

Cumberland Avenue 13-X-1

MUNJ- N.O.



## 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

Housing Inspection Division

## STRUCTURE INSPECTION SCHEDULE

1) Insp. Name MWing

[illegible]

City of Portland

Housing Inspection Division

DWELLING UNIT SCHEDULE

1) INSP. Date

3/28/2

2) INSP.

3) FORM NO.

4) TENANT'S NAME

Serrano

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

1 LE DU 2 1 3 1

12) Child Under 10

13) Child 1-6

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

Standard

City of Portland

Housing Inspection Division

DWELLING UNIT SCHEDULE

1) INSP. Date

2) INSP.

3) FORM NO.

4) TENANT'S NAME

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

12) Child Under 10 13) Child 1-6 14) Child 7-12

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

*Standard*

Housing Inspection Division

### DWELLING UNIT SCHEDULE

[illegible]

City of Portland

Housing Inspection Division

DWELLING UNIT SCHEDULE

1) INSP. Date

3/28/82

N.T. Available

2) INSP.

3) FORM NO.

4) TENANT'S NAME

2 LE DU

12) Child Under 10

13) Child 1-6

14)

15) Rent

16) Rent Code

17) Furn

18) Heat

19) Hot Water

20) Dual Lgress

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

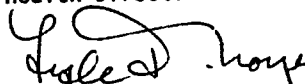
Dear Mr. Katz:

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

Inspector 

D. Gendreau

LDN:rl



Housing Inspection Division

### STRUCTURE INSPECTION SCHEDULE

1) Insp. Name Dan Gendron

2) Insp. Date		3) Insp. Type		4) Proj. Code		5) Assr's: Chart		6) Pl.		7) Lot		8) Census: Tract		9) Bldg.		10) Insp.		11) Form No.	
2/08/76		PC		MN		73		M		13						11		304	
12) House No.		13) Sec H. No.		14) Surr.		15) Dirct.		16) Street Name								17) St. Design.			
72								CUMBERLAND								AVE			
18) Owner: Lt Agent:		MR. REUBEN		KATZ												19) Status		20) Bldg's Rat.	
21) Address:		47 WOODMONT ST														ABO		1	
22) City and State:		PORTLAND, MAINE																Zip Code: 04102	
23) D Units		24) Occ. D U's		25) Rm. Units		26) Occ R U's		27) No. Occupants		28) Com'l U.		29) Bldg. Type		30) St. Class		31) Coast. Mat		32) O. Bs	
4		4						4				DE		2		WU		NO	
33) C.H.		34) Photo		35) Zoned For		36) Land Use		37) D.D. Smks. Ad Bn F		38) Disp		39) Clsng Date							
YES		NO		R-6		RE		YES		NO									
Viol		Remedy		Cond.		Violation Description		No.		Type		Type		Party		Viol.		Rem. Date	
						OK - INT + EXT													

City of Portland

Health Department

Housing Inspection Division

## DWELLING UNIT SCHEDULE

1) INSP. Date

1 2 0 8 7 6

2) INSP.

1 1

3) FORM NO.

4) TENANT'S NAME

MR WILLIAM WOODS

5) Flr. # 6) Location

1 LE DU

7) Rmg. Tp.

2

8) #Rms.

1

9) #Peo.

3

10) #All'd

11) Slp. Rms.

1

12) Child  
Under 1013) Child  
1-614) +Lead Survey-  
Results

15) Rent

16) Rent  
Code

Furn.

18) Heat

19) Hot  
Water20) Dual  
Egres.

21) Ck'n

22) Lav.

23) Bath

24) Flush

Viol.  
No.

Remedy

Cond.

Violation

OK

Location

Room  
TypeArea  
TypeResp.  
PartyCode Sect.  
ViolatedViolation  
Rem. - Date

Housing Inspection Division

1) INSP. Date

2) INSP.

3) FORM NO.

[illegible]

City of Portland

Health Department

Housing Inspection Division

## DWELLING UNIT SCHEDULE

1) INSP. Date

1 2 0 7 7 6

2) INSP.

1 1

3) FORM NO.

4) TENANT'S NAME

MRS ADA ROBBINS

5) Flr. #

2

6) Location

LB

7) Rng. Tp.

DU

8) #Rms.

2

9) #Pao.

1

10) #All'd

3

11) Slp. Rms.

1

12) Child  
Under 1013) Child  
1-614) +Lead Survey  
Results

15) Rent

16) Rent  
Code

17) Furn.

18) Heat

19) Hot  
Water20) Dual  
Egress

21) Ck'ng

22) Lav.

23) Bath

24) Flush

Viol.  
No.

Remedy

Cond.

Violation

OK

Location

Room  
TypeArea  
TypeResp.  
PartyCode Sect.  
ViolatedViolation  
Rem. - Date

Housing Inspection Division

### DWELLING UNIT SCHEDULE

2) INSP.

3) FORM NO.

[illegible]

CITY OF PORTLAND, MAINE

HEALTH DEPARTMENT

Housing Division

Gordon E. Martin, Housing Supervisor

John S. Kennerly, City Manager

2/26/68

Gordon E. Martin, Housing Supervisor

72 Cumberland Avenue

The property at 72 Cumberland Avenue is a 2 1/2 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. Fitzsimons. Her 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  
Y

To:

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

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

REPLY BY

Insurance on above dwelling.

DATE

1/25/68

### MESSAGE

Dear Walter,

Unfortunately I have to say that I have been unsuccessful in finding a company to write this. I have tried Fund, Royal, Poston 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.

*74 Cumberland Av.*

Cordially,

*Herb A. Harmon*

SIGNED

CITY OF PORTLAND, MAINE  
MEMORANDUM

TO: Gordon E. Martin, Housing Supervisor

DATE: February 20, 1968.

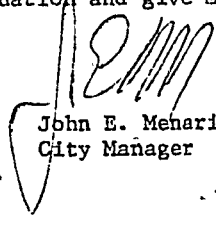
FROM: John E. Menario, City Manager

SUBJECT: Condition of Property at 72 Cumberland Avenue

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

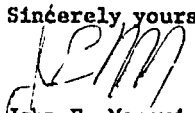
Dear Mr. Hemingway:

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,

  
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 a more  
real price. It is on account  
of the house next to mine,  
which is in a fire hazardous  
condition.

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

Can you help me with  
my problem?

Cordially,

Walter E. Hemmingsway 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.

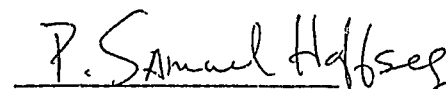
Please Note: You should consult this department to insure that any corrective action you should undertake complies with the building, plumbing, electrical, zoning and other Article of the City Code.

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  
Code Enforcement Officer

  
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/apr #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  
Code Enforcement Officer

/el

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:

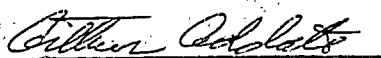
1. EXTERIOR OVERALL CELLAR FOUNDATION - damaged, collapsing. 108-2
2. EXTERIOR CELLAR STAIRS - unapproved design. 108-4
3. EXTERIOR OVERALL CELLAR FOUNDATION - leaks. 108-2
4. EXTERIOR CELLAR FURNACE - malfunctioning system. 114-2
5. EXTERIOR REAR CELLAR - unapproved support post. 108-2
6. EXTERIOR OVERALL 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. EXTERIOR 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

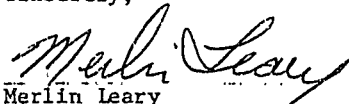
Dear Sir,

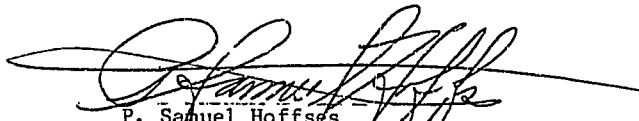
A re inspection at the above noted property was made on December 10, 1992. This is to certify that you have complied with our request to correct the violation(s) of the Municipal Code relating to housing conditions noted on our letter dated December 20 1991.

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  
Code Enforcement Officer

  
P. Samuel Hoffses  
Chief of Inspection Services

Inspection Services  
P. Samuel Hoffses  
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:

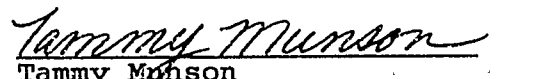
- |  |        |
|--|--------|
| 1. INT - CELLAR -  | 108.50 |
| FURNACE HAS EXCESSIVE SOOT   |        |
| 2. INT - 3RD FL; APT #4 -  | 108.50 |
| CHIMNEY IS MISSING MORTAR  |        |
| 3. INT - OVERALL -   | 113.50 |
| HARD-WIRED BATTERY-BACK/UP SMOKE DETECTORS ARE REQUIRED IN EACH UNIT |        |

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  
Code Enforcement Officer

  
Tammy Munson  
Code Enfc. Offr./ Field Supv.



