

86-86 Cumberland Avenue 13-1-8

MUNJ- No.

CERTIFICATE
OF
COMPLIANCE

June 13, 1980

CITY OF PORTLAND

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

Ardella Davis
58 Wilson Street
Portland, Maine 04101

Re: Premises located at 86-88 Cumberland Avenue 13-M-8 NCP-MN

Dear Ms. Davis:

A re-inspection of the premises noted above was made on June 9, 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 22, 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 June 1985.

Sincerely yours,

Joseph E. Gray, Jr. Director
Neighborhood Conservation And
Inspection Services

By

Lyle D. Noyes
Lyle D. Noyes
Housing Code Administrator

Inspector

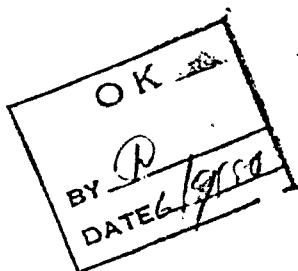
Kevin Carroll
Kevin Carroll

CITY OF PORTLAND, MAINE
DEPARTMENT OF NEIGHBORHOOD CONSERVATION
HOUSING INSPECTIONS DIVISION

NOTICE OF HEARING

April 30, 1979

To: Ardella Davis
58 Wilson Street
Portland, Maine 04101



Re: Premises located at 86-88 Cumberland Avenue 13-M-8 NCP-MN

Dear Ms. Davis:

Because of your failure to comply with previous NOTICES, you are hereby invited to appear in Room 015, City Hall, 389 Congress Street, Portland, Maine at 9:00 on May 12, 1980, to show cause why legal action should not be taken against you for violations of the Municipal Codes relating to housing conditions at the above referred premises, as described more fully in the attached copy of the original NOTICE received by you on or about February 28, 1978.

FAILURE TO APPEAR MAY RESULT IN PROSECUTION

Please notify this office at once if you have corrected all violations before the above noted hearing date. Telephone 775-5451 Extension 448 - 358.

Joseph E. Gray, Jr., Director
Neighborhood Conservation

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

Requested by
Inspector K. Carroll

K. Carroll

Enclosure

67-28 Cumberland Avenue - HOME - February 28, 1978 NCP-MN 13-M-8

Remaining Housing Code Violation to be corrected:

69-20 ~~FRONT CELLAR CEILING - replace rotten stringer / main support beam~~ 3-a

5.78

NOTICE OF HOUSING CONDITIONS

DU 3

City of Portland
Department of Neighborhood Conservation
Housing Inspections Division
Tel. 755-5451 - Ext. 358 - 448

Ardella Davis
58 Wilson Street
Portland, Maine 04101

CR.-Bl.-Lot: 13-M-6
Location: 86-88 Cumberland Avenue
Project: NCP-PH
Issued: February 28, 1978
Expired: May 28, 1978

Dear Ms. Davis:

An examination was made of the premises at 86-88 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 21, 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 Lytle D. Noves
Chief of Housing Inspections

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" -	Section(s)
FIRST FLOOR FRONT - HALL WINDOW - replace missing sash stop.	3d
SECOND FLOOR - RIGHT MIDDLE - HALL WINDOWS - replace broken glass.	3d
" " " " CEILING - replace missing plaster.	3d
OVERALL CELLAR - WALL/SUPPORTS/CHIMNEY - replace missing mortar.	3d
" " " " WINDOW - repair ill-fitting sash.	3d
CELLAR CHIMNEY - clean up excessive soot in cellar chimney and dispose of it.	3a
FRONT CELLAR CEILING - replace rotted joists/main support beams.	3a
CELLAR FRONT PANEL - replace improper ground.	3d
CEILING STAIRS - replace worn treads.	3a
EXTENSION CHIMNEY - replace missing mortar.	3a
OVERALL EXTERIOR WALL - replace missing siding.	3a
OVERALL EXTERIOR - replace missing downspout.	3a
OVERALL - replace missing trim.	4d
CARAGE DOOR - replace rotted panels.	3c
LEFT FRONT CHIMNEY - secure loose flashing.	3c

continued

vv

5-78

NOTICE OF HOUSING CONDITIONS

DU 3

City of Portland
Department of Neighborhood Conservation
Housing Inspections Division
Tel 775-5451 - Ext. 353 - 448

Ardella Davis
58 Wilson Street
Portland, Maine 04101

LAR
MAY 28 1978

Ch.-Bl. Lot: 13-M-8
Location: 86-88 Cumberland Avenue
Project: NCP-MN
Issued: February 28, 1978
Expired: May 28, 1978

Dear Ms. Davis:

An examination was made of the premises at 86-88 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 Mar 28, 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 J. Stevenson

By Lyle D. Noyes
Chief of Housing Inspections

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

1. FIRST FLOOR FRONT - HALL WINDOW - replace missing sash stop.	1c
2. SECOND FLOOR - RIGHT MIDDLE - HALL WINDOWS - replace broken glass.	1c
3. " " " " CEILING - replace missing plaster.	1c
4. OVERALL CELLAR - WALL/SUPPORTS/CHIMNEY - replace missing mortar.	1c
5. " " - WINDOW - repair ill-fitting sash.	1c
6. CELLAR CHIMNEY - clean up excessive soot in cellar chimney and dispose of it.	1c
7. FRONT CELLAR GYLING - replace rotted stringers/main support beams.	3a
8. CELLAR FLOOR PANEL - replace improper ground.	8a
9. CELLAR STAIRS - replace worn treads.	3d
10. EXTERIOR CHIMNEY - replace missing mortar.	3c
11. OVERALL EXTERIOR WALL - replace missing siding.	3a
12. OVERALL EXTERIOR - replace missing downspout.	3a
13. OVERALL - replace missing trim.	3a
14. GARAGE DOOR - replace rotted panels.	4d
15. LEFT FRONT CHIMNEY - secure loose flashing.	3c

continued

VW

continued 86-8, Cumberland Avenue, Portland, Maine ACP-MH 3-H-8 2/28/78

- ~~16. REAR MIDDLE - replace missing roofing. 3a~~
- ~~17. RIGHT SUPPORT - FRONT PORCH - replace loose bricks. 3d~~
- ~~18. OVERALL FOUNDATION WALL - replace missing mortar. 3a~~

FIRST FLOOR OVERALL

- ~~19. MIDDLE/LEFT MIDDLE/FRONT - BEDROOM WINDOWS - replace missing counter balance cords allowing window sash to remain elevated when opened. 3c~~

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.

REINSPECTION RECOMMENDATIONS

LOCATION 86-88 3rd St AB
PROJECT FIN
OWNER James

INSPECTOR [Signature]

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
<u>2/28/78</u>	<u>5/28/78</u>				

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

DATE <u>6-9-80</u>	ALL VIOLATIONS HAVE BEEN CORRECTED <input checked="" type="checkbox"/> Send "CERTIFICATE OF COMPLIANCE" <input checked="" type="checkbox"/> "POSTING RELEASE" <input type="checkbox"/>
	SATISFACTORY Rehabilitation in Progress
	Time Extended To: _____
	Time Extended To: _____
	Time Extended To: _____
<u>4-15-80</u>	UNSATISFACTORY Progress <u>May 12 at 9:00</u> Send "HEARING NOTICE" <input checked="" type="checkbox"/> "FINAL NOTICE" <input type="checkbox"/>
	"NOTICE TO VACATE" POST Entire _____ POST Dwelling Units _____
	UNSATISFACTORY Progress "LEGAL ACTION" To Be Taken _____
<u>4-15-80</u>	INSPECTOR'S REMARKS: <u>Re / g/f [unclear] apt part of # 7</u> <u>to [unclear] Rehab [unclear] - [unclear] [unclear]</u> <u>with [unclear] with [unclear] H/L [unclear]</u> <u>6-9-80 [unclear] - all [unclear] Corrected</u>
	INSTRUCTIONS TO INSPECTOR: _____

BY [Signature]
DATE 6/9/80



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

February 14, 1989

Bruce & Judith Pate
5 Gladstone Street
Wakefield, MASS 01880

DU: 5

Dear Mr. & Mrs. Pate:

RE: 88 Cumberland Ave. 13-M-8


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


F. Samuel Harrison
Chief of Inspection Services


Code Enforcement Officer
Arthur Addato (7)

jmr

CITY OF PORTLAND
INSPECTION SERVICES DIVISION -- HOUSING INSPECTION SCHEDULE

Insp. Date: 2-10-89 Complaint 5 year ☒ Fire Inspector's Name Roberts Dist. 7

Property Address: 88 Cumberland Ave C-1-L: 13-M-8 Legal Units: 5 Exist. Units: 5 Stories: 2.5

Owner or Agent Grace Judith Pate
Address 5444 1/2 N. 1st St. S. Phoenix, Arizona
Stand. 1st: ☒ N.O.H.C. ☐ L.O.D.

Violation	Woburn, Mass. 01880
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[illegible]

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

March 14, 1994

POTE BRUCE M
42 HARRISON AVE
WAKEFIELD MA 01890

Re: 88 Cumberland Ave
CEL: 013- - M-008-001-01
DU: 5

Dear Mr. Pote,

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".

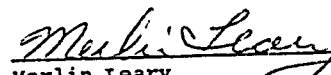
In accordance with the provisions of the above mentioned code, you are hereby ordered to correct those defects within sixty (60) days. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within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

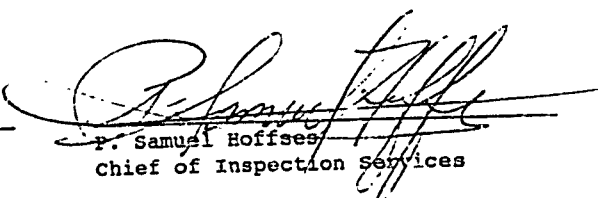
Please Note: You should consult this department to insure that any corrective action you should undertake complies with the building, plumbing, electrical, zoning and other Articles of the City Code.

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

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

Sincerely,


Merlin Leary
Code Enforcement Officer


S. Samuel Hoffses
Chief of Inspection Services

HOUSING INSPECTION REPORT

Location: 88 Cumberland Ave
Housing Conditions Date: March 14, 1994
Expiration Date: May 13, 1994

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 - STAIRS | 108.40 |
| MISSING PLASTER | |
| 2. INT - 1ST FL/APT 1 - LIVING/BEDROOM WINDOWS | 108.30 |
| MISSING CONDS | |

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

August 23, 1994

POTE BRUCE M
42 HARRISON AVE
WAKEFIELD MA 01880

Re: 88 Cumberland Ave
CBL: 013- - M-008-001-01
DU: 5

Dear Mr. Pote:

A re-inspection at the above noted property was made on August 22, 1994.

This is to certify that you have complied with our request to correct the violation(s) of the Municipal Code relating to housing conditions noted on our letter dated March 14, 1994.

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 three years.

Sincerely,

Merle Leary
Merle Leary
Code Enforcement Officer

Marge Schmuckal
Marge Schmuckal
Asst. Chief of Inspection Services

Inspection Services
P. Samuel Hoffses
Chief

CITY OF

June 06, 1995

POTE BRUCE & JUDITH E
RR 3 BOX 241
GORHAM ME 04038

P 792 457 214
RECEIPT FOR CERTIFIED MAIL
NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL
(See Reverse)

Sent to	Quincy Judith Pote
Street and No	RR 3 BOX 241
P.O. Number	ME 04038
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	

Re: 88 Cumberland Ave
CBL: 013- - M-008-001-01
DU: 3

Dear Mr. & Mrs. Pote:

As owner or agent of the property located at the above referred address, you are hereby notified that as the result of a recent fire, the vacant apartment on the second floor, rear, is hereby declared unfit for human occupancy.

The above-mentioned apartment is to be kept vacant so long as the following conditions continue to exist thereon:

Article V, Section 6-120 -

(1) Properties which are either damaged, decayed, or neglected, insanitary, unsafe, or vermin-infested in such a manner as to create a serious hazard to the health, safety, and general welfare of the occupants or the public -

Therefore, you will not occupy, permit anyone to occupy, or rent the above-mentioned apartment without the written consent of the Health Officer or his/her agent.

Sincerely,

Merle Leary
Merle Leary
Code Enforcement Officer

Tammy Munson
Tammy Munson
Code Enfc. Offr./ Field Supv.

Inspection Services
P. Samuel Hoffses
Chief

CITY OF

June 06, 1985

POTE BRUCE M. - JUDITH E
RR 3 BOX 241
GORHAM ME 04038

P 792 457 214

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL
(See Reverse)

Sent to	Bruce & Judith Pote
Street and No	RR 3 BOX 241
P.O. State and ZIP Code	GORHAM ME 04038
Postage	\$ 1
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	

800 June 1985

Re: 88 Cumberland Ave
CBL: 013- - M-008-001-01
DU: 3

Dear Mr. & Mrs. Pote:

As owner or agent of the property located at the above referred address, you are hereby notified that as the result of a recent fire, the vacant apartment on the second floor, rear, is hereby declared unfit for human occupancy.

The above-mentioned apartment is to be kept vacant so long as the following conditions continue to exist thereon:

Article V, Section 6-120 -

(1) Properties which are either damaged, decayed, dilapidated, insanitary, unsafe, or vermin-infested in such a manner as to create a serious hazard to the health, safety, and general welfare of the occupants or the public -

Therefore, you will not occupy, permit anyone to occupy, or rent the above-mentioned apartment without the written consent of the Health Officer or his/her agent.

Sincerely,

Merle Leary
Merle Leary
Code Enforcement Officer

Tammy Munson
Tammy Munson
Code Enfc. Offr./ Field Supv.

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

June 06, 1995

POTE BRUCE M & JUDITH E
RR 3 BOX 241
GORHAM ME 04038

Re: 88 Cumberland Ave
CBL: 013- - M-008-001-01
DU: 3

Dear Mr. & Mrs. Pote:

As owner or agent of the property located at the above referred address, you are hereby notified that as the result of a recent fire, the vacant apartment on the second floor, rear, is hereby declared unfit for human occupancy.

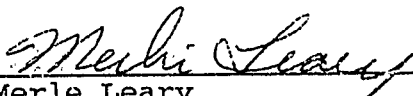
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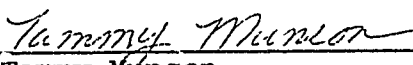
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(1) Properties which are either damaged, decayed, dilapidated, insanitary, unsafe, or vermin-infested in such a manner as to create a serious hazard to the health, safety, and general welfare of the occupants or the public -

Therefore, you will not occupy, permit anyone to occupy, or rent the above-mentioned apartment without the written consent of the Health Officer or his/her agent.

Sincerely,


Merle Leary
Code Enforcement Officer


Tammy Munson
Code Enfc. Offr./ Field Supv.

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

APRIL 17, 1997

POTE BRUCE M & JUDITH E
P O BOX 943
STURBRIDGE MA 01566

Re: 88 CUMBERLAND AVE
CBL: 013- - M-008-001-01
DU: 5

Dear Mr. & Mrs. Pote:

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

Congratulations are extended to you for the general condition of your property which was found to meet the standards established by the City's Housing Code. We did, however, note the following items that could cause future problems:

1. EXT - RIGHT PORCH - 108.10
TRIM HAS A BROKEN GUTTER

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,

Handwritten signature of Marland Wing.

Marland Wing
Code Enforcement Officer

Handwritten signature of Tammy Munson.

Tammy Munson
Code Enfc.Offc./ Field Supv.

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

November 13, 1995

POTE BRUCE M & JUDITH E
RR 3 BOX 241
GORHAM ME 04038

Re: 88 Cumberland Ave
CBL: 013- - M-008-001-01
DU: 3


Dear Mr. & Mrs. Pote:


This is to inform you, as owner or agent of the property located at the above referenced address, that we have released the apartment on the second floor, rear, from posting.

Therefore, you may rent these apartment to others or occupy it yourself.

If you have any questions regarding this matter, please do not hesitate to contact this office.

Sincerely,


Merle Leary
Code Enforcement Officer


Tammy Munson
Code Enfc. Offr./ Field Supv.

