

536 Cumberland Avenue

LONGF-SQ II



SHAW-WALKER

-8503-1R



CITY OF PORTLAND

JOSEPH E. GRAY, JR.
DIRECTOR OF URBAN DEVELOPMENT

November 6, 1980

OK
BY ML
DATE 5/5/81

Mr. & Mrs. Richard J. & Nancy L. Meiners
118 Beacon Street
Portland, Maine 04102

772-2173

Re: 534-536 Cumberland Ave. 47-A-10 WE

Dear Mr. & Mrs. Meiners:

We recently received a complaint and an inspection was made by Housing Inspector Merlin Leary of the property owned by you at 534-536 Cumberland Avenue, Portland, Maine, you are hereby ordered to correct the following substandard housing conditions:

5/3 ~~LEFT FRONT steps sagging. 3-d~~
5/3 ~~LEFT FRONT, MIDDLE & RIGHT FRONT steps broken and missing mortar. 3-d~~

The above mentioned conditions are in violation of Chapter 307 of the Municipal Code of the City of Portland, Maine, and must be corrected on or before, December 6, 1980.

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

Sincerely yours,
Joseph E. Gray, Jr., Director
Urban Development

By Lyle D. Noyes
Lyle D. Noyes
Housing Code Administrator

Inspector Merlin Leary

jnr

REINSPECTION RECOMMENDATIONS

LOCATION 534-536 Cumberland
PROJECT NDP
OWNER Richard Meiners

INSPECTOR Leary

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
<u>11-6-80</u>	<u>12-6-80</u>				

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

DATE	RECOMMENDATION
	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 _____

5-5 INSPECTOR'S REMARKS: Violations corrected

INSTRUCTIONS TO INSPECTOR:

P07-0487317

Re: 534-536 Cumberland Ave. - Leary

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED -
NOT FOR INTERNATIONAL MAIL
(See Reverse)

SENT TO		Richard & Nancy Meiners	
P.O. NO.		118 Beacon Street	
P.O., STATE AND ZIP CODE		Portland, Maine 04102	
POSTAGE			
CERTIFIED FEE			
SPECIAL DELIVERY			
RESTRICTED DELIVERY			
CONSULT POSTMASTER FOR FEES			
OPTIONAL SERVICES	RETURN RECEIPT SERVICE	SHOW TO WHOM DATE AND ADDRESS FOR DELIVERY WITH RESTRICTED DELIVERY	
TOTAL POSTAGE AND FEES			
POSTMARK OR DATE			

PS Form 3800, Apr. 1976

PS Form 3811 AUG. 1979

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

1. The following service is requested (check one):

- Show to whom and date delivered.
- Show to whom, date, and address of delivery.
- RESTRICTED DELIVERY. Show to whom and date delivered.
- RESTRICTED DELIVERY. Show to whom, date, and address of delivery. (CONSULT POSTMASTER FOR FEES)

2. ARTICLE ADDRESSED TO:
 Richard J. & Nancy L. Meiners
 118 Beacon Street
 Portland, Maine 04102

3. ARTICLE DESCRIPTION:

REGISTERED NO.	CERTIFIED NO.	INSURED NO.
	0487317	

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE Addressee Authorized agent

Nancy Meiners

4. DATE OF DELIVERY: 11-7-80

5. ADDRESS (Complete only if requested)

6. UNABLE TO DELIVER BECAUSE:

CLERK'S INITIALS

POSTMARK: PORTLAND, ME 11-7-80

★GPO: 1978-272-932

RETURN RECEIPT: REGISTERED, INSURED AND CERTIFIED MAIL

Rt. 534-536 Cumberland Ave. - LEAVY

REQUEST FOR SERVICE

PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	11-4-80	BY	LDO	DISTRICT	Leary
REQUEST BY	NAME	Joe Gray			
	ADDRESS				
OWNER	NAME	R. Maimens			
	ADDRESS	115 Beacon St.			
CONDITIONS	ADDRESS	534-536 Cumberland Ave			
<p>Front Steps (Cement) in very poor condition Missing a lot of dirt, mud, & right Sagging condition. Will post</p>					
COMMENTS	This building was given a compliance on 8-5-80				
SPECIAL INSTRUCTIONS	Send a letter of defect.				
DIVISION	SANITATION	HOUSING	NURSING		
PRIORITY	ROUTINE	SPECIAL	BY	MJS	
	URGENT	REPORT TO	DATE	11-5-80	



CITY OF PORTLAND

JOSEPH E. GRAY, JR.
DIRECTOR OF URBAN DEVELOPMENT

November 6, 1980

Mr. & Mrs. Richard J. & Nancy L. Meiners
118 Beacon Street
Portland, Maine 04102

Re: 534-536 Cumberland Ave. 47-A-10 WE

Dear Mr. & Mrs. Meiners:

We recently received a complaint and an inspection was made by Housing Inspector Merlin Leary of the property owned by you at 534-536 Cumberland Avenue, Portland, Maine, you are hereby ordered to correct the following substandard housing conditions:

1. LEFT FRONT - steps - sagging. 3-d
2. LEFT FRONT, MIDDLE & RIGHT FRONT - steps - broken and missing mortar. 3-d

The above mentioned conditions are in violation of Chapter 307 of the Municipal Code of the City of Portland, Maine, and must be corrected on or before, December 6, 1980.

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

Sincerely yours,
Joseph E. Gray, Jr., Director
Urban Development

By Lyle D. Noyes
Lyle D. Noyes
Housing Code Administrator

Inspector Merlin Leary
Merlin Leary

jmr

CERTIFICATE
OF
COMPLIANCE

August 15, 1980

CITY OF PORTLAND

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

Mr. Richard Meiners
118 Beacon Street
Portland, Maine 04103

Re: Premises located at 534-536 Cumberland Avenue JCP-WF 47-A-10

Dear Mr. Meiners:

A re-inspection of the premises noted above was made on August 14, 1980
by Housing Inspector Merlin Leary.

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 Jul. 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 August 1985.

Sincerely yours,

Joseph E. Gray, Jr. Director
Urban Development

By Lyle D. Noyes
Lyle D. Noyes
Housing Code Administrator

Inspector Merlin Leary
Merlin Leary

ADMINISTRATIVE HEARING DECISION

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

Date February 27, 1980

Mr. Richard Meiners
118 Beacon Street
Portland, Maine 04103

OK
BY ML
DATE 2/27/80

Re: Premises located at 534-536 Cumberland Avenue NCP-West End - 47-A-10

Dear Mr. Meiners:

You are hereby notified that a reinspection and your request for additional time

on February 25, 1980 regarding our "Notice of Housing Conditions" at the above referred premises resulted in the decision noted below.

X Expiration time extended to May 1, 1980 in order to complete the work in
progress to correct the remaining 6 Housing Code violations as shown on
attached list.

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. Meiners

Merlin Leary

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

By [Signature]
Lyle D. Noyes,
Housing Code Administrator

Remaining Housing Code Violations to be corrected within time extension granted on the attached "Administrative Decision" - NOHC- July 17, 1980

*Number 1 thru 6 are additional violations found on February 25, 1980 by inspector Merlin Leary.

- ~~1. Replace the missing mortar in the right rear exterior wall and the left and right support columns on the front porches. 3-a~~
- ~~2. Repair or replace the rotten gutter on the right front exterior roof. 3-a~~
- ~~3. Remedy the leaking condition on the second floor right rear bedroom ceiling. 3-a~~
- ~~4. Repair or replace the broken plaster on the second floor right rear bedroom ceiling. 3-a~~

SECOND FLOOR LEFT

- ~~5. Replace the missing tile on the kitchen ceiling. 3-b~~
- ~~6. Remedy the leaking condition in the kitchen ceiling. 3-b~~

*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.

NOTICE OF HOUSING CONDITIONS

DN 5

City of Portland
Department of Neighborhood Conservation
Housing Inspections Division
Tel. 775-3451 - Ext. 358 - 448
Mr. Richard Meiners
118 Bascom Street
Portland, Maine 04103

City-Bl.-Lot: 47-A-10
Location: 534-536 Cumberland Ave.
Project: MCP-West End
Issued: 7-17-79
Expired: 10-17-79

Dear Mr. Meiners:

An examination was made of the premises at 534-536 Cumberland Avenue, Portland, Maine, by Housing Inspector Gough. Violations of Municipal Codes relating to housing conditions were found as described below.

In accordance with provisions of the above cited codes, these defects on or before October 17, 1979 arrange a satisfactory repair schedule in a specific time. We will assume the repairs will be completed within ten days from this date and on receipt of the anticipated that the premises have been repaired. Please contact this office if you have any questions.

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

Inspector H. Gough

Filed Meiners

EXISTING VIOLATIONS OF CHAPTER 607 - MINIMUM

- ~~1. FRONT EXTERIOR STAIRS - repair or replace the broken cement steps. 3-d~~
- ~~2. INTERIOR ROOF - overall - repair or replace the loose and rotted gutters and downspouts. 3-a~~
- ~~3. FIRST FLOOR FRONT HALL - walls - repair missing plaster. 3-a~~
- ~~4. RIGHT FRONT CELLAR - floor - enclose open waste line. 3-a~~
- ~~5. THIRD FLOOR RIGHT FRONT HALL - railing - replace missing balusters. 6-d~~
- ~~6. SECOND FLOOR RIGHT REAR HALL - ceiling - replace loose light fixture. 3-b~~
- ~~7. KITCHEN - ceiling - repair loose ceiling tile. 3-b~~
- ~~8. LIVING ROOM - ceiling - determine the reason and remedy the condition causing leakage. 3-b~~
- ~~9. SECOND FLOOR FRONT BEDROOM - ceiling - determine the reason and remedy the condition causing leakage. 3-b~~

continued -

534-536 Cumberland Avenue - continued

First Floor - right

10. ~~REPAIRS~~ - ceiling - repair ~~wood-paneling~~

3-b

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. - 775-5431 - to determine if any of the items listed above require a building or alteration permit.

REINSPECTION RECOMMENDATIONS

INSPECTOR Leary

LOCATION 534-536 Cumber
 PROJECT NCP
 OWNER Meiners

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
7-17-79	10-17-79				

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

DATE		
8-14-80	M/	ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE" POSTING RELEASE "POSTING RELEASE"
2-25-80	M/	SATISFACTORY Rehabilitation In Progress Time Extended To <u>May 1, 1980</u>
5-27-80	M/	Time Extended To <u>July 27, 1980</u> Time Extended To _____
		UNSATISFACTORY Progress Send "HEARING NOTICE" _____ "FINAL NOTICE" _____
		"NOTICE TO VACATE" POST Entire _____ POST Dwelling Units _____
		UNSATISFACTORY Progress Request "LEGAL ACTION" Be Taken _____
2-25-80	M/	INSPECTOR'S REMARKS: <u>9 violations correct, 6 remaining</u> <u>met owner at property</u>
5-27-80	M/	<u>6 violations still remaining</u>
8-14-80	M/	<u>All violations corrected</u>
		INSTRUCTIONS TO INSPECTOR: _____

REINSPECTION RECOMMENDATIONS

LOCATION 534 1/2 EMBURY BLVD
 PROJECT A/C
 OWNER MEINERS

INSPECTOR G. [unclear]

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
7-17-79	10-17-79				

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

DATE	RECOMMENDATION
	ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE" _____ "POSTING RELEASE" _____
9-25-79	SATISFACTORY Rehabilitation in Progress Time Extended To: <u>10-27-79</u>
2-25-80	Time Extended To: <u>May 1, 1980</u> 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 _____

2-25-80 INSPECTOR'S REMARKS: 9 violations corrected, 6 remaining
Med owner at property

New Work Sheet

INSTRUCTIONS TO INSPECTOR: _____

P 398 935 603

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—
NOT FOR INTERNATIONAL MAIL

(See Reverse)

Sent to	
Mr. John Love	
Street and No.	
45 Randall Street	
P.O., State and ZIP Code	
Portland, Maine 04103	
Postage	\$
Certified Fee	
Special Delivery Fee	
Ristricted Delivery Fee	
Return Receipt Showing to whom and Date Delivered	
Return Receipt Showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	\$
Postmark or Date	

Re: 36 Cumberland Ave. - B. Maclean

PS Form 3800, Feb. 1982

PS Form 3811, July 1983

SENDER: Complete items 1, 2, 3 and 4.
 Put your address in the "RETURN TO" space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for service(s) requested.

1. Show to whom, date and address of delivery.
 2. Restricted Delivery.

3. Article Addressed to:
 Mr. John Love
 45 Randall Street
 Portland, Maine 04103

4. Type of Service:	Article Number
<input type="checkbox"/> Registered <input type="checkbox"/> Insured <input checked="" type="checkbox"/> Certified <input type="checkbox"/> COD <input type="checkbox"/> Express Mail	935 603

Always obtain signature of addressee or agent and DATE DELIVERED.

5. Signature - Addressee
 X *John A. Love*

6. Signature - Agent
 X

7. Date of Delivery

8. Addressee's Address (ONLY if requested and fee paid)

Ps: 536 Check am. - S. Mail



DOMESTIC RETURN RECEIPT



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

January 2, 1985

Mr. John Love
45 Randall Street
Portland, Maine 04103

Re: 536 Cumberland Ave. 47-A-10, 11 WE

Dear Mr. Love:

We recently received a complaint and an inspection was made by Code Enforcement Officer Burton MacIsaac of the property owned by you at: 536 Cumberland Avenue, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

1. FIRST FLOOR FRONT HALL - floor - missing grating. 6-114 (3)


SECOND FLOOR, APT. #3

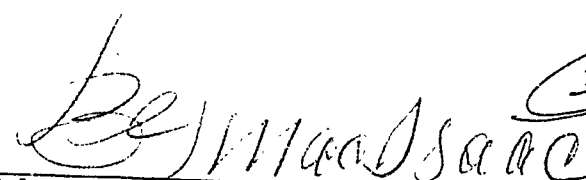
2. BATHROOM - floor - rotted. 6-108 (2)
3. BATHROOM - ceiling - damaged and falling. 6-108 (2)
4. KITCHEN - ceiling - peeling paint. 6-108 (2)
5. Mouse infestation. 6-109 (5)

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 Feb. 1, 1985.

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

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

By 
F. Samuel Hoffses
Chief of Inspection Services


Code Enforcement Officer - B. MacIsaac (6)

jmr



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

October 15, 1987

Gamma Apartments
P.O. Box 3162
Portland, ME 04104

Re: 536 Cumberland Avenue 47-A-10/11

Dear Sir:

We recently received a complaint and an inspection was made by Code Enforcement Officer Burton MacIsaac of the property owned by you at 536 Cumberland Avenue, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

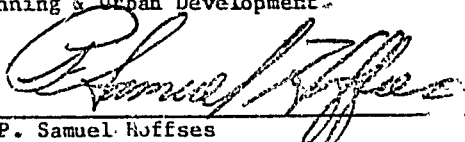
1. SECOND FLOOR - hall - loose light fixture: 6-113

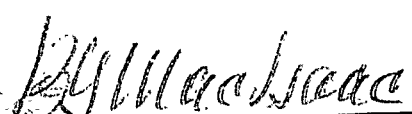
The above mentioned conditions are in violation of Article V of the Municipal Code of the City of Portland, Maine, and must be corrected on or before November 15, 1987

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

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

By


P. Samuel Hoffses
Chief of Inspection Services


Burton MacIsaac, C.E.O.

jmr



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

October 15, 1987

Gamma Apartments
P.O. Box 3162
Portland, ME 04104

Re: 536 Cumberland Avenue 47-A-10/11

Dear Sir:

We recently received a complaint and an inspection was made by Code Enforcement Officer Burton MacIsaac of the property owned by you at 536 Cumberland Avenue, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

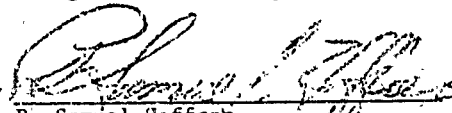
1. ~~SECOND FLOOR~~ hall - loose light fixture. 6-113

11-20-87 OK

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 November 15, 1987

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

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

By 
P. Samuel Hoffses
Chief of Inspection Services


Burton MacIsaac, C.E.O.

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

September 20, 1993

MCADAM THOMAS
451 DEERING AVE
PORTLAND ME 04102

Re: 534 Cumberland Ave
CBL: 047- - A-010-001-01
DU: 5

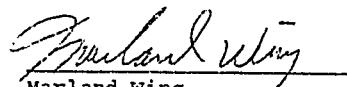
Dear Mr. McAdams,

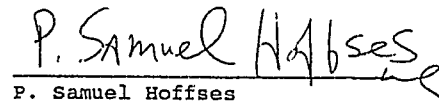
We recently received a complaint and an inspection was made at the above referred address. As a result of the inspection, you are hereby notified to correct the following substandard housing conditions:

1.	INT - RIGHT CELLAR FLOOR - ENCLOSE EXPOSED OIL LINE	114.30
2.	EXT - FRONT STAIRS - MISSING SAFETY RAILS AND HANDRAILS	108.40
3.	EXT - 1ST FL RIGHT - ROTTED GUTTER - EXT TRIM	108.10
4.	INT - CELLAR (RIGHT) - REMOVE DEBRIS AND PAINT THINNER PRODUCTS	109.40
5.	INT - 3RD FL - BATHROOM INSTALL WINDOW OR FAN	112.00
6.	INT - 3RD FL/UNIT 6 - FRONT BEDROOM INOPERATIVE WINDOW	108.30

The above mentioned conditions are in violation of Article V of the Municipal Code of the City of Portland, Maine, and must be corrected within 20 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


P. Samuel Hoffses
Chief of Inspection Services

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

September 22, 1994

MCADAM THOMAS
451 DEERING AVE
PORTLAND ME 04103

Re: 534 Cumberland Ave
CBL: 047- - A-010-001-01
DU: 5

Dear Mr. McAdam:

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".

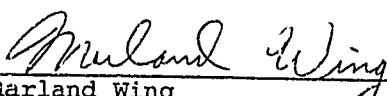
In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects within thirty (30) days. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within 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.

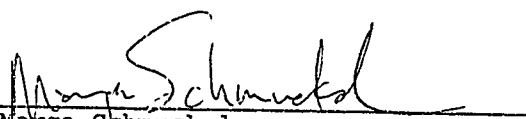
Please Note: You should consult this department to insure that any corrective action you should undertake complies with the building, plumbing, electrical, zoning and other Articles of the City Code.

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,


Marland Wing
Code Enforcement Officer


Marge Schmuckal
Asst. Chief of Inspection Services

HOUSING INSPECTION REPORT

Location: 534 Cumberland Ave
Housing Conditions Date: September 22, 1994
Expiration Date: October 22, 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 - 3RD FLOOR; LEFT - BEDROOM
CEILING HAS A LEAKING CONDITION 108.20
2. INT - 3RD FLOOR, LEFT - HALL
SKYLIGHT HAS A LEAKING CONDITION 108.20
3. INT - 3RD FLOOR, LEFT - HALL
CEILING HAS PEELING PAINT 108.20
4. INT - 1ST FLOOR - FRONT HALL
STAIRS HAVE A BROKEN TREAD 108.40
5. INT - 1ST FLOOR -
FRONT HALL HAS A HOLE IN FLOOR 108.20
6. EXT - 1ST FLOOR, RIGHT -
ROOF IS MISSING SHINGLES AND HAS A ROTTED GUTTER 108.10