

24-23 Cumberland Avenue

14-B-2

MUNJ-NO.



CITY OF PORTLAND

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

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.

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

Lyle D. Hoyes
Lyle D. Hoyes
Inspection Services Division

Markland Wing
Code Enforcement Officer - Mr. Wing (1)

jmr

City of Portland

Housing Inspection Division

STRUCTURE INSPECTION SCHEDULE

1) Insp. Name M. W. King

2) Insp. Date	3) Insp. Type	4) Proj. Code	5) Assr's: Chart 6'	7) Lot	8) Census: Tract	9) Blk.	10) Insp.	11) Form No.		
5/13/73	PR	MC/MN	14	B	2		1			
12) House No.	13) Sec. H. No.	14) Suff.	15) Direct.	16) Street Name	17) St. Design.					
24				Cumberland	Ave.					
18) Owner or Agent: MRS. HARRY B. MOSES					19) Status		20) Bldg's Rat.			
21) Address: SAME					00		1			
22) City and State:					Zip Code:					
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) Stories	31) Const. Mat.		
3	3					De	3	W		
33) C.H.	34) Photo	35) Zoned For	36) Actual Land Use	37) D.D.	38) Lks. Ad. Bth. Fac.	39) Disp	40) Closing Date			
			Re	Yes	Yes					
Viol. No.	Remedy	Cond.	Violation Description			Room Type	Area Type	Resp. Party	Code Sect. Viol.	Viol. Rem. Date
			Standard							
			Entire							

SECTION 8 - EXISTING - LEASED HOUSING PROGRAM

ADDRESS 24 Cumberland Ave DATE 5/78

OWNER HARRY Modes ADDRESS 24 Cumberland Ave

Location of Dwelling Units or
Number of Dwelling Units Under
Section 8 - Lease

- ONE

NEIGHBORHOOD CONSERVATION PROJECT _____

INSPECTED BY HOUSING DIVISION - YES _____ NO _____

"NOTICE OF HOUSING CONDITIONS" ISSUED _____ 19__ ABATED _____ 19__

LOAN PARTICIPANT _____

new 5/78

CERTIFICATE
OF
COMPLIANCE

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 MCF-MN 14-E-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

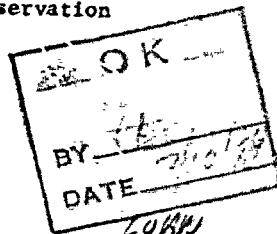
Inspector K. Carroll
K. Carroll

7-77

NOTICE OF HOUSING CONDITIONS

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: 14-1-2
Location: 24 Cumberland Avenue
Project: NCP-MN
Issued: May 20, 1977
Expired: July 20, 1977

Dear Mr. & 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

Inspector J. Stevenson

By Lyle D. Noyes
Chief of Housing Inspections

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. REAR CELLAR CEILING - enclose exposed electrical connection.	3a
6. CELLAR CHIMNEY - clean up excessive soot in the cellar chimney and dispose of it.	3a
7. CELLAR STAIRWAY - secure loose emergency shut off switch.	3c
8. FIRST FLOOR OVERALL	3c
9. BATHROOM TUB - correct the condition at the fixture that causes a cross connection at the bathtub.	6d
10. SECOND & THIRD 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 RECOMMENDATIONS

LOCATION 24 Cumberland Ave. P.O.

INSPECTOR STANLEY STAN

PROJECT WHL

OWNER URGENT MOTORS

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

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

DATE 7/14/78 (D) 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:

7/14/78 (D) -LOAN-
Recheck - SP- All violations corrected through Rehab
Program CAC (16)

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: ~~24-26 Cumberland Avenue~~
CBL #: 14-B-2
DU: 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,


Marie Leary
Code Enforcement Officer


S. Samuel Hoffses
Chief of Inspection Services

/el

Inspection Services
P. Samuel Hoffman
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

May 26, 1995

GOODWIN BARNES, T &
24 CUMBERLAND AVE
PORTLAND ME 04101

Re: 24 Cumberland Ave
CML: 014- - B-002-001-G1
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 7:00/9:00-9:00AM or 3:00-3:30PM/4:00-5:00PM to make arrangements to inspect the building.

Sincerely,

Marie Leary
Marie Leary
Code Enforcement Officer

Inspection Services
P. Samuel Hoffman
Chief



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
CEL: 014- - B-002-001-01
LU: 1

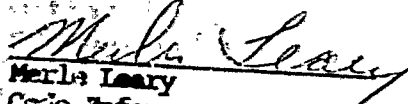
Dear Mr. Goodwin,

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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,


Merla Leary
Code Enforcement Officer

Inspection Services
P. Samuel Hoffas
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

February 21, 1996

GOODWIN R. A. AND 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.