

560-562 CUMBERLAND AVE.

47-A-2

LONGF-SQ II



SHAW-WALKER
#8503 1R



CITY OF PORTLAND

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

February 25, 1982

DU: 3

Donald E. Johnson
560-562 Cumberland Avenue
Portland, Maine 04101

Re: 560-562 Cumberland Ave. 47-A-2 WE


The Housing Inspections Division of the Department of Planning & Urban Development has recently completed an overall inspection of your property.

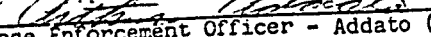
Congratulations are extended to you for the general condition of your property which was found to meet the standards established by the City's Housing Code.

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 of
Planning & Urban Development

By 
Lyle D. Hoyes
Inspection Services Division


Code Enforcement Officer - Addato (7)

jmr

Housing Inspection Division

City of Portland

DWELLING UNIT SCHEDULE

2) INSP. *Allet* 3) FORM NO.

1) INSP. Date

2 23 82

5) Flr. #

6) Location

7) Rmg. Tp.

8) #Rms.

9) #All'd

10) #Slp. Rms.

11) Slp. Rms.

12) Child Under 10

13) Child 1-6

14) Child 7-12

15) Rent

16) Rent Code

17) Furn.

18) heat

19) Hot Water

20) Dual Egress

21) Ck'ng

22) Lav.

23) Bath

24) Flush

4) TENANT'S NAME

Don Johnson

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12) Child Under 10

13) Child 1-6

14) Child 7-12

15) Rent

16) Rent Code

17) Furn.

18) heat

19) Hot Water

20) Dual Egress

21) Ck'ng

22) Lav.

23) Bath

24) Flush

Code Sect. Violated

Violation Rem. - Date

Viol. No.

Remedy

Cond.

Violation

Standard SD/OK

Location

Room Type

Area Type

Resp. Party

Code Sect. Violated

Violation Rem. - Date

City of Portland

Housing Inspection Division

DWELLING UNIT SCHEDULE

1) INSP. Date

2 23 82

2) INSP. *Adhat* 3) FOR: NO.

4) TENANT'S NAME

Bill Harmon

5) Flr. # 6) Location 7) Rm. Tp. 8) #Rms. 9) #Peo. 10) #A'l'd 11) Slp. Rms.

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

350. MO. - OFF ELECT. YES LG R R R
Location Room Type Area Type Resp. Party Code Sect. Violation Rem. - Date

*Standard
SD/ji*

REQUEST FOR SERVICE

PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	8 26 74	BY	Keg	DISTRICT	Daugh
REQUEST BY	NAME	Mrs. Fear (Owner)			
	ADDRESS	560-562 Cumberland Ave.			
OWNER	NAME				
	ADDRESS				
CONDITIONS	ADDRESS	Building next door			
COMMENTS	Building next door has a lot of				
	rubbish & garbage that has lain there for weeks causing a bad odor.				
SPECIAL INSTRUCTIONS					
DIVISION	SANITATION	<input checked="" type="checkbox"/>	HOUSING		
	ROUTINE		SPECIAL		
	URGENT		REPORT TO	BY	DATE

CERTIFICATE
OF
COMPLIANCE

CITY OF PORTLAND
Health Department - Housing Division
Tel. 775-5451 Ext 448

November 6, 1973

Ms. M. Elsa Fiore
560-562 Cumberland Avenue
Portland, Maine 04101

Re: Premises located at 560-562 Cumberland Avenue, Portland, Maine

Dear Ms. Fiore:

A re-inspection of the premises noted above was made on November 2, 1973
by Housing Inspector Gough, of the Health Department.

This is to certify that you have complied with our request to correct the violations
of the Municipal Codes relating to housing conditions described in our "Notice of
Housing Conditions" dated March 16, 1973.

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

Sincerely yours,

Arthur A. Hughson, CPH; MPH
Health Director

By Lyle D. Hayes
Chief of Housing Inspections

Inspector [Signature]

188

UN/72

NOTICE OF HOUSING CONDITIONS

DJ 3

CITY OF PORTLAND
Health Department - Health Division
Telephone 775-5451 - Extension 448

Location: 560-562 Cumberland Avenue
Project: Longfellow Square - Phase I
Issued: 3-16-73
Expires: 6-16-73

Ms. H. Elsa Flore
560-562 Cumberland Avenue
Portland, Maine

OK
C/C
11-2-73
ME

Dear Ms. Flore:

An examination was made of the premises at 560-562 Cumberland Avenue Portland, Maine, by Housing Inspector Brasier. Violations of Municipal Codes relating to housing conditions were found as described in detail below.

In accordance with provisions of the above mentioned Codes, you are requested to correct these defects on or before May 16, 1973. 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.

Your cooperation will help this Department in its goal to maintain all Portland residents in decent, safe and sanitary housing.

Very truly yours,

Arthur A. Hugheson, CPH, MPH
Health Director

Inspector

Jeffrey D. Brasier

By

Charles D. Thomas
Chief of Housing Inspections

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

Section 1

- First Floor
- 11-2-1. ~~Correct the condition at the fixture that causes a cross-connection at the tub in the bathroom.~~ 6-d
- Second Floor
- 11-2-2. ~~Correct the condition at the fixture that causes a cross-connection at the tub in the bathroom.~~ 6-d
- On a re-inspection by Housing Inspector Gough on June 8, 1973, the following additional violations were found:
- 11-2-3. ~~Determine the reason and remedy the condition which causes the signs of leakage on the ceiling of the third floor front and rear hall.~~ 3-b
 - 11-2-4. ~~Determine the reason and remedy the condition which causes the signs of leakage on the kitchen ceiling overall.~~ 3-b
 - 11-2-5. ~~Repair the loose and broken ceiling and wall plaster in the third floor rear hall.~~ 3-b
 - 11-2-6. ~~Repair the leaking waste line in the third floor kitchen sink.~~ 6-d
 - 11-2-7. ~~Replace the loose wall plaster, second floor bathroom.~~ 3-b
 - 11-2-8. ~~Repair the loose ceiling plaster, second floor kitchen.~~ 3-b
 - 11-2-9. ~~Make the exterior trim weathertight and watertight by painting or some other suitable means.~~ 3-a

12

LDN/72

NOTICE OF HOUSING CONDITIONS

DU 3

CITY OF PORTLAND
Health Department - Housing Division
Telephone 775-5451 - Extension 448

Location: **560-562 Cumberland Avenue**
Project: **Longfellow Square - Phase II**
Issued: **3-16-73**
Expires: **6-16-73**

Ms. M. Elsa Flore
560-562 Cumberland Avenue
Portland, Maine

Dear Ms. Flore:

An examination was made of the premises at 560-562 Cumberland Avenue
Portland, Maine, by Housing Inspector Prasier. Violations of Municipal
Codes relating to housing conditions were found as described in detail below.

In accordance with provisions of the above mentioned Codes, you are requested to correct
these defects on or before May 16, 1973. 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.

Your cooperation will help this Department in its goal to maintain all Portland residents in
decent, safe and sanitary housing.

Very truly yours,

Arthur A. Hughson, CPH, MPH
Health Director

Inspector _____

By Arthur A. Hughson
Chief of Housing Inspections

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

First Floor

- 1. Correct the condition at the fixture that causes a cross connection at the t.b
in the bathroom. 6-d

Second Floor

- 2. Correct the condition at the fixture that causes a cross connection at the tub
in the bathroom. 6-d

*By re-inspection by Housing Inspector Snow on June 8, 1973 the following
additional violations were found.*

- 3) DT RC 3rd FLOOR FR + RE HALL CEILING LEAKAGE 3b
- 4) " " " " KITCHEN CEILING LEAKAGE O.A. 3b
- 5) RR, LO, BR CL + WA FLLOOR 3rd FLOOR REAR BACK 3b
- 6) RR LF WASTE LINE 3rd FLOOR KIT SINK 6-d
- 7) RC LO WA WASHEN 3rd FLOOR BR 3b
- 8) " " CL " " " " 3b
- 9) MAKE THE WOODEN TRIM REPAIRS + MAKE TIGHT BY HAND 3a

REINSPECTION RECOMMENDATIONS

INSPECTOR J. Brown

LOCATION 500-102 Currier Ave.
 PROJECT Lowell Court II
 OWNER McDonnell Finance

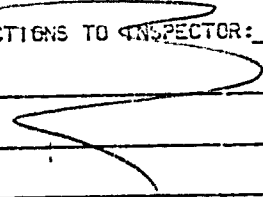
NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
3-15-73	5-16-73				

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

DATE		ALL VIOLATIONS HAVE BEEN CORRECTED	<input checked="" type="checkbox"/>	"POSTING RELEASE"	<input type="checkbox"/>
11-2-73	MC	Send "CERTIFICATE OF COMPLIANCE"	<input checked="" type="checkbox"/>		
		SATISFACTORY Rehabilitation in Progress			
6-8-73	MC	Time Ext. due To	7-16-73		
		Time Extended To			
		Time Extended To			
		UNSATISFACTORY Progress		"FINAL NOTICE"	<input type="checkbox"/>
		Send "HEARING NOTICE"			
		"NOTICE TO VACATE"			
		POST Entire			
		POST Dwelling Units			
		UNSATISFACTORY Progress			
		Request "LEGAL ACTION" Be Taken			

6-2-73 MC INSPECTOR'S REMARKS: no roof leak has been observed
causing ceiling & wall plaster damage to 2nd
& 3rd floor units - minor water in basement

11-2-73 MC (ck) Copy of "Notice of Housing Conditions" with additional
violations mailed to Mrs. Fine 6-19-73
and J. G. C.

INSTRUCTIONS TO INSPECTOR:




CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

CERTIFICATE OF COMPLIANCE

DATE: January 28, 1988

DU: 3

Housing Inspections Division
Telephone: 775-5451 - Extension 311

Donald E. Johnson
562 Cumberland Avenue
Portland, Maine 04101

RE: Premises located at 562 Cumberland Avenue 47-A-2

Dear Mr. Johnson:

A re-inspection of the premises noted above was made on January 22, 1988
by Code Enforcement Officer Burton G. MacIsaac.

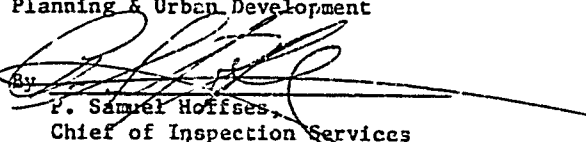
This is to certify that you have complied with our request to correct the
violation(s) of the Municipal Code relating to housing conditions as
described in our "Notice of Housing Conditions" dated December 8, 1987.

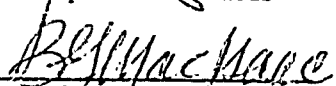
Thank you for your cooperation and your efforts to help us maintain decent,
safe and sanitary housing for all Portland residents.

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 Jan. 1993.

Sincerely yours,

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


P. Samuel Hoffses,
Chief of Inspection Services


Burton G. MacIsaac (6)
Code Enforcement Officer

jm



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

NOTICE OF HOUSING CONDITIONS

DU: 3
CHART-BLOCK-LOT - 47-A-2
LOCATION: 562 Cumberland Avenue

DISTRICT: 6
ISSUED: December 8, 1987
EXPIRES: February 8, 1988

Donald E. Johnson
562 Cumberland Avenue
Portland, Maine 04101

Dear: Mr. Johnson:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 562 Cumberland Avenue by Code Enforcement Officer Burton G. MacIsaac. 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 February 8, 1988. 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.

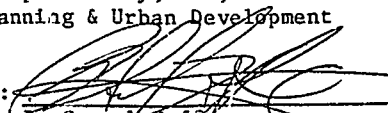
Please Note: You should consult the Inspection Services Division to insure that any corrective action you undertake complies with the building, plumbing, electrical, zoning and other Article of the City Code.

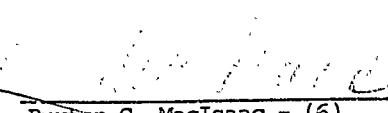
Please contact this office if you have any questions regarding this order.

Your cooperation will aid this department in its 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


Burton G. MacIsaac - (6)
Code Enforcement Officer

Attachments

jmr

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

OWNER: Donald E. Johnson

LOCATION: 562 Cumberland Ave. 47-A-2

CODE ENFORCEMENT OFFICER: Burton G. MacIsaac (6)

HOUSING CONDITIONS DATED: Dec. 8, 1987

EXPIRES: Feb. 8, 1988

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. EXTERIOR THIRD FLOOR RIGHT REAR - eave - rotted cornice.	6-108
2. EXTERIOR FIRST FLOOR REAR - steps - missing railing.	6-108
3. INTERIOR FIRST FLOOR APT. #1 - KITCHEN - ceiling - broken plaster.	6-108
4. INTERIOR FIRST FLOOR APT. #1 - KITCHEN - wall - missing outlet cover.	6-113
5. INTERIOR SECOND FLOOR APT. #2 BATHROOM - sink - dripping faucet.	6-111
6. INTERIOR THIRD FLOOR APT. #3 OVERALL - windows - missing sashcords.	6-108
7. INTERIOR FRONT CELLAR - crumbling foundation.	6-108

1. 2 7

REINSPECTION RECOMMENDATIONS

LOCATION 562 Cumberland

INSPECTOR P. G. MACISAAC

PROJECT _____

OWNER Johnson

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
12-8-87	2-8-88				

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

DATE: 1-22-88 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 _____

INSPECTOR'S REMARKS: _____

owner called, says everything done.

INSTRUCTIONS TO INSPECTOR: _____

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

DECEMBER 12, 1996

CITY OF PORTLAND

JOHNSON DONALD E
562 CUMBERLAND AVE
PORTLAND ME 04101

Re: 562 CUMBERLAND AVE
CBL: 047- - A-002-001-01
DU: 3

Dear Mr. Johnson:

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".

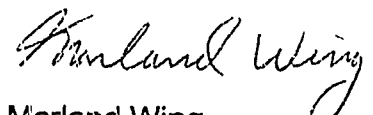
In accordance with the provisions of the above-mentioned Code, you are hereby ordered to correct those defects within sixty (60) days. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within 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.

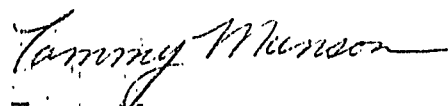
Please Note: You should consult this department to insure that any corrective action you should undertake complies with the building, plumbing, electrical, zoning and other Articles of the City Code.

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: 562 CUMBERLAND AVE
Housing Conditions Date: December 12, 1996
Expiration Date: February 10, 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 - CHIMNEYS - 108.50
MORTAR IS MISSING
2. INT - CELLAR - 108.40
STAIRS HAVE A BROKEN TREAD
3. INT - CELLAR - 116.60
THERE APPEARS TO BE FRIABLE ASBESTOS
4. INT - OVERALL - 113.50
HARD-WIRED BATTERY-BACK/UP SMOKE DETECTORS ARE REQUIRED IN EACH UNIT