

127-129 Cumberland Ave. 13-0-15

CERTIFICATE
OF
COMPLIANCE

CITY OF PORTLAND

March 25, 1981

Department of Urban Development
Housing Inspections Division
Telephone: 775-5451 - Extension 311 - 318

Mr. Albert Aceto
165 Cumberland Avenue
Portland, Maine 04101

Re: Premises located at: 127 Cumberland Ave. 13-D-15 EE

Dear Mr. Aceto:

A re-inspection of the premises noted above was made on March 24, 1981
by Code Enforcement Officer Arthur Addato.

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 September 20, 1977.

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
March 1985.

Sincerely yours,

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

Lyle D. Noyes

By Lyle D. Noyes
Inspection Services Division

Arthur Addato

Code Enforcement Officer - Addato (7)
jmr

OK
BY Addato
DATE 3/24/81

LFR

9/10/78
12/30/78
2/27/79
5/30/79

ADMINISTRATIVE HEARING DECISION

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

Date June 15, 1978

Mr. Albert Aceto
165 Cumberland Avenue
Portland, Maine 04101

774-7012

Re: Premises located at 127 Cumberland Avenue - 13-D-15 - NCP-East End

Dear Mr. Aceto:

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

on June 14, 1978, regarding our "Notice of Housing Conditions" at the above referred premises resulted in the decision noted below.

Expiration time extended to August 16, 1978 - in order to complete the work now in progress to correct the remaining eight (8) housing code violations as shown on attached list.

Notice modified as follows: _____

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

Very truly yours,

Joseph E. Gray, Jr.
Director Neighborhood Conservation

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

In Attendance:
Albert Aceto
Housing Inspector Addato

Encl. 1/2 list

127 Cumberland Avenue - 13-D-15 - NCP-East End - NOHC Issued 9-20-77

Remaining Housing Code violations to be corrected within time extension granted on attached "Administrative Hearing Decision":

~~3/24 1. SECOND FLOOR - left front foundation walls - replace missing siding. 3-a~~
~~3/24 2. EXTERIOR WALLS AND TRIM - overall - remove peeling paint; make walls and trim of the structure weathertight and watertight by painting or any other suitable means. 3-a~~
~~3/24 3. ROOF - overall - replace loose and missing roofing (slats). 3-a~~
~~3/24 4. EXTERIOR WALL - second floor front - repair loose and rotted trim. 3-a~~
~~3/24 5. RIGHT FRONT WALL - replace rusted downspout. 3-a~~
~~10/19 6. FIRST FLOOR REAR HALL - ceiling - remove illegal wiring. 8-e~~

Third Floor

~~5/25 7. KITCHEN - walls - remove peeling paint. 3-b~~
~~5/25 8. RIGHT MIDDLE BEDROOM - walls - repair loose plaster. 3-b~~

Re 8/23/78 a a
Re 9/26/78 a a
Re 10/19/78 a a

2:30

12-77

NOTICE OF HOUSING CONDITIONS

DU 3

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

Mr. Albert Aceto
165 Cumberland Avenue
Portland, Maine 04101

Ch.-Bl.-Lot: 13-D-15
Location: 127 Cumberland Avenue
Project: M. East End
Issued: Dec. 20, 1977
Expired: Dec. 20, 1977

Dear Mr. Aceto:

An examination was made of the premises at 127 Cumberland Avenue, Portland, Maine, by Housing Inspector Stevenson. 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 20, 1977. 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 help this Department in its goal to maintain all Portland residents in decent, safe and sanitary housing.

Very truly yours,

Joseph E. Gray, Jr. Director
Neighborhood Conservation

Inspector Daniel Stevenson
J. Stevenson

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

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" -	Section(s)
1. SECOND FLOOR - LEFT FRONT - FOUNDATION WALLS - replace missing siding.	3a
2. OVERALL EXTERIOR TRIM & WALLS - remove peeling paint.	3a
3. OVERALL - replace loose and missing roofing (slate)	3a
4. FIRST, SECOND & THIRD FLOOR - LEFT REAR PORCH - secure loose raft.	3a
5. SECOND FLOOR FRONT - EXTERIOR WALL - repair loose & rotted trim.	3a
6. RIGHT FRONT WALL - replace rusted downspout.	8c
7. REAR CELLAR CEILING - enclose exposed wiring.	8c
8. REAR CELLAR CEILING - remove illegal extension cord.	8e
9. FIRST & SECOND FLOOR - REAR HALL WALL - secure loose wiring.	3b
10. OVERALL SUPPORTS/WALLS - replace missing mortar & bricks.	3b
11. CHIMNEY - replace missing mortar & bricks.	3b
12. SECOND FLOOR REAR HALL WALL & CEILING - remove peeling paint.	3b
13. OVERALL CELLAR WALL & SUPPORTS - replace missing bricks and mortar.	3b
14. SECOND FLOOR HALL CEILING - remove loose paint.	3c
15. SECOND FLOOR HALL DOOR - replace missing frame.	3c

continued
vw

9/20/77

16. FIRST FLOOR REAR HALL CEILING- remove illegal wiring. 8-2
 17. CELLAR CHIMNEY- remove excessive soot and properly dispose of it. 3a
 18. RIGHT REAR CELLAR- determine the reason and remedy the condition which causes signs of leakage. 3d
 19. LEFT REAR CELLAR WINDOW- replace broken glass. 3d
 20. THIRD FLOOR REAR HALL- remove illegal stored oil. 9c
- THIRD FLOOR
21. KITCHEN WALL - remove peeling paint. 3b
 22. LIVING ROOM WALL & CEILING- determine the reason and remedy the condition which causes signs of leakage. 3b
 23. LIVING ROOM WALL & CEILING- replace missing plaster & paint. 3b
 24. LIVING ROOM WINDOW- replace broken glass. 3c
 25. LIVING ROOM WINDOW- replace broken counter balance cord allowing window sash to remain elevated when opened. 3c
 26. WINDOW- replace broken parting bead. 3c
 27. BATHROOM- repair leak in lavatory. 6d
 28. RIGHT MIDDLE, RIGHT REAR, & RIGHT FRONT - BEDROOM WALLS & CEILINGS - determine the reason and remedy the conditions which cause signs of leakage. 3b
 29. BEDROOM WINDOW- repair loose sash. 3c
 30. RIGHT MIDDLE BEDROOM WALL - replace broken bead (parting). 3c
 31. " " " " - repair loose plaster. 3b

SECOND FLOOR

6/14/77 (STD.)
 At the time of the survey, we were unable to gain access to the second floor apartment. We suggest that if there are any conditions which need correcting in this apartment that you make the repairs while doing the work on the rest of the structure.

FIRST FLOOR

- 6/14/77
 32. KITCHEN SINK - provide trap. 6d

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 St., Tel. 775-5451 to determine if any of the items listed above require a building or alteration permit.

7/17/80 - Re/work on exterior account started yet
x 30
8/19/80 - RE/HP on exterior yet x 30
9/22/80 - RE/" " " " x 30
10/20/80 - RE/" " " " x 30
11/20/80 - RE " " " " x 30
12/18/80 - RE " " " " x 30
1/20/81 - RE/CO/AB x 30
2/19/81 - RE/CO/AB x 30
3/20/81 - RE/WIP x 30
3/24/81 - all viol. corr, COC.

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

December 11, 1991

Albert Aceto
41 Edgewood Ave
Portland, Me 04101

Re: 127 Cumberland Ave
CEL #: 013-D-015
DU: 3

Dear Mr. Aceto,

I am sending you this letter to request an inspection at the property which you own or manage at the above listed addresses.

This is for the City of Portland's program to inspect all multi-family buildings in the City every 5 years.

Could you contact this office at your convenience so that I can make arrangements with you to inspect the building.

Sincerely,


Merlin Leary
Code Enforcement Officer

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

April 22, 1992

5 YEAR INSPECTION

Albert Aceto
41 Edgewood Ave
Portland, ME 04103

Re: 127 Cumberland Ave
CBL #: 013-D-015
DU: 3

Dear Mr. Aceto,

You are hereby notified, as owner or agent, that an inspection was made of the above referred 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 on or before June 22, 1992. 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 10 days from this date, we will assume the repairs to be in progress and, on re-inspection within the time set forth above, will anticipate that the premises have been brought into compliance with the Housing Code Standards.

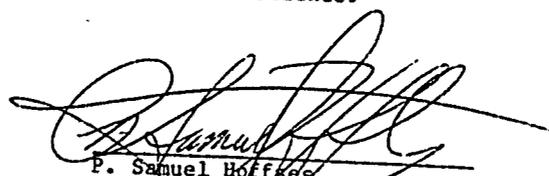
Please Note: You should consult this department to insure that any corrective action you should undertake complies with the building, plumbing, electrical, zoning and other Article of the City Code.

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 residence.

Sincerely,


Merlin Leary
Code Enforcement Officer


P. Samuel Hoffses
Chief of Inspection Services

HOUSING INSPECTION REPORT

Location: 127 Cumberland Ave
Housing Conditions Date: April 22, 1992
Expiration Date: June 22, 1992

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 - Rear Hall - Used for Storage | 109-4 |
| 2. Int - 2nd fl - Rear Hall Door - Missing Trim Frame | 103-3 |
| 3. Int - 3rd fl - Rear Hall Wall/Ceiling - Missing Plaster | 108-2 |
| 4. Int - 1st fl - Rear Hall Wall - Exposed Wiring | 113-5 |
| 5. Int - Cellar Wall - Missing Junction Box Covers | 113-5 |
| 6. Int - Cellar Fire - Excessive Soot | 114-1 |
| 7. Cellar - Asbestos | 116-6 |

Items numbered 4, 6 and 7 are to be priority!!!

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

November 20, 1995

ACETO ALBERT J
41 EDGEWOOD AVE
PORTLAND ME 04103

Re: 127 Cumberland Ave
CBL: 013- - D-015-001-01
DU: 3

Dear Mr. Aceto:

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".

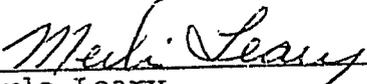
In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects within sixty (60) days. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within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

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

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

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

Sincerely,


Merle Leary
Code Enforcement Officer


Tammy Munson
Code Enfc. Offr./ Field Supv.

HOUSING INSPECTION REPORT

Location: 127 Cumberland Ave
Housing Conditions Date: November 20, 1995
Expiration Date: January 19, 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 FLR -
HALL IS USED FOR STORAGE | 109.40 |
| 2. | INT - 2ND FLR - REAR HALL -
DOOR FRAME IS MISSING TRIM | 108.30 |
| 3. | INT - 1ST FLR - REAR HALL -
WALL HAS EXPOSED WIRING | 113.50 |
| 4. | INT - CELLAR -
THERE APPEARS TO BE FRIABLE ASBESTOS | 116.60 |
| 5. | INT - OVERALL -
HARD-WIRED BATTERY-BACK/UP SMOKE DETECTORS ARE REQUIRED IN EACH UNIT | 113.50 |



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

November 8, 1988

Albert J. Aceto
41 Edgewood Avenue
Portland, Maine

DU: 3
Re: 127 Cumberland Avenue

Dear Sir:

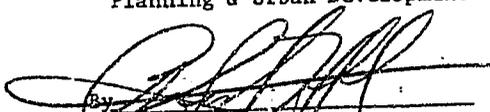
The Housing Inspections Division of the Department of Planning and Urban Development has recently completed an overall inspection of the above referred property.

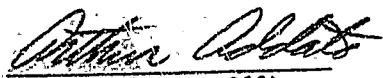
Congratulations are extended to you for the general condition of your property which was found to meet the standards established by the City's Housing Code.

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
Planning & Urban Development


By P. Samuel Robbins,
Chief of Inspection Services


Code Enforcement Officer
Arthur Addato (7)

