

1-3 Cumberland Avenue

14-C-18

Brian E. Bachelder

MUNI-NQ



STANWALKER

25438

REQUEST FOR SERVICE		PORTLAND HEALTH DEPARTMENT		
DATE RECEIVED	3-11-83	BY	Mr.	DISTRICT
REQUEST BY	NAME	Jerry Davidson 7756724		
	ADDRESS	#3 Cumberland Ave.		
OWNER	NAME	Richard Harris		
	ADDRESS	3 Cumberland Ave. Apt #1		
CONDITIONS	ADDRESS	Windows all leak, says landlord. Repeatedly notified but no result.		
COMMENTS	Tenant says home all day Tuesday, Wednesday, Thursday after 1:00			
SPECIAL INSTRUCTIONS	Arthur, will you please take this in Morlands absence.			
DIVISION	SANITATION	HOUSING	NURSING	
	ROUTINE	SPECIAL		
PRIORITY	URGENT	REPORT TO	DATE	

The complaints from this
tenant were all energy
related. Not violations

M. wing

SECTION 8 - EXISTING - LEASED HOUSING PROGRAM

ADDRESS 1-3 Cumberland Ave DATE 3/29/78

OWNER Richard Harris ADDRESS 25 Jackson St.

Location of Dwelling Units or _____

Number of Dwelling Units Under _____

Section 8 - Lease _____

NEIGHBORHOOD CONSERVATION PROJECT None

INSPECTED BY HOUSING DIVISION - YES NO

"NOTICE OF HOUSING CONDITIONS" ISSUED 3/15 1977 ABATED 19

LOAN PARTICIPANT ✓

C E R T I F I C A T E

O F

C O M P L I A N C E

April 30, 1980

CITY OF PORTLAND

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

Mr. Richard Harris
25 Jackson Street
Portland, Maine 04103

Re: Premises located at 1-3 Cumberland Avenue, Portland, Maine 14-C-18 MN

Dear Mr. Harris:

A re-inspection of the premises noted above was made on April 24, 1980
by Housing Inspector K. 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 March 15, 1977.

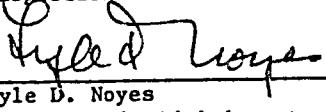
Thank you for your cooperation and your efforts to help us maintain decent, safe and
sanitary housing for all Portland residents.

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 April 1985.

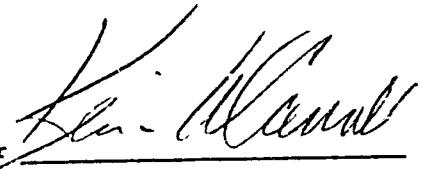
Sincerely yours,

Joseph E. Gray, Jr. Director
Neighborhood Conservation And
Inspection Services

By


Lyle D. Noyes
Housing Code Administrator

Inspector


K. Carroll

7-77
3-15-77
NOC

June 30, 1977

Mr. Richard Harris
25 Jackson Street
Portland, Maine 04103

Dear Mr. Harris: Re: 1-3 Cumberland Avenue, Portland, Maine 04103

As owner or agent of the above referred property, you were notified on March 15, 1977, by Certified United States mail receipt #961946 to correct certain substandard conditions in violation of Chapter 307 of the City of Portland Municipal Codes "Minimum Standards for Housing". Several re-inspections have been made and we find that you have not complied with our request.

A final re-inspection was made on June 20, 1977 by Housing Inspector Stevenson and, as a result, you are hereby ordered to correct the violations listed below on or before July 20, 1977.

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 Lyle D. Noyes,
Chief of Housing Inspections

Inspector D. Stevenson

EXISTING VIOLATIONS OF CHAPTER 307 OF THE CITY OF PORTLAND MUNICIPAL CODE SECTIONS

5-18-79 1. REAR EXTERIOR WALL - replace missing downspout.	3a
5-18-79 2. REAR CELLAR STAIRWAY - remove peeling paint.	3b
5-18-79 3. FIRST & SECOND FLOOR - RIGHT FRONT HALL - WALL & CEILING - remove peeling paint.	3b
5-18-79 4. FIRST & SECOND FLOOR - RIGHT FRONT HALL - WALL - determine the reason and remedy the condition which causes items of collapse.	3b
5-21-79 5. SECOND FLOOR - RIGHT REAR - HALL WINDOW - replace broken parting board.	3a
5-18-79 6. THIRD FLOOR RIGHT - HALL WINDOW - replace broken glass.	3a

continued

5-18-79

Continued

1-3 Cumberland Avenue, Portland, Maine 14-C-16 MM 6/20/77 NOHC 3/15/77

5-18-79

- 7. SECOND FLOOR - LEFT FRONT STAIRWAY - secure loose rail. 3d
- 8. SECOND FLOOR - RIGHT & LEFT STAIRWAY WALL - replace missing balusters. 3d
- 9. OVER - CELLAR - replace missing mortar. 3e
- 10. LEFT REAR CHIMNEY - provide missing clean out. 3e
- 11. LEFT CELLAR FLOOR - enclose exposed oil line with fireproof material. 9c
- 12. LEFT CELLAR CEILING - secure loose electrical wiring. 8a
- 13. LEFT REAR CELLAR CEILING - enclose exposed electrical wiring. 8c

FIRST FLOOR RIGHT

- 14. RIGHT REAR BEDROOM - CEILING - repair inoperative switch. 8d
- 15. LIVING ROOM & DINING ROOM WINDOW - repair loose sash. 3c
- 16. " " " " - replace missing counter balance cords allowing window sash to remain elevated when opened. 3c
- 17. DINING ROOM WINDOW - replace broken glass (storm sash). 3c

THIRD FLOOR RIGHT BEDROOM

5-18-79

- 18. THIRD FLOOR RIGHT WINDOW - BEDROOM - replace broken parting bead. 3c
- 19. THIRD FLOOR LEFT BEDROOM - WALL - determine the reason and remedy the condition which causes signs of leakage. 3b

FIRST FLOOR LEFT

- 20. LIVING ROOM WINDOW - replace broken glass in storm sash. 3c
- 21. LIVING ROOM CEILING - secure loose panels. 3b
- 22. LIVING ROOM & DINING ROOM WINDOW - repair loose sash. 3c
- 23. " " WINDOW - repair inoperative sash. 3c
- 24. DINING ROOM WINDOW - replace broken glass. 3c

SECOND FLOOR LEFT

5-18-79

At the time of the survey, we were unable to gain access to the second floor left. Please suggest that if there are any conditions which need correcting in this apartment that you make the repairs while doing the work on the rest of the structure.

THIRD FLOOR LEFT

- 25. REAR BEDROOM WINDOW - replace broken glass. 3c
- 26. LIVING ROOM WINDOW - replace broken parting bead. 3c

SECOND FLOOR RIGHT

5-18-79

- 27. DINING ROOM WINDOW - repair loose sash. 3c

5-18-79

1ST FL LE

5-18-79

- RR/FR IN Elec OUTLET K, WA
- RR/FR IN Elec OUTLET L, WA
- RR/FR IN Elec OUTLET FR BC, WA

NOTICE OF HOUSING CONDITIONS

DU 6

CITY OF PORTLAND
DEPARTMENT OF NEIGHBORHOOD CONSERVATION
HOUSING INSPECTIONS DIVISION
Telephone 775-5451 - Extension #448 - #358
Mr. Richard Harris
25 Jackson St.
Portland, Maine 04103

Ch.-Bl.-Lot: 14-C-18
Location: 1-3 Cumberland Avenue
Project: Munjoy North
Issued: March 15, 1977
Expired: May 15, 1977

Dear Mr. Harris:

An examination was made of the premises at 1-3 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 effects on or before May 15, 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 re-inspection 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..

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

Inspector D. Stevenson

By Lyle D. Noyes,
Chief of Housing Inspections

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" - SECTION(S)

- ✓1. REAR EXTERIOR WALL - replace missing downspout. 3a
- 2. REAR CELLAR STAIRWAY - remove peeling paint. 3b
- 3. FIRST & SECOND FLOOR - RIGHT FRONT HALL - WALL & CEILING - remove peeling paint. 3b
- 4. FIRST & SECOND FLOOR - RIGHT FRONT HALL - WALL - determine the reason and remedy the condition which causes signs of leakage. 3b
- 5. SECOND FLOOR - RIGHT REAR - HALL WINDOW - replace broken parting bead. 3a
- 6. THIRD FLOOR RIGHT - HALL WINDOW - replace broken glass. 3c
- 7. SECOND FLOOR - LEFT FRONT STAIRWAY - secure loose rail. 3d
- 8. SECOND FLOOR - RIGHT & LEFT STAIRWAY RAIL - replace missing balusters. 3d
- ✓9. OVERALL CELLAR - replace missing mortar. 3e
- 10. LEFT CELLAR CHIMNEY - provide missing clean out. 3e
- ✓11. LEFT CELLAR FLOOR - enclose exposed oil line with fireproof material. 3c
- 12. LEFT CELLAR CEILING - secure loose electrical wiring. 3e
- 13. LEFT REAR CELLAR CEILING - enclose exposed electrical wiring. 3e

FIRST FLOOR RIGHT

- 14. RIGHT REAR BEDROOM - CEILING - repair inoperative switch. 3d

15/16/77 RI RR LOST 4 W 132 PIH: Re MI CALLISTER RI HA 3d

continued

vv

~~IRI~~ ~~RI RR LOST 4 W 132 PIH: Re MI CALLISTER RI HA 3d~~
~~Re MI ERICO 4 W 132~~
~~Re CR GLASS 4 W 132~~
~~Re MI SACC 4 W 132~~
~~SP 4 W 132~~ ~~DI 11 3C~~

1-3 Cumberland Ave. cont.

THIRD FLOOR RIGHT

18 15. Third Floor Right Bedroom - WINDOW - replace broken parting bead.
19 16. THIRD FLOOR LEFT BEDROOM - HALL - determine the reason and remedy the
condition which causes signs of leakage.

3c

3b

FIRST FLOOR LEFT

20 17. LIVING ROOM WINDOW - replace broken glass in storm sash.
21 18. LIVING ROOM CEILING - secure loose panels.

3c

3b

22, 23, 24 ~~SECOND FLOOR LEFT 6-20 THIS PARAGRAPH REMAINS.~~
At the time of the survey, we were unable to gain access to the ~~second floor left~~.
We suggest that if there are any conditions which need correcting in this apartment
that you make the repairs while doing the work on the rest of the structure.

THIRD FLOOR LEFT

25 19. FRONT BEDROOM- WINDOW - replace broken glass.
26 20. LIVING ROOM WINDOW - replace broken parting bead.

3c

3c

* 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.

27 ~~2nd Right~~
1 LEFT RR IN SKIN L1 W1
Re (3R G-L K1 D1 W1
Jc Lc J1 D1 W1
RR 1L FITTING K1 D1
2ND R1- SE LO SA 2L1 D1 W1

REINSPECTION RECOMMENDATIONSSteve Clegg
INSPECTORLOCATION 1-3 Cumb Ave
PROJECT 11 N
OWNER Planners

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
<u>3-15-77</u>	<u>5-15-77</u>				

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

DATE <u>4/24/80</u>	ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE" <u>✓</u> "POSTING RELEASE" _____
	SATISFACTORY Rehabilitation in Progress
	Time Extended To: _____
	Time Extended To: _____
	Time Extended To: _____
	UNSATISFACTORY Progress Send "HEARING NOTICE" _____ " FINAL NOTICE" <u>X</u>
	"NOTICE TO VACATE" POST Entire _____ POST Dwelling Units _____
	UNSATISFACTORY Progress "LEGAL ACTION" To Be Taken _____
	INSPECTOR'S REMARKS: _____ <u>6/22 0 LOAN</u> <u>5-18-79 0</u> <u>4-24-80 0</u> <u>Work almost Complete 60 day TX</u> <u>12/1/80 0</u>
	INSTRUCTIONS TO INSPECTOR: _____ _____ _____ _____

(3)



CITY OF PORTLAND

JOSEPH E. McDONOUGH
FIRE CHIEF

July 21, 1986

Richard Harris
30 Penrith Road
Portland, ME 04102

Re: Smoke Detectors

Dear Mr. Harris:

During a recent inspection of the property owned by you at 1-3 Cumberland Avenue, it was noted that smoke detectors were missing in the following areas:

1. THIRD FLOOR LEFT APARTMENT - no smoke detector.

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

Marland Wing, Code Enforcement
Marland Wing Officer (1)

cc: Lt. James Collins, Fire Prevention Bureau



CITY OF PORTLAND

JOSEPH E. McDONOUGH
FIRE CHIEF

July 21, 1986

Richard Harris
35 Penrith Road
Portland, ME 04102

Re: Smoke Detectors

Dear Mr. Harris:

During a recent inspection of the property owned by you at 1-3 Cumberland Avenue, it was noted that smoke detectors were missing in the following areas:

7/18/86 1. ~~THIRD FLOOR LEFT APARTMENT~~ no smoke detector.

25 M.R.S.A. §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

Marland Wing Marland Wing, Code Enforcement Officer (1)

cc: James Collins, Fire Prevention Bureau

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

Notice of Housing Conditions FIVE YEAR INSPECTION

December 2, 1991

DU: 6
CHART, BLOCK, LOT: 14-C-18
LOCATION: 1-3 Cumberland Avenue

District: 1
Issued: December 2, 1991
Expires: February 2, 1992

Peggyann Harris
35 Penrith Road
Portland, ME 04102

Dear Ms. Harris:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 1-3 Cumberland Ave. by Code Enforcement Officer M. Leary. 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 2, 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,

The signature of Merle Leary, written in cursive ink.

Merle Leary
Code Enforcement Officer

The signature of P. Samuel Hoffses, written in cursive ink.

P. Samuel Hoffses
Chief of Inspection Services

HOUSING INSPECTION REPORT

Location: 1-3 Cumberland Ave. Owner: Peggyann Harris
CEO: Merle Leary
Housing Conditions Date: December 2, 1991
Expiration Date: February 2, 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.	Interior 2/3 fl.	Rt. Front/Rear Hall	Storing Materials	109-4
2.	Interior 3rd fl.	Rt. Rear Stairs	Missing Railing	108-4
3.	Interior 3rd fl.	Rt. Rear Hall Wall	Broken Plaster	108-2
4.	Interior 3rd fl.	Right Rear Hall	Window loose sash	108-3
5.	Exterior	Front Roof	Broken Gutter	108-1
6.	Interior 2nd fl.	Apt. 2 Left Rear Bedroom Window	Missing Storm	108-3
7.	Interior 3rd fl.	Apt. 3 Living Room Wall	Broken Outlet	113-5

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

October 14, 1992

Peggyann Harris
35 Penrith Rd
Portland, ME 04102

Re: 1-3 Cumberland Ave
CBL #: 014-C-013
DU: 6

Dear Ms. Harris,

A re-inspection at the above noted property was made on October 13, 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 2, 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

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

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

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

July 18, 1995

CITY OF PORTLAND

HARRIS PEGGYANN E
35 PENRITH RD
PORTLAND ME 04102

Re: 1 Cumberland Ave
CBL: 014- - C-018-001-01
DU: 6

Dear Ms. Harris:

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:

	One Cumberland Ave	
1. INT - 3RD FL; APT #3 - LIVING ROOM	108.30	
WINDOWS ARE MISSING SCREENS		
2. INT - 3RD FL; APT #3 - KITCHEN	108.30	
WINDOW IS MISSING CORDS		
3. INT - 3RD FL; APT #3 - KITCHEN	108.30	
WINDOW HAS A BROKEN SCREEN		
4. INT - 3RD FL; APT #3 - FRONT BEDROOM	108.30	
WINDOW IS MISSING SCREEN		
	Three Cumberland Ave	
5. INT - 3RD FL; APT #3 - BATHROOM	112.00	
FAN IS INOPERATIVE		
	One - Three Cumberland Ave	
6. 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.