

115-117 Cumberland Avenue 13-F-3

CERTIFICATE  
OF  
COMPLIANCE

DATE: May 18, 1983

DU: 3

CITY OF PORTLAND

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

Mr. William DiBiase  
108 Winn Road  
West Falmouth, Maine 04105

Re: Premises located at 115-117 Cumberland Ave. 13-F-3 EE

Dear Mr. DiBiase:

A re-inspection of the premises noted above was made on May 11, 1982  
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 June 18, 1982.

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 May 1985.

Sincerely yours,

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

By Lyle D. Moyes  
Lyle D. Moyes  
Inspection Services Division

Arthur Addato  
Code Enforcement Officer - Arthur Addato (7)

jmr

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND

DU 3

Department of Urban Development  
Housing Inspection Division  
775-5451 - Ext. 311 - 318

Ch.-Blk.-Lot: 13-F-3  
Location: 115-117 Cumberland Ave.

Mr. William DiBiase  
108 Winn Road  
West Falmouth, Maine 04105

Project: NCP-EE  
Issued: June 18, 1982  
Expires: September 18, 1982



Dear Mr. DiBiase:

As owner or agent, you are hereby notified that an examination was made of the premises at 115-117 Cumberland Ave., Portland, Me. by Code Enforcement Officer Arthur Addato. 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 Sept. 18, 1982. 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 it's goal to maintain all Portland residents in decent, safe, and sanitary housing.

Very truly yours,

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

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

*Arthur Addato*  
Code Enforcement Officer - Addato (1)

Attachments:

JEF

HOUSING INSPECTION REPORT

OWNER: Mr. William DiBiase  
 CODE ENFORCEMENT OFFICER - Addato (7)  
 115-117 Cumberland Avenue, Portland, Maine 13-F-3 EE Notice of Housing Conditions  
 DATED: June 18, 1982 EXPIRES: September 18, 1982

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

		SEC. (S)
8/31	<del>1. SECOND &amp; THIRD FLOOR LEFT AND REAR EXTERIOR porch - rotted support posts.</del>	<del>3-d</del>
8/31	<del>2. SECOND &amp; THIRD FLOOR LEFT AND REAR EXTERIOR porch - rotted and missing balusters.</del>	<del>3-d</del>
8/31	<del>3. SECOND &amp; THIRD FLOOR LEFT AND REAR EXTERIOR porch - rotted decking.</del>	<del>3-d</del>
8/31	<del>4. SECOND &amp; THIRD FLOOR FRONT HALL stairs - missing balusters.</del>	<del>3-d</del>
8/31	<del>5. THIRD FLOOR FRONT HALL ceiling - inoperative light fixture.</del>	<del>3-e</del>
8/31	<del>6. REAR EXTERIOR porch - rotted and damaged supports, deck, treads, risers.</del>	<del>3-d</del>
8/31	<del>7. FRONT EXTERIOR stairs - damaged concrete treads and risers.</del>	<del>3-d</del>
8/31	<del>8. FIRST &amp; SECOND FLOOR REAR HALL - ceiling and wall - sagging and missing plaster.</del>	<del>3-b</del>
9/20	<del>9. FRONT CELLAR foundation - missing brick.</del>	<del>3-a</del>
8/31	<del>10. OVERALL DWELLING UNIT - excessive fuse blowing.</del>	<del>3-a</del>
8/31	<del>11. FIRST FLOOR OVERALL</del>	<del>6-d</del>
8/31	<del>11. KITCHEN sink - leaking drain.</del>	<del>3-b</del>
8/31	<del>12. BATHROOM ceiling - leaking.</del>	<del>3-b</del>
8/31	<del>13. BATHROOM ceiling - missing plaster and tile.</del>	<del>3-e</del>
8/31	<del>14. LIVING ROOM &amp; DINING ROOM walls - inoperative light switches.</del>	<del>3-a</del>
8/31	<del>15. REAR BEDROOM ceiling - damaged light fixtures.</del>	<del>3-b</del>
8/31	<del>16. REAR BEDROOM ceiling and wall - sagging and missing plaster.</del>	<del>3-b</del>
11/22	<del>17. SECOND FLOOR OVERALL</del>	<del>3-e</del>
5-11	<del>18. RIGHT REAR BEDROOM ceiling - damaged light fixture.</del>	<del>3-e</del>
5-11	<del>19. DINING ROOM ceiling - frayed wiring.</del>	<del>3-e</del>
5-11	<del>20. LIVING ROOM wall - inoperation light switch.</del>	<del>3-d</del>
11/22	<del>21. BATHROOM toilet - leaking seal and tank.</del>	<del>3-b</del>
11/22	<del>22. LIVING ROOM ceiling - missing plaster.</del>	<del>3-b</del>
3-18	<del>23. THIRD FLOOR OVERALL</del>	<del>8-e</del>
3-18	<del>24. RIGHT FRONT BEDROOM ceiling - frayed wiring.</del>	<del>8-e</del>
3-18	<del>25. KITCHEN ceiling - damaged light fixture.</del>	<del>3-b</del>
3-18	<del>26. SMOKE DETECTOR inoperative.</del>	<del>3-b</del>
3-18	<del>27. BEDROOM ceiling - cracked and sagging plaster.</del>	<del>3-b</del>

\*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.

REINSPECTION RECOMMENDATIONS

LOCATION 45 Cambridge St 3rd  
 PROJECT 2FL P-FE  
 OWNER S. B. B. B.

INSPECTOR W. H. H.

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
<u>6-18-82</u>	<u>9-18-82</u>				

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

DATE	ALL VIOLATIONS HAVE BEEN CORRECTED	<input checked="" type="checkbox"/>	"POSTING RELEASE"
<u>5-11-83 aa</u>	Send "CERTIFICATE OF COMPLIANCE"	<input checked="" type="checkbox"/>	
	SATISFACTORY Rehabilitation in Progress		
	Time Extended To:		
	Time Extended To:		
	Time Extended To:		
	UNSATISFACTORY Progress		"FINAL NOTICE"
	Send "HEARING NOTICE"		
	NOTICE TO VACATE		
	POST Entire		
	POST Dwelling Units		
	UNSATISFACTORY Progress		"LEGAL ACTION" To Be Taken

8-13-82 aa INSPECTOR'S REMARKS: Re/CC - General renovation in progress, 2FL and exterior. Rear porch being torn down.

8-31-82 aa Re/Re Porch torn down, area dressed. Total Renovation in progress

9-21-82 aa RE/SP -

11-22-82 aa RE/CT'S - SP

12-20-82 aa RE/CT'S - SP

1-28-83 aa RE/SP

2-29-83 aa RE/WIP - SP

3-18-83 aa RE/CT' 3FL - 2FL VAC. excellent work in progress  
3FL - OK.

4-15-83 aa INSTRUCTIONS TO INSPECTOR: RE/WIP/2F - SATISF.

5-11-83 aa RE/CT'S - CC - Finish touches 2FL. SP - COC

115-117 CUMBERLAND AVE.

Housing





CITY OF PORTLAND

JOSEPH E. McDONOUGH  
FIRE CHIEF

January 27, 1984

Mr. William DiBiase  
108 Winn Road  
West Falmouth, Maine

*OK*  
*4-9-84*  
*A. Addato*

Re: Smoke Detectors

Dear Mr. DiBiase:

During a recent inspection of the property owned by you at 117 Cumberland Avenue, it was noted that smoke detectors were missing in the following areas:

FIRST FLOOR APARTMENT - SMOKE DETECTORS INOPERATIVE.

25 MRSa §2464 requires that approved smoke detectors be installed in each of the above listed areas. 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 (10) days. Lack of compliance will result in referral of the matter for legal action.

Sincerely yours,  
Joseph E. McDonough  
Chief of the Fire Department  
City of Portland

*Arthur Addato*  
Arthur Addato, Code Enforcement  
Officer ( 7 )

cc: Lt. James Collins, Fire Prevention Bureau

jmr

P 398 935 429

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED -  
NOT FOR INTERNATIONAL MAIL

(See Reverse)

Sent to	
William DiBiase	
Street and No.	
108 Winn Road	
P.O., State and ZIP Code	
West Falmouth, Me. 04105	
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	

(Name)

Ret. 1/19 Camb. cont. - address

PS Form



## CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

January 27, 1984 ✓

Mr. William DiBiase  
108 Winn Road  
West Falmouth, Maine 04105

Re: 117 Cumberland Ave. NCP-EE 13-F-3

Dear Mr. DiBiase:

We recently received a complaint and an inspection was made by Code Enforcement Officer Arthur Addato of the property owned by you at 117 Cumberland Ave., Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

FIRST FLOOR

1. KITCHEN - ceiling - leaking. 108-2
2. KITCHEN - ceiling - missing plaster. 108-2

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 Feb. 3, 1984.

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 Lyle D. Noyes  
Lyle D. Noyes  
Inspection Services Division

Arthur Addato  
Cod. Enforcement Officer - Arthur Addato (7)

jmc

REQUEST FOR SERVICE

FALMOUTH HEALTH DEPARTMENT

DATE RECEIVED	1-24-84	BY	Joyel	DISTRICT	a. addato
REQUEST BY	NAME	Reggy Bush - No Phone			
	ADDRESS	T. Shank			
OWNER	NAME	William DeBaal - 797-3675			
	ADDRESS	Winn Rd., Gal., Mo.			
CONDITIONS	ADDRESS	117 Cumb. ave. - 1 <sup>st</sup> Fl. Fr. - side door cor. Cleve St. & Cumb.			
Call around 10:00, 1-25-84, if possible.					
COMMENTS	C1-CT'S - SD/IN - 1 FL - 2-3 FL OK LD to be sent cell				
SPECIAL INSTRUCTIONS					
DIVISION	SANITATION		HOUSING		NURSING
PRIORITY	ROUTINE		SPECIAL		BY
	URGENT		REPORT TO		DATE



# CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

January 27, 1984

Mr. William DiBiase 799-3675  
108 Winn Road  
West Falmouth, Maine 04105

OK  
4-9-84  
A. Addato

Re: 117 Cumberland Ave. NCP-EE 13-F-3

Dear Mr. DiBiase:

We recently received a complaint and an inspection was made by Code Enforcement Officer Arthur Addato of the property owned by you at 117 Cumberland Ave., Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

- FIRST FLOOR
- ~~4-9-84~~ 1. ~~KITCHEN ceiling leaking. 108-2~~
  - ~~4-9-84~~ 2. ~~KITCHEN ceiling missing plaster. 108-2~~

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 Feb. 3, 1984.

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 Lyle D. Noyes  
Lyle D. Noyes  
Inspection Services Division

Arthur Addato  
Code Enforcement Officer - Arthur Addato (7)

jnr

REINSPECTION RECOMMENDATIONS

LOCATION 117 Camb. Court  
 PROJECT REP. EE  
 OWNER St. Bruce

INSPECTOR Adams

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
<u>1-27-84</u>	<u>2-3-84</u>				

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

DATE	RECOMMENDATION
	ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE" _____ "POSTING RELEASE" _____
	SATISFACTORY Rehabilitation in Progress Time Extended To: _____
	Time Extended To: _____
	Time Extended To: _____
	UNSATISFACTORY Progress Send "HEARING NOTICE" _____ "FINAL NOTICE" _____
	NOTICE TO VACATE POST Entire _____ POST Dwelling Units _____
	UNSATISFACTORY Progress "LEGAL ACTION" To Be Taken _____

INSPECTOR'S REMARKS: RE/LD - NP  
2-3-84 cc  
2-16-84 cc RE/LD - CO - Is going to install battery operated smoke detector unit (with hard-wired unit in an old  
2-22-84 cc RE/LD - CT - owner - He will comply.  
4-9-84 cc RE/LDC

INSTRUCTIONS TO INSPECTOR \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

115-117 CUMBERLAND AVE.

*Housing*





## CITY OF PORTLAND

JOSEPH E. McDONOUGH  
FIRE CHIEF

January 27, 1984

Mr. William DiBiase  
108 Winn Road  
West Falmouth, Maine

Re: Smoke Detectors

Dear Mr. DiBiase:

During a recent inspection of the property owned by you at 117 Cumberland Avenue, it was noted that smoke detectors were missing in the following areas:

FIRST FLOOR APARTMENT - SMOKE DETECTORS INOPERATIVE.

25 MRSA §2464 requires that approved smoke detectors be installed in each of the above listed areas. 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 (10) days. Lack of compliance will result in referral of the matter for legal action.

Sincerely yours,  
Joseph E. McDonough  
Chief of the Fire Department  
City of Portland

  
Arthur Addato, Code Enforcement  
Officer (7)

cc: Lt. James Collins, Fire Prevention Bureau

jmr

P 398 \*935 543  
RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—  
NOT FOR INTERNATIONAL MAIL

(See Reverse)

Sent to	
Mr. William DiBiase	
Street and No.	
108 Winn Rd.	
P.O., State and ZIP Code	
West Falmouth, Me. 04105	
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	

4

PS Form 3800, Feb. 1982

Re: 117 Sundt. art. - action 4.

● **SENDER:** Complete items 1, 2, 3, and 4. Add your address in the "RETURN TO" space on reverse.  
 \* **CONSULT POSTMASTER FOR FEES**  
 1. The following service is requested (check one):  
 Show to whom and date delivered .....  
 Show to whom, date, and address of delivery ..  
 **RESTRICTED DELIVERY**  
(The restricted delivery fee is charged in addition to the return receipt fee.)

TOTAL \$

3. **ARTICLE ADDRESSED TO:**  
 Mr. William DiBiase  
 108 Winn Road  
 West Falmouth, Me. 04105

4. **TYPE OF SERVICE:**  REGISTERED  INSURED  
 CERTIFIED  COD  
 EXPRESS MAIL  
**ARTICLE NUMBER** 935 543

I have received the article described above.  
**SIGNATURE**  Addressee  Authorized agent  
*William DiBiase*

**DATE OF DELIVERY** 6/8/84  
**POSTOFFICE** PORTLAND, ME  
**POSTAL TIME** 5:30 AM

6. **ADDRESSEE'S ADDRESS (Only if restricted)**  
 7. **UNABLE TO DELIVER BECAUSE:**  
 7a. **EMPLOYEE'S INITIALS**

PS Form 3811, Dec. 1980

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

Re: 117 Cumb. ave. - 9. addiato - Nova.



# CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

June 6, 1984

Mr. William DiBiase  
108 Winn Road  
West Falmouth, Maine 04105

Re: 117 Cumberland Ave. - 1st. Floor

Dear Mr. DiBiase

We recently received a complaint and an inspection was made by Code Enforcement Officer Arthur Addato of the property owned by you at 117 Cumberland Ave., 1st. Fl., Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

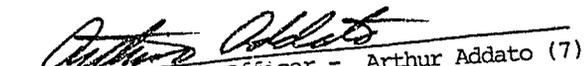
1. LIVING ROOM - ceiling and walls - leaking. 108-2
2. KITCHEN - ceiling - leaking around light fixture. 108-2

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 June 12, 1984.

Failure to comply with this order may result in a complaint being filed for prosecution in District Court.

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

By   
P. Samuel Hoffses,  
Chief of Inspection Services

  
Code Enforcement Officer - Arthur Addato (7)

jmr



# CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

September 7, 1984

OK  
9-26-84  
a.a.

Mr. William DiBiase  
108 Winn Road  
West Falmouth, Maine 04105

Re: 117 Cumberland Ave. 13-F-3 EE

Dear Mr. DiBiase:

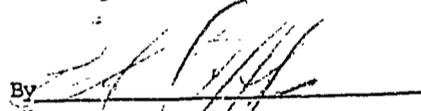
We recently received a complaint and an inspection was made by Code Enforcement Officer Arthur Addato of the property owned by you at 117 Cumberland Ave., Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

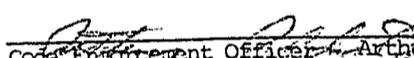
- 9/24/84 {
- ~~1. THIRD FLOOR REAR - hall - excessive accumulation of rubbish.~~
  - ~~2. THIRD FLOOR FRONT HALL - stairs - damaged treads.~~
  - ~~3. THIRD FLOOR FRONT HALL - stairs - damaged handrail.~~

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 Sept. 18, 1984.

Failure to comply with this order may result in a complaint being filed for prosecution in District Court.

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

By   
P. Samuel Hoffses,  
Chief of Inspection Services

  
Code Enforcement Officer Arthur Addato (7)

jmr

REINSPECTION RECOMMENDATIONS

LOCATION 117 Camb. Ave.  
PROJECT D.C.P. E.F.  
OWNER Dr. Bease

INSPECTOR Adelstein

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
9-7-84	9-18-84				

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

DATE	
	ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE" _____ "POSTING RELEASE" _____
	SATISFACTORY Rehabilitation in Progress Time Extended To: _____
	Time Extended To: _____
	Time Extended To: _____
	UNSATISFACTORY Progress Send "HEARING NOTICE" -- _____ "FINAL NOTICE" _____
	NOTICE TO VACATE POST Entire _____ POST Dwelling Units _____
	UNSATISFACTORY Progress "LEGAL ACTION" To Be Taken _____

9-26-84 aa INSPECTOR'S REMARKS: RE/LO-LDC

INSTRUCTIONS TO INSPECTOR:

P 755 081 837

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED  
NOT FOR INTERNATIONAL MAIL

(See reverse)

PS Form 3800, Feb. 1982

\* U.S.G.P.O. 1983-403-517

Sent to	Mr. William DiBiase
Street and No.	117 Winn Road
P.O., State, and ZIP Code	West Falmouth, Maine 04105
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	

(Nova) Re: 117 Comb. art. - Arthur G.

PS Form 3811, Dec. 1980

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

1. The following service is requested (check one):  
 Show to whom and date delivered  
 Show to whom, date, and address of delivery  
 RESTRICTED DELIVERY (The restricted delivery fee is charged in addition to the return receipt fee.)

2. ARTICLE ADDRESSED TO:  
Mr. William DiBiase  
108 Winn Road  
West Falmouth, Maine 04105

3. TYPE OF SERVICE:  
 REGISTERED  INSURED  
 REGISTERED  INSURED  COD  
 EXPRESS MAIL

ARTICLE NUMBER: 081-837

4. SIGNATURE: *William DiBiase*  
 I have received the article described above.  
 Address  Authorized Agent

5. DATE OF DELIVERY: *APR 11 1984*

6. ADDRESSEE'S ADDRESS (Only if registered)

7. EMPLOYER'S INITIALS

8. UNABLE TO DELIVER REASON:

TOTAL \$

RE: 117 Comb. art. - Arthur G. (Nova)



## CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

September 7, 1984

Mr. William DiBiase  
108 Winn Road  
West Falmouth, Maine 04105

Re: 117 Cumberland Ave. 13-F-3 EE

Dear Mr. DiBiase:

We recently received a complaint and an inspection was made by Code Enforcement Officer Arthur Addato of the property owned by you at 117 Cumberland Ave., Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

1. THIRD FLOOR REAR - hall - excessive accumulation of rubbish.
2. THIRD FLOOR FRONT HALL - stairs - damaged treads.
3. THIRD FLOOR FRONT HALL - stairs - damaged handrail.

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 Sept. 18, 1984.

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

P. Samuel Hoffses,  
Chief of Inspection Services

  
Code Enforcement Officer - Arthur Addato (7)

jmr



# CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

June 6, 1984

*OK*  
*8-14-84*  
*Qaddato*

Mr. William DiBiase  
108 Winn Road  
West Falmouth, Maine 04105

Re: 117 Cumberland Ave. - 1st. Floor

Dear Mr. DiBiase

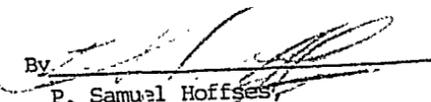
We recently received a complaint and an inspection was made by Code Enforcement Officer Arthur Addato of the property owned by you at 117 Cumberland Ave., 1st. Fl., Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

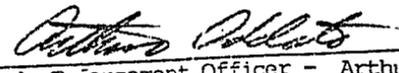
1. LIVING ROOM - ceiling and walls - leaking. 108-2
2. KITCHEN - ceiling - leaking around light fixture. 108-2

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 June 12, 1984.

Failure to comply with this order may result in a complaint being filed for prosecution in District Court.

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

By   
P. Samuel Hoffses,  
Chief of Inspection Services

  
Code Enforcement Officer - Arthur Addato (7)

jmr

Inspection Services  
Samuel P. Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

## CITY OF PORTLAND

### Notice of Housing Conditions FIVE YEAR INSPECTION

December 6, 1991

DU: 4  
CHART, BLOCK, LOT: 13-F-03  
LOCATION: 115 Cumberland Avenue

District: 1  
Issued: December 6, 1991  
Expires: February 6, 1992

BDK Trust Partners  
c/o Martie DiBiase, Mgr.  
P.O. Box 650  
Yarmouth, ME 04091

Dear Ms. DiBiase:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 115 Cumberland Ave. by Code Enforcement Officer M. Leary. 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 February 6, 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,

  
Merle Leary  
Code Enforcement Officer

  
P. Samuel Hoffses  
Chief of Inspection Services

HOUSING INSPECTION REPORT

Location: 115 Cumberland Ave. Owner: BDK Trust Partners-Martie DiBiase  
CEC: Merle Leary  
Housing Conditions Date: December 6, 1991  
Expiration Date: February 6, 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.  | Interior | 2nd fl. | Apt. 2 | Front Door  | Broken Frame        | 108-3 |
| 2.* | Interior | 2nd fl. | Apt. 2 | Living Room | Window-Broken Glass | 108-3 |
| 3.  | Interior | 2nd fl. | Apt. 2 | Kitchen     | Window-No storm     | 108-3 |
| 4.  | Interior | 2nd fl. |        | Front Hall  | Storing Furniture   | 109-4 |

\* This item should be given priority.

/el

115-117 Cumberland Avenue 13-F-3

CERTIFICATE  
OF  
COMPLIANCE

DATE: May 18, 1983

DU: 3

CITY OF PORTLAND

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

Mr. William DiBiase  
108 Winn Road  
West Falmouth, Maine 04105

Re: Premises located at 115-117 Cumberland Ave. 13-F-3 EE

Dear Mr. DiBiase:

A re-inspection of the premises noted above was made on May 11, 1982  
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 June 18, 1982.

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 May 1985.

Sincerely yours,

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

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

Arthur Addato  
Code Enforcement Officer - Arthur Addato (7)

jmr

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND

DU 3

Department of Urban Development  
Housing Inspection Division  
775-5451 - Ext. 311 - 316

Ch.-Blk.-Lot: 13-F-3  
Location: 115-117 Cumberland Ave.

Mr. William DiBiase  
108 Winn Road  
West Falmouth, Maine 04105

Project: NCP-EE  
Issued: June 18, 1982  
Expires: September 18, 1982



Dear Mr. DiBiase:

As owner or agent, you are hereby notified that an examination was made of the premises at 115-117 Cumberland Ave., Portland, Me. by Code Enforcement Officer Arthur Addato. 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 Sept. 18, 1982. 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 it's goal to maintain all Portland residents in decent, safe, and sanitary housing.

Very truly yours,

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

By *Lyle D. Moyes*  
Lyle D. Moyes,  
Inspection Services Division

*Arthur Addato*  
Code Enforcement Officer - Addato (1)

Attachments:

JEF

HOUSING INSPECTION REPORT

OWNER: Mr. William DiBiase  
 CODE ENFORCEMENT OFFICER - Addato (7)  
 115-117 Cumberland Avenue, Portland, Maine 13-F-3 EE Notice of Housing Conditions  
 DATED: June 18, 1982 EXPIRES: September 18, 1982

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

		SEC. (S)
8/31	<del>1. SECOND &amp; THIRD FLOOR LEFT AND REAR EXTERIOR porch - rotted support posts.</del>	<del>3-d</del>
8/31	<del>2. SECOND &amp; THIRD FLOOR LEFT AND REAR EXTERIOR porch - rotted and missing balusters.</del>	<del>3-d</del>
8/31	<del>3. SECOND &amp; THIRD FLOOR LEFT AND REAR EXTERIOR porch - rotted decking.</del>	<del>3-d</del>
8/31	<del>4. SECOND &amp; THIRD FLOOR FRONT HALL stairs - missing balusters.</del>	<del>3-d</del>
8/31	<del>5. THIRD FLOOR FRONT HALL ceiling - inoperative light fixture.</del>	<del>3-d</del>
8/31	<del>6. REAR EXTERIOR porch - rotted and damaged supports, deck, treads, risers.</del>	<del>3-d</del>
8/31	<del>7. FRONT EXTERIOR stairs - damaged concrete treads and risers.</del>	<del>3-d</del>
8/31	<del>8. FIRST &amp; SECOND FLOOR REAR HALL - ceiling and wall - sagging and missing plaster.</del>	<del>3-e</del>
9/20	<del>9. FRONT CELLAR foundation - missing brick.</del>	<del>3-a</del>
8/31	<del>10. OVERALL DWELLING UNIT - excessive fuse blowing.</del>	<del>3-a</del>
3/31	<del>11. OVERALL DWELLING UNIT - excessive fuse blowing.</del>	<del>3-a</del>
<b>FIRST FLOOR OVERALL</b>		
8/31	<del>11. KITCHEN sink - leaking drain.</del>	<del>6-d</del>
8/31	<del>12. BATHROOM ceiling - leaking.</del>	<del>3-b</del>
8/31	<del>13. BATHROOM ceiling - missing plaster and tile.</del>	<del>3-b</del>
8/31	<del>14. LIVING ROOM &amp; DINING ROOM walls - inoperative light switches.</del>	<del>8-e</del>
8/31	<del>15. REAR BEDROOM ceiling - damaged light fixtures.</del>	<del>8-e</del>
8/31	<del>16. REAR BEDROOM ceiling and wall - sagging and missing plaster.</del>	<del>3-b</del>
<b>SECOND FLOOR OVERALL</b>		
11/22	<del>17. RIGHT REAR BEDROOM ceiling - damaged light fixture.</del>	<del>8-e</del>
5-11	<del>18. DINING ROOM ceiling - frayed wiring.</del>	<del>8-e</del>
5-11	<del>19. LIVING ROOM wall - inoperation light switch.</del>	<del>6-d</del>
11/22	<del>20. BATHROOM toilet - leaking seal and tank.</del>	<del>3-b</del>
11/22	<del>21. LIVING ROOM ceiling - missing plaster.</del>	<del>3-b</del>
<b>THIRD FLOOR OVERALL</b>		
3-18	<del>22. RIGHT FRONT BEDROOM ceiling - frayed wiring.</del>	<del>8-e</del>
3-18	<del>23. KITCHEN ceiling - damaged light fixture.</del>	<del>8-e</del>
3-18	<del>24. SMOKE DETECTOR inoperative.</del>	<del>3-b</del>
3-18	<del>25. BEDROOM ceiling - cracked and sagging plaster.</del>	<del>3-b</del>

\*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.

REINSPECTION RECOMMENDATIONS

LOCATION 25 Cumberland St. Salem  
 PROJECT 2 FL FF  
 OWNER S. Basse

INSPECTOR Walden

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
<u>6-18-82</u>	<u>9-18-82</u>				

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

DATE 5-11-83 aa ALL VIOLATIONS HAVE BEEN CORRECTED  "POSTING RELEASE"   
 Send "CERTIFICATE OF COMPLIANCE"

SATISFACTORY Rehabilitation in Progress  
 Time Extended To: \_\_\_\_\_  
 Time Extended To: \_\_\_\_\_  
 Time Extended To: \_\_\_\_\_

UNSATISFACTORY Progress Send "HEARING NOTICE" \_\_\_\_\_ "FINAL NOTICE" \_\_\_\_\_

NOTICE TO VACATE \_\_\_\_\_  
 POST Entire \_\_\_\_\_  
 POST Dwelling Units \_\_\_\_\_

UNSATISFACTORY Progress "LEGAL ACTION" To Be Taken \_\_\_\_\_

8-13-82 aa INSPECTOR'S REMARKS: Re/CC - General corrections in progress, ext. and interior Rear porch being torn down.

8-31-82 aa Re/Re Porch torn down, area dressed. Total Repair in progress

9-21-83 aa RE/SP -

11-22-82 aa RE/CT'S - SP

12-20-82 aa RE/CT'S - SP

1-28-83 aa RE/SP

2-29-83 aa RE/WIP - SP

3-18-83 aa RE/CT' 3FL - 2FL VAC. excellent work in progress  
3FL - OK.

4-15-83 aa INSTRUCTIONS TO INSPECTOR: RE/WIP/2F - SATISF.

5-11-83 aa RE/CT'S - CC - Finish touches 2FL. SP - COC

115-117 CUMBERLAND AVE.

*Housing*



A series of horizontal lines forming a table or form structure. The lines are spaced evenly and extend across the width of the page. The content within these lines is mostly obscured by noise and grain, but the structure suggests a table with multiple rows and columns.



CITY OF PORTLAND

JOSEPH E. McDONOUGH  
FIRE CHIEF

January 27, 1984

Mr. William DiBiase  
108 Winn Road  
West Falmouth, Maine

Re: Smoke Detectors

Dear Mr. DiBiase:

During a recent inspection of the property owned by you at 117 Cumberland Avenue, it was noted that smoke detectors were missing in the following areas:

FIRST FLOOR APARTMENT - SMOKE DETECTORS INOPERATIVE.

25 MRSA §2464 requires that approved smoke detectors be installed in each of the above listed areas. 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 (10) days. Lack of compliance will result in referral of the matter for legal action.

Sincerely yours,  
Joseph E. McDonough  
Chief of the Fire Department  
City of Portland

  
Arthur Addato, Code Enforcement  
Officer ( 7 )

cc: Lt. James Collins, Fire Prevention Bureau

jmr

P 398 935 429

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED -  
NOT FOR INTERNATIONAL MAIL

(See Reverse)

Sent to	
William DiBiase	
Street and No	
108 Winn Road	
P.O., State and ZIP Code	
West Falmouth, Me. 04105	
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	

(Handwritten) Ret. 1/17 Certif. cert. - address

PS Form



## CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

January 27, 1984 ✓

Mr. William DiBiase  
108 Winn Road  
West Falmouth, Maine 04105

Re: 117 Cumberland Ave. NCP-EE 13-F-3

Dear Mr. DiBiase:

We recently received a complaint and an inspection was made by Code Enforcement Officer Arthur Addato of the property owned by you at 117 Cumberland Ave., Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

FIRST FLOOR

1. KITCHEN - ceiling - leaking. 108-2
2. KITCHEN - ceiling - missing plaster. 108-2

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 Feb. 3, 1984.

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 Lyle D. Noyes  
Lyle D. Noyes  
Inspection Services Division

Arthur Addato  
Code Enforcement Officer - Arthur Addato (7)

jmr

REQUEST FOR SERVICE

FALMOUTH HEALTH DEPARTMENT

DATE RECEIVED	1-24-84	BY	Joyel	DISTRICT	Q. Addato
REQUEST BY	NAME	Reggy Bush - No Phone			
	ADDRESS	T. Hunt			
OWNER	NAME	William DeBiasi - 797-3675			
	ADDRESS	Winn Rd., Gal., Mo.			
CONDITIONS	ADDRESS	117 Camb. ave. - 1 <sup>st</sup> Fl. Fr. - side door cor. Cleve St. & Court.			
Call Around 10:00, 1-28-84, if possible.					
COMMENTS	C1-CT'S - SD/IN - 1 FL - 2-3 FL / OK LD to be sent Cell.				
SPECIAL INSTRUCTIONS					
DIVISION	SANITATION		HOUSING		NURSING
PRIORITY	ROUTINE		SPECIAL		BY
	URGENT		REPORT TO		DATE