

24-~~25~~ Cumberland Avenue

14-B-2

MUNJ. NO.



## CITY OF PORTLAND

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

C1  
Just  
fall

May 18, 1983

Mrs. Harry A. Modes  
24 Cumberland Avenue  
Portland, Maine 04101

DU: 3

Re: 24 Cumberland Ave. 14-B-2 MN

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.

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

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

*M. Wing*  
M. Wing  
Code Enforcement Officer - M. Wing

JMR

**City of Portland**

### Housing Inspection Division

## STRUCTURE INSPECTION SCHEDULE

1) Insp. Name M. W. May

SECTION 8 - EXISTING - LEASED HOUSING PROGRAM

ADDRESS 24 Cumberland Ave DATE 5/78  
OWNER HARRY Rhodes ADDRESS 24 Cumberland Ave

Location of Dwelling Units or One

Number of Dwelling Units Under

Section 8 - Lease

NEIGHBORHOOD CONSERVATION PROJECT \_\_\_\_\_

INSPECTED BY HOUSING DIVISION - YES        NO       

"NOTICE OF HOUSING CONDITIONS" ISSUED        19 ABATED        19

LOAN PARTICIPANT \_\_\_\_\_

*new 6/78*

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

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

July 24, 1978 ✓

Mr. & Mrs. Harry Modes  
24 Cumberland Avenue  
Portland, Maine 04101

Re: Premises located at 24 Cumberland Avenue, Portland, Maine MCP-MN 14-2-2

Dear Mr. & Mrs. Modes:

A re-inspection of the premises noted above was made on July 10, 1978  
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 May 20, 1977.

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 1983.

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

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

Inspector K. Carroll

vv

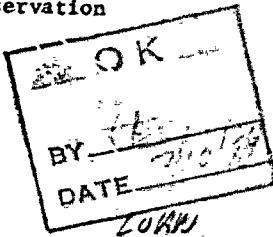
7-77

## NOTICE OF HOUSING CONDITIONS

DU

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

Mr. & Mrs. Harry Modes  
 24 Cumberland Avenue  
 Portland, Maine 04101



Ch.-Bl.-Lot: 15-5-2  
 Location: 24 Cumberland Avenue  
 Project: MCP-MN  
 Issued: May 20, 1977  
 Expired: July 20, 1977

Dear Mr. &amp; Mrs. Modes:

An examination was made of the premises at 24 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 July 20, 1977. 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

Inspector

S. Stevenson

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" -		Section(s)
1. FIRST FLOOR - LEFT MIDDLE EXTERIOR - WALL -	replace missing siding.	3a
2. FIRST FLOOR - RIGHT - PORCH -	replace rotted rail.	3d
3. OVERALL - EXTERIOR TRIM -	make the exterior trim of the structure weather-tight and water-tight by painting or any other suitable means.	3a
4. OVERALL EXTERIOR TRIM -	replace rotted trim as needed.	3a
5. INSIDE CEILAR CEILING -	enclose exposed electrical connection.	3a
6. CELLAR CHIMNEY -	clean up excessive soot in the cellar chimney and dispose of it.	3a
7. CLOSET STAIRWAY -	secure loose emergency shut off switch.	3c
8. FIRST FLOOR OVERALL		
9. BATHROOM TUB	correct the condition at the fixture that causes a cross connection at the bathtub.	6d
10. GROUND FLOOR - LEFT REAR - BEDROOM WALL	repair or replace loose paper.	3b

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

REINSPECTION RECOMMENDATIONSINSPECTOR STATEMENTLOCATION 24 Cumbeia, Inc., Rd.  
PROJECT ML  
OWNER IMPACT MODELS

NOTICE OF HOUSING CONDITIONS Issued	Expired	HEARING NOTICE Issued	Expired	FINAL NOTICE Issued	Expired
<u>5/20/77</u>	<u>7/20/77</u>				

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

DATE <u>7/19/77</u>	① ALL VIOLATIONS HAVE BEEN CORRECTED <u>✓</u> <u>SO</u> "POSTING RELEASE"
	SATISFACTORY Rehabilitation in Progress
	Time Extended To:
	Time Extended To:
	Time Extended To:
	UNSATISFACTORY Progress Send "HEARING NOTICE"
	"NOTICE TO VACATE" POST Entire POST Dwelling Units
	UNSATISFACTORY Progress "LEGAL ACTION" To Be Taken
	INSPECTOR'S REMARKS:  <u>7/10/78</u> ① <u>-LOAN-</u> <u>Retrofitter - SP- 710 Violation Corrected through Rehab</u> <u>Program CAC (K)</u>
	INSTRUCTIONS TO INSPECTOR:



Inspection Services  
Samuel P. Hoffses  
Chief

Planning and Urban Development  
Joseph E. Gray Jr.  
Director

## CITY OF PORTLAND

November 26, 1991

Raymond Goodwin  
24 Cumberland Avenue  
Portland, ME 04101

Re: ~~24-16 Cumberland Avenue~~  
CRL #: 14-3-2  
DJ: 3

Dear Mr. Goodwin:

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,

Merie Leary  
Merie Leary  
Code Enforcement Officer

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

/el

Inspection Services  
P. Samuel Hoffman  
Chief



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

## CITY OF PORTLAND

May 26, 1995

GOODWIN RAYMOND T &  
24 CUMBERLAND AVE.  
PORTLAND ME 04101

Re: 24 Cumberland Ave  
CML: 014 - B-002-001-C1  
DU: 1

Dear Mr. Goodwin,

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 7:00/8:00-9:00AM or 3:00-3:30PM/4:00-5:00PM to make arrangements to inspect the building.

Sincerely,

*Melanie Leary*  
Melanie Leary  
Code Enforcement Officer

Inspection Services  
P. Joseph Holden  
Chair



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

## CITY OF PORTLAND

May 26, 1995

GOODWIN RAYMOND T &  
24 CUMBERLAND AVE  
PORTLAND ME 04101

Re: 24 Cumberland Ave  
CBL: 014- - B-002-001-01  
DU: 1

Dear Mr. Goodwin,

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 7:00/8:00-9:00AM or 3:00-3:30PM/4:00-5:00PM to make arrangements to inspect the building.

Sincerely,

*Merle Leary*  
Merle Leary  
Code Enforcement Officer

Inspection Services  
P. Samuel Hollies  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

## CITY OF PORTLAND

February 21 1996

GOODWIN R. A. IND T  
24 CUMBERLAND AVE  
PORTLAND ME 04101

Re: 24 Cumberland Ave  
CBL: 014- - B-002-001-01  
DU: 3

Dear Mr. Goodwin:

On February 8, 1996, Code Enforcement Officer Merle Leary made a request to you for an inspection at your building located at the above-referred address.

This inspection is for the City of Portland's program to inspect all multi-family buildings within the city every three years.

Let it be noted that you refused entry to your building for this inspection. Our Code Enforcement Officer found no exterior violations that might indicate any serious interior violations at this time.

We hope that in the future when another three-year inspection is due, we can count on your co-operation.

Sincerely,

*Merle Leary*  
Merle Leary  
Code Enforcement Officer

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