

511 Cumberland Avenue Ec-F-16

C of L
COB # 2
BSL

CERTIFICATE OF INSPECTION

DATE December 8, 1981

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

Mr. & Mrs. Gary E. & Linda R. Nickless &
Mr. & Mrs. Geoffrey & Marcia V. Lynch Jts.
511 Cumberland Avenue
Portland, Maine 04101

Re: Premises located at 511 Cumberland Avenue 48-F-16 NDP

Dear Mr. & Mrs. Nickless & Mr. & Mrs. Lynch:

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 G. Noyes
Lyle G. Noyes,
Inspection Services Division

Merlin Leary
Code Enforcement Officer - Leary (5)

Enclosure

jmr

HOUSING INSPECTION REPORT

511 Cumberland Avenue, Portland, Maine 48-F-5 NDP NOHC - 9-24-80
Certificate of Inspection dated December 8, 1981 Continued:

Peeling paint front exterior wall.
Loose treas left rear porch.
Inoperative light fixture first floor rear hall ceiling.

ADMINISTRATIVE DECISION

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

Date March 24, 1981

Mr. & Mrs. Gary E. & Linda R. Nickless
& Mr. & Mrs. Geoffrey & Marcia V. Lynch Jts.
511 Cumberland Avenue
Portland, Maine 04101

Re: Premises located at 511 Cumberland Ave. 48-F-16 NDP

Dear Mr. & Mrs. Nickless & Mr. & Mrs. Lynch:

You are hereby notified that a reinspection and your request for additional time on March 18, 1981, regarding our "Notice of Housing Conditions" at the above referred premises resulted in the decision noted below.

X Expiration time extended to: May 22, 1981, in order to complete the work in progress to correct the remaining 10 housing code violations as listed on the attached Notice of Housing Conditions.

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

Very truly yours,

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

By *Lynda L. Leary*
Lynda L. Leary
Inspection Services Division

In Attendance:

Mr. Nickless
Code Enforcement Officer - Leary (5)

Encl.
jnr

HOUSING INSPECTION REPORT

511 Cumberland Ave., Portland, Me. 48-F-16 NDP NOHC - 9-24-80
Administrative Hearing Decision dated March 24, 1981 continued:

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

- | | SEC. (S) |
|--|----------|
| 1. FRONT EXTERIOR - wall - loose and peeling paint. | 3-a |
| 2. FRONT HALL - door - missing knobs. | 3-c |
| 3. FIRST FLOOR REAR HALL - ceiling - illegal electrical wiring. | 8-d |
| 4. FIRST & SECOND FLOOR FRONT HALL - stairway - broken plaster. | 3-d |
| 7. REAR CELLAR - ceiling and wall - missing fuse box and covers. | 8-e |
| <u>FIRST FLOOR</u> | |
| 9. KITCHEN & PANTRY - wall - illegal extension cords. | 8-d |
| 10. LIVING ROOM & FRONT BEDROOM - windows - missing counterbalance
cords. | 3-c |
| 12. FRONT BEDROOM - ceiling - loose and hanging light fixture. | 8-e |
| <u>SECOND & THIRD FLOOR</u> | |
| 14. THIRD FLOOR FRONT HALL - ceiling - loose and peeling paint. | 3-b |
| 15. THIRD FLOOR REAR BEDROOM - wall - loose outlet. | 8-e |

*WHEN MAKING YOUR REPAIRS, FIRST PRIORITY IS TO BE GIVEN TO ITEMS WITH
ASTERISKS, AS THEY CONSTITUTE EXTREME HAZARDS TO THE HEALTH OR SAFETY OF
THE OCCUPANTS OF THIS STRUCTURE.

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND

DU 2

Department of Urban Development
Housing Inspection Division
Tel. 775-5451 - Ext. 311 - 312

Ch.-Blk.-Lot: 48-F-16
Location: 511 Cumberland Ave.

Project: NCP-NDP
Issued: September 24, 1980
Expires: December 24, 1980

Mr. & Mrs. Gary E. & Linda R. Nickless
& Mr. & Mrs. Geoffrey & Marcia V. Lynch Jrs.
511 Cumberland Avenue
Portland, Maine 04101

773-4131

Dear Mr. & Mrs. Nickless & Mr. & Mrs. Lynch:

As owner or agent, you are hereby notified that an examination was made of the premises at 511 Cumberland Avenue, Portland, Maine, by Housing Inspector Merlin Leary. Violations of Municipal Codes relating to housing conditions were found as described in detail on the attached housing inspection report.

In accordance with provisions of the above mentioned Codes, you are hereby requested to correct those defects on or before December 24, 1980. 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. Please contact this office if you have any questions regarding this Notice.

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

Very truly yours,

Joseph E. Gray, Jr., Director
Urban Development

Inspector Merlin Leary

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

Attachments:

jmr

51. Cumberland Avenue 48-F-16 NCP-NDP NOHC - September 24, 1980 Con't.

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

- | | | |
|-------------------------------|--|----------------|
| 1. ✓ | FRONT EXTERIOR - wall - remove loose and peeling paint. | 3-a |
| 2. ✓ | FRONT HALL - door - replace missing knobs. | 3-c |
| * 3. ✓ | FIRST FLOOR REAR HALL - ceiling - place illegal electrical wiring with wiring that conforms with code. | 8-d |
| * 4. ✓ | FIRST AND SECOND FLOOR FRONT HALL - stairway - repair/replace broken plaster. | 3-d |
| 3/15 | FRONT AND REAR CELLAR - flue's - remove excessive chimney | 3-e |
| 3/16 | FRONT AND REAR CELLAR - flue's - install thermal cut-off switches | 9-c |
| 7. ✓ | REAR CELLAR - ceiling and wall - replace missing fuse box & covers. | 8-e |
| <u>FIRST FLOOR</u> | | |
| 3/17 | 8. KITCHEN - door - replace missing knob | 3-b |
| * 9. ✓ | KITCHEN AND PANTRY - wall - remove illegal extension cords | 8-d |
| 10. ✓ | LIVINGROOM AND FRONT BEDROOM - windows - replace missing counterbalance cords. | 3-c |
| 3/11 | 11. MIDDLE BEDROOM AND FRONT BEDROOM - ceilings - remedy leaking conditions | 3-b |
| * 12. ✓ | FRONT BEDROOM - ceiling - secure loose and hanging light fixture. | 8-e |
| <u>SECOND AND THIRD FLOOR</u> | | |
| 3/13 | 13. LIVINGROOM, BATHROOM AND THIRD FLOOR FRONT HALL - ceilings - remedy leaking conditions | 3-b |
| 14. ✓ | THIRD FLOOR FRONT HALL - ceiling - remove loose and peeling paint. | 3-b |
| * 15. ✓ | THIRD FLOOR REAR BEDROOM - wall - secure loose outlet. | 8-e |

*WHEN MAKING YOUR REPAIRS, FIRST PRIORITY IS TO BE GIVEN TO ITEMS WITH ASTERISKS, AS THEY CONSTITUTE EXTREME HAZARDS TO THE HEALTH OR SAFETY OF THE OCCUPANTS OF THIS STRUCTURE.

We suggest you contact the City of Portland Building Inspection Department, 389 Congress Street, Tel. 775-5451 - to determine if any of the items listed above require a building or alteration permit.

jmr

CERTIFICATE
OF
COMPLIANCE

CITY OF PORTLAND
Health Department - Housing Inspections Division
Telephone: 775-5451 - Ext. 448

October 25, 1974

Mr. Joseph Brannigan
511 Cumberland Avenue
Portland, Maine

Re: Premises located at 511 Cumberland Avenue, Portland, Me. 48-F-16

Dear Mr. Brannigan:

A re-inspection of the premises noted above was made on October 24, 1974
by Housing Inspector Gendreau.

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 July 24, 1974.

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 October 1979.

Sincerely yours,

~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~
Health Director

By Lyle E. Hayes
Chief of Housing Inspections

Inspector Donald G. Gendreau
Gendreau

LDH:rl

ldn/74

h

OK
DATE 10/17/74

ADMINISTRATIVE HEARING DECISION

City of Portland
Health Department - Housing Division
Tel. 775-5451 Ext. 148
Mr. Joseph Brannigan
511 Cumberland Avenue
Portland, Maine

Date October 8, 1974

Re: Premises located at 511 Cumberland Avenue, Portland, Me. 43-F-16

Dear Mr. Brannigan:
You are hereby notified that as a result of a telephone conversation between yourself
and Inspector Gendreau, and your request for additional time

on October 8, 1974, regarding our "NOTICE OF HOUSING CONDITIONS" at the above
referred premises resulted in the decision noted below.

XX Expiration time extended to October 24, 1974 in order to complete the work
now in progress to correct the remaining (1) one housing code violation, 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
Mr. Joseph Brannigan

Inspector D. Gendreau

Very truly yours,

By Lyle D. Noyes
Lyle D. Noyes
Chief of Housing Inspections

Encl. 1

[Handwritten mark]

NOTICE OF HOUSING CONDITIONS

LDN/72

DU 2

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

Location: 48-F-16
511 Cumberland Avenue
Project: L.S. III
Issued: 7/24/74
Expires: 9/24/74

Mr. Joseph Brannigan
511 Cumberland Avenue
Portland, Maine

Dear Mr. Brannigan:

An examination was made of the premises at 511 Cumberland Avenue
Portland, Maine, by Housing Inspector Gendreau. 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 September 24, 1974. 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 - we do not hear from you
within ten days from this date and, on re-inspection 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 David A. L...

By [Signature]
Chief of Housing Inspections

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

~~1. Remove or replace rotted gutters on left middle and right middle roof. 9/21 3a~~

Second & Third Floor

~~2. Replace missing parting bead and sash cords in third floor left bedroom window. 9/30 3c~~

/krp

OK
DATE 10/24/74

REINSPECTION RECOMMENDATIONS

INSPECTOR DON GENDREAU

LOCATION 511 CUMB. AVE
PROJECT
OWNER MR. JOE BRANNISAN

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
<u>7/24/74</u>	<u>9/24/74</u>				

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

DATE	REMARKS
<u>10/24/74</u>	<u>DS</u> ALL VIOLATIONS HAVE BEEN CORRECTED <u>NO</u> Send "CERTIFICATE OF COMPLIANCE" <u>NO</u> "POSTING RELEASE" _____
<u>11/8/74</u>	<u>DS</u> SATISFACTORY Reha. litigation in Progress Time Extended To <u>10/24/79</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 _____
<u>10/05/74</u>	<u>DS</u> INSPECTOR'S REMARKS: <u>SPOKE WITH OWNER - CONTRACTOR</u> <u>FRANK MORAN. HIRED TO DO CUTTERS - NEED</u> <u>MORE TIME EXT - TO 10/24/74</u>
	INSTRUCTIONS TO INSPECTOR: _____



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

NOTICE OF HOUSING CONDITIONS

DU:
CHART-BLOCK-LOT - 48-F-16
LOCATION: 511 Cumberland Avenue

DISTRICT 6 (PARKSIDE) §
ISSUED: August 3, 1990
EXPIRES: October 3, 1990

Scott M. Perry
511 Cumberland Avenue
Portland, ME 04101

Dear Mr. Perry:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 511 Cumberland Avenue by Code Enforcement Officer M. Leary for K. 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 Oct. 3, 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.

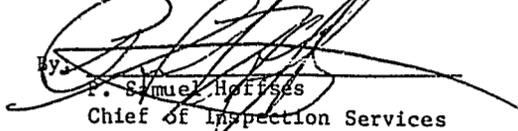
Please Note: You should consult the inspection Services Division to insure that any corrective action you undertake complies with the building, plumbing, electrical, zoning and other Article of the City Code.

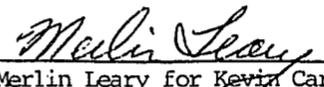
Please contact this office if you have any questions regarding this order.

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


P. Samuel Hoffes
Chief of Inspection Services


Merlin Leary for Kevin Carroll (6)
Code Enforcement Officer

Attachments

jmr

HOUSING INSPECTION REPORT

OWNER: Scott M. Perry

LOCATION: 511 Cumberland Ave. 48-F-16

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

HOUSING CONDITIONS DATED: August 3, 1990 EXPIRES: October 3, 1990

ITEMS LISTED BELOW ARE IN VIOLATION OF ARTICLE V OF THE MUNICIPAL CODE, "HOUSING CODE", AND MUST BE CORRECTED ON OR BEFORE THE EXPIRATION DATE.

	<u>SEC. (S)</u>
1. INTERIOR FIRST FLOOR, APT. #1 - studio room chimney - missing mortar.	114-1
2. INTERIOR FIRST FLOOR, APT. #1 - living room window - missing cords.	108-3
* 3. INTERIOR CELLAR - friable asbestos.	116-6
4. INTERIOR CELLAR FLOOR - missing clean out door.	114-1
5. EXTERIOR RUBBISH - rear yard.	109-4
6. INTERIOR SECOND FLOOR - front hall walls - missing switch plate cover.	113-5
* 7. INTERIOR SECOND FLOOR - front hall ceiling - hanging light fixture.	113-5

*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.

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

JULY 23, 1997

CITY OF PORTLAND

PHILLIPS LOIS A
511 CUMBERLAND AVE
PORTLAND ME 04101

Re: 511 CUMBERLAND AVE
CBL: 048- - F-016-001-01
DU: 3

Dear Ms. Phillips:

The Housing Inspections Division of the Department of Planning and Urban Development has recently completed an overall inspection of the above-referred 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. We did, however, note the following items that could cause future problems:

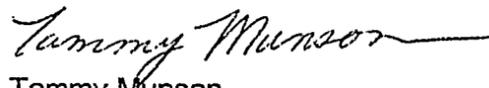
1. EXT - WALLS - 108.10
THEY NEED TO BE SCRAPER-PAINTED
2. EXT - RIGHT - 108.30
WINDOW IS BROKEN
3. INT - OVERALL - 113.50
HARD-WIRED BATTERY-BACK/UP SMOKE DETECTORS ARE REQUIRED IN EACH UNIT
- PERMIT BY MASTER ELECTRICIAN

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,


David Jordan
Code Enforcement Officer


Tammy Munson
Code Enfc.Offc./ Field Supv.

