

74 Cumberland Avenue 13-X-12

MUNJ. NO.

REQUEST FOR SERVICE

PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	1.19.82	BY	jev	DISTRICT	1-7 1/1 Addato
REQUEST BY	NAME				
OWNER	ADDRESS				
CONDITIONS	NAME	Floor 8, Savanna Massachusetts			
	ADDRESS	74 Cumberland Ave OUT			
		many housing defects			
		ORDERS			
COMMENTS	Manager 1st floor (new) - Brenda Slosser				
C1/CMI-INC 1-20-82					
1-24-83 CO/Owner needs extensions to complete Work on NOC					
SPECIAL INSTRUCTIONS 778-1591 Cecilia Green (Co-plaintiff) will fill you in if you want info					
DIVISION	SANITATION	HOUSING	NURSING		
PRIORITY	ROUTINE	SPECIAL	BY		
	URGENT	REPORT TO	DATE		

P 398 934 951

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED

NOT FOR INTERNATIONAL MAIL

(See Reverse)

Sent to	Mrs. Monica Sabaino
Street	Mrs. Delt
P.O. Box	19 Woodville Rd., Fal., Me.
Postage	04105
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	

PS Form 3800, Feb. 1982

Re: 74 Chm. apt. 208



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

November 28, 1983

Mrs. Monica Sabaino
c/o Mrs. Delt
19 Woodville Road
Falmouth, Maine 04105

Re: 74 Cumberland Avenue 13-M-12 MN

Dear Mrs. Sabaino:

As owner or agent of the property located at 74 Cumberland Ave. Portland, Maine, you are hereby notified that as the result of a recent (inspection or fire), the vacant structure is hereby declared unfit for human occupancy.

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

Article V - 120 - The property is damaged, decayed, deteriorated, insanitary and 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 without the written consent of the Health Officer or his agent, certifying that the conditions have been corrected.

You are also hereby ordered to make the above mentioned property safe and secure so that no danger to life or property or fire hazard shall exist thereon. This can be accomplished by boarding up doors and windows and other openings at all levels of the structure. You are ordered to do this on or before December 12, 1983, or we will have no choice but to refer this matter to the Corporation Counsel for legal action as the law allows.

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

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

Arthur Addato

Code Enforcement Officer - Arthur Addato (7)

jmr

REQUEST FOR SERVICE

PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	7-21-83	BY	joyce	DISTRICT	a. addato
REQUEST BY	NAME	tenant			
	ADDRESS				
OWNER	NAME	Frank Saviano - 617 884-9040			
	ADDRESS	Mass.			
CONDITIONS	ADDRESS	74 Cumb. ave. - 1ST & 2ND (774-1340)			

No water in bldg.; roaches and mice

CNJ

{ Phyllis MacIntosh
Walter Smith

COMMENTS Water turned off for lack of payment 7-21-83. Water was back on when C1 was done 7-22-83. Spraying in progress for infestation. O/K. 7-22-83 - C2

SPECIAL INSTRUCTIONS

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

© SENDER: Complete items 1, 2, 3, and 4.
Add your address in the "RETURN TO" space
on reverse.

(CONSULT POSTMASTER FOR FEES)

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

Show to whom and date delivered
 Show to whom, date, and address of delivery
 RESTRICTED DELIVERY
(The restricted delivery fee is charged in addition to
the *own receipt* fee.)

TOTAL \$

2. ARTICLE ADDRESSED TO:
**Mr. Charles Green
 74 Cumberland Ave.
 Portland, Me. 04101**

3. RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

4. TYPE OF SERVICE: REGISTERED INSURED CERTIFIED COD EXPRESS MAIL ARTICLE NUMBER 934 811

(Always obtain signature of addressee or agent)
 I have received the article described above.
 SIGNATURE: Addressee Authorized agent

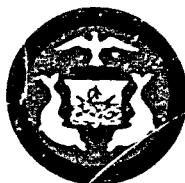
5. DATE OF DELIVERY 1/6 POSTCARD

6. ADDRESSEE'S ADDRESS (Only if requested)

7. UNABLE TO DELIVER BECAUSE: 7. EMPLOYEE'S INITIALS

8a Form 3011 Dec. 1960

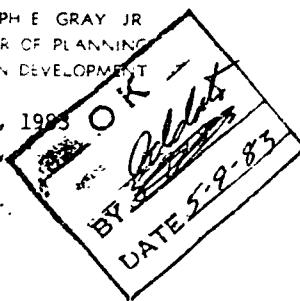
Re: 74 Cumb. Ave. - 1st. Fl. - A. Addressee



CITY OF PORTLAND

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

March 21, 1983



Mr. Francis J. Saviano
74 Cumberland Avenue
Portland, Maine 04101

Re: 74 Cumberland Ave. 13-M-12 EE

Dear Mr. Saviano:

We recently received a complaint and an inspection was made by Code Enforcement Officer Arthur Addato of the property owned by you at 74 Cumberland Avenue, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

5-8-83

1. FRONT CELLAR - ceiling - leaking wasteline. 6-d
2. OVERALL CELLAR - floor - animal excrement. 4-b
3. FIRST FLOOR FRONT BATHROOM - drain - leaking. 6-d
4. FIRST FLOOR FRONT KITCHEN - sink - faucets - leaking. 6-d
5. FIRST FLOOR FRONT KITCHEN SINK - drain - leaking. 6-d
6. OVERALL DWELLING UNIT - infestation, roaches and mice. 4-e
7. FIRST & SECOND FLOOR FRONT AND REAR HALL - floors - debris. 4-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, Item #2 - March 23, 1983, Items #1, 3, 4, 5, 6, 7, - March 31, 1983.

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

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

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

Arthur Addato
Code Enforcement Officer - Arthur Addato (7)

jmr

P 398 934 812

RECEIPT FOR CERTIFIED MAIL

POST OFFICE
PORTLAND, MAINE

See Reverse

TO: Mr. Francis J. Saviano
Street and No.
74 Cumberland Avenue
PC. State or Zip Code
Portland, Maine 04101

Re:

74 Cumb. Ave.

- A. Addato

Postage \$
Priority \$
Special Delivery \$
Registration \$
Return Receipt \$
Insurance \$
Delivery Signature
Signature Address
TOTAL Postage and Fees \$
Postmark or Date

100-1000-1000-80



CITY OF PORTLAND

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

March 21, 1983

Mr. Francis J. Saviano
74 Cumberland Avenue
Portland, Maine 04101

Re: 74 Cumberland Ave. 13-M-12 EE

Dear Mr. Saviano:

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2. OVERALL CELLAR - floor - animal excrement. 4-b
3. FIRST FLOOR FRONT BATHROOM - drain - leaking. 6-d
4. FIRST FLOOR FRONT KITCHEN - sink - faucets - leaking. 6-d
5. FIRST FLOOR FRONT KITCHEN SINK - drain - leaking. 6-d
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Failure to comply with this order may result in a complaint being filed for prosecution in District Court.

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

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

Arthur Addato
Code Enforcement Officer - Arthur Addato (7)

jmr

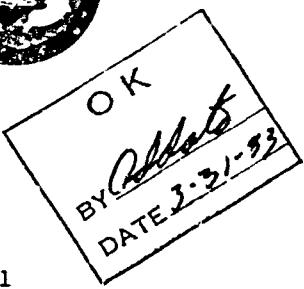


CITY OF PORTLAND

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

March 21, 1983

Mr. Charles Green
74 Cumberland Avenue
Portland, Maine 04101



cc: Frances Saviano
74 Cumberland Avenue
Portland, Maine 04101

Re: 74 Cumberland Ave. - 1st. Fl. Dwell. Unit

Dear Mr. Green:

We recently made an inspection of the First Floor Front Dwelling Unit you occupy at 74 Cumberland Avenue, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing condition:

3/30 1. Clean-up Dwelling Unit and Cellar - remove animal excrement. 4-b

The above mentioned conditions are in violation of Chapter 307 of the Municipal Code of the City of Portland and must be corrected on or before March 22, 1983.

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,
Inspection Services Division

Code Enforcement Officer - Arthur Addato (7)

jmr

P 100 934 811

RECEIPT FOR CERTIFIED MAIL

NO INSURABLE COVERAGE PROVIDED—
NOT FOR INTERNATIONAL MAIL

(See Reverse)

Sent to	
Mr. Charles Green	
Street and No.	
74 Cumb. Ave.	
P.O., State and ZIP Code	
Portland, Me. 04101	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to whom and Date Delivered	
Return Receipt Showing whom, Date, and Address of Delivery	
TOTAL Postage and Fees	\$
Postmark or Date	

Re: 74 Cumb. Ave. - A. Addato

AM 1800, Feb 1982

206-



CITY OF PORTLAND

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

March 21, 1983

Mr. Charles Green
74 Cumberland Avenue
Portland, Maine 04101

cc: Frances Saviano
74 Cumberland Avenue
Portland, Maine 04101

Re: 74 Cumberland Ave. - 1st. Fl. Dwell. Unit

Dear Mr. Green:

We recently made an inspection of the First Floor Front Dwelling Unit you occupy at 74 Cumberland Avenue, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing condition:

1. Clean-up Dwelling Unit and Cellar - remove animal excrement. 4-b

The above mentioned conditions are in violation of Chapter 307 of the Municipal Code of the City of Portland and must be corrected on or before March 22, 1983.

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

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

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

Arthur Addato
Code Enforcement Officer - Arthur Addato (7)

jmr

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-12
Location: 74 Cumberland Avenue
Project: NCP-MI
Issued: 1/10/80
Expired: 4/19/80

Francis J. Savino
74 Cumberland Avenue
Portland, Maine

Dear Mr. Savino:

An examination was made of the premises at 74 Cumberland Avenue Portland, Maine, by Housing Inspector Carroll. 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 4/10/80. 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

K. Carroll

By

Lyle D. Moyes
Chief of Housing Inspections

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

1.	FIRST FLOOR FRONT HALL CEILING - repair or replace loose and missing plaster.	3b
*2.	FIRST FLOOR FRONT HALL CEILING - replace missing light fixture.	3c
*3.	SECOND FLOOR RIGHT MIDDLE WALL CEILING - repair inoperative light fixture.	3c
4.	FIRST & SECOND FLOOR RIGHT MIDDLE HALL CEILINGS - remove loose and peeling paint.	3b
*5.	SECOND FLOOR REAR MIDDLE HALL CEILING - replace missing light fixture.	3c
*6.	FRONT, MIDDLE & REAR ATTIC CHIMNEYS - point-up loose and deteriorating bricks. As an energy conservation measure, you may wish to install insulation.	
7.	FIRST FLOOR FRONT MIDDLE WALL & CEILING - replace missing plaster.	3b
*8.	RIGHT WALL - secure loose flexex wire and electric outlet.	3c
*9.	LEFT MIDDLE BEDROOM CEILING - replace missing light fixture.	3c
*10.	LIVINGROOM WALL - replace missing outlet cover.	3c
<u>SECOND FLOOR FRONT</u>		
11.	KITCHEN SINK - repair temporary wasteline repair.	6d
*12.	RIGHT FRONT & LEFT REAR BEDROOM CEILINGS - repair or replace inoperative light fixtures.	3c
*13.	KITCHEN CEILING - replace missing light fixture.	3c

continued next page

✓ Cumberland "verso", Portland, Maine - continued

FIRST & SECOND FLOOR REAR

14. KITCHEN CEILING - repair loose and exposed electrical conductors. 8e
15. KITCHEN WALL & CEILING - repair or replace missing and broken materials. 3b

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

We suggest you contact the City of Portland Building Inspection Department, 389 Congress Street, Portland, Maine, Tel. 775-5451, to determine if any of the items listed above require a building or alteration permit.

did

City of Portland

NEIGHBORHOOD CONSERVATION

Housing Inspection Division

1) Insp. Name CARROLL, R

2) Insp Date 1-8-80	3) Insp Type NCP	4) Proj Code MN	5) As-1's Chart 73	6) Bl 11	7) Lot 12	8) Census Tract 17	9) Blk. 17	10) Insp. 17	11) Form No. 17			
12) House No 74	13) Sec. H No. 14	14) Suffix ST	15) Direct. CUMBERLAND	16) Street Name CUMBERLAND AVE	17) St. Design. AC							
18) Owner or Agent: FRANCIS J. SAVIANO, ETAL					19) Status 00	20) Bldg's Rat. 03						
21) Address 74 CUMBERLAND AVE					Zip Code: 04103							
22) City and State PORTLAND, MAINE					23) D. Units 3							
24) Occ R. U. S 3					25) Rm. Units 0	26) Occ. R. U. S 0	27) No. Occupants 7	28) Com'l U. DE	29) Bldg. Type 2B	30) Stories W0	31) Const. Mat. NO	32) O. Bs. NO
33) C.R. YES					34) Photo 3	35) Zoned For R-L	36) Actual Land Use R-L	37) D. D. 38) Lks. Ad. Bth. Fac. Yes	39) Disp. 40) Closing Date			
Viol. No.	Remedy	Cond.	Violation Description			F1. NO.	Loc.	Room Type	Area Type	Resp. Party	Code Sect. Vicl.	Viol. Rem. Date
1	AR/RE	10/mi	PLASTER			1	FR	HA	CL	2	3B	
*2	RE	Mi	Light Fixture			1	PR	HA	CL	2	SE	
*3	RA	INOP	Light Fixture			2	AIM	HA	CL	2	SE	
4	AM	Lo/pe	PAINT			1/2	AIM	HA	CL's	2	3B	
*5	RE	Mi	Light Fixture			2	REM	HA	CL	2	SE	
*6	PU	Lo/deteriorating				RE	AT	CH's		2		

City of Port and

Department of Neighborhood Conservation

Housing Inspection Division

DWELLING UNIT SCHEDULE

City of Portland

Department of Neighborhood Conservation

Housing Inspection Division

DWELLING UNIT SCHEDULE

City of Portland

Department of Neighborhood Conservation

Housing Inspection Division

DWELLING UNIT SCHEDULE

I HEREBY CERTIFY THAT A COPY OF THE ATTACHED NOTICE(S) REGARDING THE PREMISES
LOCATED AT 74 Combs Ave, PORTLAND, MAINE - WAS PERSONALLY
DELIVERED BY ME AT 4:50 A.M. ON July 29, 1979
INTO THE HANDS OF M. Maca Sivens AT 74 Combs Ave, Portland, MAINE.

Ken Randall
HOUSING INSPECTOR

DEPARTMENT OF NEIGHBORHOOD CONSERVATION
HOUSING DIVISION

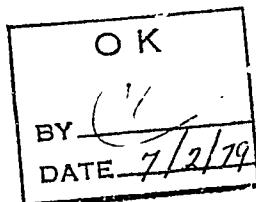
Letter of Defects

REQUEST FOR SERVICE

PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	6-27-79	BY	kgb	DISTRICT	KEVIN
REQUEST BY	NAME	Taylor			
	ADDRESS	74 Court Ave.			
OWNER	NAME	D. Brown			
	ADDRESS	74 Court Ave.			
CONDITIONS	ADDRESS	74 Court Ave 2nd fl (no phone)			
<p>Thelot tanks - not cleaned up properly, lady said the owner is about 70 yrs old, but is not doing anything about it.</p>					
COMMENTS	<p>Sent to LD JUSTIFIED</p>				
SPECIAL INSTRUCTIONS					

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



June 29, 1979

Francis J. & M. Monica Saviano
74 Cumberland Avenue
Portland, Maine 04101

Dear Mr. & Mrs. Saviano Re: 74 Cumberland Avenue, Portland, Maine MN 13-M-12

We recently received a complaint and an inspection was made by Housing Inspector Carroll of the property owned by you at 74 Cumberland Avenue, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

1. SECOND FLOOR BATHROOM- repair the loose and leaking flush toilet. 6d
2. FIRST FLOOR FRONT HALL- repair loose and sagging ceiling tiles. 3d

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 July 2, 1979.

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
Neighborhood Conservation

By 
Lydia D. Noyes,
Chief of Housing Inspections

Inspector 
K. Carroll

vw

C E R T I F I C A T E
O F
C O M P L I A N C E

CITY OF PORTLAND

✓ March 5, 1979

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

Mr. & Mrs. Walter Hemingway
74 Cumberland Avenue
Portland, Maine 04101

Re: Premises located at 74 Cumberland Avenue, Portland, Maine MN 13-M-12

Dear Mr. & Mrs. Hemingway

A re-inspection of the premises noted above was made on March 5, 1979
by Housing Inspector 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 1/22/79.

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 property is subject to re-inspection at any time during
the said five year period, the next regular inspection of this
property is scheduled for March 5, 1979.

Sincerely yours,
Joseph E. Gray, Jr., Director
Neighborhood Conservation

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

Inspector

K. Carroll

VW

11

NOTICE OF HOUSING CONDITIONS

City of Portland
Department of Neighborhood Conservation
Housing Inspections Division
Tel 775-5451 - Ext 358 - 448
Mr. Walter Hemingway
74 Cumberland Avenue
Portland, Maine 04101

DU 3
Ch - Bl. - Lot. 13-M-12
Location: 74 Cumberland Ave.
Project: NCP-Munjoy North
Issued: January 22, 1979
Expired: April 22, 1979

Dear Mr. & Mrs. Hemingway:

3/5/79

An examination was made of the premises at 74 Cumberland Avenue, Portland, Maine, by Housing Inspector Carroll. 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 April 22, 1979. 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

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

3/5/79

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" -		Section(s)
1. RIGHT MIDDLE EXTERIOR FOUNDATION	- replace missing mortar.	3c
2. RIGHT FRONT & LEFT MIDDLE - EXTERIOR CHIMNEYS	- point up loose & tilting chimneys.	3e
3. SECOND FLOOR - RIGHT MIDDLE HALL CEILING	- repair or replace inoperative light fixture.	8e
4. LEFT REAR CELLAR - STAIRS/CEILINGS	- repair or replace inoperative light fixture.	8e
5. FIRST FLOOR - FRONT HALL CEILING	- determine the reason and remedy the condition causing sagging.	3b
6. FIRST FLOOR - FRONT HALL CEILING	- repair or replace broken, loose and missing tiles and panel.	3b
<u>FIRST FLOOR FRONT</u>		
7. KITCHEN SINK	- repair leak in wasteline.	6d
8. KITCHEN DOOR	- repair or replace broken frame.	3c
9. RIGHT FRONT LIVING ROOM CEILING	- replace missing light fixture.	8e
10. BATHROOM - FLUSH TOILET	- replace broken flush tank cover.	6c
11. LEFT MIDDLE BEDROOM WINDOW	- replace broken glass.	3c

continued
vw

Continued - 74 Cumberland Avenue, Portland, Maine NCP-Munjoy North 13-M-12

SECOND FLOOR FRONT

* 12. KITCHEN FLOOR - replace broken tiles. 3b
* 13. LEFT MIDDLE BEDROOM CEILING - repair inoperative light fixture. 8e
* 14. BATHROOM CEILING - repair inoperative light fixture. 8e
* 15. BATHROOM - FLUSH TOILET - repair leak in supply line. 6d
* 16. BATHROOM LAVATORY - replace missing lavatory. 6b
* 17. BATHROOM FLOOR - determine the reason and remedy the condition causing floor to sag. 3b

3/5/72
FIRST & SECOND FLOOR REAR

* 18. FIRST FLOOR KITCHEN CEILING - determine the reason and remedy the condition causing ceiling to sag. 3b
* 19. FIRST FLOOR KITCHEN DOOR - repair or replace broken and missing lock & latch assembly. 3c
* 20. FIRST & SECOND FLOOR-MIDDLE HALL STAIRWAY - replace missing handrail. 3d
* 21. SECOND FLOOR REAR - BEDROOM CEILING - replace inoperative light fixture. 8e

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

We suggest you contact the City of Portland Building Inspection Department, 389 Congress St., Tel. 775-5451 to determine if any of the items listed above require a building or alteration permit.

REINSPECTION RECOMMENDATIONSLOCATION 74 Court Rd.INSPECTOR ConradPROJECT M.WOWNER Housingway

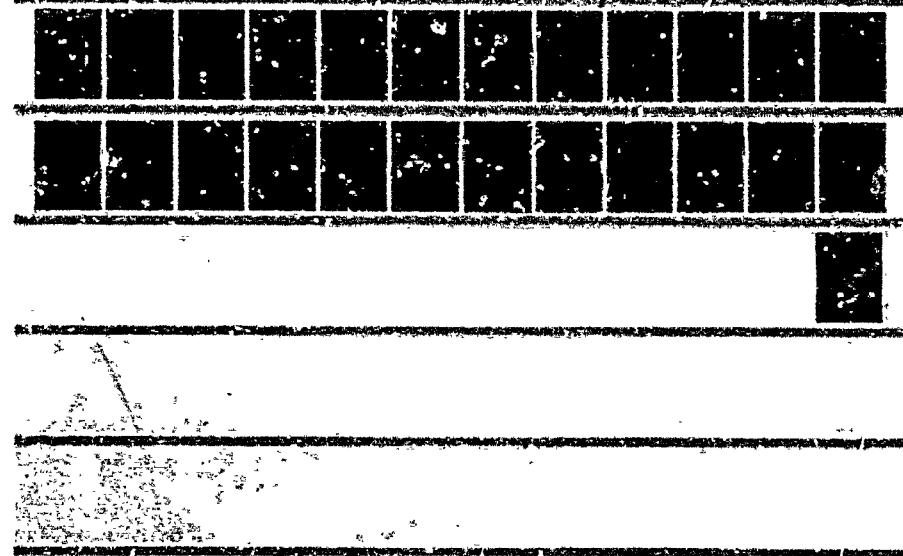
NOTICE OF HOUSING CONDITIONS Issued	Expired	HEARING NOTICE Issued	Expired	FINAL NOTICE Issued	Expired
<u>1/22/79</u>	<u>4/22/79</u>				

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

DATE <u>3/5/79</u> (D)	ALL VIOLATIONS HAVE BEEN CORRECTED <u>✓</u> POSTING RELEASE _____ Send "CERTIFICATE OF COMPLIANCE" <u>✓</u>
	SATISFACTORY Rehabilitation in Progress Time Extended To: _____
	Time Extended To: _____
	Time Extended To: _____
	UNSATISFACTORY Progress Send "HEARING NOTICE" <u>3/5/79</u> (D) "FINAL NOTICE" _____
	"NOTICE TO VACATE" POST Entire _____ POST Dwelling Units _____
	UNSATISFACTORY Progress "LEGAL ACTION" To Be Taken _____
1/22/79 (D) 2/7/79 (D) 3/5/79 (D)	INSPECTOR'S REMARKS: <u>Original W/ done 1/22/79 - all ins & I corrected on re but 20 additional</u> <u>curb & bump down into office - wanted COC no date could be</u> <u>concerned about - I believe this can not be done (D)</u> <u>Re/CO/CT - All ins & I corrected by same COC (D)</u>
	INSTRUCTIONS TO INSPECTOR: _____ _____

74 CUMBERLAND AVE.

HOUSING





CITY OF PORTLAND

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

March 2, 1984

Mr. Frank Saviano
15 Porcell Drive
Bellerica, Mass. 01821

cc: Andy Owen
c/o Century 21 Landmarks
449 Forest Avenue
Portland, Maine 04101

Re: 74 Cumberland Ave. ~

Dear Mr. Saviano:

This is to inform you, as owner or agent of the property located at 74 Cumberland Avenue, Portland, Maine, that we have released the (apartment) or property from posting.

Therefore, you may rent the (apartment or structure) to others or occupy it yourself.

If any additional information is desired, visit or call this office.

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

By

P. Samuel Hoffses
P. Samuel Hoffses
Chief of Inspection Services

Arthur Addato
Code Enforcement Officer (7)
Arthur Addato

jmr



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

March 16, 1984

OK
5-1-84
Addato

Mr. Francis J. Saviano
c/o Andy Owens
Century 21 - Landmarks
449 Forest Avenue
Portland, Maine 04101

Re: 74 Cumberland Ave. 13-M-12 EE

Dear Ms. Saviano:

We recently received a complaint and an inspection was made by Code Enforcement Officer Arthur Addato of the property owned by you at 74 Cumberland Ave., Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

Remove all discarded mattresses from front and alley of this property, and properly dispose of same. 109-4

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 March 19, 1984. Failure to comply with this order may result in a complaint being filed for prosecution in District Court.

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

By
P. Samuel Hoffses,
Chief of Inspection Services

Code Enforcement Officer - Arthur Addato (7)

jmr

cc: J. Vandoloski

REINSPECTION RECOMMENDATIONS

INSPECTOR AdatoLOCATION 74 Complisiond
PROJECT MG EE
OWNER Bassano

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
<u>3-14-84</u>	<u>3-19-84</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	

INSPECTOR'S REMARKS:

4-9-84 ac BE/LD - NP
5/1/84 RQ BE/LD - New owner cleaned up.
OK

INSTRUCTIONS TO INSPECTOR:



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

March 16, 1984

Mr. Francis J. Saviano
c/c Andy Owens
Century 21 - Landmarks
449 Forest Avenue
Portland, Maine 04101

Re: 74 Cumberland Ave. 13-M012 EE

Dear Ms. Saviano:

We recently received a complaint and an inspection was made by Code Enforcement Officer Arthur Addato of the property owned by you at 74 Cumberland Ave., Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

Remove all discarded mattresses from front and alley of this property, and properly dispose of same. 109-4

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 March 19, 1984.

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

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

By


P. Samuel Hoffses,
Chief of Inspection Services


Arthur Addato
Code Enforcement Officer - Arthur Addato (7)

jmr

cc: J. Vandoloski



CITY OF PORTLAND

Francine J. Saviano
c/o Andy Owens
Century 21 Landmarks
479 Forest Ave. 04101

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

2-10-84

Re: 74 Cumberland Ave
MCPEE 13 M 12

Dear

We recently received a complaint and an inspection was made by Code Enforcement Officer Arthur Coddart of the property owned by you at 74 Cumberland Ave, Portland, Me. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

Remove all discarded mattresses from front and alley of this property and properly dispose of same. - 109.4

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 2 days.

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
Inspection Services Division

Arthur Coddart
Code Enforcement Officer

jmr

Copy: J. Vandewarki

REQUEST FOR SERVICE

FALMOUTH HEALTH DEPARTMENT

DATE RECEIVED	2/6/84	BY	Theresa	DISTRICT	Precinct
REQUEST BY	NAME	Mrs. Mallie			
	ADDRESS	48 Cumberland Ave			
OWNER	NAME	D. Andy Owen			
	ADDRESS	Cottage 21			
CONDITIONS	ADDRESS	774-2121			

Called to complain about mattresses, being left outside of 74 Cumberland Ave. They are dangerous & a hazard to people & catatonic by - kids playing with them etc

COMMENTS Consider them dangerous & a possibility of fire etc.

SPECIAL INSTRUCTIONS	CT. Andy Owen	Ph. 1 Own	
2-2; 2-6; 2-9. 22		774-2121	444 Forest
DIVISION	SANITATION	HOUSING	NURSING
PRIORITY	ROUTINE	SPECIAL	
	URGENT	REPORT TO	DATE



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

November 28, 1983

OK

SAVITNE
Mrs. Monica Sabaino
c/o Mrs. Delt
19 Woodville Road
Falmouth, Maine 04105

Re: 74 Cumberland Avenue 13-M-12 MN

Dear Mrs. Sabaino:

As owner agent of the property located at 74 Cumberland Ave. Portland, Maine, you are hereby notified that as the result of a recent (inspection or fire), the vacant structure is hereby declared unfit for human occupancy.

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

Article V - 120 - The property is damaged, decayed, deteriorated, insanitary and 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 without the written consent of the Health Officer or his agent, certifying that the conditions have been corrected.

You are also hereby ordered to make the above mentioned property safe and secure so that no danger to life or property or fire hazard shall exist thereon. This can be accomplished by boarding up doors and windows and other openings at all levels of the structure. You are ordered to do this on or before December 12, 1983, or we will have no choice but to refer this matter to the Corporation Counsel for legal action as the law allows.

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

By J. E. Gray - H
Lyle D. Noyes,
Inspection Services Division

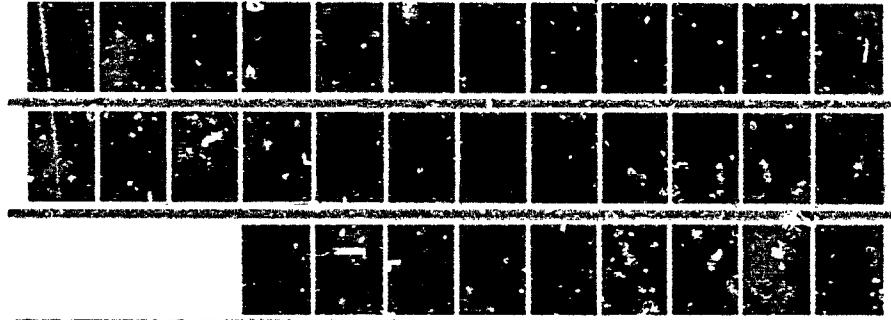
Arthur Addato
Code Enforcement Officer - Arthur Addato (7)

jmr

339 CONGRESS STREET • PORTLAND MAINE 04101 • TELEPHONE (207) 775-5451

74 CUMBERLAND AVE.

Housing



2-21-1

CERTIFICATE
OF
COMPLIANCE

DATE: April 24, 1984

DU: 3

CITY OF PORTLAND

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

Andy Owen
c/o Century 21
Landmarks
449 Forest Avenue
Portland, Maine 04101
Re: Premises located at 74 Cumberland Ave. 13-M-12 MN

Dear Sir:

A re-inspection of the premises noted above was made on April 23, 1984
by Code Enforcement Officer Arthur Addato.

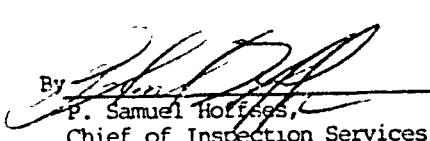
This is to certify that you have complied with our request to correct the violation of
the Municipal Codes relating to housing conditions as described in our "Notice of Housing
Conditions" dated January 19, 1980.

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 April 1989.

Sincerely yours,

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

By 
P. Samuel Hoffas,
Chief of Inspection Services

Arthur Addato
Code Enforcement Officer - Arthur Addato (7)

JHR

Bind
C.O.C

C/O
Andy Owen
#1 C/O Century 21
Sandmarks
449 Forest Ave

City

NOTICE OF HOUSING CONDITIONS

DU 3

OF PORTLAND
Department of Neighborhood Conservation
Housing Inspections Division
Tel. 775-5451- Ext. 358 - 448
Francis J. Saviano
74 Cumberland Avenue
Portland, Maine

✓✓✓
Ch.-Bl.-Lot: 13-M-12
Location: 74 Cumberland Avenue
Project: NCP-MN
Issued: 1/10/80
Expired: 4/10/80

Dear Mr. Saviano:

An examination was made of the premises at 74 Cumberland Avenue Portland, Maine, by Housing Inspector Carroll. 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 4/10/80. 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

By

Lyle D. Noyes
Chief of Housing Inspections

Inspector

K. Carroll

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" -		Section(s)
3/14. ✓	FIRST FLOOR FRONT HALL CEILING - repair or replace loose and missing plaster.	3b
3/16. ✓	FIRST FLOOR FRONT HALL CEILING - replace missing light fixture.	8b
3/17. ✓	SECOND FLOOR RIGHT MIDDLE HALL CEILING - repair inoperative light fixture.	3c
3/18. ✓	FIRST & SECOND FLOOR RIGHT MIDDLE HALL CEILINGS - remove loose and peeling paint.	3b
3/19. ✓	SECOND FLOOR REAR MIDDLE HALL CEILING - replace missing light fixture.	8c
3/20. ✓	FRONT, MIDDLE & REAR ATTIC CHIMNEYS - point-up loose and deteriorating bricks. As an energy conservation measure, you may wish to install insulation.	8c
3/21. ✓	FIRST FLOOR FRONT RIGHT WALL & CEILING - replace missing plaster.	3b
3/22. ✓	RIGHT WALL - secure loose rear wire and electric outlet.	8c
3/23. ✓	LEFT MIDDLE BEDROOM CEILING - replace missing light fixture.	8c
3/24. ✓	LIVINGROOM WALL - replace missing outlet cover.	8c
SECOND FLOOR FRONT		
3/25. ✓	KITCHEN SINK - repair temporary wasteline repair.	6d
3/26. ✓	RIGHT FRONT & LEFT REAR BEDROOM CEILINGS - repair or replace inoperative light fixtures.	8c
3/27. ✓	KITCHEN CEILINGS - replace missing light fixture.	8c

MI/51/RE/WA - QA

continued next page

74 Cumberland Avenue, Portland, Maine - continued

3/14 14. ✓ FIRST & SECOND FLOOR REAR
3/14 14. ✓ KITCHEN CEILING - repair loose and exposed electrical conductors. 6a
3/14 15. ✓ KITCHEN WALL & CEILING - repair or replace missing and broken materials. 3b

*WHEN MAKING YOUR REPAIRS, FIRST PRIORITY IS TO BE GIVEN TO ITEMS WITH ASTERICKS, AS THEY CONSTITUTE EXTREME HAZARDS TO THE HEALTH OR SAFETY OF THE OCCUPANTS OF THIS STRUCTURE.

We suggest you contact the City of Portland Building Inspection Department, 389 Congress Street, Portland, Maine, Tel. 775-5451, to determine if any of the items listed above require a building or alteration permit.

61d

REINSPECTION RECOMMENDATIONSLOCATION 74 Cumberland Ave
PROJECT HCP MN
OWNER _____INSPECTOR MW/MWNOTICE OF HOUSING CONDITIONS | HEARING NOTICE | FINAL NOTICE
Issued 1/10/80 Expired 4/15/80 Issued _____ Expired _____ Issued _____ Expired _____

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"
<u>9/18/82 MW</u>	SATISFACTORY Rehabilitation in Progress Time Extended To: <u>X to 10-1-82</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	

INSPECTOR'S REMARKS:
9/1/82 MW Ref/CTS 1st fl + 2nd
WIP on viol's 07/15/82
Owner has started working on viol's10/3/82 MW Owner was not available was away
in Florida. Some progress by tenants.

INSTRUCTIONS TO INSPECTOR:

74 Cumberland

PROJECT NYCP - NYR
OWNER Bariana

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
1-10-80	4-10-80				

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"
7-8-83 aa	✓	✓
2-3-83 aa	SATISFACTORY Rehabilitation in Progress Time Extended To: OTX - 3-1-83	
	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	

2-3-83 aa INSPECTOR'S REMARKS: RE/CT/O - CT/M. Work in progress. Will be complete by 3-1-83. OTX
3-14-83 aa - RE/CT/C - SP. Bpt. needs some work.
3-18-83 aa RE/CT/C - LD to be sand.
4-12-83 aa RE/CT - WIP/SLA
5-9-83 aa RE/NO/C - WIP/SLA - LD
6-6-83 aa RE/CT - Existing ceiling needs to be finished.
7-8-83 aa RE/CT - Send COC (Hold temp.)
8-15-83 aa RE/CT - " " " "
9-13-83 aa RE/CT - Build - pasted because of infestation of roaches
10-11-83 aa RE/NO
11-8-83 aa INSTRUCTIONS TO INSPECTOR: Blg. vacant
11-29-83 aa RRV - Blg. open. Sand seance after.
12-13-83 aa RRV - " " NP
1-10-83 aa RRV - Complaints coming in on reg. basis. Owner refuses certified mail. Property under contract. Left message with Contract 2. Agent Andy Olson to get building occupied
2-14-84 aa CI Sent letter to remove old. mattresses.
3-1-84 aa RE/NO - OPEN - VACANT
3-13-84 aa * New owner called to ask for release. Will close up.



CITY OF PORTLAND

JOSEPH E. McDONOUGH
FIRE CHIEF

December 4, 1985

William Carlson
461 Capisic Street
Portland, ME 04102

Re: Smoke Detectors
Dear Mr. Carlson:

During a recent inspection of the property owned by you at 74 Cumberland Avenue, it was noted that smoke detectors were missing in the following areas:

Apartments #1, #2, #3, #4 and Front and Rear Hall

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



CITY OF PORTLAND

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

December 4, 1985

William Carlson
461 Capisic Street
Portland, ME 04102

Re: 74 Cumberland Ave. - illegal change of use from 3 to 4 units.
Dear Mr. Carlson:

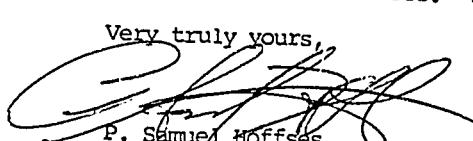
A recent inspection was made by Code Enforcement Officer Arthur Addato of the property owned by you at 74 Cumberland Avenue, Portland, Maine. As a result of the inspection, you are ordered to correct the following conditions that exist: Unlawful Change of Use

103.2 Change in use: It shall be unlawful to make any change in the use or occupancy of any structure or portion thereof which would subject it to any special provisions of this code without approval of the building official, and the building official's certification that such structure meets the intent of the provisions of law governing building construction for the proposed new use and occupancy, and that such change does not result in any greater hazard to public safety or welfare.

The above mentioned conditions are in violation of Section 103.2 of the 1984 BOCA Building Code, and must be corrected on or before December 15, 1985. Failure to comply with this order will result in a complaint being filed for prosecution in District Court.

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

Very truly yours,


P. Samuel Hoffses
Chief of Inspection Services

Arthur Addato
Code Enforcement Officer - Arthur Addato (7)

PSH/ jmr

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

March 07, 1994

CARLSON WILLIAM J
461 CAPISIC ST
PORTLAND ME 04102

Re: 74 Cumberland Ave
CBL: 013- - M-012-001-01
DU: 3

Dear Mr. Carlson,

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 7:00-9:00AM or 3:00-3:30PM to make arrangements to inspect the building.

Sincerely,

Merlin Leary
Merlin Leary
Code Enforcement Officer

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

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

April 27, 1994

CARLSON WILLIAM J
461 CAPISTIC ST
PORTLAND ME 04102

Re: 74 Cumberland Ave
CBL: 013- - M-12-001-01
DU: 3

Dear Mr. Carlson:

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,

Merle Leary

Merle Leary
Code Enforcement Officer

Marge Schmuckal

Marge Schmuckal
Asst. Chief of Inspection Services

HOUSING INSPECTION REPORT

Location: 74 Cumberland Ave
Housing Conditions Date: April 27, 1994
Expiration Date: June 26, 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.	EXT - FOUNDATION - RIGHT - MISSING MORTAR	108.20
2.	EXT - FRONT STEPS - MISSING MORTAR	108.40
3.	EXT - REAR PORCH - MISSING RAILING AND BALUSTERS	108.40
4.	INT - CELLAR STAIRS - MISSING RAILING	108.20
5.	INT - CELLAR STAIRS - BROKEN TREAD	108.20
6.	INT - FRONT CELLAR - WINDOW MAKE WEATHERTIGHT	108.20
7.	INT - SECOND FLOOR - APARTMENT MISSING CORDS	108.30
8.	INT - SECOND FLOOR - APARTMENT DEN WINDOW IS MISSING A STOP	108.30