

509 Cumberland Avenue

227 DB

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

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

Mr. John Breggia  
84 Congress Street  
Portland, Maine 04101

DU 8

Ch. 48 Blk. F Lot 17  
Location: 507-509 Cumberland Ave.

Project: NCP-WE (LONG.)  
Issued: February 12, 1982  
Expires: May 12, 1982

Dear Mr. Breggia:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 507-509 Cumberland Ave., Portland, Me. by Code Enforcement Officer Marge Schmuckal. 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 12, 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. [redacted], Jr., Director of  
Planning & Urban Development

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

M. Schmuckal  
Code Enforcement Officer - Schmuckal-(3)

Attachments:

jmr

HOUSING INSPECTION REPORT

OWNER: Mr. John Breggia

CODE ENFORCEMENT OFFICER - Schmuckal (3)

507-509 Cumberland Avenue, Portland, Maine 48-F-17 WE Notice of Housing Conditions  
DATED: February 12, 1982 EXPIRES: May 12, 1982

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

	<u>SEC.(S)</u>
<u>FIRST FLOOR/BASEMENT LEFT FRONT</u>	
1. BEDROOM - stairs - missing railing.	3-d
2. BEDROOM - stairs - loose/tilting top tread.	3-d
3. Smoke detector improperly located.	1.25 MRSA 2464
<u>SECOND FLOOR MIDDLE</u>	
4. LIVING ROOM - ceiling - leaking.	3-b

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

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

Mr. John Breggia  
84 Congress Street  
Portland, Maine 04101

DU 8

Ch. 48 Blk. F Lot 17  
Location: 507-509 Cumberland Ave.

Project: NCP-WE (LONG.)  
Issued: February 12, 1982  
Expires: May 12, 1982

Dear Mr. Breggia:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 507-509 Cumberland Ave., Portland, Me. by Code Enforcement Officer Marge Schmuckal. 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 12, 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 - Schmuckal (3)

Attachments:

jmr

HOUSING INSPECTION REPORT

OWNER: Mr. John Breggia

CODE ENFORCEMENT OFFICER - Schmidt (3)

507-509 Cumberland Avenue, Portland, Maine 48-F-17 WE Notice of Housing Conditions  
DATED: February 12, 1982 EXPIRES: May 12, 1982

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

	<u>SEC.(S)</u>
<u>FIRST FLOOR/BASEMENT LEFT FRONT</u>	
1. BEDROOM - stairs - missing railing.	3-d
2. BEDROOM - stairs - loose/tilting top tread.	3-d
3. Smoke detector improperly located.	1.25 MRSA 2464
<u>SECOND FLOOR MIDDLE</u>	
4. LIVING ROOM - ceiling - leaking.	3-b

City of Portland

City of Portland

Check all sheet  
STRUCTURE INSPECTION SCHEDULE

Housing Inspection Division

1) Insp. Name *Schmitt*

*LOW FELLOW SQ.  
NE*

2) Insp. Date: *2-5-87* 3) Insp. Type: *NCP* 4) E.P. Code: *LS* 5) Ass. No.: *48* 6) Chas. No.: *F* 7) Div.: *17* 8) Census: *1* 9) Bldg. No.: *10* 10) Insp. No.: *11* 11) Form No.: *12*

12) House No.: *507-509* 13) Sec. H. No.: *1* 14) Surf. No.: *1* 15) Direct: *1* 16) Street Name: *Cumberland* 17) St. Design: *AVENUE*

18) Owner or Agent: *John Breggin* 19) Status: *ABO* 20) Bldg's Rat.: *03*

21) Address: *934 Congress St* Zip Code: *97201*

22) City and State: *Portland*

23) D. S. No.: *8* 24) Occ. D. No.: *7* 25) Rm. Units: *10* 26) cc. R. U. S.: *10* 27) No. Occupants: *10* 28) Com' U.: *DE* 29) Bldg. Type: *DE* 30) Stori.: *3* 31) Const. Mat.: *Brck* 32) O.B.'s: *1*

33) C.H.: *YES* 34) Pho.: *---* 35) Zoned For: *RES* 36) Actual Land Use: *RES* 37) U.D.: *---* 38) L.A. Ad. Bch. Fac.: *No* 39) Disp.: *---* 40) Closing Date: *---*

EXTERIOR - Structure		Cd. Viol.	INTERIOR - Str	Cd. Viol.
Foundation	EX/FO	3a	Lighting	8
Walls	EX/WA	3a	Elec. Wiring	EW
Roof	RO	3a	Floors	FL
Porch	PO	3d	Walls	IN/WA
Stairs	EX/SR	3d	Ceilings	CE
Steps	SF	3d	Windows	IN/WI
Doors	DO	3c	Airshafts	AS
Windows	EX/WI	3c	Roof Rafters	ROR
Eaves	EA	3a	Sanitation	SAN
Trim	TR	3a	Stairways	IN/SRW
Chimney	EX/CH	3a	Stair Treads	SRT
Gutters	GU	3a	Wastelines	WSL
Roof Drains	RD	3a	Supply Lines	SUL
Bulkhead	BU	3d	Stacks	ST
Outbuildings	GR - SH	4e	Flues	FU
Yard	YA	4e	Vents	VE
Garbage	GA	4d	Chimney	IN/CH
Rubbish	RU	4d	Heating Equip. Furnace - ED	Spaceheater - SPH -
Containers	CO	4d	Sanitation Litter - LI	Debris - DE
Drainage	DR	3a	Dampness - DM	
Infestation	IN-CR-FL	4e	Lighting	BS/LI
Rats	RA	4e	Elec Panel	EL/PA
Other		4e	Stairs	BS/SR
Fire Escape	FE	10	Foundation	IN/FO
Dual Egress	DE	10	Floor Joists	FL/JO
Driveways	DW		Carrying Timber	CA/T
Walks	WA		Sills	SI
Fences	FN		Steps	ST

*OK except for  
basement DV  
and 2nd middle  
DV, sketch attached*

Remarks on reverse side





City of Portland

DWELLING UNIT SCHEDULE

Housing Inspection Division

INSP DATE

21 1st 82

INSP FORM NO.

FLR.# LOCATION RMG.TP. #RMS. #PEO. #ALL'D SLRRM.

TENANTS NAME

Child Un.10 Child 1-6 + Lead Survey - Results Rent Rent Code Furn Hot Water Dual Egrs. Ck'ng. Heat Lav. Bath Flush

KITCHEN CODE (v) Plaster - L, C, M, - Ceiling/Walls 3(b) (v) Windows - loose, broken glass, glaze 3(c) (v) Sash/Frames - broken, missing, worn 3(c) (v) Floor - loose, worn, dam., buckled 3(b) (v) Doors - Knob/lk - missing - Panels/Frames dam. 3(b) (v) Counter/Stor. Space Yes No 6(d) (v) Sink - chipped, cracked, leaks 3(e) (v) Range - improper stack, flue, vent - 6(c) (v) Refrigerator Space Yes No 6(c) (v) Plumbing (a) 6(a) Water Supply Hot Cold (v) Electrical (a) (v) Sanitation (a)

LIVING ROOM CODE (v) Plaster - L, C, M, - Ceiling/Walls 3(b) (v) Windows - loose, broken, glaze 3(c) (v) Sash/Frames - broken, missing, worn 3(b) (v) Floor - loose, worn, damaged 3(b) (v) Door - knob/lk - missing - Panels/Frames dam. 3(b) (v) Electrical (c) (v) Sanitation (c) *Stairway Safety Rail* *Staircase to basement*

Bedrooms and/or other rooms CODE (v) Plaster - L, C, M - Ceiling/Walls 3(b) (v) Windows - Loose, broken, glaze 3(c) (v) Sash/Frames - broken, missing, worn 3(c) (v) Floors - loose, worn, damaged 3(b) (v) Door - knobs/lk - missing - Panels/Frames dam. 3(b) (v) Electrical (e) (v) Sanitation (e) (v) Clothes Closet Yes No Sanitation - Vermin O R

Plumbing Electrical

REMARKS:

City of Portland

Health Department  
DWELLING UNIT SCHEDULE

Housing Inspection Division

INSP DATE: 2-18-82

TENANTS NAME: MARTIN

FLR.#: 1st

LOCATION: Front Porch

RMG.TP.: 3

#RMS.: 1

#PEO.: 1

#ALL'D: 1

SLRRM: 1

Child Un.10: 1-6

+ Lead Survey - Results: [ ]

Rent Code: [ ]

Furn: [ ]

Hot Water: [ ]

Dual Egrs.: [ ]

Ck'ng.: [ ]

Heat: [ ]

Wav.: [ ]

Bath: [ ]

Flush: [ ]

**KITCHEN**

(X) Plaster - L, C, M, - Ceiling/Walls 3(b)

(X) Windows - loose, broken glass, glaze 3(c)

(X) Sash/Frames - broken, missing, worn 3(c)

(X) Floor - loose, worn, dam., buckled 3(b)

(X) Doors - Knob/lk - missing - Panels/Frames dam. 3(b)

(X) Counter/Stor. Space Yes \_\_\_ No \_\_\_ 6(d)

(X) Sink - chipped, cracked, leaks 3(e)

(X) Range - improper stack, flue, vent - 6(c)

(X) Refrigerator Space Yes \_\_\_ No \_\_\_ 6(c)

(X) Plumbing (a) 6(a) Water Supply Hot \_\_\_ Cold \_\_\_

(X) Electrical (a)

(X) Sanitation (a)

**BATHROOM**

(X) Plaster - L, C, M - Ceiling/Walls 3(b)

(X) Window - loose, broken glass, glaze 3(c)

(X) Sash/Frames - broken, missing, worn 3(c)

(X) Floor - loose, worn, dam., buckled 3(b)

(X) Door - knob/lk - missing - Panels/Frames dam. 3(b)

(X) Toilet - Tnk brkn, loose, leaks, Seat, l'se crkd. 6(d)

(X) Lavatory - chipped, crkd, leaks, trap leaks 6(d)

(X) Bathtub/Shower - leaks cross connection 7

(X) Vent'lation Yes \_\_\_ No \_\_\_ 6(c)

(X) Plumbing (b) 6(a) Water Supply Hot \_\_\_ Cold \_\_\_

(X) Electrical (b)

(X) Sanitation (b)

**LIVING ROOM**

(X) Plaster - L, C, M, - Ceiling/Walls 3(b)

(X) Windows - loose, broken, glaze 3(c)

(X) Sash/Frames - broken, missing, worn 3(c)

(X) Floor - loose, worn, damaged 3(b)

(X) Door - knob/lk - missing - Panels/Frames dam. 3(b)

(X) Electrical (c)

(X) Sanitation (c)

**DINING ROOM**

(X) Plaster - L, C, M - Ceiling/Walls 3(b)

(X) Windows - loose, broken, glaze 3(c)

(X) Sash/Frames - broken, missing, worn 3(c)

(X) Floor - loose, worn, damaged 3(b)

(X) Doors - Knobs/lk - missing, Panels/Frames dam. 3(b)

(X) Electrical (d)

(X) Sanitation (d)

**Bedrooms and/or other rooms**

BR 1: (X) Plaster - L, C, M - Ceiling/Walls 3(b)

(X) Windows - Loose, broken, glaze 3(c)

(X) Sash/Frames - broken, missing, worn 3(c)

(X) Floors - loose, worn, damaged 3(b)

(X) Door - knobs/lk - missing - Panels/Frames dam. 3(b)

(X) Electrical (e)

(X) Sanitation (e)

(X) Clothes Closet Yes \_\_\_ No \_\_\_

Sanitation - Vermin 0 R

Plumbing: [ ]

Electrical: [ ]

REMARKS:

City of Portland

DWELLING UNIT SCHEDULE

Housing Inspection Division

INSP DATE

2-1-81

INSP

FORM NO.

FLR. #	LOCATION	RMG. TP.	#RMS.	#PEG.	#A. L'D	SLPRM.
1st	Unit 10	Apartment	1	1		

TENANTS NAME

Child Un. 10	Child 1-6	+ Lead Survey - Results	Rent	Rent Code	Furn	Hot Water	Dual Egrs.	Ck'ng.	Heat	Lav.	Bath	Flush

- KITCHEN**
- ( ) Plaster - L, C, M, - Ceiling/Walls 3(b)
  - ( ) Windows - loose, broken glass, glaze 3(c)
  - ( ) Sash/Frames - broken, missing, worn 3(c)
  - ( ) Floor - loose, worn, dam., buckled 3(b)
  - ( ) Doors - Knob/lk - missing - Panels/Frames dam. 3(b)
  - ( ) Counter/Stor. Space Yes \_\_\_ No \_\_\_
  - ( ) Sink - chipped, cracked, leaks 6(d)
  - ( ) Range - improper stack, fluc, vent 3(e)
  - ( ) Refrigerator Space Yes \_\_\_ No \_\_\_
  - ( ) Plumbing (a) 6(a) Water Supply hot \_\_\_ Cold \_\_\_ 6(c)
  - ( ) Electrical (a)
  - ( ) Sanitation (a)

- BATHROOM**
- ( ) Plaster - L, C, M - Ceiling/Walls 3(b)
  - ( ) Window - loose, broken glass, glaze 3(c)
  - ( ) Sash/Frames - broken, missing, worn 3(c)
  - ( ) Floor - loose, worn, dam., buckled 3(b)
  - ( ) Door - Knob/lk - missing - Panels/Frames dam. 3(b)
  - ( ) Toilet - brkn, loose, leaks, Seat, l'se crkd. 6(d)
  - ( ) Lavator - copped, crkd, leaks, trap leaks 6(d)
  - ( ) Bathtub/Shower - leaks cross connection 6(d)
  - ( ) Ventilation Yes \_\_\_ No \_\_\_ 7
  - ( ) Plumbing (b) 6(a) Water Supply Hot \_\_\_ Cold \_\_\_ 6(c)
  - ( ) Electrical (b)
  - ( ) Sanitation (b)

- LIVING ROOM**
- ( ) Plaster - L, C, M, - Ceiling/Walls 3(b)
  - ( ) Windows - loose, broken, glaze 3(c)
  - ( ) Sash/Frames - broken, missing, worn 3(c)
  - ( ) Floor - loose, worn, damaged 3(b)
  - ( ) Door - knob/lk - missing - Panels/Frames dam. 3(b)
  - ( ) Electrical (c)
  - ( ) Sanitation (c)

- DINING ROOM**
- ( ) Plaster - L, C, M - Ceiling/Walls 3(b)
  - ( ) Windows - loose, broken, glaze 3(c)
  - ( ) Sash/Frames - broken, missing, worn 3(c)
  - ( ) Floor - loose, worn, damaged 3(b)
  - ( ) Doors - Knobs/lk - missing, Panels/Frames dam. 3(b)
  - ( ) Electrical (d)
  - ( ) Sanitation (d)

Bedrooms and/or other rooms

					( ) Plaster - L, C, M - Ceiling/Walls 3(b)
					( ) Windows - loose, broken, glaze 3(c)
					( ) Sash/Frames - broken, missing, worn 3(c)
					( ) Floors - loose, worn, damaged 3(b)
					( ) Door - knobs/lk - missing - Panels/Frames dam. 3(b)
					Electrical (e)
					Sanitation (e)
					Clothes Closet Yes ___ No ___
					Sanitation - Vermin O R

Plumbing Electrical

REMARKS:

Window panes  
John's Structural  
replace latex plaster with  
sheet rock & buck up fireplace



City of Portland

DWELLING UNIT SCHEDULE

Housing Inspection Division

INSP DATE

2-15-82

INSP FORM NO.

FLR.# LOCAT ION RMG.TP. #RMS. #PEO. #ALL'D SLRRM.

2nd Middle 3 3

Child Un.10	Child 1-6	+ Lead Survey - Results	Rent \$600	Rent Code MO	Furn	Hot Water	Dual Egrs.	Ck'ng.	Heat	Lav.	Bath	Flush
									Y	P	P	Y

- KITCHEN**
- Plaster - L, C, M, - Ceiling/Walls 3(b)
  - Windows - loose, broken glass, glaze 3(c)
  - Sash/Frames - broken, missing, worn 3(c)
  - Floor - loose, worn, dam., buckled 3(b)
  - Doors - Knob/lk - missing - Panels/F-frames dam. 3(b)
  - Counter/Stor. Space Yes No 6(d)
  - Sink - chipped, cracked, leaks 3(e)
  - Range - improper stack, flue, vent - 3(e)
  - Refrigerator Space Yes No 6(c)
  - Plumbing (a) 6(a) Water Supply Hot Cold 6(c)
  - Electrical (a)
  - Sanitation (a)

- BATHROOM**
- Plaster - L, C, M - Ceiling/Walls 3(b)
  - Window - loose, broken glass, glaze 3(c)
  - Sash /Frames - broken, missing, worn 3(c)
  - Floor - loose, worn, dam., buckled 3(b)
  - Door - knob/lk - missing - Panels/Frames dam. 3(b)
  - Toilet - brkn, loose, leaks, Seat, l'se crkd. 6(d)
  - Lavator - chipped, crkd, leaks, trap leaks 6(d)
  - Bathtub/Shower - leaks cross connection 6(d)
  - Ventilation Yes No 7
  - Plumbing (b) 6(a) Water Supply Hot Cold 6(c)
  - Electrical (b)
  - Sanitation (b)

- LIVING ROOM**
- Plaster - L, C, M, - Ceiling/Walls 3(b)
  - Windows - loose, broken, glaze 3(c)
  - Sash/Frames - broken, missing, worn 3(c)
  - Floor - loose, worn, damaged 3(b)
  - Door - knob/lk - missing - Panels/Frames Jam. 3(c)
  - Electrical (c)
  - Sanitation (c)

- DINING ROOM**
- Plaster - L, C, M - Ceiling/Walls 3(b)
  - Windows - loose, broken, glaze 3(c)
  - Sash/Frames - broken, missing, worn 3(c)
  - Floor - loose, worn, damaged 3(b)
  - Doors - Knobs/lk - missing, Panels/Frames dam. 3(b)
  - Electrical (d)
  - Sanitation (d)

Bedrooms and/or other rooms

2nd												

- Plaster - L, C, M - Ceiling/Walls 3(b)
- Windows - Loose, broken, glaze 3(c)
- Sash/Frames - broken, missing, worn 3(c)
- Floors - loose, worn, damaged 3(b)
- Door - knobs/lk - missing - Panels/Frames dam. 3(b)
- Electrical (e)
- Sanitation (e)
- Clothes Closet Yes No

Plumbing	Electrical	Sanitation - Vermin O R
----------	------------	-------------------------

REMARKS:

City of Portland

DWELLING UNIT SCHEDULE

Housing Inspection Division

INSP DATE

4/25/82

INSP

FORM NO.

FLR.#	LOCATION	RMG.TP.	#RMS.	#PEO.	#ALL'D	SLPRM.
2nd	RENTAL		3	1		

TENANTS NAME											
GUILHARD											
Child Un.10	Child 1-6	+ Lead Survey - Results	Rent Code	Furn	Hot Water	Dual Egrs.	Ck'ng.	Heat	Lav.	Bath	Flush
					✓	✓	✓	✓	P	P	✓

KITCHEN	CODE	BATHROOM	CODE
(✓) Plaster - L, C, M, - Ceiling/Walls	3(b)	(✓) Plaster - L, C, M - Ceiling/Walls	3(b)
(✓) Windows - loose, broken glass, glaze	3(c)	(✓) Window - loose, broken glass, glaze	3(c)
(✓) Sash/Frames - broken, missing, worn	3(c)	(✓) Sash/Frames - broken, missing, worn	3(c)
(✓) Floor - loose, worn, dam., buckled	3(b)	(✓) Floor - loose, worn, dam., buckled	3(b)
(✓) Doors - Knob/lk - missing - Panels/Frames dam.	3(b)	(✓) Door - knob/lk - missing - Panels/Frames dam.	3(b)
(✓) Counter/Stor. Space Yes ___ No ___	6(d)	(✓) Toilet - k - brkn, loose, leaks, Seat, l'se crkd.	6(d)
(✓) Sink - chipped, cracked, leaks	3(e)	(✓) Lavator,ipped, crkd, leaks, trap leaks	6(d)
(✓) Range - improper stack, flue, vent	-	(✓) Bathtub/Shower - leaks cross connection	7
(✓) Refrigerator Space Yes ___ No ___	-	(✓) Ventilation Yes ___ No ___	7
(✓) Plumbing (a) 6(a) Water Supply Hot ___ Cold ___	6(c)	(✓) Plumbing (b) 6(a) Water Supply Hot ___ Cold ___	6(c)
(✓) Electrical (a)		(✓) Electrical (b)	
(✓) Sanitation (a)		(✓) Sanitation (b)	

LIVING ROOM	CODE	DINING ROOM	CODE
(✓) Plaster - L, C, M, - Ceiling/Walls	3(b)	(✓) Plaster - L, C, M - Ceiling/Walls	3(b)
(✓) Windows - loose, broken, glaze	3(c)	(✓) Windows - loose, broken, glaze	3(c)
(✓) Sash/Frames - broken, missing, worn	3(c)	(✓) Sash/Frames - broken, missing, worn	3(c)
(✓) Floor - loose, worn, damaged	3(b)	(✓) Floor - loose, worn, damaged	3(b)
(✓) Door - knob/lk - missing - Panels/Frames Dam.	3(b)	(✓) Doors - Knobs/lk - missing, Panels/Frames dam.	3(b)
(✓) Electrical (c)		(✓) Electrical (d)	
(✓) Sanitation (c)		(✓) Sanitation (d)	

Bedrooms and/or other rooms	Code
(✓) Plaster - L, C, M - Ceiling/Walls	3(b)
(✓) Windows - Loose, broken, glaze	3(c)
(✓) Sash/Frames - broken, missing, worn	3(c)
(✓) Floors - loose, worn, damaged	3(b)
(✓) Door - knobs/lk - missing - Panels/Frames dam.	3(b)
(✓) Electrical (e)	
(✓) Sanitation (e)	
(✓) Clothes Closet Yes ___ No ___	

Plumbing	Electrical	Sanitation - Vermin O R
----------	------------	-------------------------

REMARKS:

Housing Inspection Division

City of Portland

DWELLING UNIT SCHEDULE

INSP FORM NO.

INSP DATE

2-23-82

119

FLR.# LOCATION RMG.TP. #RMS. #PEO. #ALL'D SLRRM.

BASE UNIT - 3 1

TENANTS NAME

DAVID KRENKE

Child Un.10 Child 1-6 + Lead Survey - Results Rent \$2.35 Rent Code Furn Hot Water Dual Egrs. Ck'ng. Heat Lav. Bath Flush

**KITCHEN**  
 Plaster - L, C, M, - Ceiling/Walls 3(b)  
 Windows - loose, broken glass, glaze 3(c)  
 Sash/Frames - broken, missing, worn 3(c)  
 Floor - loose, worn, dam., buckled 3(b)  
 Doors - Knob/lk - missing - Panels/Frames dam. 3(b)  
 Counter/Stor. Space Yes No 6(d)  
 Sink - chipped, cracked, leaks 3(e)  
 Range - improper stack, flue, vent - 6(d)  
 Refrigerator Space Yes No 6(c)  
 Plumbing (a) 6(a) Water Supply Hot Cold 6(c)  
 Electrical (a)  
 Sanitation (a)

**LIVING ROOM**  
 Plaster - L, C, M, - Ceiling/Walls 3(b)  
 Windows - loose, broken, glaze 3(c)  
 Sash/Frames - broken, missing, worn 3(c)  
 Floor - loose, worn, damaged 3(b)  
 Door - knob/lk - missing - Panels/Frames dam. 3(b)  
 Electrical (d)  
 Sanitation (c)

**Bedrooms and/or other rooms**  
 PEAR  
 Plaster - L, C, M - Ceiling/Walls 3(b)  
 Windows - Loose, broken, glaze 3(c)  
 Sash/Frames - broken, missing, worn 3(c)  
 Floors - loose, worn, damaged 3(b)  
 Door - knobs/lk - missing - Panels/Frames dam. 3(b)  
 Electrical (e)  
 Sanitation (e)  
 Clothes Closet Yes No  
 Sanitation - Vermin O R

Plumbing Electrical

REMARKS:



SECTION 8 - EXISTING - LEASED HOUSING PROGRAM

ADDRESS 507-509 Cumberland Ave DATE 3/30/78

OWNER Frank Spinney ADDRESS Albion Rd. So. Windham

Location of Dwelling Units or  
Number of Dwelling Units Under  
Section 8 - Lease                    2  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NEIGHBORHOOD CONSERVATION PROJECT Longfellow

INSPECTED BY HOUSING DIVISION - YES  NO

"NOTICE OF HOUSING CONDITIONS" ISSUED 3/21 1974 ABATED 4/25 1974

LOAN PARTICIPANT \_\_\_\_\_

207 8487117

RECEIPT FOR CERTIFIED MAIL

INSURANCE COVERAGE PROVIDED—  
NOT FOR INTERNATIONAL MAIL

Re: 709 Cumberland Ave. - Leary

SENT TO		Mr. John D. Breggia
STREET AND NO.		84 Congress Street
P.O. STATE AND ZIP CODE		Portland, Maine
POSTAGE		
CONSULT POSTMASTER FOR FEES	POSTAGE	
	POSTAGE	
OPTIONAL SERVICES	REGISTERED MAIL	
	REGISTERED MAIL	
RETURN RECEIPT SERVICE	REGISTERED MAIL WITH RETURN RECEIPT SERVICE	
	REGISTERED MAIL WITH RETURN RECEIPT SERVICE	
TOTAL POSTAGE AND FEES		\$
POSTMARK OR DATE		

PS Form 3800, Apr. 1976

PS Form 3811 AUG. 1978

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

**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:  
 Mr. John D. Breggia  
 84 Congress Street  
 Portland, Maine

3. ARTICLE DESCRIPTION:  

REGISTERED NO.	CERTIFIED NO.	INSURED NO.
	0487117	

 (Always obtain signature of addressee or agent)  
 I have received the article described above.  
 SIGNATURE  Addressee  Authorized agent  
*Dennis P. Simon*

4. DATE OF DELIVERY  
 4/4/80

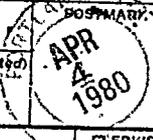
5. ADDRESS (Complete only if requested)

6. UNABLE TO DELIVER BECAUSE:

CLERK'S INITIALS

☆ GPO : 1978-272-932

Rt. 1, 509 Cumberland Ave. - 14414



PORTLAND HEALTH DEPARTMENT

REQUEST FOR SERVICE

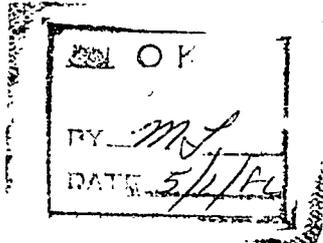
DATE RECEIVED	3-21-80	BY	Bm	DISTRICT	Leary
REQUEST BY	NAME	Marge Schroder 4-6898			
	ADDRESS	509 Cumb. Ave.			
OWNER	NAME	John Breggia			
	ADDRESS	84 Congress St Portland			
CONDITIONS	ADDRESS	509 Cumb. Ave. 2nd Apt 7			

Insufficient heat

TEMPERATURE 70° in apt not sufficient  
 COMMENTS Remove furniture etc from second floor stairway

SPECIAL INSTRUCTIONS Send a letter of report.

DIVISION	SANITATION	HOUSING	NURSING	BY	ML
	ROUTINE	SPECIAL	REPORT TO	DATE	3/21
PRIORITY	URGENT				



March 28, 1980

Mr. John D. Breggia  
84 Congress Street  
Portland, Maine

Re: 509 Cumberland Avenue - 2nd Floor - Apt. #7

Dear Mr. Breggia:

We recently received a complaint and an inspection was made by Housing Inspector Merle Leary of the property owned by you at 509 Cumberland Avenue, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

- ~~1. Remove the furniture and other obstructions from the second floor rear hall-stairway. 10(2)~~

The above mentioned condition is a violation of Chapter 307 of the Municipal Code of the City of Portland, Maine, and must be corrected on or before April 28, 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  
Neighborhood Conservation

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

Inspector Merle Leary

jmr



REQUEST FOR SERVICE

PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	8-8-79	BY	KC	DISTRICT	
REQUEST BY	NAME	Ralph / Virginia Dinemae (772-6225-neighbor)			
	ADDRESS	509 Cumberland Ave			
OWNER	NAME	John Peggia			
	ADDRESS	84 Congress Street			
CONDITIONS	ADDRESS	509 Cumberland Ave			
<p><i>Dirty halls, rubbish etc. - Very drafty - loose handrails - general deterioration -</i></p>					
COMMENTS	<p><i>SEC VIII referred to Bob Bailey</i></p>				
SPECIAL INSTRUCTIONS					
DIVISION	SANITATION		HOUSING		NURSING
	<input checked="" type="checkbox"/>	ROUTINE	SPECIAL		BY
PRIORITY	URGENT		REPORT TO	DATE	

REQUEST FOR SERVICE

PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	5/25/19	BY	VW	DISTRICT	McJannet
REQUEST BY	NAME				
	ADDRESS	509 Cumberland Ave.			
OWNER	NAME	John Braggan			
	ADDRESS	509 Cumberland Ave.			
CONDITIONS	ADDRESS	509 Cumberland Ave.			
<p>Not an adequate hot water supply -                  would like to have inspector go to check it between                  8:00 + 8:30 a.m. + to ring the unmasked bell +                  someone will let him in. - Tues. or Wed. a.m. please.</p>					
COMMENTS	5-30-19 M.C. J. of H. CWJ				
SPECIAL INSTRUCTIONS					
NOT JUSTIFIED					
DIVISION	SANITATION		HOUSING		NURSING
PRIORITY	ROUTINE		SPECIAL		BY
	URGENT		REPORT TO		DATE

CERTIFICATE  
OF  
COMPLIANCE

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

April 25, 1974

Mr. Frank Spinney  
Albion Road - RFD 1  
South Windham, Maine

Re: Premises located at 507-509 Cumberland Avenue, Portland, Maine 48-F-17

Dear Mr. Spinney:

A re-inspection of the premises noted above was made on April 23, 1974  
by Housing Inspector Gough.

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 March 21, 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 April 25, 1979.

Sincerely yours,

Arthur A. Hughson, CPH, MPH  
Health Director

By Lyle D. Hayes  
Chief of Housing Inspections

Inspector M. P. Gough  
/EG

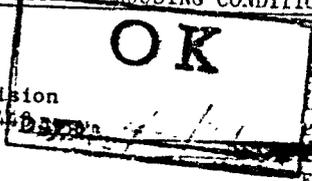
ldn/74

LDN/72

NOTICE OF HOUSING CONDITIONS

DU 9

CITY OF PORTLAND  
Health Department - Housing Division  
Telephone 775-5451 - Extension 4823  
Mr. Frank Spinney  
Albion Road - RFD-1  
South Windham, Maine



48-Y-17  
Location: 507-509 Cumberland Avenue  
Project: General  
Issued: 3-21-74  
Expires: 5-21-74

Dear Mr. Spinney:

An examination was made of the premises at 507-509 Cumberland Avenue  
Portland, Maine, by Housing Inspector Cough. Violations of Municipal  
Codes relating to housing conditions were found as described in detail below.

In accordance with provisions of the above mentioned Codes, you are requested to correct  
these defects on or before May 21, 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 if 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 \_\_\_\_\_

By [Signature]  
Chief of Housing Inspections

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

- 1. ~~Remove the illegal electrical extension cord, first floor rear hall wall.~~ 8-d
  - 2. ~~Repair the loose plaster (509 Cumberland), first floor front hall ceiling.~~ 3-b
  - 3. ~~Repair the loose plaster on the cellar ceiling.~~ 3-b
- Second Floor - left rear  
This apartment was not accessible at the time of the survey. We suggest if there  
are any repairs that need to be done, that you do it while the rest of the  
structure is being repaired.
- 4. ~~Repair the leaking sink faucet in the kitchen.~~ 6-a
  - 5. ~~Remove the electrical extension cord (illegal) from the kitchen wall.~~ 8-d
- Third Floor - right
- 6. ~~Repair the leaking sink faucet in the kitchen.~~ 6-a
- First floor - right rear
- 7. ~~Repair the loose plaster on the living room ceiling.~~ 3-b
- First floor - right front
- 8. ~~Remove the chipped paint on the kitchen ceiling.~~ 3-b





## CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

### NOTICE OF HOUSING CONDITIONS

DU: 10  
CHART-BLOCK-LOT - 48-F-17, 18  
LOCATION: 507-509 Cumberland Avenue

(PARKSIDE) |

DISTRICT: 6  
ISSUED: August 2, 1990  
EXPIRES: October 2, 1990

Peter Adams &  
John Kelly  
12 Tremont Street  
Portland, ME 04103

Dear Sirs:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 507-509 Cumberland Avenue by Code Enforcement Officer K. Lowe 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. 2, 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.

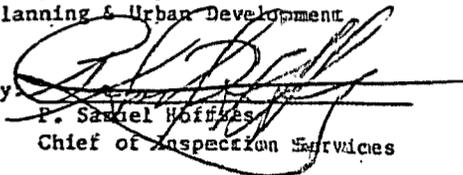
Please Note: You should consult the Inspection Services Division to insure that any corrective action you undertake complies with the building, plumbing, electrical, zoning and other Article of the City Code.

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 Hoffes  
Chief of Inspection Services

  
Kathy Lowe for Kevin Carroll (6)  
Code Enforcement Officer

Attachments

HOUSING INSPECTION REPORT

OWNER: Peter Adams & John Kelly

LOCATION: 507-509 Cumberland Ave. 43-F-17,18

CODE ENFORCEMENT OFFICER: Kathy Low for Kevin Carroll (6)

HOUSING CONDITIONS DATED: August 2, 1990

EXPIRES: October 2, 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. APARTMENT #5 - bathroom - no ventilation.
2. APARTMENT #6 - missing screens throughout.
3. APARTMENT #7 - cockroaches.
4. INTERIOR - 2nd. Floor hall - trash.
5. INTERIOR - rear stairway - damaged walls and ceiling.
6. EXTERIOR - trash.
7. EXTERIOR - right fire escape - rotted, dangerous.

MEMO

TO: Mr. Tolson

FROM: Mr. [Name]

SUBJECT: [Subject]

On [Date], [Name] advised that [Name] had been assigned to the [Department] Office. [Name] stated that [Name] had been assigned to the [Department] Office on [Date]. [Name] stated that [Name] had been assigned to the [Department] Office on [Date]. [Name] stated that [Name] had been assigned to the [Department] Office on [Date].

[Name] stated that [Name] had been assigned to the [Department] Office on [Date]. [Name] stated that [Name] had been assigned to the [Department] Office on [Date]. [Name] stated that [Name] had been assigned to the [Department] Office on [Date].

Sincerely,

*[Handwritten Signature]*

Malcolm W. [Name]  
Code Enforcement Officer

[Name]  
Code Enforcement Officer

*[Handwritten Signature]*  
Malcolm W. [Name]  
Code Enforcement Officer

*[Handwritten Signature]*  
[Name]  
Code Enforcement Officer

375 Commerce Street • Durham, N.C. 27601 • Tel. 252-328-7300 • Fax 252-328-7316 • TDD 252-328-7300

375 Commerce Street • Durham, N.C. 27601 • Tel. 252-328-7300



City of Portland  
Maine

CITY OF PORTLAND

OFFICE OF THE CITY CLERK

1000 Commercial Street  
Portland, Maine 04101

RECEIVED  
January 2, 1988

THE PORTLAND CO. OF MAINE  
201-211-6111  
108.40

RECEIVED  
108.40  
CITY OF PORTLAND  
OFFICE OF THE CITY CLERK  
1000 COMMERCIAL STREET  
PORTLAND, MAINE 04101

If the City requires that approval of the Board be required in each separate in the... (faded text)

Notice that... (faded text)

More details... (faded text)

Sincerely,

*Mark Wing*  
Mark Wing  
Code Enforcement Officer

*[Signature]*  
[Signature]  
[Title]

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

**CITY OF PORTLAND**

JULY 03, 1996

FONTANA RAYMOND J JR  
509 CUMBERLAND AVE # 6  
PORTLAND ME 04101

Re: 509 CUMBERLAND AVE  
CBL: 048- - F-017-001-01  
DU: 12

Dear Mr. Fontana:

You are hereby notified, as owner or agent, that an inspection was made of the above-referenced property. Violations of Article V of the Municipal Ordinance (Housing Code) were found as described in detail on the attached "Housing Inspections Report".

In accordance with the provisions of the above-mentioned Code, you are hereby ordered to correct those defects within sixty (60) days. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within ten (10) days from this date, we will assume the repairs to be in progress and, on reinspection within the time set forth above, will anticipate that the premises have been brought into compliance with the Housing Code Standards.

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

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

Your cooperation will aid this department in its goal to maintain decent, safe, and sanitary housing for all of Portland's residents.

Sincerely,

Marland Wing  
Code Enforcement Officer

Tammy Munson  
Code Enfc. Offr./ Field Supv.

### HOUSING INSPECTION REPORT

Location: 509 CUMBERLAND AVE  
Housing Conditions Date: JULY 03, 1996  
Expiration Date: SEPTEMBER 01, 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. INT - 2ND FL - APT #4 - BATHROOM<br>WINDOW IS MISSING GLASS | 108.30 |
| 2. EXT - 2ND FLR - REAR<br>STORM WINDOW HAS BROKEN GLASS       | 108.30 |
| 3. EXT - REAR PORCH -<br>STAIRS HAVE A BROKEN TREAD            | 108.40 |
| 4. EXT - REAR PORCH -<br>STRINGER IS ROTTED                    | 108.40 |
| 5. EXT - REAR PORCH -<br>HANDRAIL IS LOOSE                     | 108.40 |
| 6. EXT - RIGHT - FIRE ESCAPE -<br>STAIRS NEED TO BE EXTENDED   | 108.40 |

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

SEPTEMBER 19, 1996

CITY OF PORTLAND

FONTANA RAYMOND J JR  
509 CUMBERLAND AVE # 6  
PORTLAND ME 04101

Re: 509 CUMBERLAND AVE  
CBL: 048-- F-017-001-01  
DU: 5

Dear Mr. Fontana:

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 FL - APT #1 - BATHROOM 108.20  
CEILING HAS WATER DRIPPING OVER SINK
2. INT - 1ST FL - APT #1 - BATHROOM 111.10  
BATHTUB/SHOWER ENCLOSURE NEEDS TO BE REATTACHED
3. INT - BASEMENT - APT #1 - 108.20  
CEILING TILES ARE MISSING
4. EXT - 1ST FL - APT #1 - LIVING ROOM 108.30  
SCREENS AND STORMS ARE NEEDED
5. INT - 1ST FL - APT #1 - HALL/BSMT BEDROOM 113.50  
SMOKE DETECTORS ARE NEEDED
6. EXT - 1ST FL - APT #1 - DOORWAY 108.30  
DEADBOLT & LOCKSET ARE INOPERATIVE
7. INT - OVERALL - 113.50  
HARD-WIRED BATTERY-BACK/UP SMOKE DETECTORS ARE REQUIRED  
IN EACH UNIT

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,

David Jordan  
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

CITY OF PORTLAND

JULY 24, 1997

WEST BRACKETT INC  
288 STATE ST APT B-1  
PORTLAND ME 04102

Re: 507 CUMBERLAND AVE  
CBL: 048- - F-018-001-01  
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-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. INT - OVERALL - 113.50  
HARD-WIRED BATTERY-BACK/UP SMOKE DETECTORS ARE REQUIRED IN EACH UNIT

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.

