

130 Cumberland Avenue

P 398 934 833

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED--  
NOT FOR INTERNATIONAL MAIL

(See Reverse)

Sent to	
Learning - Dynamic's	
Street and No.	
c/o Bud Wellington & Lionel	
P.O., State and ZIP Code	
Berube Jts. - 130 Cumb. Ave.	
Portland, Me. 04101	
Postage	
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to whom and Date Delivered	
Return Receipt Showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	\$
Postmark or Date	

Re: 130 Cumb. Ave. - Addatto

PS Form 3800, Feb. 1982

PS Form 3811, Dec. 1983

Complete items 1, 2, 3, and 4.  
Add your address in the "RETURN TO" space on reverse.

**(CONSULT POSTMASTER FOR FEES)**

1. The following service is requested (check one).
- Show to whom and date delivered .....
  - Show to whom, date, and address of delivery..
2.  **RESTRICTED DELIVERY**     
*(The restricted delivery fee is charged in addition to the return receipt fee.)*
- TOTAL: \$

3. ARTICLE ADDRESSED TO:  
 Learning - Dynamic's - c/o Bud  
 Wellington & Lionel Berube Jts.  
 130 Cumberland Ave., City 04101

4. TYPE OF SERVICE:      ARTICLE NUMBER

<input type="checkbox"/> REGISTERED	<input type="checkbox"/> INSURED	934 833
<input checked="" type="checkbox"/> CERTIFIED	<input type="checkbox"/> COD	
<input type="checkbox"/> EXPRESS MAIL		

*(Always obtain signature of addressee or agent)*

I have received the article described above.

SIGNATURE     Addressee     Authorized agent

5. DATE OF DELIVERY

*[Handwritten signature]*      *[Circular postmark: 130 983]*

6. ADDRESSEE'S ADDRESS (Only if requested)

7. UNABLE TO DELIVER BECAUSE:

7a. EMPLOYEE'S INITIALS  
*SJB*

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

Re: 130 Cumberland Ave. - A. Addato

CL File

CITY OF PORTLAND, MAINE  
DEPARTMENT OF URBAN DEVELOPMENT  
HOUSING INSPECTIONS DIVISION

DU: 3

NOTICE OF HEARING

DATE: May 10, 1983

Learning - Dynamic's - c/o Bud Wellington & Lionel Berube Jts.  
130 Cumberland Avenue  
Portland, Maine 04101

Re: Premises located at 130 Cumberland Ave. 21-F-11 EE

Dear Sirs:

Because of your failure to comply with previous NOTICES, you are hereby invited to appear in Room 315, City Hall, 389 Congress Street, Portland, Maine at 9:00 a.m. on May 18, 1983, to show cause why legal action should not be taken against you for violations of the Municipal Codes relating to housing conditions at the above referred premises, as described more fully in the attached copy of the original NOTICE received by you on or about December 29, 1983.

FAILURE TO APPEAR MAY RESULT IN PROSECUTION

Please notify this office at once if you have corrected all violations before the above noted hearing date. Telephone 775-5451 Extension 311 - 318.

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

By Lyle D. Boyes  
Lyle D. Boyes  
Inspection Services Division

Requested by A. Addato  
Code Enforcement Officer - A. Addato (7)

Enclosure

jmr

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

Department of Planning & Urban Development  
Inspections Services Division  
Tel. 775-5451 - Ext. 311 - 318 - 319

Learning - Dynamic's - c/o Bud Wellington & Lionel Berube Jts.  
130 Cumberland Avenue  
Portland, Maine 04101

DU 3

Ch. 21 Blk. F Lot 11  
Location: 130 Cumberland Ave.

Project: NCP-EE  
Issued: December 29, 1982  
Expires: March 29, 1983

Dear Sirs:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 130 Cumberland Ave., Portland, Me. by Code Enforcement Officer

Arthur Addato. Violations of Chapter 307 of the Municipal Codes (Minimum Standards for Housing) 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 March 29, 1983. 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 Code Standards.

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

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 of  
Planning & Urban Development

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

Code Enforcement Officer A. Addato (7)

Attachments:

jmr

HOUSING INSPECTION REPORT

OWNER: Learning-Dynamic's - c/o Bud Wellington & Lionel Berube Jts. CIO - A. Addato (7)

130 Cumberland Avenue, \*Portland, Maine 21-F-11 NCP-EE Notice of Housing Conditions  
 DATED: December 29, 1982 EXPIRES: March 29, 1983

ITEMS LISTED BELOW ARE IN VIOLATION OF "CHAPTER 307 OF THE MUNICIPAL CODES - MINIMUM STANDARDS FOR HOUSING" AND MUST BE CORRECTED.

	<u>SEC. (S)</u>
1. OVERALL EXTERIOR - trim - peeling paint.	3-a
2. OVERALL EXTERIOR - trim - rotted and missing.	3-a
3. OVERALL EXTERIOR - wall - worn and missing siding.	3-a
* 4. FRONT EXTERIOR - porch - rotted and damaged treads, risers and stringers.	3-d
5. OVERALL CELLAR - foundation - missing brick and mortar.	3-a
6. OVERALL EXTERIOR - foundation - missing mortar.	3-a
7. OVERALL - roof - worn shingles.	3-e
8. FRONT EXTERIOR - chimney - missing mortar.	3-a
* 9. OVERALL CELLAR - supports - missing mortar and deteriorated brick.	9-c
*10. FRONT CELLAR - furnace - exposed oil line.	4-b
11. OVERALL CELLAR - floor - deteriorated.	4-d
*12. FIRST AND SECOND FLOOR REAR HALL - floor - excessive storage.	10
*13. THIRD FLOOR REAR - hall - no dual egress.	10
 <u>FIRST FLOOR OVERALL</u>	
*14. BATHROOM - tub - cross connection.	6-d
*15. LIVING ROOM - ceiling - damaged light fixture.	8-e
16. NO SMOKE DETECTOR.	
 <u>SECOND FLOOR OVERALL</u>	
*17. BATHROOM - tub - cross connection.	6-d
*18. NO SMOKE DETECTOR	
 <u>THIRD FLOOR OVERALL</u>	
*19. LIVING ROOM - chimney - missing mortar.	3-e
*20. FRONT, MIDDLE AND REAR ATTIC - roof - missing ridgepole.	3-a
*21. FRONT HALL - stairs - damaged treads.	3-d
*22. REAR DWELLING UNIT - hall - no dual egress.	10

\*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

Health Department

Housing Inspection Division

NEW/FE

## STRUCTURE INSPECTION SCHEDULE

1) Insp. Name

Arthur Blakely

2) Insp. Date	3) Insp. Type	4) Proj. Code	5) Assr's: Chart	6) Bl.	7) Lot	8) Census: Tract	9) Blk	10) Insp.	11) Form No.
1-3-83	NCP	FE	21	F	11				
12) House No.	13) Sec. H. No.	14) Suff.	15) Direct.	16) Street Name				17) St. Design.	
130				Cumberland				Ave.	
18) Owner or Agent: LEARNING DYNAMIC'S c/o 130d WELLINGTON LIONEL MERUDE JTS.								19) Status	20) Bldg's Rat.
21) Address: 130 CUMBERLAND AVE.								00	03
22) City and State: PORTLAND MAINE						Zip Code:			
23) D. Units	24) Occ. D. U. s	25) Rm. Units	26) Occ. R. U. s	27) No. Occupants	28) Com'1 U.	29) Bldg. Type	30) Stories	31) Const. Mat.	32) O. Bs
3	3					DE	3	WO	-
33) C. H.	34) Photo	35) Zoned For	36) Actual Land Use	37) D. D.	38) Lks. Ad. Bch. Fac.	39) Disp.	40) Closing Date		
					Yes (No)				

Viol. No.	Remedy	Cond.	Violation Description	F1. No.	Loc.	Room Type	Area Type	Resp. Party	Code Sect. Viol.	Viol. Rem. Date
1		PE	PAINT		OA	EXT. TR		2	3A	
2		Ro/MI	TRIM -		OA	"		2	3A	
3		wo/MI	SIDING		OA	"	WA	2	3A	
*4		Ro/OA	TREAD'S - RISER'S - STRINGERS		FR	"	PO	2	3d	
5		MI	BRICK & MORTAR		OA	CE	FO	2	3A	
6		MI	MORTAR		OA	EXT. FO		2	3A	
7		WO	SHINGLES		OA		RO	2	3A	
8		MI	MORTAR		FR	EXT. CH		2	3E	
*9		MI	MORTAR & DETERIORATED BRICKS		OA	CE	SUPP.	2	3A	
*10		EXP.	OIL LINE		FR	CE	FU	2	9C	
11		DE			OA	CE	FL	2	4b	
*12		EXCESSIVE -	STORAGE		1/2	RE	HA	FL	2	4d
*13		NO	DUAL - EGRESS		3	RE	HA		2	10

City of Portland

Health Department

Housing Inspection Division

DWELLING UNIT SCHEDULE

1) INSP. Date

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

1 3 03

4) TENANT'S NAME

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

*Janet Beube*

1 OA DU 5 3 2

12) Child Under 10

13) Child 1-6

14) +Lead Survey Results

15) Rent

16) Rent Code

17) Furn.

18) Heat

19) Hot Water

20) Dual Egress

21) Ck'ng

22) Lav.

23) Bath

24) Flush

OFF LG YES LG P P P

Viol. No.

Remedy

Cond.

Violation

Location

Room Type

Area Type

Resp. Party

Code Sect. Violated

Violation Rem. - Date

- \* 14 CROSS-CONNECTION
- \* 15 DA LIGHT-FIXTURE
- 16 NO / SMOKE-DETECTOR

BA Tub 2 6d

L1 CL 2 8E







## CITY OF PORTLAND

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

December 29, 1982

Learning-Dynamic's  
c/o Bud Wellington & Lionel Berube Jts.  
130 Cumberland Avenue  
Portland, Maine 04101

Re: 130 Cumberland Avenue 21-F-11 EE

Dear Sirs:

During a recent inspection by Code Enforcement Officer Arthur Addato of the property owned by you at 130 Cumberland Ave., it was noted that smoke detectors were missing in the following areas:

"PER THE MAINE STATE STATUTES, "SEC. 1.25 MRSA 2464", WITHIN TEN (10) DAYS OF THE DATE OF THIS NOTICE, A SMOKE ALARM MUST BE INSTALLED IN EACH AREA OF THIS STRUCTURE, AS LISTED BELOW:

First Floor and Second Floor

THE FIRE PREVENTION BUREAU HAS BEEN NOTIFIED OF THE ABOVE CONDITION(S). PLEASE CALL THE FIRE PREVENTION BUREAU AT 775-5451, EXT. 354, IF YOU HAVE ANY QUESTIONS REGARDING THE INSTALLATION OF THE REQUIRED SMOKE ALARMS."

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

By \_\_\_\_\_  
Lyle D. Noyes  
Inspection Services Division

Arthur Addato  
Code Enforcement Officer - Addato (7)

jmr



# CITY OF PORTLAND

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

January 11, 1983

Learning Dynamics  
c/o Bud Wellington & Lionel Berube  
130 Cumberland Avenue  
Portland, Maine 04101

Re: 130 Cumberland Ave. 21-F-11 EE

Dear Sirs:

During a recent inspection by Code Enforcement Officer Arthur Addato of the property owned by you at 130 Cumberland Avenue, it was noted that smoke detectors were missing in the following areas:

"PER THE MAINE STATE STATUTES, "SEC. 25 MRSA 2464", WITHIN TEN (10) DAYS OF THE DATE OF THIS NOTICE, A SMOKE ALARM MUST BE INSTALLED IN EACH AREA OF THIS STRUCTURE, AS LISTED BELOW:

First, Second and Third Floor Dwelling Units.

THE FIRE PREVENTION BUREAU HAS BEEN NOTIFIED OF THE ABOVE CONDITION(S). PLEASE CALL THE FIRE PREVENTION BUREAU AT 775-5451, EXT. 354, IF YOU HAVE ANY QUESTIONS REGARDING THE INSTALLATION OF THE REQUIRED SMOKE ALARMS."

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

By Lyle E. Noyes  
Lyle E. Noyes  
Inspection Services Division

Cor

jnr

Please let me know  
if this has been  
demolished

10/12 79

NOT DEMO'D

CITY OF PORTLAND, MAINE  
BUILDING AND INSPECTIONS SERVICES

DATE Sept. 9, 1977

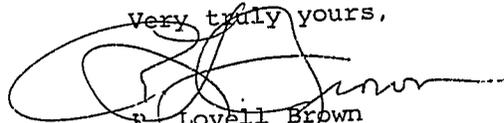
TO: Compton, Tom  
782 Brackett Street

With relation to permit applied for to demolish \_\_\_\_\_  
single family dwelling belonging to  
Lionel Bourke - 110 Cumberland Ave. it is unlawful to commence  
demolition work until a permit has been issued from this  
department.

Section 6 of the Ordinance for rodent and vermin control provides, "It shall be unlawful to demolish a building or structure unless a provision is made for rodent and vermin eradication. No permit for a demolition of a building or structure shall be issued by the Building and Inspection Services Department until and unless provisions for rodent and vermin eradication have been carried out under supervision of a pest control operator registered with the Health Department."

The building permit for demolition cannot be issued until the provisions of this section have been satisfied. It is the obligation of owner or demolition contractor or both to take up with the Health Department the matter of complying with this section, being prepared to inform that department what registered pest control operator is to be employed.

Very truly yours,

  
R. Lovell Brown  
Director

Health Department comments: \_\_\_\_\_

copies to:  
Original-----applicant  
Health----- 2 (Blain)  
Health----- 1 (Noyes)  
Public Works----- 1  
Fire Department----- 1  
Gus James----- 1

X

June 2, 1977 ✓

Mr. Elton Howell  
26 Vera Street  
Portland, Maine 04103

Dear Mr. Howell: Re: 130 Cumberland Avenue, Portland, Maine 21-F-11

As owner or agent of the property located at 130 Cumberland Avenue, Portland, Maine, you are hereby notified that as the result of a recent inspection the structure is hereby declared unfit for human occupancy.

The above mentioned structure is to be kept vacant so long as the following conditions continue to exist thereon:

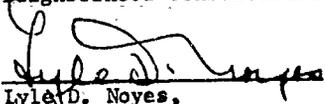
- a. The property is damaged, decayed, deteriorated, insanitary and unsafe in such a manner as to create a serious hazard to the health, safety and general welfare of the occupants or the public.

Therefore, you will not occupy, permit anyone to occupy, or rent the above mentioned without the written consent of the Health Officer or his agent, certifying that the conditions have been corrected.

You are also hereby ordered to make the above mentioned property safe and secure so that no danger to life or property or fire hazard shall exist thereon. This can be accomplished by boarding up doors and windows and other openings at all levels of the structure.

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

Form 3811, Jan. 1975

SENDER: Complete from Add your ad reverse. RETURN TO: space on the reverse.

1. The following service is requested (check one)
- Show to whom and date delivered..... 15¢
  - Show to whom, date, & address of delivery..... 35¢
  - RESTRICTED DELIVERY.  
Show to whom and date delivered..... 65¢
  - RESTRICTED DELIVERY.  
Show to whom, date, and address of delivery 85¢

2. ARTICLE ADDRESSED TO:  
*Mr. Edson Howell*  
*36 Vera Street*  
*Portland, Maine 04103*

3. ARTICLE DESCRIPTION:  
 REGISTERED NO. | CERTIFIED NO. | INSURED NO.  
 | *963175* | |

(Always obtain signature of addressee or agent)

I have received the article described above.  
 SIGNATURE  Addressee  Authorized agent

*Edson Howell*  
 4. DATE OF DELIVERY  
*4-7-77*



5. ADDRESS (Complete only if requested)

6. UNABLE TO DELIVER BECAUSE:

SENDER'S INITIALS

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

30 Cumberland POC

REQUEST FOR SERVICE

PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	4-8-77	BY	MacIsaac	DISTRICT	David
REQUEST BY	NAME	Mary Beralen			
	ADDRESS	132 <sup>nd</sup> Cumberland Ave.			
OWNER	NAME	Elton Howell			
	ADDRESS	26 Vera St, Pald.			
CONDITIONS	ADDRESS	130 Cumberland Ave.		7744853	

Vacant, kids getting in, fire hazard. Roof gutter ready to fall.

CI CO CT WILL SECURE

COMMENTS Last file entry is compliance in Jan. 1972

SPECIAL INSTRUCTIONS

DIVISION		SANITATION	<input checked="" type="checkbox"/>	HOUSING		NURSING	
PRIORITY	<input checked="" type="checkbox"/>	ROUTINE		SPECIAL		BY	DS
		URGENT		REPORT TO		DATE	

✓

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  
Health Department - Housing Division  
Tel. 774-8221 Ext. 226

January 17, 1972

Mr. Elton T. Howell  
26 Vera Street  
Portland, Maine 04103

Re: Premises located at 130 Cumberland Avenue, Portland

Dear Mr. Howell:

A re-inspection of the premises noted above was made on January 10, 1972  
by Housing Inspector McIsaac, of the Health Department.

This is to certify that you have complied with our request to correct the violations  
of the Municipal Codes relating to housing conditions described in our "Notice of  
Housing Conditions" dated May, 1971.

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

Very truly yours,

Arthur A. Hughson, SPH, MPH  
Health Director

*Wyle D. Hayes*  
By \_\_\_\_\_  
Chief of Housing Inspections

*Harold H. McIsaac*  
Inspector \_\_\_\_\_

gh



# CITY OF PORTLAND

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

January 11, 1983

*OK*  
*4-9-84*  
*A. Addato*

Learning Dynamics  
c/o Bud Wellington & Lionel Berube  
130 Cumberland Avenue  
Portland, Maine 04101

Re: 130 Cumberland Ave. 21-F-11 EE

Dear Sirs:

During a recent inspection by Code Enforcement Officer Arthur Addato of the property owned by you at 130 Cumberland Avenue, it was noted that smoke detectors were missing in the following areas:

"PER THE MAINE STATE STATUTES, "SEC. 1.25 MRSA 2464", WITHIN TEN (10) DAYS OF THE DATE OF THIS NOTICE, A SMOKE ALARM MUST BE INSTALLED IN EACH AREA OF THIS STRUCTURE, AS LISTED BELOW:

First, Second and Third Floor Dwelling Units.

THE FIRE PREVENTION BUREAU HAS BEEN NOTIFIED OF THE ABOVE CONDITION(S). PLEASE CALL THE FIRE PREVENTION BUREAU AT 775-5451, EXT. 354, IF YOU HAVE ANY QUESTIONS REGARDING THE INSTALLATION OF THE REQUIRED SMOKE ALARMS."

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

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

Arthur Addato  
Code Enforcement Officer - Addato (7)

jmr



# CITY OF PORTLAND

JOSEPH E. McDONOUGH  
FIRE CHIEF

July 26, 1984

Mr. Tom Sesto  
130 Cumberland Avenue  
Portland, Maine 04101

*OK*  
*8-22-84*  
*Q.A.*

Re: Smoke Detectors

Dear Mr. Sesto:

During a recent inspection of the property owned by you at 130 Cumberland Ave., it was noted that smoke detectors were missing in the following areas:

Second Floor - 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

*Arthur Adonato* Code Enforcement  
Officer (7)

cc: Lt. James Collins, Fire Prevention Bureau

jmr

C 100 05

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

Department of Planning & Urban Development  
Inspections Services Division  
Tel. 775-5451 - Ext. 311 - 318 319

Mr. Tom Sesto  
130 Cumberland Avenue  
Portland, Maine 04101

DU 3

CH. 21 BLK. F LOT 11

PROJECT: NCP-EE  
ISSUED: July 26, 1984  
EXPIRES: Sept. 26, 1984

LOCATION: 130 Cumberland Ave.

Dear Mr. Sesto:

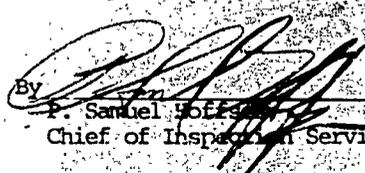
You are hereby notified, as owner or agent, that an inspection was made of the premises at 130 Cumberland Avenue by Code Enforcement Officer Arthur Addato. Violations of Article V of the Municipal Ordinance (Housing Code) were found as described in detail on the attached "Housing Inspection Report".

In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects on or before September 26, 1984. 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 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 of  
Planning & Urban Development

By   
P. Samuel Hoffmann  
Chief of Inspection Services

  
Code Enforcement Officer - Arthur Addato (7)

Attachments:

jmr

## HOUSING INSPECTION REPORT

OWNER: Mr. Tom Sesto

LOCATION: 130 Cumberland Ave. 21-F-11 EE

CODE ENFORCEMENT OFFICER: Arthur Addato (7)

HOUSING CONDITIONS DATED: July 26, 1984

EXPIRES: Sept. 26, 1984

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. OVERALL EXTERIOR - trim - peeling paint.	3-a
2. OVERALL EXTERIOR - trim - rotted and missing.	3-a
3. OVERALL EXTERIOR - wall - worn and missing siding.	3-a
* 4. FRONT EXTERIOR - porch - rotted and damaged treads, risers and stringers.	3-d
5. OVERALL CELLAR - foundation - missing brick and mortar.	3-a
6. OVERALL EXTERIOR - foundation - missing mortar.	3-a
7. OVERALL - roof - worn shingles.	3-a
8. FRONT EXTERIOR - chimney - missing mortar.	3-e
* 9. OVERALL CELLAR - supports - missing mortar and deteriorated brick.	3-a
*10. FRONT CELLAR - furnace - exposed oil line.	9-c
11. OVERALL CELLAR - floor - deteriorated.	4-b
*12. FIRST AND SECOND FLOOR REAR HALL - floor - excessive storage.	4-d
*13. THIRD FLOOR REAR - hall - no dual egress.	10
 <u>FIRST FLOOR OVERALL</u>	
*14. BATHROOM - tub - cross connection.	6-d
*15. LIVING ROOM - ceiling - damaged light fixtures.	8-e
16. NO SMOKE DETECTOR.	
 <u>SECOND FLOOR OVERALL</u>	
*17. BATHROOM - tub - cross connection.	6-d
*18. NO SMOKE DETECTOR.	
 <u>THIRD FLOOR OVERALL</u>	
*19. LIVING ROOM - chimney - missing mortar.	3-e
*20. FRONT, MIDDLE AND REAR ATTIC - roof - missing ridgepole.	3-a
*21. FRONT HALL - stairs - damaged treads.	3-d
*22. REAR DWELLING UNIT - hall - no dual egress.	10

\*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.

FOR YOUR INFORMATION

The following excerpts are from Article V of the City of Portland Housing Code regulating "Minimum Standards for Housing."

SECTION 107 - MINIMUM STANDARDS FOR DWELLINGS ESTABLISHED

There are hereby established minimum standards for buildings used for dwelling purposes in the City. All such buildings not now conforming to these standards will be required to meet such minimum standards, and buildings newly constructed or converted for such purposes shall meet such minimum standards. The standards set forth herein are intended to be minimum only and shall not be construed otherwise, nor shall they apply wherever a greater standard is required by any other ordinance or law. (Code 1968, §307.1)

SECTION 125 - RESTRICTION ON CONVEYANCE OF PROPERTY; EXCEPTION.

It shall be a violation of this article for any person to sell, transfer, or otherwise dispose of any property against which an order has been issued by the building authority under the provisions of this article unless he or she shall first furnish to the grantee a true copy of any such order and shall at the same time notify the building authority in writing of the intent to so transfer either by delivering the notice to the building authority and receiving a receipt therefor or by registered mail, return receipt requested, giving the name and address of the person to whom the transfer is proposed. In the event of a violation of this section, such person shall be subject to a penalty as provided in section 1-15, in addition to any penalty which may be imposed for failure to comply with any order of the building authority. (Code 1968, §307.19)

SECTION 126 - RESPONSIBILITY HEREUNDER MAY NOT BE TRANSFERRED.

No contract or agreement between owner and/or operator and occupant relating to compliance with the terms of this article shall be effective in relieving any person of responsibility for compliance with the provisions of this article as set forth herein. (Code 1968 §307.20)

SECTION 130 - VIOLATIONS

Any person violating any of the provisions of this article or failing or neglecting or refusing to obey any order or notice of the building authority issued hereunder shall be subject to a penalty as provided in section 1-15. (Code 1968, §307.24; Ord. No. 133-75, 2-19-75) (a fine of not less than \$50.00 nor more than \$1,000.00 and each day's violation shall be considered to be a separate offense.)

RE: 130 Cumberland Ave. - Owner: Tom Sesto, 130 Cumb. Ave. 21-F-11 EE

AS THE NEW OWNER of the above, we must inform you that SECTION 125 - RESTRICTION ON CONVEY OF PROPERTY, does apply to this property as the Inspection Services Division has an open file in this case.

If you have any question regarding this matter, please call the Inspection Services Division, City Hall, 775-5451, Ext. 311 or 319.

New Owner

---

Tom Sesto

130 Cumberland  
Ave.

City.

CITY OF PORTLAND, MAINE  
DEPARTMENT OF URBAN DEVELOPMENT  
HOUSING INSPECTIONS DIVISION

*Tom Beato*  
*Box 2743*

*[Redacted]*  
*772-5674*

NOTICE OF HEARING

*W. J. [Redacted]*  
*Paul [Redacted]*  
*July 1st*

DATE: May 10, 1983

Learning - Dynamic's - c/o Bud Wellington & Lionel Berube Jts.  
130 Cumberland Avenue  
Portland, Maine 04101

Re: Premises located at 130 Cumberland Ave. 21-F-11 EE

Dear Sirs:

Because of your failure to comply with previous NOTICES, you are hereby invited to appear in Room 315, City Hall, 389 Congress Street, Portland, Maine at 9:00 a.m. on May 18, 1983, to show cause why legal action should not be taken against you for violations of the Municipal Codes relating to housing conditions at the above referred premises, as described more fully in the attached copy of the original NOTICE received by you on or about December 29, 1983.

FAILURE TO APPEAR MAY RESULT IN PROSECUTION

Please notify this office at once if you have corrected all violations before the above noted hearing date. Telephone 775-5451 Extension 311 - 318.

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

By *[Signature]*  
Lyle D. Foyes  
Inspection Services Division

Requested by *[Signature]*  
Code Enforcement Officer - A. Addato (7)

Enclosure

JER

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

DU 3

Department of Planning & Urban Development  
Inspections Services Division  
Tel. 775-5451 - Ext. 311 - 318 - 319

Ch. 21 Blk. F Lot 11  
Location: 130 Cumberland Ave.

Learning - Dynamic's - c/o Bud Wellington & Lionel Benabe Jts.  
130 Cumberland Avenue  
Portland, Maine 04101

Project: NCP-EE  
Issued: December 29, 1982  
Expires: March 29, 1983

Dear Sirs:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 130 Cumberland Ave., Portland, Me. by Code Enforcement Officer Arthur Addato.

Violations of Chapter 307 of the Municipal Codes (Minimum Standards for Housing) 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 March 29, 1983. 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 Code Standards.

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

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 of  
Planning & Urban Development

By Lyle D. Boyes  
Lyle D. Boyes,  
Inspection Services Division

Arthur Addato  
Code Enforcement Officer - A. Addato (7)

Attachments:

jmr

HOUSING INSPECTION REPORT

OWNER: Learning-Dynamic's - c/o Bud Wellington & Lionel Berube Jts. CIO - A. Addato (7)

130 Cumberland Avenue, Portland, Maine 21-F-11 NCP-EE Notice of Housing Conditions  
DATED: December 29, 1982 EXPIRES: March 29, 1983

ITEMS LISTED BELOW ARE IN VIOLATION OF "CHAPTER 307 OF THE MUNICIPAL CODES - MINIMUM STANDARDS FOR HOUSING" AND MUST BE CORRECTED.

	<u>SEC. (S)</u>
1. OVERALL EXTERIOR - trim - peeling paint.	3-a
2. OVERALL EXTERIOR - trim - rotted and missing.	3-a
3. OVERALL EXTERIOR - wall - worn and missing siding.	3-a
* 4. FRONT EXTERIOR - porch - rotted and damaged treads, risers and stringers.	3-d
5. OVERALL CELLAR - foundation - missing brick and mortar.	3-a
6. OVERALL EXTERIOR - foundation - missing mortar.	3-a
7. OVERALL - roof - worn shingles.	3-a
8. FRONT EXTERIOR - chimney - missing mortar.	3-e
* 9. OVERALL CELLAR - supports - missing mortar and deteriorated brick.	3-a
*10. FRONT CELLAR - furnace - exposed oil line.	9-c
11. OVERALL CELLAR - floor - deteriorated.	4-b
*12. FIRST AND SECOND FLOOR REAR HALL - floor - excessive storage.	4-d
*13. THIRD FLOOR REAR - hall - no dual egress.	10
<u>FIRST FLOOR OVERALL</u>	
*14. BATHROOM - tub - cross connection.	6-d
*15. LIVING ROOM - ceiling - damaged light fixture.	8-e
16. NO SMOKE DETECTOR.	
<u>SECOND FLOOR OVERALL</u>	
*17. BATHROOM - tub - cross connection.	6-d
*18. NO SMOKE DETECTOR	
<u>THIRD FLOOR OVERALL</u>	
*19. LIVING ROOM - chimney - missing mortar.	3-e
*20. FRONT, MIDDLE AND REAR ATTIC - roof - missing ridgepole.	3-a
*21. FRONT HALL - stairs - damaged treads.	3-d
*22. REAR DWELLING UNIT - hall - no dual egress.	10

\*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.

REINSPECTION RECOMMENDATIONS

LOCATION 130 Cumberland Ave.  
 PROJECT NCP-FE  
 OWNER Lanning Dynamics

INSPECTOR Collet

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
<u>12-29-82</u>	<u>3-29-83</u>				

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

DATE	ALL VIOLATIONS HAVE BEEN CORRECTED	SEND "CERTIFICATE OF COMPLIANCE"	SEND "POSTING RELEASE"
	SATISFACTORY Rehabilitation in Progress		
	Time Extended To:		
	Time Extended To:		
	Time Extended To:		
<u>4-27-83</u>	UNSATISFACTORY Progress		
<u>3-29-83</u>	Send "HEARING NOTICE"		<u>MAY 18 at 9:00</u> "FINAL NOTICE"
	NOTICE TO VACATE		
	POST Entire		
	POST Dwelling Units		
	UNSATISFACTORY Progress		
	"LEGAL ACTION" To Be Taken		

3-29-83 aa INSPECTOR'S REMARKS: RE/CT-NP and H.N. NOT SENT  
Owner making application for loan.  
 4-27-83 aa HN to be sent. Loan denied  
 5-26-83 aa RE/aa per Russ Pierce, he wants us to hold in abeyance until Mr. Hillington requires till in his name.  
 6-30-83 aa RE/CT-AB (LA)  
 8-1-83 aa RE/CT-AB (LA)  
 8-22-83 aa RE/AB (LA)  
 9-29-83 aa RE/NOE - Loan in process. Ready to start.  
 10-27-83 aa RE/NOE - " " " " " "  
 11-29-83 aa RE/NOE - AB (LA)  
 12-27-83 aa INSTRUCTIONS TO INSPECTOR: RE/NOE - AB (LA)  
 1-30-84 aa RE/AB (LA)  
 2-27-84 aa RE/AB (LA)  
 4-2-84 aa RE/owner sold. Will send NO letter.  
 4-20-84 aa RE/AB - Transition will be complete by May.  
 5-15-84 aa RE/NOE about 3FL equm.  
 6-26-84 aa RE/CO - AB to July 1st. Resuming ownership.  
 7-26-84 aa RE/ - Transferred to New Owner.



CITY OF PORTLAND

JOSEPH E. McDONOUGH  
FIRE CHIEF

July 26, 1984

Mr. Tom Sesto  
130 Cumberland Avenue  
Portland, Maine 04101

Re: Smoke Detectors

Dear Mr. Sesto:

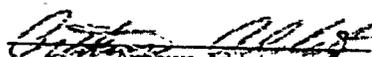
During a recent inspection of the property owned by you at 130 Cumberland Ave., it was noted that smoke detectors were missing in the following areas:

Second Floor - 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

  
Arthur Addato, Code Enforcement  
Officer ( 7 )

cc: Lt. James Collins, Fire Prevention Bureau

jmr

REINSPECTION RECOMMENDATIONS

LOCATION 130 Cumberland Ave.  
 PROJECT N.C.P. - EF  
 OWNER Tom Sesto

INSPECTOR Adella

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
7-26-84	9-26-84				

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

DATE	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:

8-22-84 aa RE/LA/AB

9-17-84 aa RE/Per owner request. Advised him to file C.V. from 2 to 3 D.V. SP/LA

10-25-84 aa RE/CO-AB(LA) (SAME for appeal)

11-26-84 aa RE/AB(LA) change of one OKed

12-17-84 aa RE/AB(LA)

1-28-85 aa RE/AB(LA)

2-25-85 aa RE/AB - Transition to new owner in progress.

3-26-85 aa RE/AB (Same)

4-19-85 aa RE/AB ("")

4-20-85 aa RE/SP - ""

5-22-85 INSTRUCTIONS TO INSPECTOR: RE/SP - SAME.

6-21-85 RE/NO - Transfer

7-8-85 RE - Send new owner letter!



# CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

C 13B  
BSL  
M.F.

## NOTICE OF HOUSING CONDITIONS

DU: 3  
CHART-BLOCK-LOT - 21-F-11  
LOCATION: 130 Cumberland Avenue

DISTRICT: 7  
ISSUED: February 8, 1988  
EXPIRES: April 8, 1988

James Harmon  
59 Curtis Road  
Portland, ME 04103

Dear: Mr. Harmon:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 130 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 April 8, 1988. 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.

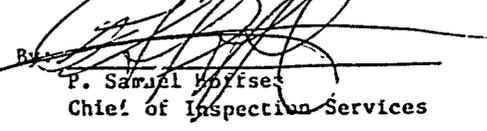
Please Note: You should consult the Inspection Services Division to insure that any corrective action you undertake complies with the building, plumbing, electrical, zoning and other Article of the City Code.

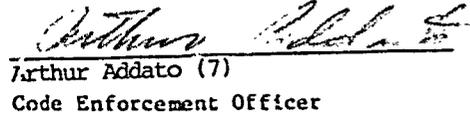
Please contact this office if you have any questions regarding this order.

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

  
P. Samuel Hoffes  
Chief of Inspection Services

  
Arthur Addato (7)  
Code Enforcement Officer

Attachments

FOR YOUR INFORMATION

The following excerpts are from Article V of the City of Portland Housing Code regulating "Minimum Standards for Housing."

SECTION 107 - MINIMUM STANDARDS FOR DWELLINGS ESTABLISHED

There are hereby established minimum standards for buildings used for dwelling purposes in the City. All such buildings not now conforming to these standards will be required to meet such minimum standards. The standards set forth herein are intended to be minimum only and shall not be construed otherwise, nor shall they apply wherever a greater standard is required by any other ordinance or law. (Code 1968, §307.1)

SECTION 125 - RESTRICTION ON CONVEYANCE OF PROPERTY; EXCEPTION.

It shall be a violation of this article for any person to sell, transfer, or otherwise dispose of any property against which an order has been issued by the building authority under the provisions of this article unless he or she shall first furnish to the grantee a true copy of any such order and shall at the same time notify the building authority in writing of the intent to so transfer either by delivering the notice to the building authority and receiving a receipt therefor or by registered mail, return receipt requested, giving the name and address of the person to whom the transfer is proposed. In the event of a violation of this section, such person shall be subject to a penalty as provided in Section 1-15, in addition to any penalty which may be imposed for failure to comply with any order of the building authority. (Code 1968, §307.19)

SECTION 126 - RESPONSIBILITY HEREUNDER MAY NOT BE TRANSFERRED.

No contract or agreement between owner and/or operator and occupant relating to compliance with the terms of this article shall be effective in relieving any person of responsibility for compliance with the provisions of this article as set forth herein. (Code 1968, §307.20)

SECTION 130 - VIOLATIONS

Any person violating any of the provisions of this article or failing or neglecting or refusing to obey any order or notice of the building authority issued hereunder shall be subject to a penalty as provided in Section 1-15. (Code 1968, §307.24; Ord. No. 133-75, 2-19-75) (a fine of not less than \$50.00 nor more than \$1,000.00 and each day's violation shall be considered to be a separate offense.)

RE: 130 Cumberland Avenue - New Owner: James Harmon - 59 Curtis Rd., Portland, Maine 04103 NOHC: February 8, 1988

AS THE NEW OWNER of the above, we must inform you that SECTION 125 - RESTRICTION ON CONVEY OF PROPERTY, does apply to this property as the Inspection Services Division has an open file in this case.

If you have any question regarding this matter, please call the Inspection Services Division, City Hall, 775-5451, Ext. 311 or 319.

HOUSING INSPECTION REPORT

OWNER: James Harmon

LOCATION: 130 Cumberland Ave. 21-F-11

CODE ENFORCEMENT OFFICER: Arthur Addato (7)

HOUSING CONDITIONS DATED: February 8, 1988      EXPIRES: April 8, 1988

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. OVERALL EXTERIOR - trim - peeling paint.	108-1
2. OVERALL EXTERIOR - trim - rotted and missing.	108-1
3. OVERALL EXTERIOR - wall - worn and missing siding.	108-2
* 4. FRONT EXTERIOR - porch - rotted and damaged treads, risers and stringers.	108-4
5. OVERALL CELLAR - foundation - missing brick and mortar.	108-2
6. OVERALL EXTERIOR - foundation - missing mortar.	108-2
7. OVERALL - roof - worn shingles.	108-2
8. FRONT EXTERIOR - chimney - missing mortar.	108-5
 <u>THIRD FLOOR OVERALL</u>	
* 9. LIVING ROOM - chimney - missing mortar.	108-5

\*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.

NOTICE OF HOUSING CONDITIONS

*Trans. To  
New Owner*

CITY OF PORTLAND, MAINE

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

Mr. Charles Medici  
66 Pearl Street  
Portland, ME 04111

DU 3

CH. 21 BLK. F LOT 11

LOCATION: 130 Cumberland Ave.

PROJECT: NCP-EE  
ISSUED: July 10, 1985  
EXPIRES: Sept. 10, 1985

Dear Mr. Medici:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 130 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 Sept. 10, 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.

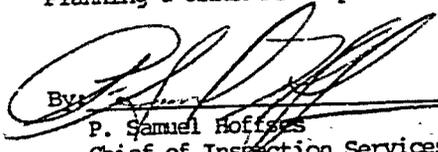
Please Note: You should consult the Inspection Services Division to insure that any corrective action you undertake complies with the building, plumbing, electrical, zoning and any other Article of the City Code.

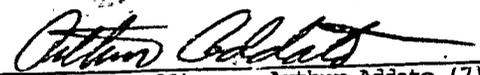
Please contact this office if you have any questions regarding this order.

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 Hoffner  
Chief of Inspection Services

  
Code Enforcement Officer - Arthur Addato (7)

Attachments

jmr

HOUSING INSPECTION REPORT

OWNER: Mr. Charles Medici

LOCATION: 130 Cumberland Ave. 21-F-11 EE

CODE ENFORCEMENT OFFICER: Arthur Addato (7)

HOUSING CONDITIONS DATED: July 10, 1985

EXPIRES: Sept. 10, 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)         |
|---|------------------|
| 1. OVERALL EXTERIOR - trim - peeling paint.   | 108-1            |
| 2. OVERALL EXTERIOR - trim - rotted and missing.                                    | 108-1            |
| 3. OVERALL EXTERIOR - wall - worn and missing siding.                               | 108-2            |
| 11/5 * 4. FRONT EXTERIOR - porch - rotted and damaged treads, risers and stringers. | 108-4            |
| 4-9 5. OVERALL CELLAR - foundation - missing brick and mortar.                      | 108-2            |
| 4-9 6. OVERALL EXTERIOR - foundation - missing mortar.                              | 108-2            |
| 4-9 7. OVERALL - roof - worn shingles.  | 108-2            |
| 4-9 8. FRONT EXTERIOR - chimney - missing mortar.                                   | 108-5            |
| <u>THIRD FLOOR OVERALL</u>  |                  |
| 12/10 * 9. <del>LIVING ROOM - chimney - missing mortar.</del>                       | <del>108-5</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 OCCUPANES OF THIS STRUCTURE.

*Type all violations  
2/8/88*

FOR YOUR INFORMATION

The following excerpts are from Article V of the City of Portland Housing Code regulating "Minimum Standards for Housing."

SECTION 107 - MINIMUM STANDARDS FOR DWELLINGS ESTABLISHED

There are hereby established minimum standards for buildings used for dwelling purposes in the City. All such buildings, not now conforming to these standards will be required to meet such minimum standards, and buildings newly constructed or converted for such purposes shall meet such minimum standards. The standards set forth herein are intended to be minimum only and shall not be construed otherwise, nor shall they apply wherever a greater standard is required by any other ordinance or law. (Code 1968, §307.1)

SECTION 125 - RESTRICTION ON CONVEYANCE OF PROPERTY; EXCEPTION.

It shall be a violation of this article for any person to sell, transfer, or otherwise dispose of any property against which an order has been issued by the building authority under the provisions of this article unless he or she shall first furnish to the grantee a true copy of any such order and shall at the same time notify the building authority in writing of the intent to so transfer either by delivering the notice to the building authority and receiving a receipt therefor or by registered mail, return receipt requested, giving the name and address of the person to whom the transfer is proposed. In the event of a violation of this section, such person shall be subject to a penalty as provided in section 1-15, in addition to any penalty which may be imposed for failure to comply with any order of the building authority. (Code 1968, §307.19)

SECTION 126 - RESPONSIBILITY HEREUNDER MAY NOT BE TRANSFERRED.

No contract or agreement between owner and/or operator and occupant relating to compliance with the terms of this article shall be effective in relieving any person of responsibility for compliance with the provisions of this article as set forth herein. (Code 1968 §307.20)

SECTION 130 - VIOLATIONS

Any person violating any of the provisions of this article or failing or neglecting or refusing to obey any order or notice of the building authority issued hereunder shall be subject to a penalty as provided in section 1-15. (Code 1968, §307.24; Ord. No. 133-75, 2-19-75) (a fine of not less than \$50.00 nor more than \$1,000.00 and each day's violation shall be considered to be a separate offense.)

RE: 130 Cumberland Ave. 21-F-11 EE - Mr. Charles Medici, 66 Pearl St., Portland, Me.

AS THE NEW OWNER of the above, we must inform you that SECTION 125 - RESTRICTION ON CONVEY OF PROPERTY, does apply to this property as the Inspection Services Division has an open file in this case.

If you have any question regarding this matter, please call the Inspection Services Division, City Hall, 775-5451, Ext. 311 or 319.

REINSPECTION RECOMMENDATIONS

LOCATION 130 Cumberland Ave

PROJECT MCP EE

INSPECTOR Adalat

OWNER 130 Cumberland Ave.

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
7-10-85	9-10-85				

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

DATE	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 _____

DATE	REMARKS	REMARKS
9-9-85	aa	INSPECTOR'S REMARKS: RE/SP
10-7-85	aa	RE/SP-INTER. & EXTERIOR
11-5-85	aa	RE/SP " " "
12-10-85	aa	RE/SP " "
1-10-86	aa	RE/CT-EXT/work at standstill due to weather
2-10-86		RE/NOG-Interior complete. Spt. AB
3-10-86		RE/NOG " " " "
4-9-86	aa	RE/NOG " " " "
5-8-86	aa	INSTRUCTIONS TO INSPECTOR: RE/SP
6-12-86	aa	RE/NP-EX
7-11-86	aa	RE/" " " "
8-8-86	aa	RE/" " " "
9-9-86	aa	" / " " "
		10-1-86-aa RE/NP/EXT
		11-13-86-aa " / " / "
		12-8-86-aa " / " / "
		1-8-87-aa " / " / "
		2-12-87-aa " / " / "
		3-16-87-aa " / " / "

4-6-87 - WIP / ~~SP~~ SP aa  
5-6-87 - SP / " aa  
6-10-87 - WIP / " aa  
7-13-87 - " / " aa  
8-11-87 - BE - NP - EXT. aa

Inspection Services  
Samuel P. Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

December 11, 1991

James & Wendy Harmon  
59 Curtis Rd  
Portland, ME 04103

5 YEAR INSPECTION

Re: ~~130~~ Cumberland Ave/16-20 Montgomery  
CBL #: 021-F-011  
DU: 3

Dear Mr. & Mrs. Harmon,

You are hereby notified, as owner or agent, that an inspection was made of the premises at 130 Cumberland Ave/16-20 Montgomery. Violations of Article V of the Municipal Ordinance (Housing Code) were found as described in detail on the attached "Housing Inspections Report".

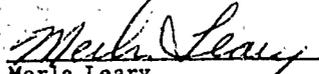
In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects on or before February 11th, 1992. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from 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

  
S. Samuel Hoffses  
Chief of Inspection Services

### HOUSING INSPECTION REPORT

Location: 130 Cumberland Ave/16-20 Montgomery  
Owner: Mr. & Mrs. Harmon  
Housing Conditions Date: December 11, 1991  
Expiration Date: February 11, 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 - 1st/2nd/3rd fls - Rear Halls - Storing Trash 109-4
2. Ext - Front & Rear Foundation - Missing Mortar 108-2
3. Ext - Bulkhead - Missing Steps 108-4
4. Ext - Overall - Torn Siding 108-2

Inspection Services  
Samuel P. Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

October 16, 1992

James & Wendy Harmon  
59 Curtis Rd  
Portland, ME 04103

Re: 130 Cumberland Ave/16-20 Montgomery St  
CBL #: 021-F-011  
DU: 3

Dear Mr. & Mrs. Harmon,

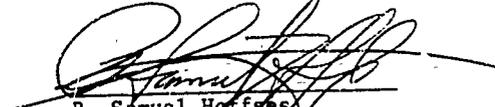
A re-inspection at the above noted property was made on October 16, 1992. This is to certify that you have complied with our request to correct the violation(s) of the Municipal Code relating to housing conditions noted on our letter dated December 11, 1991.

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

August 15, 1995

HARMON, JAMES E  
59 CURTIS RD  
PORTLAND ME 04103

Re: 130 Cumberland Ave  
CBL: 021- - F-011-001-01  
DU: 3

Dear Mr. Harmon:

You are hereby notified, as owner or agent, that an inspection was made of the above referenced 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 within sixty (60) days. 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.

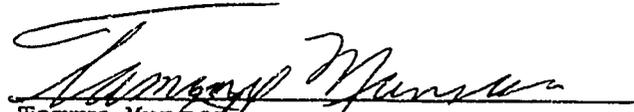
Please Note: You should consult this department to insure that any corrective action you should undertake complies with the building, plumbing, electrical, zoning and other Articles of the City Code.

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.

Sincerely,

  
Merle Leary  
Code Enforcement Officer

  
Tammy Munson  
Code Enfc. Offr./ Field Supv.

### HOUSING INSPECTION REPORT

Location: 130 Cumberland Ave  
Housing Conditions Date: August 15, 1995  
Expiration Date: October 14, 1995

Items listed below are in violation of Article V of the Municipal Codes, "Housing Codes", and must be corrected before the expiration date:

- |    |  |        |
|----|--|--------|
| 1. | EXT - FRONT -<br>CHIMNEY IS MISSING BRICKS & MORTAR                        | 108.50 |
| 2. | INT - 1ST FLR - REAR HALL<br>WALL HAS BROKEN PLASTER                       | 108.20 |
| 3. | INT - CELLAR -<br>STAIRWAY HAS BROKEN PLASTER                              | 108.20 |
| 4. | INT - CELLAR -<br>THERE IS AN ACCUMULATION OF LITTER & DEBRIS              | 108.40 |
| 5. | INT - 2ND FL; APT #2 - BATHROOM<br>LAVATORY IS LEAKING HOT WATER           | 111.10 |
| 6. | INT - 3RD FL; APT #3 - FRONT<br>STAIRWAY IS MISSING A RAILING              | 108.40 |
| 7. | INT - 3RD FL; APT #3 - MIDDLE BEDROOM<br>WALL HAS BROKEN PLASTER           | 108.20 |
| 8. | INT - 3RD FL; APT #3 - LIVING ROOM, BEDROOM<br>WINDOWS ARE MISSING SCREENS | 108.30 |

PRIORITY VIOLATION: #7

It was noted that there was possible asbestos of a non-friable nature in the cellar.

Inspection Services  
P. Samuel Hoffas  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

**CITY OF PORTLAND**

April 18, 1996

HARMON JAMES E  
59 CURTIS RD  
PORTLAND ME 04103

Re: 130 Cumberland Ave  
CBL: 021- - F-011-001-01  
DU: 3

Dear Mr. Harmon:

A re-inspection at the above noted property was made on April 02, 1996.

This is to certify that you have complied with our request to correct the violations of the Municipal Code relating to housing conditions noted on our letter dated August 11, 1995.

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 three years.

Sincerely,

  
Merle Leary  
Code Enforcement Officer

  
Tammy Munson  
Code Enfc. Offr./ Field Supv.