LONGF-SQ II

SHAW-WALKER
#8503-1R

REQUEST FOR SERVICE

PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	2-11-83	BY	M	DISTRICT	Gayft
REQUEST BY	NAME	Donald Arris 774-9291			
	ADDRESS	528 Cumb. Ave			
OWNER	NAME	Wm H Fox ⇒			
	ADDRESS	52 Deering St			
CONDITIONS	ADDRESS	528 Cumb. Ave. 1st floor			

days temp. does not get above 60°, says landlord notified but no result.
1st Rear Apt. has thermostat

COMMENTS 2/14/83 - CNJ
Contacted Agent - passed because thermostat has been moved out of his apartment - GB

(Landlord 374 Spring St 773 8076 (h) 773-3971 (w))

N.J.

SPECIAL INSTRUCTIONS

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

REQUEST FOR SERVICE

PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	1-31-83	BY	M.	DISTRICT	Gayton
REQUEST BY	NAME	Donald Orris 774-9291			
	ADDRESS	528 Cumberland			
OWNER	NAME	Wm. Fox		77-A-12	
	ADDRESS	52 Deering St			
CONDITIONS	ADDRESS	528 Cumberland 1st floor			

Insufficient heat

c/o Lucas Turn
37 Lepanne St
Portland
773-8076(H)
780-2919(W)

COMMENTS 10:20 AM — ~~Int Temp~~ = 70°

CIT

SPECIAL INSTRUCTIONS GW's – landlord & people staying in studio apt – say that they're all "friends" of gal

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

CERTIFICATE OF INSPECTION

DATE October 8, 1982

DU: 6

City of Portland
Housing Inspections Division
Department of Urban Development
Tel: 775-5451 Ext. 311 - 312

James L. & Marjorie G. Ryer Jts.
10 Wood Road
Cape Elizabeth, Maine 04107

Re: Premises located at 528 Cumberland Ave. 47-A-12 WE

Dear Mr. & Mrs. Ryer:

An inspection of the above referred premises was recently completed by Code Enforcement Officer Merlin Leary

Although the structure does not meet the minimum standards as described in the Housing Code, it has been determined that no major code deficiencies exist at this time.

Items included on the enclosed list should be corrected as part of your normal maintenance procedures in order to avoid extensive repairs in the future and to prolong the useful life of the building.

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

Please do not hesitate to call this office if you have any questions regarding this notice.

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

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

Merlin Leary
Code Enforcement Officer - Leary (5)

Enclosure

jmr

HOUSING INSPECTION REPORT

OWNER: James L. & Marjorie G. Ryer Jts. CODE ENFORCEMENT OFFICER - Leary (5)

528 Cumberland Avenue, Portland, Maine 47-A-12 WE NOHC - 2-16-82
Certificate of Inspection dated 10-8-82 continued:

LEFT MIDDLE - roof - rotted gutter.
RIGHT REAR - wall - missing down spout.

Certificate of Inspection

NOTICE OF HOUSING CONDITIONS

DU 6

CITY OF PORTLAND, MAINE

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

Ch. 47 Blk. A Lot 12
Location: 528 Cumberland Ave.

Project: NCP-WE
Issued: February 16, 1982
Expires: May 16, 1982

James L. & Marjorie G. Ryer Jts.
10 Wood Road
Cape Elizabeth, Maine 04107

Dear Mr. & Mrs. Ryer:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 528 Cumberland Avenue, Portland, Maine by Code Enforcement Officer Arthur Addato. 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 May 16, 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

Code Enforcement Officer Addato (7)

Attachments:

jmr

HOUSING INSPECTION REPORT

OWNER: James L. & Marjorie G. Ryer Jts. CODE ENFORCEMENT OFFICER - Addato (7)

528 Cumberland Avenue, Portland, Maine 47-A-12 CP-GEN. Notice of Housing Conditions
DATED: February 16, 1982 EXPIRES: May 16, 1982

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

	SEC.(S)
~~1. REAR CELLAR - chimney - missing mortar.~~	~~3-e~~
~~2.~~ LEFT MIDDLE - roof - rotted gutter.	~~3-a~~
~~3.~~ RIGHT REAR - wall - missing down spout.	~~3-a~~
~~4. FRONT - roof - rotted frieze board.~~	~~3-a~~

FIRST FLOOR REAR
~~* 5. SMOKE DETECTOR - none. **See below~~

THIRD FLOOR OVERALL

~~6. OVERALL DWELLING UNIT - windows - loose sashes.~~	~~3-c~~
~~* 7. OVERALL DWELLING UNIT - excessive fuse blowing.~~	~~8-e~~
~~* 8. KITCHEN - stove - leaking gas odor.~~	~~9-c~~

SECOND FLOOR LEFT MIDDLE
~~* 9. SMOKE DETECTOR - none. **See below~~

SECOND FLOOR RIGHT MIDDLE
~~*10. SMOKE DETECTOR - none. **See below~~

FIRST FLOOR FRONT

~~11. KITCHEN - ceiling - missing plaster.~~	~~3-b~~
~~12. LIVING ROOM - ceiling - leaking.~~	~~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. 775-5451 to determine if any of the items listed above require a building or alteration permit.

** "PER THE MAINE STATE STATUTES, "SEC. 1.25 MRSA 2464", WITHIN TEN (10) DAYS OF THE DATE OF THIS NOTICE, A SMOKE ALARM MUST BE INSTALLED IN EACH AREA OF THIS STRUCTURE, AS LISTED BELOW:

~~First Floor Rear, Second Floor Left Middle,~~
~~Second Floor Right Middle.~~

PLEASE CALL THE FIRE PREVENTION BUREAU AT 775-5451, EXT. 354, IF YOU HAVE ANY QUESTIONS REGARDING THE INSTALLATION OF THE REQUIRED SMOKE ALARMS."

REINSPECTION RECOMMENDATIONS

INSPECTOR [illegible]

LOCATION 528 Cumberland

PROJECT NCP WE

OWNER Eyer

NOTICE OF HOUSING CONDITIONS Issued	Expired	HEARING NOTICE Issued	Expired	FINAL NOTICE Issued	Expired
2-16-82	5-16-82				

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

DATE		
		ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE" _____ "POSTING RELEASE" _____
6-15-82	MI	SATISFACTORY Rehabilitation in Progress Time Extended To: [illegible]
8-16-82	MI	Time Extended To: [illegible]
		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 _____
6-1-81	MI	INSPECTOR'S REMARKS: [illegible]
7-1-82	MI	[illegible]
10-[illegible]		[illegible]

INSTRUCTIONS TO INSPECTOR: _____

CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

February 27, 1986

Ms. Susan Nixon - Agent
37 Spruce Street
Portland, ME 04102

Re: 528 Cumberland Ave. 47-A-12 WE

Dear Ms. Nixon:

We recently received a complaint and an inspection was made by Code Enforcement Officer Bu MacIsaac of the property owned by you at 528 Cumberland Ave., Portland, Ma. . As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

1. Storage of flammable liquids, 1st. floor front hallway. 6-116

The above mentioned conditions are in violation of Article ' of the Municipal Code of the City of Portland, Maine, and must be corrected on or before February 28, 1986.

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

Code Enforcement Officer - Burton MacIsaac (6)

jmr

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

CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

February 27, 1986

Ms. Susan Nixon - Agent
37 Spruce Street
Portland, ME 04102

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~~1. Storage of flammable liquids, 1st. floor front hallway.~~ 6-116

Corrected 3-10

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 February 28, 1986.

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

Code Enforcement Officer - Burton MacIsaac (6)

jmr

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

BSL
M.F.

CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

NOTICE OF HOUSING CONDITIONS

DU: 5
CHART-BLOCK-LOT - 4-A-12
LOCATION: 523 Cumberland Avenue

DISTRICT: 6
ISSUED: March 15, 1988
EXPIRES: May 15, 1988

William H. Fox
52 Deering Street
Portland, Maine 04101

Dear: Mr. Fox:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 528 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 May 15, 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 it's goal to maintain decent, safe, and sanitary housing for all of Portland's residents.

Very truly yours,

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

By: P. Samuel Hoffses
Chief of Inspection Services

Burton G. MacIsaac (6)
Code Enforcement Officer

Attachments

jmr

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

HOUSING INSPECTION REPORT

OWNER: William H. Fox

LOCATION 528 Cumberland Avenue 47-A-12

CODE ENFORCEMENT OFFICER: Burton G. MacIsaac (6)

HOUSING CONDITIONS DATED: March 15, 1988 EXPIRES: May 15, 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 FRONT EAVE - peeling paint.	6-108
2.	EXTERIOR RIGHT FRONT - roof - broken gutter.	6-108
3.	EXTERIOR RIGHT REAR - roof - missing gutter.	6-108
4.	EXTERIOR RIGHT REAR - roof - rotted molding.	6-108
5.	EXTERIOR LEFT REAR - roof - loose gutter.	6-108
6.	EXTERIOR FIRST FLOOR RIGHT REAR - wall - broken and missing siding.	6-108
7.	INTERIOR SECOND FLOOR, RIGHT APARTMENT - window - broken.	6-108

Inspection Services
P. Samuel Hoffses
Chief

CITY OF PORTLAND

Planning and Urban Development
Joseph E. Gray Jr.
Director

July 19, 1996

LAMB RALPH W
106 CUMBERLAND AVE
PORTLAND ME 04101

Re:528 Cumberland Ave
CBL: 047- A-012
DU: 4

Dear Mr. Lamb:

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 wedo 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.

389 Congress Street • Portland, Maine 04101 • (207) 874-8704 • FAX 874-8716 • TTY 874-8936

HOUSING INSPECTION REPORT

Location: 528 Cumberland Ave
Housing Conditions Date: July 19, 1996
Expiration Date: September 17, 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 - CHIMNEY - 108.50
   MORTAR IS MISSING
2. INT - 3RD FLR - REAR HALL 108.40
   WALL IS MISSING A HANDRAIL
3. INT - 1ST FLR - REAR HALL 113.50
   WALL IS MISSING A SWITCH COVER
4. INT - CELLAR - 108.40
   STAIRS HAVE A BROKEN TREAD
5. INT - CELLAR - 108.40
   STAIRWAY IS MISSING A HANDRAIL
6. INT - CELLAR - 108.50
   CHIMNEY BASE HAS AN ACCUMULATION OF SOOT
7. INT - CELLAR - REAR - BOILER 114.30
   ENCLOSE THE EXPOSED OIL LINE
8. INT - CELLAR - 113.50
   CEILING IS MISSING A JUNCTION BOX COVER
9. INT - OVERALL - 113.50
   HARD-WIRED BATTERY-BACK/UP SMOKE DETECTORS ARE REQUIRED IN EACH UNIT

Inspection Services
P. Samuel Hoffses
Chief

CITY OF PORTLAND

Planning and Urban Development
Joseph E. Gray Jr.
Director

July 19, 1996

LAMB RALPH W
106 CUMBERLAND AVE
PORTLAND ME 04101

Re:528 Cumberland Ave
CBL: 047- A-012
DU: 4

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Sincerely,

Marland Wing
Code Enforcement Officer

Tammy Munson
Code Enfc. Offr./ Field Supv.

389 Congress Street • Portland, Maine 04101 • (207) 874-8704 • FAX 874-8716 • TTY 874-8936

HOUSING INSPECTION REPORT

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