

Cumberland Avenue 13-X-1

MUNJ. NO.



## CITY OF PORTLAND

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

March 19, 1982

Mr. Patrick L. Donahue  
72 Cumberland Avenue  
Portland, Maine

DU: 4

Re: 72 Cumberland Avenue NCP-EE/MN 13-M-13

The Housing Inspections Division of the Department of Planning & Urban Development has recently completed an overall inspection of your 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 of  
Planning & Urban Development

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

Code Enforcement Officer - Wing (1)

jmr

City of Portland

Health Department

Housing Inspection Division

STRUCTURE INSPECTION SCHEDULE

1) Insu. Name MW, 79

City of Portland

Housing Inspection Division

1) INSP. Date

3/28/2

DWELLING UNIT SCHEDULE

2) INSP.

3) FORM NO.

4) TENANT'S NAME

Serrapal

5) Flr. # 6) Location 7) Rmg. Tp. 8) # Rms. 9) # Peo. 10) # All'd 11) S1p. Rms.

LE DU 2 / 3 /

12) Child 13) Child 14) 15) Rent 16) Rent 17) Furn. 18) Heat 19) Hot 20) Dual 21) Ck'ng 22) Lav. 23) Bath 24) Flush  
Under 10 1-6 Code Water Egress

Viol. No. Remedy Cond. Violation Location Room Type Area Type Resp. Party Code Sect. Violated Violation Rem. - Date

Standard

City of Portland

Housing Inspection Division

1) INSP. Date

3/12/82

DWELLING UNIT SCHEDULE

4) TENANT'S NAME

B. W. Anderson

5) Flr. # 6) Location 7) Rmg. Tp. 8) #Rms. 9) #Pec. 10) #All'd 11) Slp. Rms.

2) INSP.

3) FORM NO.

2 RI DU

12) Child Under 10 13) Child 14 15) Rent 16) Rent Code 17) Furn. 18) Heat 19) Hot Water 20) Dual Egress 21) Ck'ng 22) Lav. 23) Bath 24) Flush

Viol. No. Remedy Cond. Violation Location Poon Type Area Type Resp. Party Code Sect. Violated Violation Rem. - Date

Standard



City of Portland

Housing Inspection Division

DWELLING UNIT SCHEDULE

1) INSP. Date

1) INSP. Date 3/12/82 2) N.T Available' 3) TENANT'S NAME 4) 5) Flr. 6) Location 7) Rmg. Tp. 8) #Rms. 9) #Peo. 10) #All'd 11) Slp. Rms.

4) TENANT'S NAME

2) INSP. 3) FORM NO.

3) FORM NO.

1) INSP. Date				3/12/82 N.T Available											
				5) Flr. 6) Location 7) Rmg. Tp. 8) #Rms. 9) #Peo. 10) #All d 11) Sip. Rms.											
4) TENANT'S NAME				L LF DR											
12) Child Under 10	13) Child 1-6	14)	15) Rent	16) Rent Code	17) Furn	18) Heat	19) Hot Water	20) Dual Egress	21) Ck'ng	22) Lav.	23) Bath	24) Flush			
Viol. No.	Remedy	Cond.	Violation	Location			Room Type	Area Type	Resp. Party	Code Sect. Violated	Violation Rem. - Date				

Dec. 9, 1976

Mr. Reuben Katz  
47 Woodmont Street  
Portland, Maine 04102

Re: 72 Cumberland Avenue, Portland, Maine 13-M-13

Dear Mr. Katz:

Your property has been surveyed by the Portland Housing Inspection Division of Health & Social Services and has met Minimum Code Standards. Congratulations are extended to you for the general condition of your property. Good maintenance is the best way to preserve the useful life of your property and neighborhood.

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 1981.

If we can be of further help, please feel free to call on us.

Sincerely yours,  
David C. Bittenbender  
Health Director

  
Lyle D. Noyes  
Chief of Housing Inspections

LDN:r1

City of Portland

## Health Department

Housing Inspection Division

STRUCTURE INSPECTION SCHEDULE

1) Insp. Name Dan Gendron



City of Portland

Health Department

Housing Inspection Division

1) INSP. Date

1 2 0 8 7 6

## DWELLING UNIT SCHEDULE

2) INSP.

3) FORM NO.

4) TENANT'S NAME

5) Flr. # 6) Location 7) Rmz. Tr. 8) #Rms. 9) #Peo. 10) #All'd 11) Slp. Rms.

R/R ROBERT SMILES 1 R 0 0 2 1 3 1

12) Child 13) Child 14) +Lead Survey 15) Rent 16) Rent 17) Furn. 18) Heat 19) Hot 20) Dual 21) Ck'ng 22) Lav. 23) Bath 24) Flush  
Under 10 1-6 Results Code Water Egress

125 mo. No C.R.P. YES YES L R PL PC PR

Viol. No. Remedy Cond. Violation Location Room Type Area Type Resp. Party Code Sect. Violated Violation Rem. - Date

Ok

City of Portland

Health Department

Housing Inspection Division

## DWELLING UNIT SCHEDULE

1) INSP. Date

1 7 0 7 7 6

2) INSP.

3) FORM NO.

4) TENANT'S NAME

5) FIR. # 6) Location 7) Rng. Tp. 8) # Rms. 9) # Pcs. 10) # All'd 11) Slp. Rms.

MRS ADA ROBBINS 2 18 00 2 1 3 1

12) Child 13) Child 14) +Lead Survey 15) Rent 16) Rent 17) Furn. 18) Heat 19) Hot 20) Dual  
Under 10 1-6 Results Code Water Egress 21) Ck'ng 22) Lav. 23) Bath 24) Flush

- - - - 130 Mc NO APP YES YEA LE PL PS

Vicl. No. Remedy Cond. Violation Location Room Area Resp. Code Sect. Violation  
No. Violation - Date

OK



CITY OF PORTLAND, MAINE  
HEALTH DEPARTMENT  
Housing Division

Gordon E. Martin, Housing Supervisor  
John S. Benning, City Manager  
Gordon E. Martin, Housing Supervisor  
72 Cumberland Avenue

2/26/68

The property at 72 Cumberland Avenue is a 2½ story frame dwelling. It is vacant, but there are curtains on the windows and furniture inside. Some of the windows have been broken.

**C**I have learned that the property is owned by Elizabeth A. Fitzsimmons. A sister, Helen, who had an interest, recently passed away. Elizabeth is living at the home on 10 Locust Street. The taxes are paid to date.

**O**I have notified the Fire Department about the property and will add it to the list of properties to be discussed at the next Housing Coordinating Committee Meeting (March 12, 1968).

**P**owj

**Y**

To:

Walter C. Hemingway, Jr.  
711 Cumberland Av.  
Portland, Me.

Name

Insurance on above dwelling.

HERBERT A. HARMON, INC.

GENERAL INSURANCE AGENCY

2 MOUNTAIN ROAD - FALMOUTH, MAINE 04105

PHONE 797-4245

Less Paper Work Than You Think-Keep the White-Return the Pink

DATE

1/25/68

REPLY BY

## MESSAGE

Dear Walter,

Unfortunately I have to say that I have been unsuccessful in finding a company to write this. I have tried Fuld, Royal, "Boston non-standard and Rockland Mutual. They all say "no" because of the building next door. However, the Boston will write it for a price which is \$233. a year for \$8,000. dwelling and \$3,000. contents. Let me know if you want this. The only other suggestion I have is to ask the bank if they can place it for you.

*72 Court Ave.*

Cordially,

*H.A. Harmon*

SIGNED

CITY OF PORTLAND, MAINE  
MEMORANDUM

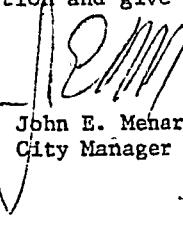
TO: Gordon E. Martin, Housing Supervisor  
FROM: John E. Menario, City Manager  
SUBJECT: Condition of Property at 72 Cumberland Avenue

DATE: February 20, 1968

Attached is a verifax copy of a letter to me from Mr. Hemingway, Jr.  
who resides at 74 Cumberland Avenue.

You will note in the letter that he complains about the property at  
72 Cumberland Avenue and notes that because of its condition he is having difficulty  
buying insurance for his own property at a reasonable premium.

Would you please review the situation and give me a report with your  
recommendations.

  
John E. Menario  
City Manager

JEM:eg

Attachment

February 20, 1968

Mr. Walter C. Hemingway, Jr.  
74 Cumberland Avenue  
Portland, Maine

Dear Mr. Hemingway:

As a result of your letter to my office regarding the condition of property at 72 Cumberland Avenue, I have asked Mr. Martin, Housing Supervisor, to review the situation and to give me his recommendations.

I regret that the condition of this property has limited your ability to secure adequate fire insurance at a reasonable premium and hope that we can be of some assistance to you.

Thank you for calling this matter to my attention and I will be notifying you as soon as Mr. Martin has had an opportunity to inspect and to prepare his recommendations for me.

Sincerely yours,

*JEM*  
John E. Menario  
City Manager

JEM:eg

cc: Gordon E. Martin, Housing Supervisor

Feb. 7, 1968

Dear Sir:

Inclosed is a letter from my insurance agent stating that I cannot get insurance on my dwelling at all reasonable fees. It is on account of the house next to mine, which is in a very hazardous condition.

The house has been vacant for several weeks. It is # 72 Cumberland Ave. on the corner of Sheridan St.

Can you help me with my problem?

Cordially,

Walter E. Hemingway Jr.

FEB 8 1968



Inspection Services  
Samuel P. Hoffses  
Chief

Planning and Urban Development  
Joseph E. Gray Jr.  
Director

## CITY OF PORTLAND

December 20, 1991

Rocco, Paula & Dena Genovese  
72 Cumberland Ave  
Portland, ME 04101

5 YEAR INSPECTION

Re: 70-72 Cumberland Ave/74-80 Sheridan St  
CBL #: 013-M-013  
DU: 4

Dear Sir,

You are hereby notified, as owner or agent, that an inspection was made of the above referred 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 on or before February 20th, 1992. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within 10 days from this date, we will assume the repairs to be in progress and, on re-inspection within the time set forth above, will anticipate that the premises have been brought into compliance with the Housing Code Standards.

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

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

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

Sincerely,

*Merle Leary*  
Merle Leary  
Code Enforcement Officer

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

**HOUSING INSPECTION REPORT**

Location: 70-72 Cumberland Ave/74-80 Sheridan St  
Owner: Rocco, Paula & Dena Genovese  
Housing Conditions Date: December 20, 1991  
Expiration Date: February 20, 1992

Items listed below are in violation of Article V of the Municipal Codes, "Housing Codes", and must be corrected before the expiration date:

1. Int - Cellar - Jack Posts	108-2
2. Int - Cellar Flue - Excessive Soot	114-1
3. Int - Rear Hall - Missing Railing	108-4
4. Int - 2nd fl/apt #4 - Stairway - Missing Railing	108-4
5. Ext - Rear Porch Steps - Missing Railing	108-4

Inspection Services  
Samuel P. Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

## CITY OF PORTLAND

Date: December 4, 1991

Ms. Gena Genovese  
72 Cumberland Avenue  
Portland, Me. 04101

Re: 72 Cumberland Avenue  
CBL #13-M-13  
DU: 4

Dear Ms. Genovese:

I am sending you this letter to request an inspection at the property which you own or manage at 72 Cumberland Avenue, Portland, Maine.

This is for the City of Portland's program to inspect all multi-family buildings in the City every 7 years.

Could you contact this office at your convenience so that I can make arrangements with you to inspect the building.

Sincerely,

*Merle Leary*  
Merle Leary  
Code Enforcement Officer

/el

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

February 11, 1991

Harrison Sawyer Realty  
399 Fore Street  
Portland, ME 04101

Dear Sir:

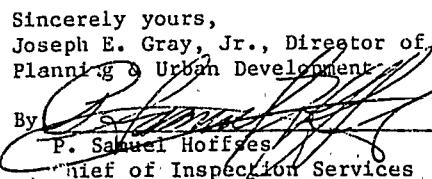
Re: 73 Cumberland Ave. 13-J-25

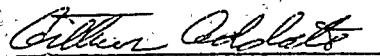
We recently received a complaint and an inspection was made by Code Enforcement Officer Arthur Addato of the property owned by you at 73 Cumberland Avenue, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

1. EXTERIOR OVERALL CELLAR FOUNDATION - damaged, collapsing. 108-2
2. EXTERIOR CELLAR STAIRS - unapproved design. 108-4
3. EXTERIOR OVERALL CELLAR FOUNDATION - leaks. 108-2
4. EXTERIOR CELLAR FURNACE - malfunctioning system. 114-2
5. EXTERIOR REAR CELLAR - unapproved support post. 108-2
6. EXTERIOR OVERALL DWELLING UNIT - windows - faulty, inoperative storm windows. 108-3
7. EXTERIOR CELLAR FLOOR - provide approved floor. 108-2
8. EXTERIOR ELECTRIC SERVICE - check service box. 113
9. INTERIOR FIRST FLOOR FRONT - overall dwelling unit windows - loose, damaged sashes. 108-3
10. INTERIOR FIRST FLOOR FRONT - kitchen counter - damaged. 108-2
11. INTERIOR FIRST FLOOR FRONT - kitchen floor - serious sagging. 108-2
12. INTERIOR FIRST FLOOR FRONT - kitchen floor - damaged covering. 108-2

The above mentioned conditions are in violation of Article V of the Municipal Code of the City of Portland, Maine, and must be corrected on or before February 21, 1991.

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 (7)

jmr 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**

December 10 1992

Rocco, Paula & Dena Genovese  
72 Cumberland Ave  
Portland ME 04101

Re 70 72 Cumberland Ave/74 80 Sheridan St  
CBL: 013-M-013  
DU 4

Dear Sir,

A re inspection at the above noted property was made on December 10, 1992. 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 December 20 1991.

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.

Sincerely,

*Merlin Leary*  
Merlin Leary  
Code Enforcement Officer

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

Inspection Services  
P. Samuel Hoffs  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

## CITY OF PORTLAND

October 23, 1995

GENOVESE ROCCO D, PAULA D & DENA  
56 CORNELL ST  
SOUTH PORTLAND ME 04106

Re: 72 Cumberland Ave  
CBL: 013- - M-013-001-01  
DU: 4

Dear Sir:

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. INT - CELLAR -	108.50
FURNACE HAS EXCESSIVE SOOT	
2. INT - 3RD FL; APT #4 -	108.50
CHIMNEY IS MISSING MORTAR	
3. INT - OVERALL -	113.50
HARD WIRED BATTERY-BACK/UP SMOKE DETECTORS ARE REQUIRED IN EACH UNIT	

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

Merle Leary  
Code Enforcement Officer

Tammy Munson

Tammy Munson  
Code Enfc. Offr./ Field Supv.

