR - replace broken glass.~~	~~3b~~
~~8. BEDROOM WALL - repair or replace cracked and broken plaster.~~	~~3b~~
~~9. BEDROOM WINDOW - secure lease glass by replacing points and/or reglazing.~~	~~3c~~
~~10. BEDROOM WINDOW - repair or replace rotted and broken sash.~~	~~3c~~

continued

THIRD FLOOR FRONT NONA ISRAELSON

~~* 11. BEDROOM CEILING - repair or replace inoperative electrical light fixture.~~ 8e
~~12. BEDROOM WINDOW - repair or replace broken and missing counter balance cords allowing window sash to remain elevated when opened.~~ 3c
~~13. BEDROOM WINDOW - secure loose glass by replacing points and/or reglazing.~~ 3c

227 Cumberland Avenue

~~14. FRONT STAIRS - EXTERIOR - replace missing mortar.~~ 3d
~~15. FIRST, SECOND & THIRD FLOOR - FRONT HALL RAILING - repair or replace the broken and missing balusters.~~ 3d

FIRST FLOOR

~~16. LIVING ROOM WINDOW - secure loose glass by replacing points and/or reglazing.~~ 3c
~~17. LIVING ROOM WINDOW - repair or replace the rotted and broken sash.~~ 3c
~~18. DEN WALLS - remove loose and peeling paint.~~ 3b
~~19. DEN WALLS - repair or replace broken plaster.~~ 3b

SECOND FLOOR

~~20. KITCHEN DOOR - replace missing door knob.~~ 3b
~~* 21. REAR BEDROOM CEILING - repair frayed electrical wiring.~~ 8e
~~22. REAR BEDROOM DOOR - provide missing door knob.~~ 3b
~~23. MIDDLE BEDROOM - CEILING - repair or replace buckled ceiling.~~ 3b
~~24. MIDDLE BEDROOM - WALLS - repair or replace broken 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 or alteration permit.

REINSPECTION RECOMMENDATIONS

INSPECTOR [illegible]

166 Brentwood St
City 04103

LOCATION 279 Cumberland
PROJECT [illegible]
OWNER [illegible]

NOTICE OF HOUSING CONDITIONS Issued	Expired	HEARING NOTICE Issued	Expired	FINAL NOTICE Issued	Expired
4-12-78	7-12-78	GM			

A reinspection was made of the above premises 11/16/78 I recommend the following action:

DATE		
11/16/78	GM	ALL VIOLATIONS HAVE BEEN CORRECTED ___X___ POSTING RELEASE ___ Send "CERTIFICATE OF COMPLIANCE" ___X___
		SATISFACTORY Rehabilitation in Progress
7/12/78	GM	Time Extended To: WTX 60 (9/12/78)
9/12/78	GM	Time Extended To: OTX 30 days 10/12/78
10/13/78	GM	Time Extended To: OTX 30 days
		UNSATISFACTORY Progress Send "HEARING NOTICE" ___ "FINAL NOTICE" ___
		"NOTICE TO VACATE" ___ POST Entire ___ POST Dwelling Units ___
		UNSATISFACTORY Progress "LEGAL ACTION" To Be Taken ___
9/13/78	GM	INSPECTOR'S REMARKS: all violation complete except for 2 and 4
~~11/16/78~~ 11/16/78	GM	all Violation Corrected Send COC

INSTRUCTIONS TO INSPECTOR: ___

c OSL

CITY OF PORTLAND

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

Oct. 3, 1985

#DU: 8

Otma Foelche
166 Brentwood Street
Portland, ME 04103

Re: 227-229 Cumberland Ave. 26-O-19 EE

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

NEIGHBORHOOD CONSERVATION

STRUCTURE INSPECTION SCHEDULE

Housing Inspection Division

1) Insp. Name [illegible]

5 YR./INSP.

2) Insp.Date	3) Insp.Type	4) Proj.Code	5) Assr's:Chart	6) Bl.	7) Lot	8) Census:Tract	9) Blk.	10) Insp.	11) Form No.
10-3-85	NCP	EE	26	0	19				

12) Hous. No.	13) Sec.H.No.	14) Suff.	15) Direct.	16) Street Name	17) St.Design.
227-229				CUMBERLAND	AVE.

18) Owner or Agent: OTMA FOELCHE

19) Status: ABO 20) Bldg's Rat.: STd

21) Address: 166 BRENTwood ST.

22) City and State: PORTLAND ME. Zip Code:

23) D.Units	24) Occ.D.U.s	25) Rm.Units	26) Occ.R.U.s	27) No.Occupants	28) Com'l U.	29) Bldg.Type	30) Stories	31) Const.Mat.	32) O.Bs.
8	7					ATT.	3	BR.	—

33) C.H.	34) Photo	35) Zoned For	36) Actual Land Use	37) D.D.	38) Lks.Ad.Bth.Fac.	39) Disp.	40) Closing Date
YES					Yes (No)		

Viol. No.	Remedy	Cond.	Violation Description	Fl. NO.	Loc.	Room Type	Area Type	Resp. Party	Code Sect. Viol.	Viol. Rem.Date
			STd. EXTERIOR							
			Interior							

Housing Inspection Division

City of Portland

DWELLING UNIT SCHEDULE

2) INSP. Addcts 3) FORM NO.

1) INSP. Date 10 3 85

4) TENANT'S NAME Elizabeth Mayer

5) Flr.#	6) Location	7) Rmg.Tp.	8) #Rms.	9) #Peo.	10) #All'd	11) Slp.Rms.
1	R1	DU	4	2		2

12) Child Under 10	13) Child 1-6	14)	15) Rent	16) Rent Code	17) Furn.	18) Heat	19) Hot Water	20) Dual Egress	21) Ck'ng	22) Lav.	23) Bath	24) Flush
			290.	MO		OFF	LG	YES	LG	P	P	P

Viol. No.	Remedy	Cond.	Violation	Location	Room Type	Area Type	Resp. Party	Code Sect. Violated	Violation Rem. - Date
			STd.						

City of Portland

Housing Inspection Division

DWELLING UNIT SCHEDULE

1) INSP. Date	2) INSP.	3) FORM NO.
10 3 85	[illegible]	

4) TENANT'S NAME	5) Flr.#	6) Location	7) Rmg.Tp.	8) #Rms.	9) #Peo.	10) #All'd	11) Slp.Rms.
Vacant	2	R1	DU	5			2

12) Child Under 10	13) Child 1-6	14)	15) Rent	16) Rent Code	17) Furn.	18) Heat	19) Hot Water	20) Dual Egress	21) Ck'ng	22) Lav.	23) Bath	24) Flush
			425.	MO		OFF	LG	YES	LG	P	P	P

Viol. No.	Remedy	Cond.	Violation	Location	Room Type	Area Type	Resp. Party	Code Sect. Violated	Violation Rem. - Date
			STd.						

City of Portland

Housing Inspection Division

DWELLING UNIT SCHEDULE

1) INSP. Date: 10 3 85

2) INSP. [illegible]

3) FORM NO.

4) TENANT'S NAME	5) Flr.#	6) Location	7) Rmg.Tp.	8) #Rms.	9) #Peo.	10) #All'd	11) Slp.Rms.
James Bonnier	3	R1	DU	3	2		1

12) Child Under 10	13) Child 1-6	14)	15) Rent	16) Rent Code	17) Furn.	18) Heat	19) Hot Water	20) Dual Egress	21) Ck'ng	22) Lav.	23) Bath	24) Flush
			288.	MO.		OFF	LG	YES	LG	P	P	P

Viol. No.	Remedy	Cond.	Violation	Location	Room Type	Area Type	Resp. Party	Code Sect. Violated	Violation Rem. - Date
			STd.						

City of Portland

Housing Inspection Division

DWELLING UNIT SCHEDULE

1) INSP. Date: 10 3 8 5

2) INSP. [illegible]

3) FORM NO.

4) TENANT'S NAME	5) Flr.#	6) Location	7) Rmg.Tp.	8) #Rms.	9) #Peo.	10) #All'd	11) Slp.Rms.
Ethel Hackett	1	LEF	DU	2	1		1

12) Child Under 10	13) Child 1-6	14)	15) Rent	16) Rent Code	17) Furn.	18) Heat	19) Hot Water	20) Dual Egress	21) Ck'ng	22) Lav.	23) Bath	24) Flush
			225.	MO.		OFF	LG	YES	LG	P	P	P

Viol. No.	Remedy	Cond.	Violation	Location	Room Type	Area Type	Resp. Party	Code Sect. Violated	Violation Rem. - Date
			STd.						

City of Portland

Housing Inspection Division

DWELLING UNIT SCHEDULE

1) INSP. Date: 10 3 85

2) INSP. Addato

3) FORM NO.

4) TENANT'S NAME: Henry Butler

5) Flr.#	6) Location	7) Rmg.Tp.	8) #Rms.	9) #Peo.	10) #All'd	11) Slp.Rms.
1	LER	DU	3	1		1

12) Child Under 10	13) Child 1-6	14)	15) Rent	16) Rent Code	17) Furn.	18) Heat	19) Hot Water	20) Dual Egress	21) Ck'ng	22) Lav.	23) Bath	24) Flush
			296.	MO.		OFF	LG	YES	LG	P	P	P

Viol. No.	Remedy	Cond.	Violation	Location	Room Type	Area Type	Resp. Party	Code Sect. Violated	Violation Rem. - Date
			STd.						

City of Portland

Housing Inspection Division

DWELLING UNIT SCHEDULE

1) INSP. Date	2) INSP.	3) FORM NO.
10 3 85	[illegible]	

4) TENANT'S NAME	5) Flr.#	6) Location	7) Rmg.Tp.	8) #Rms.	9) #Peo.	10) #All'd	11) Slp.Rms.
Mona Jarvelson	2	LEF	DU	2	1		1

12) Child Under 10	13) Child 1-6	14)	15) Rent	16) Rent Code	17) Furn.	18) Heat	19) Hot Water	20) Dual Egress	21) Ck'ng	22) Lav.	23) Bath	24) Flush
			197.	Mo.		OFF	LG	YES	LG	P	P	P

Viol. No.	Remedy	Cond.	Violation	Location	Room Type	Area Type	Resp. Party	Code Sect. Violated	Violation Rem. - Date
			STd.						

City of Portland

Housing Inspection Division

DWELLING UNIT SCHEDULE

1) INSP. Date: 10 3 85

2) INSP. [illegible]

3) FORM NO.

4) TENANT'S NAME: Merriam Belyea

5) Flr.#	6) Location	7) Rmg.Tp.	8) #Rms.	9) #Peo.	10) #All'd	11) Slp.Rms.
2	LER	DU	2	1		1

12) Child Under 10	13) Child 1-6	14)	15) Rent	16) Rent Code	17) Furn.	18) Heat	19) Hot Water	20) Dual Egress	21) Ck'ng	22) Lav.	23) Bath	24) Flush
			261.	MO.		OFF	LG	YES	LG	P	P	P

Viol. No.	Remedy	Cond.	Violation	Location	Room Type	Area Type	Resp. Party	Code Sect. Violated	Violation Rem. - Date
			STd.						

Housing Inspection Division

City of Portland

DWELLING UNIT SCHEDULE

1) INSP. Date	2) INSP.	3) FORM NO.
10 3 85	[illegible]	

4) TENANT'S NAME	5) Flr.#	6) Location	7) Rmg.Tp.	8) #Rms.	9) #Peo.	10) #All'd	11) Slp.Rms.
Terry Crawford	3	OA	DU	3	1		1

12) Child Under 10	13) Child 1-6	14)	15) Rent	16) Rent Code	17) Furn.	18) Heat	19) Hot Water	20) Dual Egress	21) Ck'ng	22) Lav.	23) Bath	24) Flush
			230.	MO.		OFF	LG	YES	LG	P	P	P

Viol. No.	Remedy	Cond.	Violation	Location	Room Type	Area Type	Resp. Party	Code Sect. Violated	Violation Rem. - Date
			STd.						

BB
OJL
M.F

CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

NOTICE OF HOUSING CONDITIONS

DU: 8
CHART-BLOCK-LOT - 26-O-19, 20
LOCATION: 227 Cumberland Avenue

(BAYSIDE)

DISTRICT: 7
ISSUED: March 5, 1990
EXPIRES: May 5, 1990

Otmar Foelsche
58 Neal Street
Portland, ME 04102

Dear Mr. Foelsche:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 227 Cumberland Ave. by Code Enforcement Officer M. Mitchell/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 May 5, 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: F. Samuel Hoffses
Chief of Inspection Services

Mark Mitchell for Arthur Addato (7)
Code Enforcement Officer

Attachments

jmr

HOUSING INSPECTION REPORT

OWNER: Otmar Foelsche LOCATION: 227 Cumberland Ave. 26-O-19,20

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

HOUSING CONDITIONS DATED: March 5, 1990 EXPIRES: May 5, 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. #2 - smoke detector - inoperative.
2. EXTERIOR - peeling paint.

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: March 5, 1990

Otmar Foelsche
58 Neal Street
Portland, ME 04102

Re: Smoke Detectors

Dear Mr. Foelsche:

During a recent inspection of the property owned by you at 227 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 S. 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

Bayside

CITY OF PORTLAND
INSPECTION SERVICES DIVISION - HOUSING INSPECTION SCHEDULE

Insp. Date: 2/5/90 Complaint ___ 5 year X Fire ___ Inspector's Name Mitchell / A.A. Dist. 7

Property Address: 227 Cumberland Ave C-B-L: 26-0-19 ~~26-0-20~~ Legal Units: ___ Exist. Units: 3 Stories: 3

Owner or Agent Otmar Foetche
Address 58 Neal street Portland Me

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

Violation No.	Ext.	Int.	Fl.	Apt.	LOCATION	VIOLATION DESCRIPTION	CODE
1.			2	2	Smoke detector	In op	
2.	X				Peeling paint		

Inspection Services
Samuel P. Hoffses
Chief

CITY OF PORTLAND

Planning and Urban Development
Joseph E. Gray Jr.
Director

April 13.1994

FRANKLIN SARA E
166 BRENTWOOD ST
PORTLAND ME 04103

Re: 227 Cumberland Ave
CBL: 026- - O-019-001-01
DU: 6

Dear Ms. Franklin:

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

FRANKLIN SARA E
166 BRENTWOOD ST
PORTLAND ME 04103

Re: 227 Cumberland Ave
CBL: 026- - O-019-001-01
DU: 6

Dear Ms. Franklin:

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: 227 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 - 2ND FL; APT #2 - LIVING ROOM 108.20
   DAMAGED PLASTER
2. INT - 2ND FL; APT #2 - BATHROOM 108.20
   CEILING HAS WATER-DAMAGED TILES

Inspection Services
Samuel P. Holfses
Chief

Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

August 22, 1994

FRANKLIN SARA E
166 BRENTWOOD ST
PORTLAND ME 04103

Re: 227 Cumberland Ave
CBL: 026- - O-City-001-01
DU: 3

Dear Ms. Franklin:

We recently received a complaint, and an inspection was made of the property owned by you at the above referred address. As a result of the inspection, you are hereby notified to correct the following substandard housing condition (third floor apartment).

An XK3 lead analyzer inspection was conducted at the above address and the results were as follows:

Please see attached report.

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 September 21, 1994 . Failure to comply with this order may result in a complaint being filed for prosecution in District Court.

Sincerely,

MaryAnn Amrich /lec
MaryAnn Amrich
Code Enforcement Officer

Marge Schmuckal
Marge Schmuckal
Asst. Chief of Inspection Services

LEAD PAINT INSPECTION REPORT

REPORT NUMBER: 08-15-94-1730

INSPECTION FOR:

PERFORMED AT: 227 Cumberland Ave. 3rd floor
Portland, ME 04101

INSPECTION DATE: 08/15/94

INSTRUMENT TYPE: R M D
MODEL LPA-1
XRF TYPE ANALYZER

ACTION LEVEL: 2.0 mg/cm²

OPERATOR LICENSE: 00026

SIGNED Mary Ann Amicle Date 8/16/94

SUMMARY REPORT OF LEAD PAINT INSPECTION FOR: Thanh Ngo

rented to: Liem TRAN

227 Cumberland Ave. 3rd floor
Portland, ME 04101

Inspection Date: 08/15/94
Report Date: 08/16/94
Report No.: 08-15-94-1730
Abatement Level: 2.0 mg/cm²
Job started: 08/15/94 17:30
Job finished: 08/15/94 17:47
Total Readings: 28
Actionable Items: 20

Room No.	Description	Surface	Structure	Location	Member	Paint Cond	Lead (mg/cm²)	Action type date
01	Hallway	Wall A	Door	Center	Right jamb	S	>9.9	.....
					Upper Center	S	>9.9	.....
						S	>9.9	.....
		Wall B	Door	Left	Left jamb	S	>9.9	.....
		Wall C	Door	Center		S	>9.9	.....
		Wall D	Door	Left		S	>9.9	.....
				Right				
02	Bedroom	Wall A	Base board	Center		S	>9.9	.....
			Window	Center	Sill	S	>9.9	.....
					Left jamb	S	>9.9	.....
		Wall C	Door	Right	Lower Center	S	6.2	.....
03	Living Rm	Wall B	Base board	Center		S	>9.9	.....
		Wall C	Base board	Center		S	>9.9	.....
			Door	Center	Left casing	S	8.6	.....
					Upper Center	S	5.6	.....

COMMENT: window, wall A, center: 1st sill reading=outer sill, 2nd=inner

04	Kitchen	Wall A	Base board	Center		S	3.5	.....
			Door	Left	Right jamb	S	>9.9	.....
					Upper Center	S	>9.9	.....
		Wall C	Window	Center	Well	S	8.6	.....
					Sill	S	>9.9	.....
					Left jamb	S	>9.9	.....

COMMENT: kitchen window, wall C, center: 1rst sill reading=outer sill, 2nd=inner

AILED REPORT OF LEAD PAINT INSPECTION FOR: Thanh Ngo

227 Cumberland Ave. 3rd floor
Portland, ME 04101

Inspection Date: 08/15/94
Report Date: 08/16/94
Abatement Level: 2.0 mg/cm²
Report No. 08-15-94-1730
Total Readings: 28
Job started: 08-15-94 17:30
Job finished: 08-15-94 17:47

Room No.	Description	Surface	Structure	Location	Member	Paint Cond	Lead (mg/cm²)	Mode
01	Hallway	Wall A	Door	Center.	Right jamb	S	>9.9	QM
					Upper Center	S	>9.9	QM
						S	-0.1	QM
		Wall B	Base board	Center		S	>9.9	QM
			Door	Left		S	-0.1	QM
				Right	Left jamb	S	0.0	QM
					Upper Center	S	>9.9	QM
					Left jamb	S	>9.9	QM
		Wall C	Door	Center		S	>9.9	QM
		Wall D	Door	Left		S	>9.9	QM
				Right				
02	Bedroom	Wall A	Base board	Center		S	>9.9	QM
			Window	Center	Sill	S	>9.9	QM
					Part. bead	S	0.2	QM
					Left jamb	S	>9.9	QM
		Wall C	Door	Right	Lower Center	S	6.2	QM
03	Living Rm	Wall A	Window	Center	Sill	S	1.2	QM
						S	-0.1	QM
					Part. bead	S	-0.6	QM
						S	>9.9	QM
		Wall B	Base board	Center		S	>9.9	QM
		Wall C	Base board	Center		S	8.6	QM
			Door	Center	Left casing	S	5.6	QM
					Upper Center			

COMMENT: window, wall A, center: 1st sill reading=outer sill, 2nd=inner

04	Kitchen	Wall A	Base board	Center		S	3.5	QM
			Door	Left	Right jamb	S	>9.9	QM
					Upper Center	S	>9.9	QM
					Well	S	8.6	QM
		Wall C	Window	Center	Sill	S	-0.2	QM
						S	>9.9	QM
					Left jamb	S	>9.9	QM

COMMENT: Lower window, wall C, center: 1rst sill reading=outer sill, 2nd=inner