

LONGF-SQ III

  
SMITHSONIAN INSTITUTION  
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WASHINGTON, D.C. 20540

CERTIFICATE  
OF  
COMPLIANCE

DATE: April 8, 1983

DU: 16

CITY OF PORTLAND

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

Easley D. Harden  
c/o Properties Investment Group  
1510 Clemson Road  
Reno, Nevada 89500

cc: Kevin Gillespie  
P. O. Box 211  
So. Freeport 04078

Re: Premises located at 461-463 Cumberland Ave. 36-F-18, 19 WE

Dear Mr. Harden:

A re-inspection of the premises noted above was made on March 31, 1983  
by Code Enforcement Officer Michael Nugent.

This is to certify that you have complied with our request to correct the violation of  
the Municipal Codes relating to housing conditions as described in our "Notice of Housing  
Conditions" dated January 29, 1982.

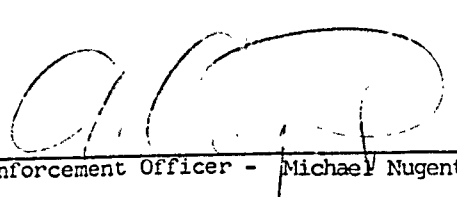
Thank you for your cooperation and your efforts to help us maintain decent, safe and  
sanitary housing for all Portland residents.

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 April 1988.

Sincerely yours,

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

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

  
Code Enforcement Officer - Michael Nugent (10)

jmr

ADMINISTRATIVE DECISION

City of Portland  
Department of Urban Development  
Housing Inspections Division  
Telephone: 775-5451 - Ext. 311 - 318

Date December 14, 1982

Easley D. Harden  
c/o Properties Investment Group  
1510 Clemson Road  
Reno, Nevada

cc: Kevin Gillespie  
P. O. Box 211  
So. Freeport 04078

Re: Premises located at 461-463 Cumberland Ave., Portland, Me. 36-F-18, 19 WE

Dear Mr. Harden:

You are hereby notified that a reinspection and your request for additional time on December 8, 1982, regarding our "Notice of Housing Conditions", at the above referred premises, resulted in the decision noted below.

Expiration time extended to January 14, 1983 in order to complete the work in progress to correct the remaining 7 Housing Code violations as listed on attached Notice of Housing Conditions.

       Notice modified as follows:

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

Very truly yours,

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

By [Signature]  
Lyle D. Noyes  
Inspection Services Division

In Attendance:

Kevin Gillespie  
Gayton Bartlett MB

Encl.

HOUSING INSPECTION REPORT

OWNER: Easley D. Harden

CODE ENFORCEMENT OFFICER - Gayton Bartlett (6)

461-463 Cumberland Ave., Portland, Me. 36-F-18, 19 WE NOHC - 1-29-82  
Administrative Decision Continued December 14, 1982:

ADDITIONAL VIOLATIONS FOUND DECEMBER 8, 1982:

SEC. (S)

- 3-31-82
- ~~1. OVERALL STRUCTURE - missing switch plate covers and dual convenience outlet covers. 8-e~~
  - ~~2. LEFT FRONT FIRST FLOOR - stairway - missing railing. 3-d~~
  - ~~461 CUMBERLAND AVENUE - APARTMENT #2~~
  - ~~3. LIVING ROOM - ceiling - peeling paint. 3-b~~
  - ~~4. LIVING ROOM - ceiling - damaged plaster. 3-b~~
  - ~~461 CUMBERLAND AVENUE - APARTMENT #7~~
  - ~~5. LIVING ROOM - ceiling - peeling paint. 3-b~~
  - ~~463 CUMBERLAND AVENUE - APARTMENT #4~~
  - ~~6. BATHROOM - window - rotted sash. 3-b~~
  - ~~7. BEDROOM & BATHROOM - ceilings - peeling paint. 3-b~~

11/18/82  
12/18/82

NOTICE OF HOUSING CONDITIONS

799-3821(w) 865-4806(A)  
Kerr (AGENT) - 1-305-491-1909

29  
12/18/82  
11:00

CITY OF PORTLAND, MAINE

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

Easley D. Harden 1-702-329-0041(w)  
c/o Properties Investment Group  
1510 Clemson Rd.  
Reno, Nevada

1-702-329-4184 (w)  
Kerr (AGENT)  
c/o Mark Stinson Assoc.  
212 Washington Ave.  
Portland, Me. 04103

Frank Varney (Custodian)  
20 Tate St., Portland, Me. 04101

DU  
Ch. 36 Blk. F Lot 18, 19  
Location: 461-463 Cumberland Av

Project: NCF-WE  
Issued: January 29, 1982  
Expires: April 29, 1982

AGENT (AS OF 4/1/82)  
STATE DOCUMENT (647)  
865-2041 - DISCONTINUED  
GILLESPIE AS OF 11/15/82

Dear Mr. Harden:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 461-463 Cumberland Ave., Portland, Me. by Code Enforcement Officer Gavton Bartlett.

Violations of Chapter 307 of the Municipal Codes (Minimum Standards for Housing) were found as described in detail on the attached "Housing Inspection Report".

In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects on or before April 29, 1982. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within ten (10) days from this date, we will assume the repairs to be in progress and, on re-inspection within the time set forth above, will anticipate that the premises have been brought into compliance with Code Standards.

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

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

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

By  
Lyle D. Noyes,  
Inspection Services Division

Martin C. Bartlett  
Code Enforcement Officer - Bartlett (6)

Attachments:-

jmr

PO Box 211  
SF 041078

HOUSING INSPECTION REPORT

OWNER: Easley D. Harden

CODE ENFORCEMENT OFFICER - Gayton Bartlett

461-463 Cumberland Avenue, Portland, Maine 36-F-18,19 NCP-WE Notice of Housing Conditions  
 DATED: January 29, 1982 EXPIRES: April 29, 1982

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

SEC.(S)

- |  |            |
|--|------------|
| <del>1. OVERALL yard debris and trash.</del>   | 4-d        |
| <del>2. FIRST, SECOND AND THIRD FLOOR FRONT AND REAR stairways and halls - broken and missing plaster.</del>     | 3-b        |
| <del>3. FIRST, SECOND AND THIRD FLOOR FRONT AND REAR stairways - broken end missing baluster and railings.</del> | 3-d<br>8-a |
| <del>4. FIRST FLOOR HT HALL ceiling - exposed wiring.</del>  | 8-e        |
| <del>5. FIRST FLOOR LEFT HALL ceiling - missing light fixture.</del>   | 8-e        |
| <del>6. FIRST FLOOR RIGHT REAR HALL wall - inoperative light fixture.</del>                                      | 3-c        |
| <del>7. FIRST FLOOR RIGHT EXTERIOR door - missing glass.</del>   | 3-b        |
| <del>8. THIRD FLOOR hallway - missing fire door.</del>   |            |
|  |            |
| 461 - APARTMENT A  | 3-c        |
| <del>9. LIVING ROOM window - broken glass.</del>   |            |
|  |            |
| 461 - APARTMENT D  | 3-c        |
| <del>10. LIVING ROOM &amp; BEDROOM - windows - broken glass.</del>   |            |
|  |            |
| 461 - APARTMENT E  | 6-d<br>3-b |
| <del>*11. BATHROOM - sink - missing trap.</del>  |            |
| <del>12. BEDROOM - ceiling - peeling paint.</del>  |            |
|  |            |
| 461 - APARTMENT F  | 6-d<br>3-b |
| <del>13. BATHROOM - tub - leaking faucet.</del>  |            |
| <del>14. BATHROOM - wall - loose and broken plaster in tub area.</del>   |            |
|  |            |
| 461 - APARTMENT G  | 8-e<br>3-b |
| <del>*15. LIVING ROOM - wall - missing light switch and plate.</del>   |            |
| <del>16. LIVING ROOM - wall - loose and missing plaster.</del>   |            |
|  |            |
| 461 - APARTMENT H  | 3-b        |
| <del>17. LIVING ROOM - wall - broken plaster.</del>  |            |
|  |            |
| 463 - APARTMENT A  | 3-b        |
| <del>18. LIVING ROOM - walls - loose and missing plaster.</del>  |            |
|  |            |
| 463 - APARTMENT B  | 3-b        |
| <del>*19. BATHROOM - ceiling - leaking.</del>  |            |
|  |            |
| 463 - APARTMENT C  | 6-d        |
| <del>20. KITCHEN - sink - leaking faucets.</del>   |            |
|  |            |
| 463 - APARTMENT E  | 6-d        |
| <del>*21. BATHROOM - sink - missing trap.</del>  |            |

461 MI RAILING  
1ST FL SAW

12/8/82  
CB

#2 U peeling paint  
broken plaster

#7 peeling paint - 1st fl

#4 peeling paint BE CL BA CL  
RO SASU BA

Continued

HOUSING INSPECTION REPORT

OWNER: Easley D. Harden

CODE ENFORCEMENT OFFICER - Gayton Bartlett

461-463 Cumberland Avenue, Portland, Maine 36-F-18,19 NCF-WE Notice of Housing  
Conditions DATED: January 29, 1982 EXPIRES: April 29, 1982

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

463 - APARTMENT F	SEC.(S)
<del>*22. WASTELINE leaking from shower.</del>	6-d
463 - APARTMENT G	
<del>*23. LIVING ROOM wall missing switchplate.</del>	8-e

\*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  
Street, Tel. 775-5451 to determine if any of the items listed above require a building or  
alteration permit.

INSPECTOR August

PROJECT 461-463 Comb. Area  
NCP-LFW  
OWNER E. HARDEN

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
<u>1/29/82</u>	<u>4/29/82</u>				

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

DATE		
<u>3-31-83</u>	<u>M</u>	ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE" <input checked="" type="checkbox"/> "POSTING RELEASE" <input checked="" type="checkbox"/>
		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 _____

12/9/82 GO INSPECTOR'S REMARKS: 23 corrected - 7 additional measures rehab done  
3/31/83 on bldg WTY - 1/14/83  
WORK COMPLETED *[Signature]*

INSTRUCTIONS TO INSPECTOR: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



# CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

(PARKSIDE)

## ADMINISTRATIVE DECISION

Date: January 16, 1990

Edward Jenkins  
c/o Peter Adams Management  
215 State Street  
Portland, ME 04101

Re: Premises located at 461-463 Cumberland Ave. 36-F-18 & 19

Dear Mr. Jenkins:

You are hereby notified that a reinspection and your request for additional time on Jan. 11, 1990, regarding our "Notice of Housing Conditions", at the above referred premises, resulted in the decision noted below.

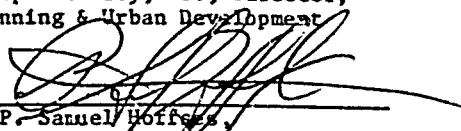
Expiration time extended to Feb. 11, 1990 in order to complete the work in progress to correct the remaining 11 Housing Code violations as listed on attached Notice of Housing Conditions.

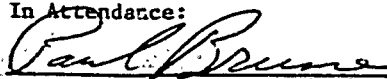
Notice modified as follows:

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

Very truly yours,

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

By   
P. Samuel Hoffers  
Chief of Inspection Services

In Attendance:  
  
Paul Brune, Rehab. Specialist

Encl.

HOUSING INSPECTION REPORT

OWNER: Edward Jenkins

LOCATION: 461-463 Cumberland Ave. 48-F-26 36-F-161

CODE ENFORCEMENT OFFICER: Merlin Leary for Kevin Carroll (6)

HOUSING CONDITIONS DATED: November 9, 1989 EXPIRES: January 9, 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)

461 CUMBERLAND AVENUE

1. INTERIOR CELLAR FLUE - excessive soot. 114-2
- \* 2. INTERIOR SECOND FLOOR - FRONT HALL CEILING - broken plaster. 108-2
- ~~3. INTERIOR THIRD FLOOR - FRONT HALL - storing furniture, appliances, etc. 116-3~~
4. INTERIOR FIRST FLOOR, APT. #2 - LIVING ROOM WINDOW - missing counterbalance cords. 108-3
- ~~5. INTERIOR FIRST FLOOR, APT. #3 - LIVING ROOM CEILING - broken plaster. 108-2~~
- ~~6. INTERIOR FIRST FLOOR, APT. #3 - BATHROOM CEILING - inoperative light. 113-5~~
- \* 7. INTERIOR FIRST FLOOR, APT. #3 - BATHROOM WINDOW - broken glass. 108-3
8. INTERIOR FIRST FLOOR, APT. #3 - LIVING ROOM WINDOWS - missing storm & screen. 108-3
9. INTERIOR SECOND FLOOR, APT. #2 - LIVING ROOM WINDOWS - missing storm & screen. 108-3
10. INTERIOR SECOND FLOOR, APT. #6 - LIVING ROOM WINDOW - missing counterbalance cords. 108-3

463 CUMBERLAND AVENUE

11. INTERIOR FIRST FLOOR, APT. #2 - LIVING ROOM & BEDROOM - missing storm & screen. 108-3
12. INTERIOR FIRST FLOOR, APT. #2 - LIVING ROOM WINDOW - missing counterbalance cords. 108-3
13. INTERIOR FIRST FLOOR, APT. #3 - LIVING ROOM WINDOW - missing storm & screen. 108-3
- ~~14. INTERIOR SECOND FLOOR, APT. #4 - LIVING ROOM WALL - broken plaster. 108-3~~
15. INTERIOR THIRD FLOOR, APT. #6 - LIVING ROOM WALL - broken plaster. 108-2

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 THE STRUCTURE.

LOD - SUBSTANDARD HOUSING CONDITIONS

Inspection Services  
Samuel P. Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

Date 11/5/91

Name Edward R. Jenkins  
Address P O Box 141  
Address Boston, MA 02101

Re: Building # 461 Cumberland Ave.  
CBL # 36-F-18  
DU:


Dear Mr. Jenkins:


We recently received a complaint and an inspection was made by Code Enforcement Officer M. Wing of the property owned by you at 461 Cumberland Ave., Portland, Maine. As a result of the inspection, you are hereby to correct the following substandard housing conditions:

Missing plaster & possible water leak in the  
living room ceiling 108.2

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 12/5/91 (30 days). Failure to comply with this order may result in a complaint being filed for prosecution in District Court.

Sincerely,

  
Marland Wing  
Code Enforcement Officer

  
S. Samuel Hoffses  
Chief of Inspection

Inspection Services  
P. Samuel Hoises  
Chief



Planning and Urban Development  
Joseph F. Gray Jr.  
Director

AUGUST 06, 1996

CITY OF PORTLAND

JENKINS EDWARD R  
& ALBERT J VACCARO  
PO BOX 141  
BOSTON MA 02101

Re: 461 CUMBERLAND AVE  
CBL: 036- - F-018-001-01  
DU: 16

Dear Mr. Jenkins & Mr Vaccaro:

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 reinspection 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 its goal to maintain decent, safe, and sanitary housing for all of Portland's residents.

Sincerely,

Marland Wing  
Code Enforcement Officer

Tammy Munson  
Code Enfc. Offr./ Field Supv.

### HOUSING INSPECTION REPORT

Location: 461 CUMBERLAND AVE  
Housing Conditions Date: August 6, 1996  
Expiration Date: October 5, 1996

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

- |  |        |
|--|--------|
| 1. EXT - WALL -<br>MORTAR IS MISSING                       | 108.10 |
| 2. EXT - 1ST/2ND FLRS - REAR<br>WINDOWS HAVE BROKEN GLASS  | 108.30 |
| 3. EXT - OVERALL -<br>WINDOWS ARE MISSING STORMS           | 108.30 |
| 4. INT - 2ND FLR - FRONT -<br>HALL CEILING IS MISSING TILE | 108.20 |

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

AUGUST 06, 1996

JENKINS EDWARD R  
& ALBERT J VACCARO  
PO BOX 141  
BOSTON MA 02101

Re: 461 CUMBERLAND AVE  
CBL: 036- - F-018-001-01  
DU: 16

Dear Mr. Jenkins & Mr Vaccaro:

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 reinspection within the time set forth above, will anticipate that the premises have been brought into compliance with the Housing Code Standards.

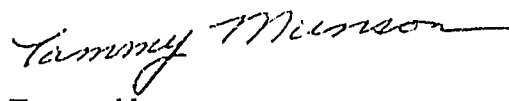
Please Note: You should consult this department to insure that any corrective action you should undertake complies with the building, plumbing, electrical, zoning and other Articles of the City Code.

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

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

Sincerely,

  
Marland Wing  
Code Enforcement Officer

  
Tammy Munson  
Code Enfc. Offr./ Field Supv.

### HOUSING INSPECTION REPORT

Location: 461 CUMBERLAND AVE  
Housing Conditions Date: August 6, 1996  
Expiration Date: October 5, 1996

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

- |  |        |
|--|--------|
| 1. EXT - WALL -<br>MORTAR IS MISSING                       | 108.10 |
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| 3. EXT - OVERALL -<br>WINDOWS ARE MISSING STORMS           | 108.30 |
| 4. INT - 2ND FLR - FRONT -<br>HALL CEILING IS MISSING TILE | 108.20 |