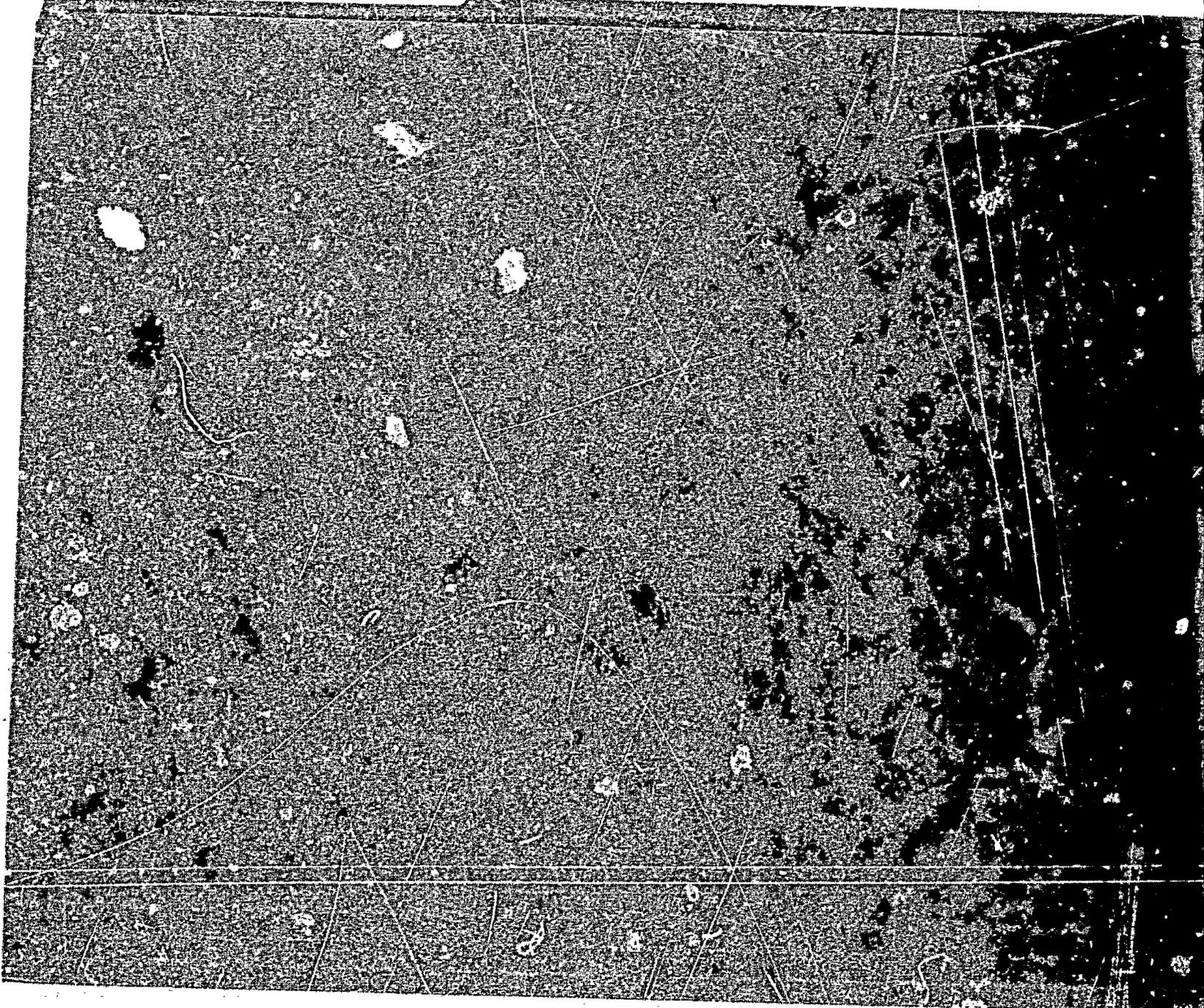


152 Cumberland Avenue

21-E-14



7  
May 2, 1978 ✓

Harry M. & Raffael Irving  
152 Cumberland Avenue  
Portland, Maine 04101

Dear Mr. & Mrs. Irvin g:        Re: 152 Cumberland Avenue - MCP-East End - 21-E-14

The Housing Inspections Division of the Department of Neighborhood Conservation has recently completed an exterior inspection of your property in conjunction with the above referred program.

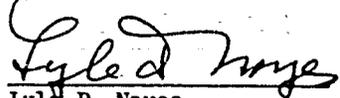
Congratulations are extended to you for the general conditions of your property which was found to meet the standards established by the City's Housing Code. We did, however, note the following items that could cause future problems.

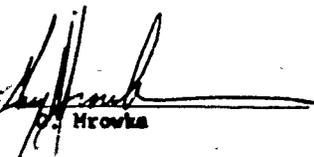
**Broken glass in the first floor right front window.**

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  
Neighborhood Conservation

By   
Lyle D. Noyes,  
Chief of Housing Inspections

Inspector   
G. Hrowka

C 00 #2 BSL

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

Department of Planning & Urban Development  
Inspection Services Division  
Tel. 775-5451 - Ext. 311 - 346

Philip Levinsky  
278 Congress Street  
Portland, Maine 04101

DU 3

CH. 21 BLK. E LOT 14

LOCATION: 152 Cumberland Ave.

PROJECT: NCP-EE  
ISSUED: October 4, 1985  
EXPIRES: December 4, 1985

Dear Mr. Levinsky:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 152 Cumberland Avenue by Code Enforcement Officer Arthur Addato. Violations of Article V of the Municipal Ordinance (Housing Code) were found as described in detail on the attached "Housing Inspection Report".

In accordance with the provisions of the above-mentioned Code, you are hereby ordered to correct those defects on or before December 4, 1985. 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 ten (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.

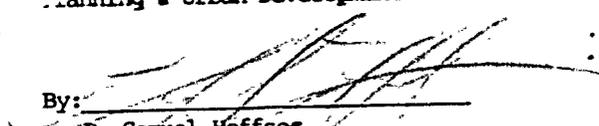
Please Note: You should consult the inspection Services Division to insure that any corrective action you undertake complies with the building, plumbing, electrical, zoning and any other Article of the City Code.

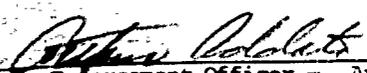
Please contact this office if you have any questions regarding this order.

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

Very truly yours,

Joseph E. Gray, Jr., Director  
Planning & Urban Development

By:   
P. Samuel Hoffses  
Chief of Inspection Services

  
Code Enforcement Officer - Arthur Addato (7)

Attachments

jmr

HOUSING INSPECTION REPORT

OWNER: Philip Levinsky

LOCATION: 152 Cumberland Ave. 21-E-14 EE

CODE ENFORCEMENT OFFICER: Arthur Addato (7)

HOUSING CONDITIONS DATED: Oct. 4, 1985

EXPIRES: Dec. 4, 1985

ITEMS LISTED BELOW ARE IN VIOLATION OF ARTICLE V OF THE MUNICIPAL CODES, "HOUSING CODE", AND MUST BE CORRECTED ON OR BEFORE THE EXPIRATION DATE.

|  | <u>SEC. (S)</u> |
|--|-----------------|
| * 1. SECOND FLOOR FRONT HALL - ceiling - inoperative light fixture.            | 113             |
| * 2. FIRST, SECOND & THIRD REAR HALL - stairs - rubbish.                       | 109-4           |
| 3. EXTERIOR - trim - peeling paint.  | 108-1           |
| 4. REAR EXTERIOR - wall - missing siding.                                      | 108-2           |
| <u>FIRST FLOOR OVERALL</u>   |                 |
| 5. LEFT FRONT BEDROOM - ceiling - leaking.                                     | 108-2           |
| 6. LEFT FRONT BEDROOM - ceiling - sagging plaster.                             | 108-2           |
| 7. LIVING ROOM - window - broken glass.<br>No smoke detector.                  | 108-3           |
| <u>SECOND FLOOR OVERALL</u>  |                 |
| 8. KITCHEN - ceiling - sagging and cracked plaster.                            | 108-2           |
| 9. FRONT BEDROOM - ceiling - sagging and cracked plaster.<br>No Smoke Detector | 108-2           |
| <u>THIRD FLOOR OVERALL</u>   |                 |
| No Smoke Detector.   |                 |

\*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.





City of Portland

Housing Inspection Division

DWELLING UNIT SCHEDULE

1) INSP. Date

10 3 8 5

2) INSP. *Chlor* 3) FORM NO.

4) TENANT'S NAME

*Ram Sargan*

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

2 0A DU 6 4 3

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

375. MO. OFF ELECT. YES ELECT. P P P

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

|          |  |              |                |  |           |           |          |              |  |
|----------|--|--------------|----------------|--|-----------|-----------|----------|--------------|--|
| <i>8</i> |  | <i>SM/CR</i> | <i>PLASTER</i> |  | <i>K1</i> | <i>CL</i> | <i>2</i> | <i>108.2</i> |  |
|----------|--|--------------|----------------|--|-----------|-----------|----------|--------------|--|

|          |  |              |          |           |           |           |          |              |  |
|----------|--|--------------|----------|-----------|-----------|-----------|----------|--------------|--|
| <i>9</i> |  | <i>SM/CR</i> | <i>"</i> | <i>FR</i> | <i>BE</i> | <i>CL</i> | <i>2</i> | <i>108.2</i> |  |
|----------|--|--------------|----------|-----------|-----------|-----------|----------|--------------|--|

*NO/SD*





## CITY OF PORTLAND

JOSEPH E. McDONOUGH  
FIRE CHIEF

Oct. 4, 1985

Mr. Philip Levinsky  
278 Congress Street  
Portland, ME 04101

Re: Smoke Detectors

Dear Mr. Levinsky:

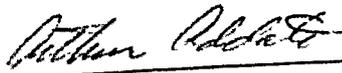
During a recent inspection of the property owned by you at 152 Cumberland Avenue, it was noted that smoke detectors were missing in the following areas:

Apts. #1, #2, #3

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

  
Arthur Addato, Code Enforcement  
Officer (7)

cc: Lt. James Collins, Fire Prevention Bureau

jmr

C-100  
B5

CERTIFICATE  
OF  
COMPLIANCE

DATE: December 5, 1985

DU: 3

CITY OF PORTLAND

Department of Planning & Urban Development  
Housing Inspections Division  
Telephone: 775-5451 - Extension 311 - 315

Philip Levinsky  
278 Congress Street  
Portland, Maine 04101

Re: Premises located at 152 Cumberland Ave. 21-E-14 EP

Dear Mr. Levinsky:

A re-inspection of the premises noted above was made on December 3, 1985  
by Code Enforcement Officer Arthur Addato

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 October 4, 1985.

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 December 1990.

Sincerely yours,

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

By   
P. Samuel Hoff  
Chief of Inspection Services

Code Enforcement Officer Arthur Addato (7)

jmr

OFFICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

Department of Planning & Urban Development  
Inspection Services Division  
Tel. 775-5451 - Ext. 311 - 346

Philip Levinsky  
278 Congress Street  
Portland, Maine 04101

*OK.*  
*12-3-85*  
*Arthur Addato*

DU 3

CH. 21 BLK. E LOT 14

LOCATION: 152 Cumberland Ave.

PROJECT: NCP-EE  
ISSUED: October 4, 1985  
EXPIRES: December 4, 1985

Dear Mr. Levinsky:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 152 Cumberland Avenue by Code Enforcement Officer Arthur Addato. Violations of Article V of the Municipal Ordinance (Housing Code) were found as described in detail on the attached "Housing Inspection Report".

In accordance with the provisions of the above-mentioned Code, you are hereby ordered to correct those defects on or before December 4, 1985. 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 ten (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.

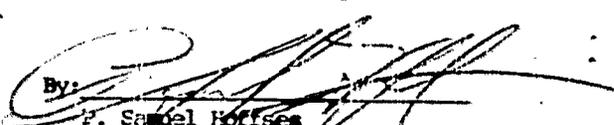
Please Note: You should consult the Inspection Services Division to insure that any corrective action you undertake complies with the building, plumbing, electrical, zoning and any other Article of the City Code.

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

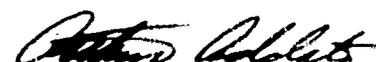
Your cooperation will aid this department in its goal to maintain decent, safe, and sanitary housing for all of Portland's residents.

Very truly yours,

Joseph E. Gray, Jr., Director  
Planning & Urban Development

By: 

F. Samuel Hoffses  
Chief of Inspection Services

  
Code Enforcement Officer - Arthur Addato (7)

Attachments

jar

HOUSING INSPECTION REPORT

OWNER: Philip Levinsky

LOCATION: 152 Cumberland Ave. 21-E-14 EE

CODE ENFORCEMENT OFFICER: Arthur Addato (7)

HOUSING CONDITIONS DATED: Oct. 4, 1985

EXPIRES: Dec. 4, 1985

ITEMS LISTED BELOW ARE IN VIOLATION OF ARTICLE V OF THE MUNICIPAL CODES, "HOUSING CODE", AND MUST BE CORRECTED ON OR BEFORE THE EXPIRATION DATE.

|  | SEC. (S)         |
|--|------------------|
| <del>12/3/85 1. SECOND FLOOR FRONT HALL ceiling inoperative light fixture.</del> | <del>113-</del>  |
| <del>12/3/85 2. FIRST, SECOND &amp; THIRD REAR HALL stairs rubbish.</del>        | <del>109-4</del> |
| <del>12/3/85 3. EXTERIOR - trim - peeling paint.</del>                           | <del>108-1</del> |
| <del>12-4-85 4. REAR EXTERIOR - wall missing siding.</del>                       | <del>108-2</del> |

FIRST FLOOR OVERALL

|   |                  |
|---|------------------|
| <del>12/3/85 1. LEFT FRONT BEDROOM - ceiling - leaking.</del>         | <del>108-2</del> |
| <del>12/3/85 2. LEFT FRONT BEDROOM - ceiling - sagging plaster.</del> | <del>108-2</del> |
| <del>12/3/85 3. LIVING ROOM - window - broken glass.</del>            | <del>108-3</del> |
| <del>12/3/85 4. No smoke detector.</del>                              |                  |

SECOND FLOOR OVERALL

|  |                  |
|--|------------------|
| <del>12/3/85 1. KITCHEN - ceiling - sagging and cracked plaster.</del>       | <del>108-2</del> |
| <del>12/3/85 2. FRONT BEDROOM - ceiling - sagging and cracked plaster.</del> | <del>108-2</del> |
| <del>12/3/85 3. No Smoke Detector.</del>                                     |                  |

THIRD FLOOR OVERALL

|  |  |
|--|--|
| <del>12/3/85 1. No Smoke Detector.</del> |  |
|--|--|

\*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.





CITY OF PORTLAND

JOSEPH E. McDONOUGH  
FIRE CHIEF

Oct. 4, 1985

*Gull*

*OK*  
*11-4-85*  
*A. Addato*

Mr. Philip Levinsky  
278 Congress Street  
Portland, ME 04101

Re: Smoke Detectors

Dear Mr. Levinsky:

During a recent inspection of the property owned by you at <sup>153</sup> ~~278~~ Cumberland Avenue, it was noted that smoke detectors were missing in the following areas:

Apts. #1, #2, #3

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

*Arthur Addato*  
\_\_\_\_\_  
Arthur Addato, Code Enforcement  
Officer ( )

cc: Lt. James Collins, Fire Prevention Bureau

jmr

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

January 8, 1992

DU: 3  
CHART, BLOCK, LOT: 21-E-14  
LOCATION: 152 Cumberland Avenue

District: 1  
Issued: January 8, 1992  
Expires: March 8, 1992

Philip Levinsky  
c/o Marigold Inc.  
39 Pya Road  
P. O. Box 1823  
Portland, ME 04091

Dear Sir:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 152 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 March 8, 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: 152 Cumberland Ave. Owner: Philip Levinsky - c/o Marigold, Inc.  
CEO: Merle Leary  
Housing Conditions Date: January 8, 1992  
Expiration Date: March 8, 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.     | Rear Hall<br>Stairway                           | Missing Railing  | 108-4 |
| 2.   | Interior | 3rd fl.     | Rear Hall Ceiling                               | Peeling Paint    | 108-2 |
| 3.   | Interior | 3rd fl.     | Apt. 3 Front Door                               | Illegal Lock Set | 108-3 |
| 4.   | Interior | 1st fl.     | Apt. 1 Rear Den<br>Ceiling                      | Peeling Paint    | 108-2 |
| 5.   | Interior | 1st fl.     | Apt. 1 Living Room<br>& Front Bedroom<br>Window | Inoperable Sash  | 108-3 |
| 6.   | Interior | 2nd fl.     | Apt. 2 Front Bedroom<br>Radiator                | Leaking Con. ... | 111-3 |
| 7.   | Interior | 2nd fl.     | Apt. 2 Front Bedroom<br>Living room<br>Windows  | Missing Storms   | 108-3 |
| 8.*  | Interior | 2nd fl.     | Apt. 2 Left Rear Den<br>Ceiling                 | Exposed Wiring   | 113-5 |
| 9.   | Interior | 2nd fl.     | Apt. 2 Kitchen Ceiling                          | Peeling Paint    | 108-2 |
| 10.* | Interior | Cellar      | Friable Asbestos                                |                  | 116-6 |
| 11.  | Interior | Cellar Flue | Missing Clean Out Door                          |                  | 114-2 |

\* These items should be given priority.

/el



Inspection Services  
Samuel P. Hoffses  
Chief

Planning and Urban Development  
Joseph E. Gray Jr.  
Director

## CITY OF PORTLAND

March 18, 1992

Philip Levinsky  
c/o Marigold Inc.  
39 Pya Road  
P.O. Box 1823  
Portland, Maine

Re: 152 Cumberland Ave.  
CBL #: 21-E-14  
DU: 3

Dear Mr. Levinsky,

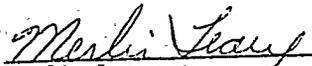
A re-inspection at the above noted property was made on March 18, 1992 by Code Enforcement Officer Merle Leary.

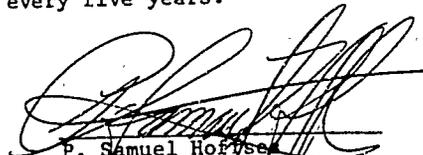
This is to certify that you have complied with our request to correct the violation(s) of the Municipal Code relating to housing conditions noted on our letter dated ~~December 2, 1991~~ *January 8, 1992*.

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 Hoff  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

October 15, 1997

Donald L. Carter  
98 Washington Ave  
Portland ME 04101

Re: 152 Cumberland Ave  
CBL: 021- - E-014-001-01  
DU: 3 (Nbr of Dwelling Units)

Dear Mr. Carter:

We recently received a complaint and an inspection was made at the above referenced address. As a result of the inspection, you are hereby notified to correct the following substandard housing conditions:

1. INT - KITCHEN - 2ND FLOOR APT 2 108.20  
Ceiling Missing Plaster
2. INT - BATHROOM - 2ND FLOOR APT 2 108.20  
Wall Missing Plaster
3. INT - REAR BEDROOM - 2ND FLOOR APT 2 108.20  
Wall Missing Plaster

The above mentioned conditions are in violation of Article V of the Municipal Code of the City of Portland, Maine, and must be corrected within 30 days. Failure to comply with this order may result in a complaint being filed for prosecution in District Court.

Sincerely,

Marland Wing  
Code Enforcement Officer

Tammy Munson  
Code Enfr. Offr./Field Supv.

Inspection Services  
P. Samuel Hoffes  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

July 26, 1995

Philip Levinsky  
LEVINSKY PHILIP H  
39 PYARDELAND, MAINE  
PORTLAND ME 04103

Re: 152 Cumberland Ave  
CBL: 021- - E-014-001-01  
DU: 3

Dear Mr. Levinsky:

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 - 1ST FL; APT #1 - LIVING ROOM<br>WINDOW IS MISSING A STOP                          | 108.30 |
| 2. | INT - 1ST FL; APT #1 - LIVING ROOM<br>WINDOWS ARE INOPERATIVE                           | 108.30 |
| 3. | INT - 2ND FL; APT #2 - KITCHEN & PANTRY<br>WINDOWS ARE MISSING SCREENS                  | 108.30 |
| 4. | INT - 2ND FL; APT #2 - BATHROOM<br>SHOWER IS INOPERATIVE                                | 111.10 |
| 5. | INT - 3RD FL; APT #3 - KITCHEN WALL<br>THE WASHING MACHINE WASTELINE NEEDS TO BE OPENED | 111.40 |
| 6. | INT - OVERALL -<br>HARD-WIRED BATTERY-BACK/UP SMOKE DETECTORS ARE REQUIRED IN EACH UNIT | 113.50 |

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.

Inspection Services  
Michael J. Nugent  
Manager



Department of Urban Development  
Joseph E. Gray, Jr.  
Director

CITY OF PORTLAND

INSPECTION

Dist. 7

December 18, 1997

Insp. Date: 10-21-97

Donald L. Carter

Property Address: 198 Washington Ave  
Portland Me 04101

Owner or Agent  
Address

*Philip J. ...*  
39 Page Rd.

Re: 152 Cumberland Ave  
CBL: 021 - E-014-001-01  
DUJ: 3 (Nbr of Dwelling Units)

CODE

| Violation No. | Ext. | Int. | F. | App. |
|---------------|------|------|----|------|
|               |      |      |    |      |

Dear Carter:

We recently received a complaint and an inspection was made at the above referenced address. As a result of the inspection, you are hereby notified to correct the following substandard housing conditions:

- 1. INT - OVERALL - 109.50  
Rid premises of cockroaches
- 2. INT - ENTIRE - 113.50  
Hard wired battery back-up smoke detectors are required  
In each unit

The above mentioned conditions are in violation of Article V of the Municipal Code of the City of Portland, Maine, and must be corrected within 30 days. **FAILURE TO COMPLY WITH THIS ORDER WILL RESULT IN THE MATTER'S BEING FILED WITH THE CITY'S CORPORATION COUNSEL FOR LEGAL ACTIONS.**

Sincerely,

*Marland Wing*  
Marland Wing  
Code Enforcement Officer

*Tammy Munson*  
Tammy Munson  
Code enfc. Offr /Field Supv.