

86-86 Cumberland Avenue 13-1-8

MUNJ-XO

C E R T I F I C A T E

O F

C O M P L I A N C E

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 36-88 Cumberland Avenue 13-4-8 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 28, 1978.

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

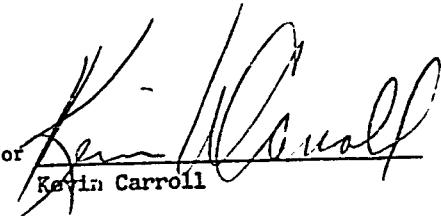
In order to aid in the preservation of Portland's existing housing  
inventory, it shall be the policy of this department to inspect  
each residential building at least once every five years. Although  
a property is subject to re-inspection at any time during the said  
five-year period, the next regular inspection of this property is  
scheduled for June 1985.

Sincerely yours,

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

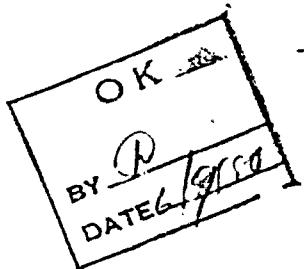
By Lyle D. Noyes  
Lyle D. Noyes  
Housing Code Administrator

Inspector Kevin Carroll



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 315, 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

Enclosure

56-68 Cumberland Avenue - NOHC - February 28, 1978 NCP-MN 13-M-8

Remaining Housing Code Violation to be corrected:

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

69/10

2-78

NOTICE OF HOUSING CONDITIONS

DU 3

City of Portland  
Department of Neighborhood Conservation  
Housing Inspections Division  
Tel. 75-5451 - Ext. 358 - 448

Ardella Davis  
58 Wilson Street  
Portland, Maine 04101

Ch.-Bl.-Lot: 13-K-6  
Location: 66-68 Cumberland Avenue  
Project: NCP-MH  
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 28, 1978. You may contact this office to arrange 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

By Lyle D. Noves  
Lyle D. Noves  
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.	3c
2. SECOND FLOOR - RIGHT MIDDLE - HALL WINDOWS - replace broken glass.	3d
3. OVERALL CELLAR - WALL SUPPORTS/CHIMNEY - replace missing mortar.	3d
4. " " - CEILING - replace missing plaster.	3d
5. " " - WINDOW - repair ill-fitting sash.	3d
6. CELLAR CHIMNEY - clean up excessive soot in cellar chimney and dispose of it.	3d
7. FRONT CELLAR GUTTER - replace rotted <del>support</del> main support beams.	3a
8. CELLAR SIDE PAINT - replace improper ground.	3a
9. CELLAR STAIRS - replace worn treads.	3d
10. EXTERIOR CHIMNEY - replace missing mortar.	3a
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. FRONT CHIMNEY - secure loose flashing.	3c

continued

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5-78

NOTICE OF HOUSING CONDITIONS

DU 3

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

Ardella Davis  
58 Wilson Street  
Portland, Maine 04101

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 D. Stevenson

By Lyle D. Noves  
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.	3c
2. SECOND FLOOR - RIGHT MIDDLE - HALL WINDOWS - replace broken glass.	3d
3. " " " CEILING - replace missing plaster.	3d
4. OVERALL CELLAR - WALL SUPPORTS/CHIMNEY - replace missing mortar.	3c
5. " " - WINDOW - repair ill-fitting sash.	3c
6. CELLAR CHIMNEY - clean up excessive soot in cellar chimney and dispose of it.	3c
7. FRONT CELLAR GRIFFING - replace rotted straggers/main support beams.	3a
8. CELLAR FLOOR PANEL - replace incomplete ground.	3c
9. CELLAR STAIRS - replace worn treads.	3d
10. EXTERIOR CHIMNEY - replace missing mortar.	3c
11. OVERALL EXTERIOR WALL - replace missing sticng.	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 flaching.	3c

continued

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continued 86-85 Cumberland Avenue, Portland, Maine MCP-MN 3-M-8 2/28/78

- 16. SEAG MIDDLE - replace missing roofing. 3a
- 17. RIGHT TUFFORT - 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 sash 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

INSPECTOR 121-200LOCATION 86-88 Elm St Apt  
PROJECT 61N  
OWNER John

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

A re-inspection was made of the above premises and I recommend the following action:

DATE <u>6-9-80</u>	ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE" <input checked="" type="checkbox"/> "POSTING RELEASE" <input checked="" type="checkbox"/>
	SATISFACTORY Rehabilitation in Progress
	Time Extended To:
	Time Extended To:
	Time Extended To:
<u>4-15-80</u>	UNSATISFACTORY Progress Send "HEARING NOTICE" <u>6/12 at 9:00</u> <input checked="" type="checkbox"/> "FINAL NOTICE" <u>6/12/80</u>
	"NOTICE TO VACATE" POST Entire POST Dwelling Units
	UNSATISFACTORY Progress "LEGAL ACTION" To Be Taken
4-15-80	INSPECTOR'S REMARKS: <u>Re 1st inf. violations except part of #7 to be issued Rehab loan - Public Rel.</u> <u>W/ 1st inf. to be made with a 1st H/100</u> <u>1/1/77 - all inf. corrected</u>
6-9-80	INSTRUCTIONS TO INSPECTOR:

C SSV m.f.



## 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: 98 Cumberland Ave. 13-M-8

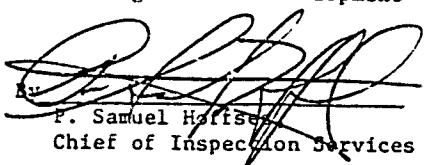
The Housing Inspections Division of the Department of Planning and Urban Development has recently completed an overall inspection of the above referred property.

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

  
P. Samuel Harris  
Chief of Inspection Services

  
Code Enforcement  
Arthur Addato (7)

jmr

**CITY OF PORTLAND**  
**INSPECTION SERVICES DIVISION - HOUSING INSPECTION SCHEDULE**

Insp. Date: 2-10-87 Complaint 5 year  Fire Inspector's Name Colaletti Dist. 7

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

Owner or Agent Bruce & Judith Pace Stand. 1st:  N.O.H.C.  L.O.D.  
Address 524 Madison St.

Violation Wadefield, Texas. B1880

Inspection Services  
Samuel P. Hoffs  
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  
CBL: 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 the 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  
Merlin Leary  
Code Enforcement Officer

P. Samuel Hoffs  
P. Samuel Hoffs  
Chief of Inspection Services

HOUSING INSPECTION REPORT

Location: 86 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 CORDS	

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 PORTLAND

June 06, 1995

POTE BRUCE & 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.

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, deteriorated, insanitary, unsafe, or vermin-infested in such a manner as to create a serious hazard to the health, safety, and general welfare of 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

Y 193  
CITY OF

June 06, 1995

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)

Street and No	34 241	Postage	1
P.O. State and ZIP Code	GORHAM ME 04038	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 1995

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, unsanitary, 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 Enfr. Offr./ Field Supv.

Inspection Services  
P. Samuel Hoffses  
Chief



... and your name and address on a return  
date, detach and retain the receipt, and mail the article.  
not want this received postmarked, stick the gummed strip to the right of the return address of  
attached and present the article at a post office service window or hand it to your rural carrier  
at this receipt postmarked, stick the gummed strip to the right of the return address of  
TED MAIL RECD. (Stamp)  
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.

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  
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

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 -<br>TRIM HAS A BROKEN GUTTER | 108.10 |
|--|--------|

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,

A handwritten signature in cursive script that appears to read "Marland Wing".

Marland Wing  
Code Enforcement Officer

A handwritten signature in cursive script that appears to read "Tammy Munson".

Tammy Munson  
Code Enfc.Offc./ Field Supv.

Inspection Services  
P. Samuel Hoffsas  
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*  
Merle Leary  
Code Enforcement Officer

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

