

102 Cumberland Avenue

SECTION 8 - EXISTING - LEASED HOUSING PROGRAM

ADDRESS 103 Cumberland Avenue DATE 3/30/78

OWNER John Kenoran ADDRESS Rte 2 New Rd. Hooksett

Location of Dwelling Units or  
Number of Dwelling Units Under  
Section 8 - Lease                    1  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NEIGHBORHOOD CONSERVATION PROJECT Minsky Milk

INSPECTED BY HOUSING DIVISION - YES  NO

"NOTICE OF HOUSING CONDITIONS" ISSUED 2/24 1978 ABATED \_\_\_\_\_ 19\_\_\_\_

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

CERTIFICATE  
OF  
COMPLIANCE

May 7, 1980

CITY OF PORTLAND

Department of Neighborhood Conservation And Inspection Services  
Housing Inspections Division  
Telephone: 775-5451 - Extension 448 - 358

Mr. & Mrs. John Donovan  
RFD #2 Mason Road  
Gorham, Maine 04038

Re: Premises located at 102 Cumberland Ave. 13-M-4 NCP-MN

Dear Mr. & Mrs. Donovan:

A re-inspection of the premises noted above was made on April 29, 1980  
by Housing Inspector Kevin Carroll.

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 February 24, 1978.

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  
Neighborhood Conservation And  
Inspection Services

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

Inspector

Kevin Carroll  
K. Carroll

NOTICE OF HOUSING CONDITIONS

DU 3

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

Ch.-Bl.-Lot: 13-M-4  
 Location: 102 Cumberland Avenue  
 Project: NCP-Munjcy North  
 Issued: February 24, 1978  
 Expired: May 24, 1978

Mr. & Mrs. John Donovan  
 RFD # 2 Mason Road  
 Gorham, Maine 04038

*Handwritten notes:*  
 4-29-80  
 (initials)

Dear Mr. & Mrs. Donovan:

An examination was made of the premises at 102 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 May 24, 1978. 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. 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 D. Stevenson  
 D. Stevenson

By Lyle M. Noyes  
 Chief of Housing Inspections

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

- |  |    |
|--|----|
| 1. BASEMENT PANEL - remove illegal overamp fuses.  | 8e |
| 2. THIRD FLOOR - FRONT HALL - remove debris and properly dispose of it.  | 4e |
| 3. FIRST, SECOND & THIRD FLOORS - FRONT HALL CEILING - remove peeling paint.   | 3b |
| 4. THIRD FLOOR HALL WINDOWS - replace broken counter balance cords allowing window sash to remain elevated when open.  | 3c |
| 5. SECOND & THIRD FLOORS - FRONT HALL DOOR - replace missing knob.   | 3b |
| 6. SECOND FLOOR - FRONT HALL WINDOW - secure loose glass by replacing points and/or reglazing.                         | 3c |
| 7. SECOND FLOOR FRONT - HALL RAILING - replace missing balusters.  | 3d |
| <u>FIRST FLOOR</u>   |    |
| 8. LIVING ROOM WINDOW - replace broken counter balance cords allowing window sash to remain elevated when open.        | 3c |
| <u>THIRD FLOOR</u>   |    |
| 9. DINING ROOM WALL - remove illegal extension cord.   | 8d |
| 10. LEFT REAR BEDROOM WINDOW - replace broken counter balance cords allowing window sash to remain elevated when open. | 3c |
| 11. LEFT REAR BEDROOM CEILING - replace peeling paint.   | 3b |
| 12. BATHROOM WALL - replace missing plaster.   | 3b |
| 13. BATHROOM WINDOW - secure loose sash.   | 3c |

continued

vw

NOTICE OF HOUSING CONDITIONS

DU 3

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

Cr.-Bl.-Lot: 13-M-4  
 Location: 102 Cumberland Avenue  
 Project: NCP-Munjoy North  
 Issued: February 24, 1978  
 Expired: May 24, 1978

Mr. & Mrs. John Donovan  
 RFD # 2 Mason Road  
 Gorham, Maine 04038

*Handwritten notes:*  
 4-29-80  
 (circled symbol)

Dear Mr. & Mrs. Donovan:

An examination was made of the premises at 102 Cumberland Avenue, Portland, Maine, by Housing Inspector Stevenson. Violation 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 24, 1978. 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

*Signature of D. Stevenson*  
 D. Stevenson

By

*Signature of Lyle D. Noyes*  
 Lyle D. Noyes  
 Chief of Housing Inspections

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12. BATHROOM WALL - replace missing plaster.	3b
13. BATHROOM WINDOW - secure loose sash.	3c
continued	

vw

continued

102 Cumberland Avenue, Portland, Maine NCP-MN 13-M-4

2/24/78

THIRD FLOOR CONTINUED

14. ~~KITCHEN WINDOW~~ - replace broken parting bead. 3c  
15. ~~LEFT REAR BEDROOM WALL~~ - determine the reason and remedy the condition causing signs of leakage. 3b  
16. ~~LEFT REAR BEDROOM WALL~~ - remove peeling paint. 3b

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.



NOTICE OF HOUSING CONDITIONS

DU 3

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

Ch.-Bl.-List: 13-M-4  
Location: 102 Cumberland Avenue  
Project: NCP-Munjoy North  
Issued: February 24, 1978  
Expires: May 24, 1978

Mr. & Mrs. John Donovan  
RFD # 2 Mason Road  
Gorham, Maine 04038

Dear Mr. & Mrs. Donovan:

An examination was made of the premises at 102 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 May 24, 1978. 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 D. Stevenson

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

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

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| 6. SECOND FLOOR - FRONT HALL WINDOW - secure loose glass by replacing points and/or reglazing.                         | 3c |
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continued  
vw

continued 102 Cumberland Avenue, Portland, Maine NCP-MN 13-M-4 2/24/78

THIRD FLOOR CONTINUED

- 14. KITCHEN WINDOW - replace broken parting bead. 3c
- 15. LEFT REAR BEDROOM WALL - determine the reason and remedy the condition causing signs of leakage. 3b
- 16. LEFT REAR BEDROOM WALL - remove peeling paint. 3b

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.









PS Form 3811, Jan. 1975

● SENDER: Complete items 1, 2, and 3.  
Add post address in the "RETURN TO" space on reverse.

1. The following service is requested (check one):

- Show to whom and date delivered..... 15¢
- Show to whom, date, & address of delivery..... 35¢
- RESTRICTED DELIVERY.  
Show to whom and date delivered..... 65¢
- RESTRICTED DELIVERY.  
Show to whom, date, and address of delivery 85¢

2. ARTICLE ADDRESSED TO:  
*BFD. 2, Mason Rd.  
Garham*

3. ARTICLE DESCRIPTION:

REGISTERED NO.	CERTIFIED NO.	INSURED NO.
	<i>961616</i>	

(Always obtain signature of addressee or agent)

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

*HC Donovan*

4. DATE OF DELIVERY: *12/17/76* POSTMARK

5. ADDRESS (Complete only if requested)

6. UNABLE TO DELIVER BECAUSE: CLERK'S INITIALS

102 Curb Ave

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

☆ GPO: 1975-O-566-047

PS Form 3011, Jan. 1975

● 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..... 15¢  
 Show to whom, date, & address of delivery..... 25¢  
 RESTRICTED DELIVERY.  
 Show to whom and date delivered..... 65¢  
 RESTRICTED DELIVERY.  
 Show to whom, date, and address of delivery 85¢

2. ARTICLE ADDRESSED TO:  
 102 Cumberland Ave.  
 Portland

3. ARTICLE DESCRIPTION:  
 REGISTERED NO. CERTIFIED NO. INSURED NO.  
 961615

(Always obtain signature of addressee or agent)

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

4. DATE OF DELIVERY POSTMARK

5. ADDRESS (Complete only if requested)

6. UNABLE TO DELIVER BECAUSE: CLERK'S INITIALS

102 Cumberland Ave.

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

☆ GPO: 1975-O-568-047

REQUEST FOR SERVICE

PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	5-12-76	BY	Lynn	DISTRICT	David	
REQUEST BY	NAME	Aron				
	ADDRESS					
OWNER	NAME					
	ADDRESS	Back apt				
CONDITIONS	ADDRESS	1044 Commercial Ave 2nd floor				
	House is a mess, very bad odor.					
COMMENTS	8/11/76 (N)					
	15					
SPECIAL INSTRUCTIONS						
DIVISION	<input checked="" type="checkbox"/>	SANITATION	<input type="checkbox"/>	HOUSING	<input type="checkbox"/>	NURSING
	<input checked="" type="checkbox"/>	ROUTINE	<input type="checkbox"/>	SPECIAL	<input type="checkbox"/>	BY
	<input type="checkbox"/>	URGENT	<input type="checkbox"/>	REPORT TO	<input type="checkbox"/>	DATE
PRIORITY						

From the Desk of-  
Philip Knowlton  
Ass't Chief of Housing Inspections

Date 5/4/72

TC: Gandy

RE: 102 Cumberland

Please have a copy  
of the Compliance report  
to Mrs. Mawland  
Morseville (P.O. Box 1205  
Portland)



~~Re BR GLASS 1 LIU WI 3C~~  
~~Re BR counterbalance LIU WI 3C~~  
~~DE SOLI LI CL 3b~~  
~~RM PR PAINT 1 CL 3b~~  
~~SE LO GLASS 1 REHA WI 3C~~  
~~PR RE PR 1/3 HA CL 3b~~  
CORRECT 11 GROSS CONNECTION 2 BA TUB 2 6D  
~~DE LEAK 2 REHA 6D~~  
~~SE LO GLASS 2 LI WI 3C~~  
Re LR PAD 2 REHA EE WI 3C  
SE LO SPAH 2 REHA WI 3C  
Re hi GLASS 1 REHA WI 3C  
Re WX LATCH 1 11 4 DO 3B



1dn/76

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND  
DEPARTMENT OF HEALTH & SOCIAL SERVICES  
HOUSING DIVISION  
Telephone 773-5451 - Extension 448

Mr. John Donovan  
RD #2, Mason Road  
Gorham, Maine

DU 3  
Ch.-Bl.-Lot 13-M-4  
Location: 102 Cumberland Avenue  
Project: MUNJOY NORTH  
Issued: DEC. 2, 1976  
Expired: FEB. 3, 1977

VOID -  
NEW FIRST  
2-22-78

Mr. Donovan:

An examination was made of the premises at 102 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 Feb. 3, 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 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 help this Department in its goal to maintain all Portland residents in decent, safe and sanitary housing.

Sincerely yours,  
David C. Bittenbender, Director  
Health & Social Services

Inspector D. Stevenson

By Chief of Housing Inspections

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" - SECTION(S)

- \*1. BASEMENT - Fuses - Remove the overamp illegal fuses. -8e
- 2. 3rd FLOOR FRONT HALL - Debris - Remove the debris from the hall and dispose of it properly. 4a
- FIRST FLOOR, OVERALL
- 3. LIVING ROOM- Window - Replace the broken counterbalance cords allowing window sash to remain elevated when opened. 3c
- THIRD FLOOR, OVERALL
- 4. DINING ROOM - Wall - Remove the illegal extension cord. 8e
- 5. LEFT REAR BEDRM - Window - Replace broken counter balance cord allowing window sash to remain elevated when opened. 3c

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

LDN:rl

~~1-ES FR FR RM PEP 3B  
 2 CL CL FR PEP 3B  
 FR FR FR FR FR 3B  
 SELO FR FR FR 3C  
 FR BR FR 3K (W) 3C  
 DE SOLI 3 LER SE WA-CL 3C  
 RM PEP 3 LER SE WA-CL 3C  
 FR BRO COUNTER BALANCE CO 3 LER WA CL & 3C  
 FR MI KNOB 2 FR HA DO 3B  
 " " COUNTER BALANCE CO RD 3 HA 3C  
 SE LO GLASS 2 FR HA W 3C  
 RM MI BALLUSTER 2 FR HA 3C~~











CERTIFICATE  
OF  
COMPLIANCE

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

March 27, 1972

Mrs. Philomena G. Dante  
102 Cumberland Avenue  
Portland, Maine 04101

Re: Premises located at 102 Cumberland Avenue, Portland

Dear Mrs. Dante:

A re-inspection of the premises noted above was made on March 17, 1972  
by Housing Inspector McIsaac, of the Health Department.

This is to certify that you have complied with our request to correct the violations  
of the Municipal Codes relating to housing conditions described in our "Notice of  
Housing Conditions" dated 12/14/71.

Thank you for your cooperation and your efforts to help us maintain decent, safe and  
sanitary housing for all Portland residents.

Sincerely yours,

Arthur A. Hughson, CFH, MPH  
Health Director

By [Signature]  
Chief of Housing Inspections

Inspector Harold A. McIsaac

gh

NOHC  
12/14/71



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

February 21, 1989

John Donovan  
102 Cumberland Avenue  
Portland, ME 04101

DU: 3

Dear Sir:

RE 102 Cumberland Ave. 13-M-4

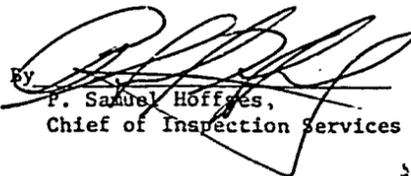
The Housing Inspections Division of the Department of Planning and Urban Development has recently completed an overall inspection of the above referred property.

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 F. Samuel Hoffges,  
Chief of Inspection Services

  
Code Enforcement Officer  
Arthur Addato (7)

jmr





CITY OF PORTLAND, MAINE

389 CONGRESS STREET  
PORTLAND, MAINE 04101  
(207) 874-8300

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF  
INSPECTION SERVICES DIVISION

DATE: November 26, 1990

DU: 3

Housing Inspections Division  
Telephone: 874-8300

John Donovan  
102 Cumberland Avenue  
Portland, ME 04101

RE: Premises located at 102 Cumberland Ave.

Dear Mr. Donovan:

A re-inspection of the premises noted above was made on September 22, 1990  
by Code Enforcement Officer Burton G. MacIsaac.

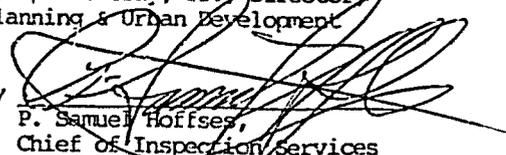
This is to certify that you have complied with our request to correct the  
violation(s) of the Municipal Code relating to housing conditions as described  
in our "Letter of Defects" dated September 11, 1990.

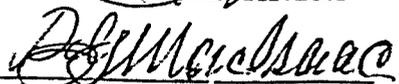
Thank you for your cooperation and your efforts to help us maintain decent,  
safe and sanitary housing for all Portland residents.

In order to aid in the preservation of Portland's existing housing inventory,  
it shall be the policy of this department to inspect each resident building at  
least once every five years, although a property is subject to re-inspection at  
any time during the said five-year period.

Sincerely yours,

Joseph E. Gray, Jr., Director  
Planning & Urban Development

By   
P. Samuel Hoffses,  
Chief of Inspection Services

  
Burton G. MacIsaac for Arthur Addato (7)  
Code Enforcement Officer

jmr



## CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

September 11, 1990

John Donovan  
102 Cumberland Avenue  
Portland, ME 04101

Re: 102 Cumberland Avenue

Dear Sir:

We recently received a complaint and an inspection was made by Code Enforcement Officer Burton MacIsaac of the property owned by you at 102 Cumberland Avenue, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

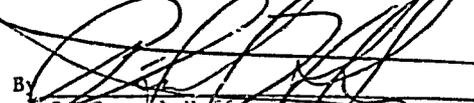
1. ~~Inoperative door latch, front entry. 6-108~~

*corrected OK 9-22*

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 September 22, 1990.

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

  
Burton MacIsaac for Arthur Addato (7)

jmr

389 CONGRESS STREET • PORTLAND, MAINE 04101 • TELEPHONE (207) 874-8300

REQUEST FOR SERVICE

PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	Oct. 20, 82	BY	Joyce	DISTRICT	Milking
REQUEST BY	NAME	Melody Pyle - No Phone			
	ADDRESS	Dorham			
OWNER	NAME	Jack Donovan - 892-3466			
	ADDRESS	Dorham			
CONDITIONS	ADDRESS	104 Cumberland Ave. - 3 <sup>rd</sup> fl - Apt # 3 (19er)			

Wiring - throughout apartment - Hall stairs light  
No cold water, bathroom sink

COMMENTS Inspected complaint mostly  
most work will be LD

SPECIAL INSTRUCTIONS

DIVISION	SANITATION	HOUSING	NURSING
PRIORITY	ROUTINE	SPECIAL	BY
	URGENT	REPORT TO	DATE



**CITY OF PORTLAND**

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

November 30, 1982

OK  
BY *Adelle*  
DATE 3-21-83

Mr. & Mrs. John Donovan  
R.F.D. #2  
Gorham, Maine 04031

Re: 104 Cumberland Avenue - 13-M-4

Dear Mr. & Mrs. Donovan:

We recently received a complaint and an inspection was made by Code Enforcement Officer Marland Wing of the property owned by you at 104 Cumberland Avenue, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

3-18 ~~1. LEFT HALL stairs loose skids. 3-d~~

THIRD FLOOR

3-18 ~~2. KITCHEN window broken glass. 3-e~~

3-18 ~~3. PANTRY window missing counterbalance cords. 3-c~~

3-18 ~~4. PANTRY ceiling peeling paint. 3-b~~

The above mentioned conditions are in violation of Chapter 307 of the Municipal Code of the City of Portland, Maine, and must be corrected on or before December 30, 1982.

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

*Marland Wing*  
Code Enforcement Officer - Wing (1)

jmr

REINSPECTION RECOMMENDATIONS

LOCATION 1st Cavalry Div  
PROJECT H.F. 11.1  
OWNER Person

INSPECTOR [Signature]  
[Signature]

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
<u>12-30-82</u>	<u>12-30-82</u>				

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	

2-18-83 aa INSPECTOR'S REMARKS: RE/LD-OK  
3-21-83 aa RE/LD-LDC

INSTRUCTIONS TO INSPECTOR:

REQUEST FOR SERVICE

PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	11-19-82	BY	Jays	DISTRICT	Marland
REQUEST BY	NAME	Nobody / Daniel Pyle - no phone			
	ADDRESS	Tenant			
OWNER	NAME				
	ADDRESS				
CONDITIONS	ADDRESS	104 Cumberland ave., 3 <sup>rd</sup> FL.			
<p>Plumbing broken, 2 radiators not working (Bathroom &amp; Dining) Bathroom &amp; Kitchen outlets not working, etc.</p>					
COMMENTS	<p>I tried to phone the social worker who made the complaint for these tenants to see if they notified their landlord or if they notified in an eviction dispute, etc. but haven't been able to get her. Tenant M.A. (AM)</p>				
SPECIAL INSTRUCTIONS					
DIVISION	SANITATION	HOUSING	NURSING		
	ROUTINE	SPECIAL	BY	J	
PRIORITY	URGENT	REPORT TO	DATE		

Community Training

Rosemary Mason

774-5727-Bus.

March 1977



CITY OF PORTLAND

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

November 30, 1982

Mr. & Mrs. John Donovan  
R.F.D. #2  
Gorham, Maine 04038

Re: 104 Cumberland Avenue - 13-M-4

Dear Mr. & Mrs. Donovan:

We recently received a complaint and an inspection was made by Code Enforcement Officer Marland Wing of the property owned by you at 104 Cumberland Avenue, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

1. LEFT HALL - stairs - loose skids. 3-d

THIRD FLOOR

2. KITCHEN - window - broken glass. 3-c
3. PANTRY - window - missing counterbalance cords. 3-c
4. PANTRY - ceiling - peeling paint. 3-b

The above mentioned conditions are in violation of Chapter 307 of the Municipal Code of the City of Portland, Maine, and must be corrected on or before December 30, 1982.

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

Marland Wing  
Code Enforcement Officer - M. Wing (1)

jmr

CERTIFICATE OF INSPECTION

DATE May 7, 1980

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

Mr. & Mrs. John Donovan  
RFD #2 Mason Road  
Gorham, Maine 04038

Re: Premises Located at 102 Rear Cumberland Avenue NCP-MNI 13-M-4

Dear Mr. & Mrs. Donovan:

An inspection of the above referred premises was recently completed by Housing Inspector Kevin Carroll.

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  
Neighborhood Conservation

Inspector Kevin Carroll  
K. Carroll

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

102 Rear Cumberland Avenue NCP-MN 13-M-4 May 7, 1980 Continued:

Second & Third Floor dwelling units - bathrooms - Cross connections at fixtures in bathtubs.

5-78

NOTICE OF HOUSING CONDITIONS

DU 3

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

Ch.-Bl.-Lot: 13-M-4  
Location: 102 Rear Cumberland Ave.  
Project: NCP-Munjoy Hill  
Issued: February 24, 1978  
Expired: May 24, 1978

Mr. & Mrs. John Donovan  
RFD # 2 Mason Road  
Gorham, Maine 04038

OK  
BY [Signature]  
DATE (104)

Dear Mr. & Mrs. Donovan:

An examination was made of the premises at 102 Rear 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 May 24, 1978. 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 [Signature]

D. Stevenson

By [Signature]

Lyle D. Noyes  
Chief of Housing Inspections

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

- ~~1. FIRST FLOOR LEFT FRONT- HALL WALL- replace inoperative switch. 8e~~
- ~~2. FIRST, SECOND & THIRD FLOORS- FRONT & REAR HALL CEILING- replace peeling paint. 3b~~
- ~~3. SECOND FLOOR- REAR HALL WINDOW - secure loose sash. 3c~~
- ~~4. FIRST FLOOR- REAR HALL WINDOW - replace missing glass. 3b~~
- ~~5. FIRST FLOOR- REAR HALL DOOR - replace worn latch. 3b~~
- ~~6. LIVING ROOM WALL - replace broken plaster. 8d~~
- ~~7. LIVING ROOM WALL - remove illegal extension cord. 8e~~
- ~~8. BATHROOM CEILING - secure loose light. 8e~~
- ~~9. BATHROOM CEILING - repair inoperative light. 3c~~
- ~~10. LIVING ROOM WINDOW - replace broken counter balance cords allowing window sash to remain elevated when open. 3b~~
- ~~11. LIVING ROOM CEILING - determine the reason and remedy the condition causing signs of leakage. 3b~~
- ~~12. LIVING ROOM CEILING - remove peeling paint. 3c~~
- ~~13. KITCHEN WINDOW - secure loose glass by replacing points and/or reglazing. 3c~~

continued  
vw

SECOND FLOOR

- ~~14. LEFT BEDROOM WINDOW - secure loose glass by replacing points and/or reglazing. 3c~~
- 15. BATHROOM TUB - correct the condition at the fixture that causes a cross connection at the bathtub. 6d
- ~~16. RIGHT REAR BEDROOM WINDOW - replace broken parting bead. 3c~~

THIRD FLOOR

- 17. BATHROOM TUB - correct the condition at the fixture that causes a cross connection at the bathtub. 6d

REINSPECTION RECOMMENDATIONS

LOCATION 102 P. C. W. BLDG.

PROJECT 1012

INSPECTOR STRAUSS

OWNER 1012-0000

NOTICE OF HOUSING CONDITION		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
2/24/78	5/24/78				

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

DATE 5-1-80	Ⓟ	ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE" <i>Inspection</i>	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	OK Ⓟ DATE 5-1-80
		UNSATISFACTORY Progress "LEGAL ACTION" To Be Taken	
5-1-80	Ⓟ	INSPECTOR'S REMARKS: Re/spect. All major violations corrected - send cert w/ comment "Second & third floor dwelling units - bathrooms - check connections at fixtures in bathtubs." Ⓟ	
		INSTRUCTIONS TO INSPECTOR:	
			(3)

Inspection Services  
Samuel P. Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

December 9, 1991

John Donovan  
21 Nascn Rd  
Gorham ME 04028

Re: 102 Cumberland Avenue  
CBL #: 013-M-004  
DU: 3

Dear Mr Donovan,

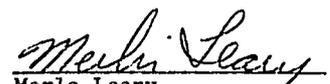
The Housing Inspections Division of the Department of Planning and Urban Development has recently completed an overall inspection of the above referred property.

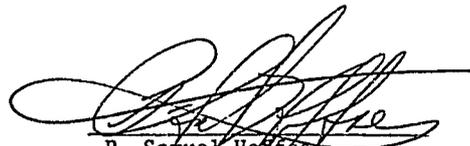
Congratulations are extended to you for the general condition of your property which was found to meet the standards established by the City's Housing Code.

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,

  
Merle Leary  
Code Enforcement Officer

  
P. Samuel Hoffses  
Chief of Inspection Services

CITY OF PORTLAND  
INSPECTION SERVICES DIVISION - HOUSING INSPECTION SCHEDULE

Insp. Date: 1-16-87 Complaint  5 year  Fire  Inspector's Name: Addate Dist. 7

Property Address: 104 CUMBERLAND AV C-B-L: 13M4 Legal Units: 3 Exist. Units: 3 Stories: 3

Owner or Agent: JACK DONOVAN Stand. 1st:  N.O.H.C.  L.O.D.   
Address: 13315 PORTLAND, A. G. RAY, ME. 04039

Violation No.	Ext.	Int.	Fl.	Apt.	LOCATION	VIOLATION DESCRIPTION	CODE
1		X	3		RE/HA/CL	LEAK-TRAP-DOOR	108.2
* 2		X	3		RE/HA/CL	FAULTY-LIGHT-FIXTURE	113
* 3		X	1	1	BA/PA/CL	LEAKING	108.2
* 4		X	2	2	BA/PA/KI/CL	"	108.2
5		X	2	2	" " " "	SA/MI/CR-PLASTER	108.2
6		X	2	2	" " " "	SA/TILE	108.2
7		X	2	2	RI/BE/CL	CR/SA-PLASTER	108.2
* 8		X	2	2	BE/WA	FAULTY-LIGHT-FIXTURE	113
9		X	3	3	BI/WA/CL	CR/MI/SA-PLASTER	108.2
10		X	3	3	PA/CL	" / " / " - "	108.2
11		X	3	3	RI/BE/CL	" / " / " - "	108.2
12		X	3	3	BA/WA/CL	PEELING-PAINT	108.2
* 13		X	3	3	BA/TUB	CROSS-CONNECTION	111.1
* 14		X	3	3	BA/TOILET	LEAKING-SEAL	111.1
* 15		X	3	3	BA/WA	FAULTY-FIXTURE	111.1
* 16		X	3	3	OLI-WA	IN/SD	



CITY OF PORTLAND

JOSEPH E. McDONOUGH  
FIRE CHIEF

January 20, 1987

Jack Donovan  
13 Portland Road  
Gray, ME 04039

Re: Smoke Detectors

Dear Mr. Donovan:

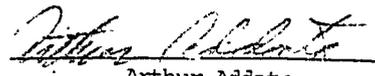
During a recent inspection of the property owned by you at 104 Cumberland Ave., it was noted that smoke detectors were missing in the following areas:

INFERIOR THIRD FLOOR, APT. #3 - LIVING ROOM - inoperative  
smoke detector.

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

HOUSING INSPECTION REPORT

OWNER: Jack Donovan

LOCATION: 104 Cumberland Ave. 13-M-4

CODE ENFORCEMENT OFFICER: Arthur Addato (7)

HOUSING CONDITIONS DATED: January 20, 1987 EXPIRES: March 20, 1987

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.

	<u>SEC. (S)</u>
1. INTERIOR THIRD FLOOR REAR HALL - ceiling - leaking trap door.	108-2
* 2. INTERIOR THIRD FLOOR REAR HALL - ceiling - faulty light fixture.	113
* 3. INTERIOR FIRST FLOOR, APT. #1, BATHROOM/PANTRY - ceiling - leaking.	108-2
* 4. INTERIOR SECOND FLOOR, APT. #2 - BATHROOM/PANTRY/KITCHEN - ceiling - leaking.	108-2
5. INTERIOR SECOND FLOOR, APT. #2 - BATHROOM/PANTRY/KITCHEN - ceiling - sagging, missing, cracked plaster.	108-2
6. INTERIOR SECOND FLOOR, APT. #2 - BATHROOM/PANTRY/KITCHEN ceiling - sagging tile.	108-2
7. INTERIOR SECOND FLOOR, APT. #2 - RIGHT FRONT BEDROOM - ceiling - cracked, sagging plaster.	108-2
* 8. INTERIOR SECOND FLOOR, APT. #2 - BATHROOM - wall - faulty light fixture.	113
9. INTERIOR THIRD FLOOR, APT. #3 - BATHROOM - wall and ceiling - cracked, missing, sagging plaster.	108-2
10. INTERIOR THIRD FLOOR, APT. #3 - PANTRY - ceiling - cracked, missing, sagging plaster.	108-2
11. INTERIOR THIRD FLOOR, APT. #3 - RIGHT FRONT BEDROOM - ceiling - cracked, missing, sagging plaster.	108-2
12. INTERIOR THIRD FLOOR, APT. #3 - BATHROOM - wall and ceiling - peeling paint.	108-2
*13. INTERIOR THIRD FLOOR, APT. #3 - BATHROOM - tub - cross connection.	111-1
*14. INTERIOR THIRD FLOOR, APT. #3 - BATHROOM - toilet - leaking seal.	111-1
*15. INTERIOR THIRD FLOOR, APT. #3 - BATHROOM - wall - faulty fixture.	111-1
*16. INTERIOR THIRD FLOOR, APT. #3 - LIVING ROOM - wall - inoperative smoke detector.	

\*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.

300 1354

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

Department of Planning & Urban Development  
Inspection Services Division  
Tel. 775-5451 - Ext. 311 - 346

Jack Donovan  
13 Portland Road  
Gray, ME 04039

DU 3

CH. 13 BLK. M LOT 4

LOCATION: 104 Cumb. Ave.

PROJECT: District 7  
ISSUED: January 20, 1987  
EXPIRES: March 20, 1987

Dear Mr. Donovan:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 104 Cumberland Avenue by Code Enforcement Officer Arthur Addato. 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 March 20, 1987. 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 any other Article of the City Code.

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

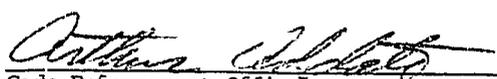
Your cooperation will aid this department in its goal to maintain decent, safe, and sanitary housing for all of Portland's residents.

Very truly yours,

Joseph E. Gray, Jr., Director  
Planning & Urban Development

By: 

P. Samuel Hoffses  
Chief of Inspection Services

  
Code Enforcement Officer - Arthur Addato (7)

Attachments

jmr

CERTIFICATE  
OF  
COMPLIANCE

103  
082  
Full

DATE: June 19, 1987

DU: 3

CITY OF PORTLAND

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

Jack Donovan  
13 Portland Road  
Gray, ME 04039

Re: Premises located at 104 Cumberland Avenue 13-M-4

Dear Mr. Donovan:

A re-inspection of the premises noted above was made on June 16, 1987  
by Code Enforcement Officer Arthur Addato.

This is to certify that you have complied with our request to correct the  
violation(s) of the Municipal Code relating to housing conditions as  
described in our "Notice of Housing Conditions" dated January 20, 1987

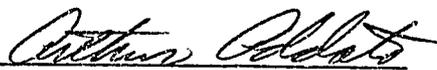
Thank you for your cooperation and your effort to help us maintain decent,  
safe and sanitary housing for all Portland residents.

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  
June 1992.

Sincerely yours,

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

  
P. Samuel Hoffses,  
Chief of Inspection  
Services

  
Arthur Addato, Code Enforcement Officer  
District 7

jmr

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

Department of Planning & Urban Development  
Inspection Services Division  
Tel. 775-5451 - Ext. 311 - 346

Jack Donovan **790-4205 OFF.**  
13 Portland Road  
Gray, ME 04039

DU 3

CH. 13 BLK. M LOT 4

LOCATION: 104 Cumb. Ave.

PROJECT: District 7  
ISSUED: January 20, 1987  
EXPIRES: March 20, 1987

Dear Mr. Donovan:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 104 Cumberland Avenue by Code Enforcement Officer Arthur Addato. 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 March 20, 1987. 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.

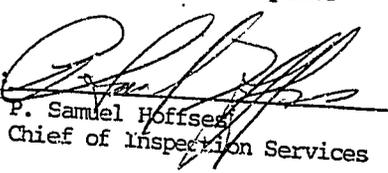
Please Note: You should consult the inspection Services Division to insure that any corrective action you undertake complies with the building, plumbing, electrical, zoning and any other Article of the City Code.

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

Your cooperation will aid this department in it's 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 Hoffses  
Chief of Inspection Services

  
Code Enforcement Officer - Arthur Addato (7)

Attachments

jmr

OK  
6-16-87  
aa

HOUSING INSPECTION REPORT

OWNER: Jack Donovan

LOCATION: 104 Cumberland Ave. 13-N-4

CODE ENFORCEMENT OFFICER: Arthur Addato (7)

HOUSING CONDITIONS DATED: January 20, 1987 EXPIRES: March 20, 1987

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)
3/18	1. ✓ INTERIOR THIRD FLOOR REAR HALL - ceiling - leaking trap door.	108-2
3/18	* 2. ✓ INTERIOR THIRD FLOOR REAR HALL - ceiling - faulty light fixture.	113
3/18	* 3. ✓ INTERIOR FIRST FLOOR, APT. #1, BATHROOM/PANTRY - ceiling - leaking.	108-2
3/18	* 4. ✓ INTERIOR SECOND FLOOR, APT. #2 - BATHROOM/PANTRY/KITCHEN - ceiling - leaking.	108-2
3/18	5. ✓ INTERIOR SECOND FLOOR, APT. #2 - BATHROOM/PANTRY/KITCHEN - ceiling - sagging, missing, cracked plaster.	108-2
3/18	6. ✓ INTERIOR SECOND FLOOR, APT. #2 - BATHROOM/PANTRY/KITCHEN ceiling - sagging tile.	108-2
3/18	7. ✓ INTERIOR SECOND FLOOR, APT. #2 - RIGHT FRONT BEDROOM - ceiling - cracked, sagging plaster.	108-2
3/18	* 8. ✓ INTERIOR SECOND FLOOR, APT. #2 - BATHROOM - wall - faulty light fixture.	113
3/18	9. ✓ INTERIOR THIRD FLOOR, APT. #3 - BATHROOM - wall and ceiling - cracked, missing, sagging plaster.	108-2
3/18	10. ✓ INTERIOR THIRD FLOOR, APT. #3 - PANTRY - ceiling - cracked, missing, sagging plaster.	108-2
3/18	11. ✓ INTERIOR THIRD FLOOR, APT. #3 - RIGHT FRONT BEDROOM - ceiling - cracked, missing, sagging plaster.	108-2
3/18	12. ✓ INTERIOR THIRD FLOOR, APT. #3 - BATHROOM - wall and ceiling - peeling paint.	108-2
6/18	* 13. ✓ INTERIOR THIRD FLOOR, APT. #3 - BATHROOM - tub - cross connection.	111-T
6/15	* 14. ✓ INTERIOR THIRD FLOOR, APT. #3 - BATHROOM - toilet - leaking seal.	111-T
3/18	* 15. ✓ INTERIOR THIRD FLOOR, APT. #3 - BATHROOM - wall - faulty fixture.	111-T
3/18	* 16. ✓ INTERIOR THIRD FLOOR, APT. #3 - LIVING ROOM - wall - inoperative smoke detector.	

\*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 104 Camb. Ave.

PROJECT MP EE

INSPECTOR Adelstein

OWNER Jack Donovan

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
1-20-87	3-20-87				

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"
6-16-87 <i>ca</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	SATISFACTORY Rehabilitation in Progress	
3-18-87 <i>ca</i>	Time Extended To: <u>6-20-87 - OTX 30 da.</u>	
	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 _____	
1-29-87 <i>ca</i>	INSPECTOR'S REMARKS: <u>RE/mtb with owner to discuss viol. Any co-operators will call when ready for final.</u>	
4-20-87 <i>ca</i>	<u>RE/CT - SP</u>	
5-21-87 <i>ca</i>	<u>RE/CT's - SP</u>	
6-16-87 <i>ca</i>	<u>RE/CT's - COC</u>	
	INSTRUCTIONS TO INSPECTOR: _____	
	_____	
	_____	
	_____	

Inspection Services  
Samuel P. Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

September 14, 1993

DONOVAN JOHN  
21 NASON RD  
GORHAM ME 04038

Re: 102 Cumberland Ave  
CBL: 013- - M-004-001-01  
DU: 0

Dear Mr. Donovan,

We recently received a complaint and an inspection was made of the property owned by you at the above referred address. As a result of the inspection, you are hereby notified to correct the following substandard housing condition.

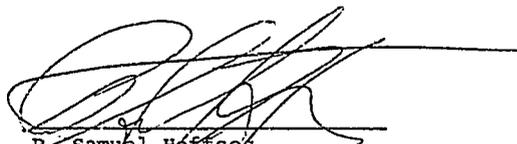
An XK3 lead analyzer inspection was conducted at the above address and the results were as follows:

APT 1 - LIVINGROOM	
BAY WINDOW AND SIDE WINDOW	
SILLS, SASHES, BASEBOARDS, FRONT DOOR & FRAME	10.0
WELLS	4.1 - 4.6
APT 1 - DININGROOM	
ALL WINDOW SASHES AND SILLS	10.0
WINDOW WELLS	5.6 - 6.5
APT 1 - 2 SMALL BEDROOMS	
ALL WOODWORK, TRIM, WINDOWS & BASEBOARDS	10.0
APT 1 - BACK BEDROOMS/LFT & RT	
WINDOW WELLS	5.0 - 8.5
APT 1 - KITCHEN	
WINDOW WELLS	3.9

The above mentioned conditions are in violation of Article V of the Municipal Code of the City of Portland, Maine, and must be corrected on or before October 14, 1993. Failure to comply with this order may result in a complaint being filed for prosecution in District Court.

Sincerely,

MaryAnn Amrich, RN  
Lead Poisoning Prevention Program

  
Samuel Hoffses  
Chief of Inspection Services

389 Congress Street · Portland, Maine 04101 · (207) 874-8704

Inspection Services  
Samuel P. Hoffas  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

April 04, 1994

DONOVAN JOHN  
102 CUMBERLAND AV  
PORTLAND ME 04101

John Donovan  
21 Nason Rd  
Gorham, ME 04038

Re: 104 Cumberland Ave  
CBL: 013- - M-004-001-02  
DU: 4

Dear Mr. Donovan,

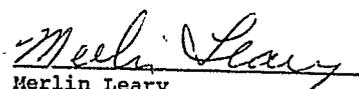
The Housing Inspections Division of the Department of Planning and Urban Development has recently completed an overall inspection of the above referenced property.

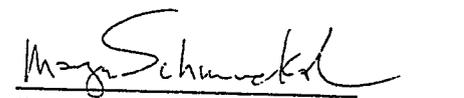
Congratulations are extended to you for the general condition of your property which was found to meet the standards established by the City's Housing Code.

Good maintenance is the best way to protect the value of your property and neighborhood.

Please feel free to call on us if we can be of assistance to you.

Sincerely,

  
Merlin Leary  
Code Enforcement Officer

  
Marge Schmuckal  
Asst. Chief of Inspection Services

389 Congress Street · Portland, Maine 04101 · (207) 874-8704

Inspection Services  
P. Samuel Hofises  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

May 26, 1995

DONOVAN JOHN  
21 NASON RD  
GORHAM ME 04038

Re: 102 Cumberland Ave  
CBL: 013- - M-004-001-01  
DU: 3

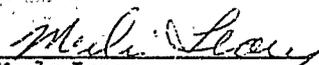
Dear Mr. Donovan,

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

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

Please contact me in this office at 874-8300 X8702 between 7:00/8:00-9:00AM or 3:00-3:30PM/4:00-5:00PM to make arrangements to inspect the building.

Sincerely,

  
Merle Leary  
Code Enforcement Officer

Inspection Services  
P. Samuel Hoffses  
Chief



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Dear Mr. Donovan:

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".

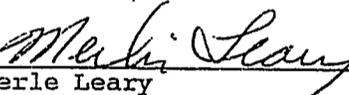
In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects within sixty (60) days. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within 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.

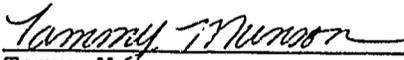
Please Note: You should consult this department to insure that any corrective action you should undertake complies with the building, plumbing, electrical, zoning and other Articles of the City Code.

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 Manson  
Code Enfc. Offr./ Field Supv.

HOUSING INSPECTION REPORT

Location: 102 Cumberland Ave  
Housing Conditions Date: June 13, 1995  
Expiration Date: August 12, 1995

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 - CELLAR -<br>THERE APPEARS TO BE FRIABLE ASBESTOS                                  | 116.60 |
| 2. | INT - OVERALL -<br>HARD-WIRED BATTERY-BACK/UP SMOKE DETECTORS ARE REQUIRED IN EACH UNIT | 113.50 |

Inspection Services  
P. Samuel Hoffees  
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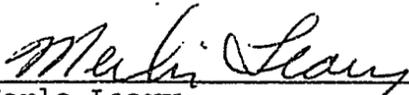
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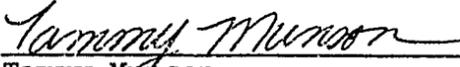
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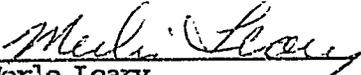
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