

531 Cumberland Avenue



CITY OF PORTLAND

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

February 16, 1982

Laura M. and William St. French  
RFD BOX 173-A  
Raymond, Maine 04071

DU: 5

Re: 531 Cumberland Ave. 48-E-23 NCP-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 W. Hayes  
Lyle W. Hayes  
Inspection Services Division

William Addato  
Code Enforcement Officer - Addato (7)

jmr







Housing Inspection Division

City of Portland

DWELLING UNIT SCHEDULE

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

1) INSP. Date

*2 16 82*

4) TENANT'S NAME

*Bob Fucconeri*

5) Flr. #

*2*

6) Location

*#2*

7) Rmg. Tp.

*DU*

8) #Rms.

*3*

9) #Peo.

*1*

10) All'd

*1*

11) Slp. Rms.

*1*

12) Child Under 10

13) Child 1-6

14)

15) Rent

*235.*

16) Rent Code

*MO*

17) Furn.

18) Heat

*OFF*

19) Hot Water

*OFF*

20) Dual Egress

*YES*

21) Ck'ng

*LG*

22) Lav.

*J*

23) Bath

*P*

24) Flush

*P*

Viol. No.

Remedy

Cond.

Violation

*Standard  
SD/OK*

Location

Room Type

Area Type

Resp. Party

Code Sect. Violated

Violation Rem. - Date

City of Portland

DWELLING UNIT SCHEDULE

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

1) INSP. Date

*2/16/82*

5) Flr. # *2* 6) Location: *#3 DU* 7) Rmg. Tp. *3* 8) #Rms. *1* 9) #Peo. *1* 10) #All'd *1* 11) Slp. Rms.

4) TENANT'S NAME

*Steve Cornish*

12) Child Under 10

13) Child 1-6

14) *1*

15) Rent *235.*

16) Rent Code *MO.*

17) Furn. *OFFICE*

18) Heat *OFFICE*

19) Hot Water *YES*

20) Dual Egress *YES*

21) Ck'ng *LG*

22) Lav. *8*

23) Bath *8*

24) Flush *P*

Vi. No.

Remedy

Cond.

Violation

*Standard*

*SD/OK*

Location

Room Type

Area Type

Resp. Party

Code Sect. Violated

Violation Rem. - Date

Housing Inspection Division

City of Portland

DWELLING UNIT SCHEDULE

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

1) INSP. Date

2 16 82

4) TENANT'S NAME

*V. L. Cummings*

5) Flr. # | 6) Location | 7) Rmq. Tp. | 8) #Rms. | 9) #Peo. | 10) #All'd | 11) Slp. Rms.

3 #4 DU 3 1

12) Child Under 10

13) Child 1-5

14) Child 6-17

15) Rent

16) Rent Code

17) Furn.

18) Heat

19) Hot Water

20) Dual Egress

21) Ck'ng

22) Lav.

23) Bath

24) Flush

235.

MO.

OFF

OFF

YES

LG

B

B

P

Viol. No.

Remedy

Cond.

Violation

Location

Room Type

Area Type

Resp. Party

Code Sect. Violated

Violation Rem. Date

*Standard*

*SO/OK*

City of Portland

DWELLING UNIT SCHEDULE

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

1) INSP. Date

*2/16/82*

4) TENANT'S NAME

*Sharon Peterson*

5) Flr. # *3* 6) Location *#5 DU* 7) Rng. Tp. *4* 8) #Rms. *1* 9) #Peo. *1* 10) #All'd *1* 11) Slip. 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

*235.*

*MC*

*OFF*

*OFF*

*YES*

*LG*

*P*

*P*

*P*

Viol. No.

Remedy

Corr.

Violation

Location

Room Type

Area Type

Resp. Party

Code Sect. Violated

Violation Rem.

Date

*Standard*

*SD/CIS*

REQUEST FOR SERVICE

PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	7/1/75	BY	JTB	DISTRICT	Bailey
REQUEST BY	NAME	Miss Skyles			
	ADDRESS	527 Cumberland Ave			
OWNER	NAME	William French			
	ADDRESS	Falmouth Falls			
CONDITIONS	ADDRESS	531 Cumberland Res yard			

Res yard as usual

COMMENTS

SPECIAL INSTRUCTIONS

DIVISION	SANITATION	HOUSING	NURSING	BY	JTB
PRIORITY	ROUTINE	SPECIAL	REPORT TO	DATE	7/1/75
	URGENT				

527 Cumberland Avenue  
Portland, Maine 04101  
November 20, 1973

Board of Health  
City of Portland  
389 Congress Street  
Portland, Maine 04111

Attention: Mr. Noyes.

Dear Mr. Noyes:

Reference is made to:

Apartments located at 521 Cumberland Ave., Portland, Maine  
Owned by: Mr. Peter McKenney-893 Sawyer St., South Portland, Maine

Can't something be done that the tenants in the above apartments be notified to bag their garbage and trash so that as they put it out for the City trucks. to pick up-that we do not have to constantly smell lobster tails and etc. It is placed in boxes with no packaging- I feel that this is a health problem - and if the rest of the people can bag their trash in plastic bags, why doesn't Mr. McKenney insist that his tenants do the same.

Also, in his back yard we are constantly getting his gravel into our yard, of which I do think that he could re-construct something to hold his gravel in his own yard. If we can be notified by your department to clean up our yard which was not our doing (but the Contractor who owned the property before us-Robert T. Hayden) than I think it is time that Mr. McKenney is made to make his yard clean with no refuse coming into his neighbors yard.

Any help you can give on the situations would be greatly appreciated.

Honestly, these landlords who do not live on the premises they rent could care less what the other neighbors have to contend with from his tenants and his premises.

Thank you in advance for your anticipated cooperation.

Very truly yours,

*Mrs. Francis B. Wych*

Mrs. Francis B. Wych

OK

October 17, 1973

Mr. Peter McKenny  
893 Sawyer Street  
South Portland, Maine 04106

Re: 531 Cumberland Ave  
Portland, Maine

Dear Mr. McKenny:

We recently received a complaint and an inspection was made by Housing Inspector Oliver of the property owned by you at 531 Cumberland Avenue, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing condition:

1. ~~Accomplish a general clean-up of the yard by~~ *10/24/73*  
~~removing and disposing of all litter and debris.~~ 4-b

The above mentioned condition is in violation of Chapter 307 of the Municipal Code of the City of Portland, Maine and must be corrected on or before October 24, 1973.

Sincerely,

*Lyle D. Koyes*  
Lyle D. Koyes  
Chief of Housing Inspections

LDN/mc

Inspector *Anthony J. [Signature]*

10-17-73

Accomplish a general clean up of the yard  
by removing and disposing of all litter & debris.  
307-4-B  
give 7 days

REQUEST FOR SERVICE

PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	10-12-73	BY	[Signature]	DISTRICT	C
REQUEST BY	NAME	[Handwritten Name]			
	ADDRESS	[Handwritten Address]			
OWNER	NAME	[Handwritten Name]			
	ADDRESS	[Handwritten Address]			
CONDITIONS	ADDRESS	521 [Handwritten Address]			

make sure fence is in place

OK

COMMENTS: as reported to said he would remove the fence also send letter, accomplish a general clean up of the yard by removing debris of all debris - 387, 4-B

SPECIAL INSTRUCTIONS: 7 - Days. 10/15/73

DIVISION	<input type="checkbox"/>	SANITATION	<input checked="" type="checkbox"/>	HOUSING	<input type="checkbox"/>	NURSING	<input type="checkbox"/>
PRIORITY	<input checked="" type="checkbox"/>	ROUTINE	<input type="checkbox"/>	SPECIAL	<input type="checkbox"/>	BY	GFB
	<input type="checkbox"/>	URGENT	<input type="checkbox"/>	REPORT TO	<input type="checkbox"/>	DATE	10/20/73

531 CUMBERLAND AVE  
SENDER: Be sure to follow instructions on other side

PLEASE FURNISH SERVICE(S) INDICATED BY CHECKED BLOCK(S)  
(Additional charges required for these services)

<input type="checkbox"/> Show address where delivered	<input type="checkbox"/> Deliver ONLY to addressee
---	--

**RECEIPT**  
Received the numbered article described below.

REGISTERED NO.	SIGNATURE OR NAME OF ADDRESSEE (Must always be filled in)
CERTIFIED NO.	<i>Peter A. McKernan</i>
INSURED NO.	SIGNATURE OF ADDRESSEE'S AGENT, IF ANY
DATE DELIVERED	<i>A. L. McKernan</i>
<i>10-20-77</i>	SHOW WHERE DELIVERED (Only if requested, and include ZIP Code)

October 17, 1973

Mr. Peter McKenny  
893 Sawyer Street  
South Portland, Maine 04106

Re: 531 Cumberland Ave  
Portland, Maine

Dear Mr. McKenny:

We recently received a complaint and an inspection was made by Housing Inspector Gilver of the property owned by you at 531 Cumberland Avenue, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing condition:

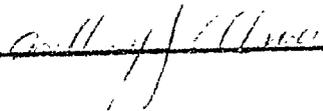
1. Accomplish a general clean-up of the yard by removing and disposing of all litter and debris. 4-b

The above mentioned condition is in violation of Chapter 307 of the Municipal Code of the City of Portland, Maine and must be corrected on or before October 24, 1973.

Sincerely,

  
Lyle D. Noyes  
Chief of Housing Inspections

LDN/ew

Inspector 

ATTENTION:  
MR. BRAZIER

CITY OF PORTLAND  
HEALTH DEPARTMENT  
389 CONGRESS STREET  
PORTLAND, MAINE 04111



CITY OF PORTLAND  
MAINE  
OCT 12 1973  
HEALTH DEPARTMENT

*file in 931 folder*

527 Cumberland Avenue  
Portland, Maine 04101  
October 11, 1973

City of Portland  
Health Department  
289 Congress Street  
Portland, Maine 04111

Attention: Mr. Brazier.

Dear Mr. Brazier:

Reference is made to:

Back yard at 531 Cumberland Avenue, Portland, Maine.

The above mentioned yard is an attractive nuisance to small children-with broken boards-parts of fences with nails protruding from the boards and fences. This is the yard where last month the City arranged to have the dead elm tree removed.

Not only is the yard an attractive nuisance to children but it is an eye sore to those surrounding this property. Should think that something should be done to have it cleaned up and the danger removed from children stepping on rusty nails and tripping over fences that were never removed since tree was taken down. The yard is a total mess.

The above property is owned by Peter McKenny of 893 Sawyer Street, South Portland, Maine.

Would appreciate any help you can give in order that the above be completed as soon as possible.

Very truly yours,

*Mrs. Francis B. Wyeth*

Mrs. Francis B. Wyeth  
Home phone number: 774-6556 (unlisted)  
Office phone number: 772-5471

✓

CERTIFICATE  
OF  
COMPLIANCE

March 15, 1973

CITY OF PORTLAND  
Health Department - Housing Division  
Tel. 775-5451 Ext 226

Mr. Peter McKenney  
893 Sawyer Street  
South Portland, Maine 04106

Re: Premises located at 531 Cumberland Avenue, Portland, Maine

Dear Mr. McKenney:

A re-inspection of the premises noted above was made on March 6, 1973  
by Housing Inspector Oliver, 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 October 3, 1972.

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 [Signature]  
Chief of Housing Inspections

Inspector 1

/ss

ADMINISTRATIVE HEARING DECISION

City of Portland  
Health Department - Housing Division  
Tel. 775-5451 Ext. 226

Date January 30, 1973

Mr. Peter McKenney  
893 Sawyer Street  
South Portland, Maine 04106

Re: Premises located at 531 Cumberland Avenue, Portland, Maine

Dear Mr. McKenney:

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

on January 16, 1973, regarding our "NOTICE OF HOUSING CONDITIONS" at the  
above referred premises resulted in the decision noted below.

Expiration time extended to February 28, 1973 in order to complete the work now in  
progress to correct the remaining sixteen (16) Housing Code Violations as listed on  
the attached copy of the "Notice of Housing Conditions"

Notice modified as follows: Even though you have on order the cross connections for the  
tubs, immediate attention should be given to items #17 & 18

Please notify this office if all violations are corrected before the above mentioned date,  
so that a "CERTIFICATE OF COMPLIANCE" may be issued.

In Attendance

Peter McKenney

Jos Oliver

Very truly yours,

Arthur A. Hughson, CPH MPH  
Health Director

By L. R. D. [Signature]  
Chief of Housing Inspections

cw  
Encl.

649-71

NOTICE OF HOUSING CONDITIONS

DL 5

CITY OF PORTLAND  
Health Department - Housing Division  
Telephone 775-5451 - Extension 226

Location: 521 Cumberland Avenue  
Project: Longfellow Square II  
Date: October 3, 1972  
Expires: December 3, 1972

Mr. Peter McKenney  
893 Sawyer Street  
South Portland, Maine 04106

Dear Mr. McKenney:

An examination was made of the premises at 521 Cumberland Avenue  
Portland, Maine, by Housing Inspector Oliver. 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 December 3, 1972. 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 Arthur J. Oliver

By Paul D. Hughes  
Chief of Housing Inspections

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" -	Section(s)
1. Repair the loose floor boards, first floor front porch.	3(d)
2. Repair the broken stair treads, front porch, first floor.	3(d)
3. Replace the missing mortar on the chimney, rear roof.	3(e)
4. Replace the missing drain pipes on the roof overall.	3(a)
5. Repair or replace the rotted exterior stair railing to cellar, left front.	3(d)
6. Repair or replace the rotted post support, left rear porch.	3(d)
7. Remove the illegal electrical wiring in the third floor front hall ceiling.	0(e)
8. Repair the broken wall plaster, first floor rear hallway.	3(b)
9. Repair the broken wall plaster, second floor rear hallway.	3(b)
10. Repair the broken wall plaster, third floor rear hallway.	3(b)
11. Repair the broken wall plaster, first floor front hallway.	3(b)
12. Repair the broken wall plaster, second floor front hallway.	3(b)
13. Repair the broken wall plaster, third floor front hallway.	3(b)
14. Repair the broken ceiling plaster, first floor front hallway.	3(b)
15. Repair the broken ceiling plaster, second floor front hallway.	3(b)
16. Repair the broken ceiling plaster, third floor front hallway.	3(b)
17. Repair the broken waste line in the set tub, right side of cellar. 2-23-73	6(a)
18. Install the missing cover on the trap, right side of cellar. 2-23-73	6(d)

continued -

221 2-17-73/2002 - continued

	Section(s)
*19. Repair the broken chimney clean-out door of one ceiling.	3(c)
*20. Provide the missing chimney clean-out door repair door.	3(c)
*21. Accomplish a general clean-up of the ceiling by removing and properly disposing of all debris.	4(b)
*22. Remove the opened paint cans from the front cellar.	16-1
<b>First Floor</b>	
23. Repair the loose plate-tiles on the kitchen floor.	3(a)
24. Repair the broken ceiling plaster in the balcony.	3(b)
25. Replace the missing patty in the living room window.	3(c)
26. Correct the condition of the fixture that causes a cross connection at the bathtub in the bathroom.	3(a)
27. Repair the broken ceiling plaster in the dining room.	3(b)
28. Determine the reason and remedy the condition that causes the signs of leakage on the dining room ceiling.	3(b) 3/2/73
29. Determine the reason and remedy the condition that causes the signs of leakage on the ceiling of the rear bedroom.	3(b)
30. Repair the broken ceiling plaster, rear bedroom.	3(b)
31. Provide the missing sash cords in the front bedroom window.	3(c)
32. Repair the ceiling plaster, which is broken, in the hallway.	3(b)
<b>Second Floor - rear #2</b>	
33. Repair the broken ceiling plaster in the living room.	3(b)
34. Determine the reason and remedy the condition that causes the signs of leakage on the bedroom ceiling.	3(a)
35. Repair the broken ceiling plaster in the bedroom.	3(b)
<b>Third Floor - rear #5</b>	
36. Repair the broken ceiling plaster in the kitchen.	3(a) 3/2/73
37. Correct the condition of the fixture that causes a cross connection at the bathtub in the bathroom.	3(a)
<b>Third Floor - Front #4</b>	
38. Correct the condition of the fixture that causes a cross connection at the bathtub in the bathroom.	3(a) 3/2/73
39. Repair the broken electrical outlet in the bathroom wall.	3(b)

FIRST PRIORITY IS TO BE GIVEN TO ITEMS NUMBERED 1, 2, 5, 6, 7, 17, 18, 19, 20 AND 22 WHEN MAKING YOUR REPAIRS AS THEY CONSTITUTE EXTREME HAZARDS TO THE HEALTH OR SAFETY OF THE OCCUPANTS OF THIS STRUCTURE.

ADMINISTRATIVE HEARING DECISION

City of Portland  
Health Department - Housing Division  
Tel. 775-5451 Ext. 226

Date December 15, 1972

Mr. Peter McKenney  
893 Sawyer Street  
South Portland, Maine

Re: Premises located at 531 Cumberland Avenue

Dear Mr. McKenney

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

on December 5, 1972, regarding our "NOTICE OF HOUSING CONDITIONS" at the  
above referred premises resulted in the decision noted below.

X Expiration time extended to January 15, 1973 - in order to complete the work now in  
progress to correct the remaining twenty-five (25) Housing Code violations as listed  
on the attached copy of the Notice of Housing Conditions".

Notice modified as follows:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please notify this office if all violations are corrected before the above mentioned date,  
so that a "CERTIFICATE OF COMPLIANCE" may be issued.

In Attendance

Peter McKenney  
Inspector Oliver  
\_\_\_\_\_  
\_\_\_\_\_

Very truly yours,

Arthur A. Hughson, CPH MPH  
Health Director

By [Signature]  
Chief of Housing Inspections

CW  
Encl.

LDN/9-71

NOTICE OF HOUSING CONDITIONS

DU 5

CITY OF PORTLAND  
Health Department - Housing Division  
Telephone 775-5451 - Extension 226

Location: 531 Cumberland Avenue  
Project: Lewisell Square II  
Issued: October 3, 1972  
Expires: December 3, 1972

Mr. Peter McKenney  
970 Sawyer Street  
South Portland, Maine 04106

Dear Mr. McKenney:

An examination was made of the premises at 531 Cumberland Avenue  
Portland, Maine, by Housing Inspector Oliver. 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 December 3, 1972. 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, GPH, MPH  
Health Director

Inspector Arthur J. Oliver

By Chas. D. Hughes  
Chief of Housing Inspections

EXISTING VIOLATIONS OF CHAPTER 307 "MINIMUM STANDARDS FOR HOUSING" -	Section(s)
<del>1. Repair the loose floor boards, first floor front porch.</del>	<del>3(d)</del>
<del>2. Repair the broken stair treads, front porch, first floor.</del>	<del>3(c)</del>
<del>3. Replace the missing mortar on the chimney, rear roof.</del>	<del>3(c)</del>
<del>4. Replace the rotten drain pipes on the roof overail.</del>	<del>3(a)</del>
<del>5. Repair or replace the rotted exterior stair railing to cellar, left front.</del>	<del>3(c)</del>
<del>6. Repair or replace the rotted post support, left rear porch.</del>	<del>3(c)</del>
<del>7. Remove the illegal electrical wiring in the third floor front hall ceiling.</del>	<del>3(a)</del>
<del>8. Repair the broken wall plaster, first floor rear hallway.</del>	<del>3(b)</del>
<del>9. Repair the broken wall plaster, second floor rear hallway.</del>	<del>3(b)</del>
<del>10. Repair the broken wall plaster, third floor rear hallway.</del>	<del>3(b)</del>
<del>11. Repair the broken wall plaster, first floor front hallway.</del>	<del>3(b)</del>
<del>12. Repair the broken wall plaster, second floor front hallway.</del>	<del>3(b)</del>
<del>13. Repair the broken wall plaster, third floor front hallway.</del>	<del>3(b)</del>
<del>14. Repair the broken ceiling plaster, first floor front hallway.</del>	<del>3(b)</del>
<del>15. Repair the broken ceiling plaster, second floor front hallway.</del>	<del>3(b)</del>
<del>16. Repair the broken ceiling plaster, third floor front hallway.</del>	<del>3(b)</del>
<del>17. Repair the broken waste line in the set tub, right side of cellar.</del>	<del>6(c)</del>
<del>18. Install the missing cover on the trap, right side of cellar.</del>	<del>6(d)</del>

continued -

~~Handwritten notes and scribbles at the top left of the page.~~

- Section(s)
- ~~20. Repair the broken...~~ 1-16-73 020 3(a)
  - ~~21. Accidentally...~~ 1-16-73-020 4(b)
  - ~~22. Remove the...~~ 1-16-73-020 3(a)
- First Floor**
- 23. Repair the loose asphalt tiles on the kitchen floor. 3/6/73 3(a)
  - 24. Repair the broken ceiling plaster in the bedroom. 3/6/73 3(a)
  - 25. Replace the missing putty in the living room windows. 3/6/73 3(a)
  - 26. Correct the condition at the fixture that causes a cross connection at the bathtub in the bathroom. 3/6/73 3(a)
  - 27. Repair the broken ceiling plaster in the dining room. 3/6/73 3(a)
  - 28. Determine the reason and remedy the condition that causes the signs of leakage on the dining room ceiling. 3/6/73 3(a)
  - 29. Determine the reason and remedy the condition that causes the signs of leakage on the ceiling of the rear bedroom. 3/6/73 3(a)
  - 30. Repair the broken ceiling plaster, rear bedroom. 3/6/73 3(a)
  - 31. Provide the missing sash-cornes in the front bedroom window. 3/6/73 3(a)
  - 32. Repair the ceiling plaster, which is broken, in the hallway. 3/6/73 3(a)
- Second Floor - rear #2**
- 33. Repair the broken ceiling plaster in the living room. 3/6/73 3(b)
  - 34. Determine the reason and remedy the condition that causes the signs of leakage on the bedroom ceiling. 3/6/73 3(b)
  - 35. Repair the broken ceiling plaster in the bedroom. 3/6/73 3(b)
- Third Floor - rear #5**
- 36. Repair the broken ceiling plaster in the kitchen. 3/6/73 3(b)
  - 37. Correct the condition at the fixture that causes a cross connection at the bathtub in the bathroom. 3/6/73 3(b)
- Third Floor - Front #4**
- 38. Correct the condition at the fixture that causes a cross connection at the bathtub in the bathroom. 3/6/73 3(b)
  - 39. Repair the broken electrical outlet in the bathroom wall. 3/6/73 3(b)

FIRST PRIORITY IS TO BE GIVEN TO ITEMS NUMBERED 1, 2, 3, 6, 7, 17, 18, 19, 20 AND 22 WHEN MAKING YOUR REPAIRS AS THEY CONSTITUTE EXTREME HAZARDS TO THE HEALTH OR SAFETY OF THE OCCUPANTS OF THIS STRUCTURE.

LDN/9-71

NOTICE OF HOUSING CONDITIONS

DU 5

CITY OF PORTLAND  
Health Department - Housing Division  
Telephone 775-5451 - Extension 226

Location: 531 Cumberland Avenue  
Project: Longfellow Square II  
Issued: October 3, 1972  
Expires: December 3, 1972

Mr. Peter McKenney  
893 Sawyer Street  
South Portland, Maine 04106

Dear Mr. McKenney:

An examination was made of the premises at 531 Cumberland Avenue  
Portland, Maine, by Housing Inspector Oliver. 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 December 3, 1972. 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

By [Signature]  
Chief of Housing Inspections

Inspector [Signature]

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

- 1. Repair the loose floor boards, first floor front porch. 12/4/72 3(d)
- 2. Repair the broken stair treads, front porch, first floor. 3(d)
- 3. Replace the missing mortar on the chimney, rear roof. 3(e)
- 4. Replace the missing drain pipes on the roof overall. 3(a)
- 5. Repair or replace the rotted exterior stair railing to cellar, left front. 3(d)
- 6. Repair or replace the rotted post support, left rear porch. 3(d)
- 7. Remove the illegal electrical wiring in the third floor front hall ceiling. 8(e)
- 8. Repair the broken wall plaster, first floor rear hallway. 3(b)
- 9. Repair the broken wall plaster, second floor rear hallway. 3(b)
- 10. Repair the broken wall plaster, third floor front hallway. 3(b)
- 11. Repair the broken wall plaster, first floor front hallway. 3(b)
- 12. Repair the broken wall plaster, second floor front hallway. 3(b)
- 13. Repair the broken wall plaster, third floor front hallway. 3(b)
- 14. Repair the broken ceiling plaster, first floor front hallway. 3(b)
- 15. Repair the broken ceiling plaster, second floor front hallway. 3(b)
- 16. Repair the broken ceiling plaster, third floor front hallway. 6(d)
- 17. Repair the broken waste line in the set tub, right side of cellar. 6(d)
- 18. Install the missing cover on the trap, right side of cellar. 6(d)

continued -

1 Cumberland Avenue - continued

- |  |                 |
|--|-----------------|
|  | Section(s)      |
| *19. <del>Repair the broken chimney clean-out door, front cellar.</del>  | 3(e)            |
| *20. <del>Provide the missing chimney clean-out door, rear cellar.</del>   | 3(e)            |
| <del>21. Accomplish a general clean-up of the cellar by removing and properly disposing of all debris.</del>           | <del>4(b)</del> |
| *22. <del>Remove the opened paint cans from the front cellar.</del>  | 10-1            |
| <br>   |                 |
| <u>First Floor</u>   | 3(b)            |
| 23. <del>Repair the loose asphalt tiles on the kitchen floor.</del>  | <del>3(b)</del> |
| <del>24. Repair the broken ceiling plaster in the bathroom.</del> 12-5-72  | 3(c)            |
| 25. <del>Replace the missing putty in the living room windows.</del>   | 3(b)            |
| 26. Correct the condition at the fixture that causes a cross connection at the bathtub in the bathroom.                | 6(d)            |
| 27. Repair the broken ceiling plaster in the dining room.  | 3(b)            |
| 28. Determine the reason and remedy the condition that causes the signs of leakage on the dining room ceiling.         | 3(b)            |
| 29. Determine the reason and remedy the condition that causes the signs of leakage on the ceiling of the rear bedroom. | 3(b)            |
| 30. Repair the broken ceiling plaster, rear bedroom.   | 3(c)            |
| 31. Provide the missing sash cords in the front bedroom window.  | 3(b)            |
| 32. Repair the ceiling plaster, which is broken, in the hallway.   | 3(b)            |
| <br>   |                 |
| <u>Second Floor - rear #2</u>  | 3(b)            |
| 33. Repair the broken ceiling plaster in the living room.  | 3(b)            |
| 34. Determine the reason and remedy the condition that causes the signs of leakage on the bedroom ceiling.             | 3(b)            |
| 35. Repair the broken ceiling plaster in the bedroom.  | 3(b)            |
| <br>   |                 |
| <u>Third Floor - rear #5</u>   | 3(b)            |
| 36. Repair the broken ceiling plaster in the kitchen.  | 3(b)            |
| 37. Correct the condition at the fixture that causes a cross connection at the bathtub in the bathroom.                | 6(d)            |
| <br>   |                 |
| <u>Third Floor - Front #4</u>  | 6(d)            |
| 38. Correct the condition at the fixture that causes a cross connection at the bathtub in the bathroom.                | 8(b)            |
| 39. Repair the broken electrical outlet in the bathroom wall.  | 8(b)            |

FIRST PRIORITY IS TO BE GIVEN TO ITEMS NUMBERED 1, 2, 5, 6, 7, 17, 18, 19, 20 AND 22 WHEN MAKING YOUR REPAIRS AS THEY CONSTITUTE EXTREME HAZARDS TO THE HEALTH OR SAFETY OF THE OCCUPANTS OF THIS STRUCTURE.

799-13-15

(5)

Idn:1971

REINSPECTION RECOMMENDATIONS

LOCATION 531 Cumberland Ave  
Project L.S.  
Owner Peter McKernan

INSPECTOR ajd

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
10-3-72	12-3-72				

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

3/6/73	ajd	ALL VIOLATIONS HAVE BEEN CORRECTED <input checked="" type="checkbox"/> Send "CERTIFICATE OF COMPLIANCE" <input checked="" type="checkbox"/> "POSTING RELEASE" <input type="checkbox"/>
12/5/72	ajd	SATISFACTORY Rehabilitation In Progress Time Extended To <u>1-5-72</u> Time Extended To _____ 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 _____
12/5/72	ajd	INSPECTOR'S REMARKS: <u>made repair with corner requested</u> <u>limit 30 days to finish</u> <u>more corrections can occur also waste time in court</u> <u>will be fixed at the time of a con. installed</u>
2/25/73	ajd	structure done
3/6/73	ajd	C/K
INSTRUCTIONS TO INSPECTOR: _____		



## CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

March 5, 1987

The Hogan Company  
P. O. Box 8054  
Portland, ME 04104

Re: 531 Cumberland Avenue 48-E-28  
3rd. Floor, Apt. #5

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 531 Cumberland Ave., Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

1. Engage services of licensed pest control operator to control rodent infestation. 6-109

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 April 5, 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  
P. Samuel Hoffses  
Chief of Inspection Services

Code Enforcement Officer - B. MacIsaac (6)

jmr

P 032 224 369

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED  
NOT FOR INTERNATIONAL MAIL

(See Reverse)

Re: 531 Cumberland Ave. - B. MacIsaac - H

Sent to	
South. Cumb. Assoc.	
Street and No	
148 Spring St.	
P.O., Sta. and ZIP Code	
Portland, ME 04101	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted 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	

\* U.S.G.P.O. 1988-460-014

PS Form 3830, Feb. 1982



## CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

August 31, 1987

Southern Cumberland Associates  
148 Spring Street  
Portland, ME 04101

Re: 531 Cumberland Ave. 48-E-23  
3rd. Fl., Apt. #4

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 531 Cumberland Avenue, 3rd., Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

1. BEDROOM & KITCHEN - ceilings - leaking. 6-108
2. BEDROOM - light fixture - inoperative. 6-113
3. THROUGHOUT - walls & ceilings - peeling paint. 6-108

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 October 1, 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

Burton MacIsaac - Code Enforcement  
Officer

  
Samuel H. Hennessey  
Chief of Inspection Services

jmr

339 CONGRESS STREET • PORTLAND, MAINE 04101 • TELEPHONE 207/775-5000

Complaint

6-28-87

Southern Cumberland Associates COPY TO: The Hogar Co.

148 Spring St.

P.O. Box 8054

Portland, Maine

Portland, Me. 04104

531 Cumberland Ave. 48-E-23

3rd floor Apt. # 4

1. Ceiling leaks - bedroom & kitchen 6-108
2. Inoperative light fixture - bedroom 6-113
3. Peeling paint - walls & ceilings throughout 6-108

30 days

Burt

CERTIFIED MAIL



## CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

### NOTICE OF HOUSING CONDITIONS

DU:  
CHARI-BLOCK-LOT - 48-E-23  
LOCATION: 531 Cumberland Avenue

(PARKSIDE)

DISTRICT: 6  
ISSUED: July 30, 1990  
EXPIRES: September 30, 1990

Roy Samero

Dear Sir:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 531 Cumberland Avenue by Code Enforcement Officer Arthur Rowe/Carroll. 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 Sept. 30, 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.

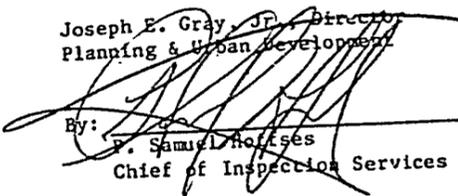
Please Note: You should consult the Inspection Services Division to insure that any corrective action you undertake complies with the building, plumbing, electrical, zoning and other Article of the City Code.

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

Your cooperation will aid this department in 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 Hollises  
Chief of Inspection Services

  
Arthur Rowe for Kevin Carroll (6)  
Code Enforcement Officer

Attachments

jmr

389 CONGRESS STREET • PORTLAND, MAINE 04101 • TELEPHONE (207) 725-8300

HOUSING INSPECTION REPORT

OWNER: Roy Somero

LOCATION: 531 Cumberland Ave. 48-E-23

CODE ENFORCEMENT OFFICER: Arthur Rowefor Kevin Carroll (6)

HOUSING CONDITIONS DATED: July 30, 1990

EXPIRES: Sept. 30, 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. INTERIOR FRONT HALL - missing balusters.
- \* 2. INTERIOR SECOND FLOOR - no smoke detector.
3. EXTERIOR FRONT STEPS - missing handrail.
4. EXTERIOR FRONT PORCH - rotted support post.

\*See attached letter on smoke detectors.



CITY OF PORTLAND, MAINE

389 CONGRESS ST. EET  
PORTLAND, MAINE (4101)  
(207) 775-5431

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF  
INSPECTION SERVICES DIVISION

Date: July 30, 1990

Roy Somero

Re: Smoke Detectors

Dear Sir:

During a recent inspection of the property owned by you at 531 Cumberland Ave., Portland, Maine, it was noted that smoke detectors were missing/inoperable in some locations.

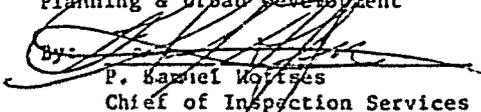
25 MRSA 2464 requires that approved smoke detectors be installed in each apartment in the immediate vicinity of the bedrooms. When actuated, the detector shall provide an alarm suitable to warn the occupants within the individual unit. Failure to comply with this statute may result in a fine of up to \$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 E. Gray, Jr., Director  
Planning & Urban Development

By:   
P. Samuel Hoffses  
Chief of Inspection Services

Arthur Rowe (9)  
Code Enforcement Officer

cc: Lt. James P. Collins, Fire Prevention Bureau

jmr



Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

**CITY OF PORTLAND**

JUNE 18, 1996

BRICK HOUSE PROPERTIES INC  
P O BOX 103  
PORTLAND ME 04112

Re: 531 CUMBERLAND AVE  
CBL: 048- - E-023-001-01  
DU: 5

Dear Sir:

The Housing Inspections Division of the Department of Planning and Urban Development has recently completed an overall inspection of the above-referenced 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,

*Marland Wing*  
Marland Wing  
Code Enforcement Officer

*Tammy Munson*  
Tammy Munson  
Code Enfc. Offr./ Field Supv.

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

May 1, 1997

CITY OF PORTLAND

Scott Joslin  
P O Box 362  
Portland ME 04101

re: 541 Cumberland Ave  
cbl: 048 - E-021  
du: 6

531 Cumberland Ave  
048 - E-023  
5

362 Cumberland Ave  
037 - D-003  
5

Dear Mr. Joslin:

As a result of our meeting on April 29, 1997, the time within which you may correct the violations of the Building Housing Code and other regulations existing at the above-referred addresses is hereby extended for thirty (30) days, to May 29, 1997. (Or within the time frames on the attached notice).

When you have corrected the deficiencies, please notify this office; so that, after reinspection, a Certificate of Compliance can be issued.

Please notify this office if all violations are corrected before the above-mentioned date, so that a Certificate of Compliance may be issued. Please see attached letter with requirements and time frames.

Sincerely,

David Jordan  
Code Enforcement Office

Tammy Munson  
Code Enfc. Offr./ Field Supv.

cc: Joseph E Gray, Jr., Director of Planning and Urban Development  
P Samuel Hoffses, Chief of Inspection Services

In Attendance:  
Sam Hoffses, David Jordan, Tammy Munson

encl: 1

Addendum

May 1, 1997

Scott Joslin  
P O Box 362  
Portland ME 04101

re: 531 Cumberland Ave  
541 Cumberland Ave  
362 Cumberland Ave

Listed below are the housing violations and the extended time frames for corrective action.

1. 531 Cumberland Ave: Hard-wired smoke detectors with battery back-up to be installed in each dwelling unit and every floor level, including the basement.  
Thirty (30) days.  
General cleanup of exterior premises. Thirty (30) days.
2. 541 Cumberland Ave: Remove the two unregistered autos. Thirty (30) days.  
Complete exterior cleanup. Thirty (30) days.  
Monitor trash placement prior to pick-up day.
3. 362 Cumberland Ave: Remove the extension cords that are connected to apartment #3. Ten (10) days.  
Provide hard-wired smoke detectors with battery back-up in each dwelling unit and on every floor level. Thirty (30) days.  
Apply for building permits for oil tank sheds. Thirty (30) days.  
Clean-up exterior premises - rear & sides. Forty-eight (48) hours.

Addendum

May 1, 1997

Scott Joslin  
P O Box 362  
Portland ME 04101

re: 531 Cumberland Ave  
541 Cumberland Ave  
362 Cumberland Ave

Listed below are the housing violations and the extended time frames for corrective action.

1. 531 Cumberland Ave: Hard-wired smoke detectors with battery back-up to be installed in each dwelling unit and every floor level, including the basement.  
Thirty (30) days.  
General cleanup of exterior premises. Thirty (30) days.
2. 541 Cumberland Ave: Remove the two unregistered autos. Thirty (30) days.  
Complete exterior cleanup. Thirty (30) days.  
Monitor trash placement prior to pick-up day.
3. 362 Cumberland Ave: Remove the extension cords that are connected to apartment #3. Ten (10) days.  
Provide hard-wired smoke detectors with battery back-up in each dwelling unit and on every floor level. Thirty (30) days.  
Apply for building permits for oil tank sheds. Thirty (30) days.  
Clean-up exterior premises - rear & sides. Forty-eight (48) hours.

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

**CITY OF PORTLAND**

JUNE 18, 1996

BRICK HOUSE PROPERTIES INC  
P O BOX 103  
PORTLAND ME 04112

Re: 531 CUMBERLAND AVE  
CBL: 048- - E-023-001-01  
DU: 5

Dear Sir:

The Housing Inspections Division of the Department of Planning and Urban Development has recently completed an overall inspection of the above-referenced property.

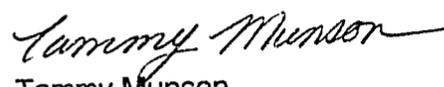
Congratulations are extended to you for the general condition of your property which was found to meet the standards established by the City's Housing Code.

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,

  
Marland Wing  
Code Enforcement Officer

  
Tammy Munson  
Code Enfc. Offr./ Field Supv.

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

DECEMBER 27, 1996

**CITY OF PORTLAND**

BRICK HOUSE PROPERTIES INC  
PO BOX 175  
PORTLAND ME 04112

Re: 531 CUMBERLAND AVE  
CBL: 048- - E-023-001-01  
DU: 5

Dear Sir:

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

1. INT - 1ST FLR - LOBBY ENTRANCE - 113.50  
THERE IS NO BATTERY IN SMOKE DETECTOR
2. INT - OVERALL - HALLS, STAIRWAYS 113.30  
LIGHTING IS INOPERATIVE
3. EXT - FRONT PORCH - FLOOR BOARDS 108.40  
NAIL HOODS ARE POPPING UP
4. EXT - RIGHT/REAR - 109.40  
THERE IS A DISCARDED REFRIGERATOR
5. EXT - LEFT DRIVEWAY - 113.40  
QUESTION OF OPERATIVE LIGHT
6. INT - 3RD FLR - APT #4 - KITCHEN 109.50  
THERE ARE COCKROACHES
7. INT - 3RD FLR - APT #4 - BATHROOM 111.40  
TOILET IS LOOSE & LEAKS AT BASE - TEN DAYS TO REPAIR
8. INT - 3RD FLR - APT #4 - BATHROOM 113.50  
LIGHT FIXTURES & SWITCHES ARE BROKEN
9. INT - 3RD FLR - APT #4 - KITCHEN 113.50  
CEILING LIGHT FIXTURE IS LOOSE
10. INT - 3RD FLR - REAR STAIRWAY - 116.30  
REMOVE BOXES FROM THE LANDING
11. INT - 3RD FLR - APT #4 - 108.20  
DOOR IS SPLIT AT THE LATCH & LOCKSET IS LOOSE
12. INT - 3RD FLR - APT #4 - 112.00  
BATHROOM NEEDS A POWER VENT TO THE EXTERIOR

PRIORITY VIOLATION: #7

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

Sincerely,

Handwritten signature of David Jordan in cursive.

David Jordan  
Code Enforcement Officer

Handwritten signature of Tammy Munson in cursive.

Tammy Munson  
Code Enfc. Offr./ Field Supv.

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

**CITY OF PORTLAND**

DECEMBER 27, 1996

BRICK HOUSE PROPERTIES INC  
P O BOX 175  
PORTLAND ME 04112

Re: 531 CUMBERLAND AVE  
CBL: 048- - E-023-001-01  
DU: 5

Dear Sir:

During a recent inspection of the property owned by you at the above-referred address, it was noted that smoke detectors were missing/inoperable in some locations.

25 MRSA 2464 required that approved smoke detectors be installed in each apartment in the immediate vicinity of the bedrooms. When activated, 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.

Reinspection of your property will be made in twenty-four (24) hours. 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.

Please read and implement the attached formal code interpretation or determination - Number 93-1 - March 10, 1993 - from the State Fire Marshall's office.

Sincerely,

David Jordan  
Code Enforcement Officer

Tammy Munson  
Code Enfc. Offr./ Field S

