

165-167 Cumberland Avenue 22-H-26

CERTIFICATE
OF
COMPLIANCE

July 26, 1979

CITY OF PORTLAND

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

Albert J. Aceto
165 Cumberland Avenue
Portland, Maine

Re: Premises located at 165 - 167 Cumberland Avenue, Portland, Maine NCP-EC 22-4-26

Dear Mr. Aceto:

A re-inspection of the premises noted above was made on July 24, 1979
by Housing Inspector A. 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 September 12, 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 July 1984.

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

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

Inspector A. Addato
A. Addato

dld

OK -
BY Alldate
DATE 7/26/78

OK
7-24-79
Date June 13, 1978

LA

City of Portland
Department of Neighborhood Conservation
Housing Inspections Division
Telephone: 775-5451 - Ext 448 - 358

Albert J. Aceto
165 Cumberland Avenue
Portland, Maine 04101
774 7012

Re: Premises located at 165-167 Cumberland Avenue, Portland, Maine NCP-EE 1-11-26

Dear Mr. Aceto:

You are hereby notified that as the result of a reinspection and your request
for additional time
on Jan. 12, 1978, regarding our "Notice of Housing Conditions" at the above
referred premises resulted in the decision noted below

XX Expiration time extended to July 12, 1978 in order to complete the work in
progress to correct the remaining thirty three (33) Housing Code violations
as shown on the attached Notice of Housing Conditions dated Sept. 12, 1977.

Notice modified as follows:

Please notify this office if all violations are corrected before the above mentioned
dates, so that a "Certificate of Compliance" may be issued.

In Attendance:
(Mr. J. Aceto)
Albert J. Aceto
Arthur Addato, Inspector

Encl.

Very truly yours,
Joseph E. Gray, Jr., Director
Neighborhood Conservation

By [Signature]
Lyle D. Noyes,
Chief of Housing Inspections

VW

OK -
BY Alldato
DATE 7/26/79

OK
7-24-79
Date

LA

City of Portland
Department of Neighborhood Conservation
Housing Inspections Division
Telephone: 775-5451 - Ext 448 - 358

Albert J. Acato
165 Cumberland Avenue
Portland, Maine 04101

June 13, 1978

Re: Premises located at 165-167 Cumberland Avenue, Portland, Maine NCP-BE 22-H-26

Dear Mr. Acato:

You are hereby notified that as the result of a reinspection and your request
for additional time

on June 12, 1978, regarding our "Notice of Housing Conditions" at the above
referred premises resulted in the decision noted below

XX Expiration time extended to July 12, 1978 in order to complete the work in
progress to correct the remaining thirty three (33) Housing Code violations
as shown on the attached Notice of Housing Conditions dated Sept. 12, 1977.

Notice modified as follows:

Please notify this office if all violations are corrected before the above mentioned
dates, so that a "Certificate of Compliance" may be issued.

In Attendance:
(Mr. & Mrs.)
Albert J. Acato
Arthur Addato, Inspector

Encl.

Very truly yours
Joseph E. Gray, Jr., Director
Neighborhood Conservation

By [Signature]
Lyle D. Noyes,
Chief of Housing Inspections

12-77

NOTICE OF HOUSING CONDITIONS

DU 5

City of Portland
Department of Neighborhood Conservation
Housing Inspections Division
Tel. 775-5451 - Ext. 448 - 358
Albert J. Aceto 775 0831
165 Cumberland Avenue
Portland, Maine 04101

Ch.-Bl.-Lot: 22-H-36
Location: 165-167 Cumberland Ave.
Project: NCP-East End
Issued: Sept. 12, 1977
Expired: Dec. 12, 1977

Dear Mr. Aceto:

An examination was made of the premises at 165-167 Cumberland Avenue, Portland, Maine, by Housing Inspector Stevenson. Violations of Municipal Codes relating to housing conditions were found as described in detail below.

In accordance with provisions of the above mentioned Codes, you are requested to correct these defects on or before December 12, 1977. You may contact this office to arrange a satisfactory repair schedule if you are unable to make such repairs within the specified time. We will assume the repairs to be in progress if we do not hear from you within ten days from this date and, on reinspection within the time set forth above, will anticipate that the premises have been brought into compliance with Code Standards. Please contact this office if you have any questions regarding this Notice.

Your cooperation will help this Department in its goal to maintain all Portland residents in decent, safe and sanitary housing.

LR - 6/12/78 - aa

Very truly 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)
Structure - 167 Cumberland Ave.

- 6/12/78 1-1 FIRST & SECOND FLOOR HALL STAIRS - replace missing balusters. 3b
- 6/12/78 1-2 " " " " CEILINGS - replace missing plaster. 3b
- 6/12/78 1-3 THIRD FLOOR REAR HALL WINDOW - replace missing sash. 3a
- 6/12/78 1-4 " " " " WALL - replace missing paneling. 3c
- 6/12/78 1-5 SECOND & THIRD FLOOR REAR HALL CEILING - replace missing tiles. 3c
- 6/12/78 1-6 SECOND FLOOR REAR WALL WALL - replace missing plaster. 3b
- 6/12/78 1-7 FIRST FLOOR REAR HALL WALL & CEILING - replace peeling paint. 3b
- 6/12/78 1-8 CELLARWAY - replace broken plaster. 3b
- 6/12/78 1-9 REAR CELLAR WINDOW - replace broken glass. 3c
- 6/12/78 1-10 FRONT CELLAR WINDOW - replace broken glass. 3c
- 6/12/78 1-11 CELLAR CHIMNEY WALLS & SUPPORTS - replace missing mortar & bricks. 3
- 6/12/78 1-12 REAR CELLAR CEILING - repair twisted carrying timbers. 3
- 6/12/78 1-13 REAR CELLAR CEILING - replace broken storm drain pipe. 3
- 6/12/78 1-14 OVERALL CELLAR WALL - replace missing mortar & bricks. 3
- 6/12/78 1-15 THIRD FLOOR LEFT EXTERIOR WALL - secure loose service wires. 3e
- 6/12/78 1-16 LEFT REAR & LEFT FRONT PORCH - replace rotted joists carrying timbers. 3

continued
vw

Structure - 167 Cumberland Ave. continued		
6/30	19	LEFT REAR & LEFT FRONT PORCH RAIL - replace missing banister. 3d
7/13	20	MIDDLE & REAR ROOF - replace rusted iron flashing. 3d
7/13	21	FIRST FLOOR RIGHT REAR PORCH - replace missing siding & sheathing. 3a
6/23	22	OVERALL TRIM - paint overall trim and make weathertight and watertight. 3d
7/13	23	FRONT & REAR EXTERIOR CHIMNEY - replace missing mortar. 3d
Structure - 165 Cumberland Avenue		
4/30	24	FIRST FLOOR FRONT HALL CEILING - remove peeling paint. 3b
6/12	25	CELLAR CHIMNEY - remove excessive soot and properly dispose of it. 3a
6/12	26	LEFT CHIMNEY & SUPPORTS - replace missing mortar. 3a
6/12	27	RIGHT REAR FURNACE - replace cracked fire brick. 3a
6/12	28	" " " " - missing " " " " 3d
6/12	29	RIGHT REAR PORCH - replace rotted & worn truss. 3a
6/12	30	RIGHT MIDDLE EXTERIOR WALL - replace missing oil fill pipe. 3a
6/12	31	FRONT MANSARD - replace worn roofing. 3a
FIRST FLOOR LEFT		
6/12	32	DINING ROOM & BATHROOM WINDOW - replace missing counter balance cord allowing window sash to remain elevated when opened. 3c
6/12	33	DINING ROOM WINDOW - replace broken glass. 3c
6/12	34	BATHROOM WALL - remove illegal antenna cord. 3b
6/12	35	KITCHEN FLOOR - replace loose tile. 3b
6/12	36	BEN WIN OW - repair broken door. 6d
6/12	37	BATHROOM - replace broken flush toilet. 6d
SECOND FLOOR LEFT		
6/12	38	KITCHEN, DINING ROOM, LIVING ROOM - WINDOWS - replace broken glass. 3c
6/12	39	BATHROOM TUB - correct the condition at the fixture that causes a cross connection at the bathtub. 6d
6/12	40	BATHROOM - replace broken flush toilet. 6d
THIRD FLOOR LEFT		
6/12	41	KITCHEN, DINING ROOM, BEN & LIVING ROOM - WINDOWS - replace missing sash. 3c
6/12	42	LIVING ROOM WALLS - replace missing outlet covers. 3a
6/12	43	LIVING ROOM - replace missing panels. 3c
6/12	44	WINDOW - replace broken glass. 3b
6/12	45	replace broken panels. 3a
6/12	46	enclose exposed wiring. 6d
6/12	47	TOILET - replace broken flush toilet. 6d
FIRST FLOOR RIGHT		
6/12	48	LIVING ROOM WINDOW - replace broken glass. 3c
6/12	49	BATHROOM FLOOR - replace worn & rotted flooring. 3b
6/12	50	BATHROOM TUB - correct the condition at the fixture that causes a cross connection at the bathtub. 6d
6/12	51	BATHROOM - replace missing plaster. 3b
6/12	52	DINING ROOM WINDOW - remove missing plaster. 3c
6/12	53	BEN WINDOW - replace broken glass. 3c
SECOND & THIRD FLOOR		
4/30	54	THIRD FLOOR LEFT REAR, RIGHT FRONT, RIGHT REAR - BEDROOM CEILING - remove peeling paint. 3b
4/30	55	LEFT REAR, RIGHT FRONT, RIGHT REAR - BEDROOM WINDOW - secure loose sash. 3c

continued

SECOND & THIRD FLOOR CONTINUED

- 4/30 (52) ✓ THIRD FLOOR LEFT - BEDROOM WINDOW - replace missing counter balance cord allowing window sash to remain elevated when opened. 7c
- 4/30 (53) ✓ " " RIGHT - BEDROOM WINDOW - replace missing counter balance cord allowing window sash to remain elevated when opened. 7c
- 4/30 (54) ✓ THIRD FLOOR LEFT REAR - BEDROOM WINDOW - replace broken glass. 3c
- 4/30 (55) ✓ " " " " " " - replace missing knob. 7c

* 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.

We suggest you contact the City of Portland Building Inspection Department, 385 Congress Street, Tel. 775-3451 to determine if any of the items listed above require a building or alteration permit.

45
12/13

REINSPECTION RECOMMENDATIONS

LOCATION 165-167 Connecticut
 PROJECT N.F.E.E.
 OWNER Robert J. Boels

INSPECTOR W. J. [unclear]

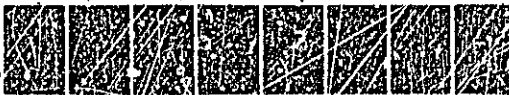
NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
9/24/77	12/12/77				

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

DATE	RECOMMENDATION
7/24/78 aa	ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE" <input checked="" type="checkbox"/> "POSTING RELEASE" <input type="checkbox"/>
6/12/78 aa	SATISFACTORY Rehabilitation in Progress Time Extended To: 7/12/78 Time Extended To: Time Extended To:
	UNSATISFACTORY Progress Send "HEARING NOTICE" <input type="checkbox"/> "FINAL NOTICE" <input type="checkbox"/>
	"NOTICE TO VACATE" POST Entire <input type="checkbox"/> POST Dwelling Units <input type="checkbox"/>
	UNSATISFACTORY Progress "LEGAL ACTION" To Be Taken <input type="checkbox"/>
6/8/78 aa	INSPECTOR'S REMARKS: <u>RE/O/T/NF</u> <u>RE/EX INP</u>
6/9/78 aa	<u>RE/CT: - 27A</u>
6/12/78 aa	<u>RE/SP - 6/12/78 - 3D - Application for [unclear]</u>
4/30/79 aa	<u>RE/CO - 44 viol. corr. all [unclear] viol. corr.</u>
6/26/79 aa	<u>RE/CO - Work near complete.</u>
7/24/79 aa	<u>RE/ All viol corrected send coc</u>
	INSTRUCTIONS TO INSPECTOR:

165-167 CUMBERLAND AVE.

Housing





CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

May 8, 1985

OK
6-6-85
O.D.

Bruce Schuker
30 Water St.
Gorham, Me

Re: 165-167 Cumberland Avenue
NCP-EE

Dear Mr. Schuker:

We recently received a complaint and an inspection was made by Code Enforcement Officer Arthur Addato of the property owned by you at 165-167 Cumberland Avenue Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

- c/c/85* 1. ~~Obstructed rear egress - First, Second, Third REAR HALL STAIRS~~ 116.2
- c/c/85* 2. ~~Rubbish - debris - First, Second, Third REAR HALL STAIRS~~ 109.4

The above mentioned conditions are in violation of Article V of the Municipal Code of the City of Portland, Maine, and must be corrected on or before May 13, 1985.

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 of
Planning & Urban Development

By *[Signature]*
for P. Samuel Hoffses
Chief of Inspection Services

Code Enforcement Officer - Arthur Addato (7)



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

May 8, 1985

Bruce Schuker
30 Water St.
Gorham, Me

Re: 165-167 Cumberland Avenue
NCP-EE

Dear Mr. Schuker:

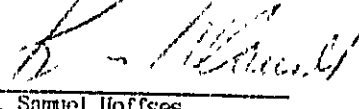
We recently received a complaint and an inspection was made by Code Enforcement Officer Arthur Addato of the property owned by you at 165-167 Cumberland Avenue Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

1. Obstructed rear egress - First, Second, Third REAR HALL STAIRS 116.2
2. Rubbish - debris - First, Second, Third REAR HALL STAIRS 109.4

The above mentioned conditions are in violation of Article V of the Municipal Code of the City of Portland, Maine, and must be corrected on or before May 13, 1985.

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 of
Planning & Urban Development

By 
P. Samuel Hoffses
Chief of Inspection Services

Code Enforcement Officer - Arthur Addato (7)



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

January 18, 1989

James Harmon
59 Curtis Road
Portland, ME 04103

Re: 165 Cumberland Ave. - 22-H-26

DU: 6

Dear Mr. Harmon:


The Housing Inspections Division of the Department of Planning and Urban Development has recently completed an overall inspection of the above referred property.

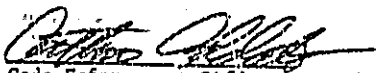
Congratulations are extended to you for the general condition of your property which was found to meet the standards established by the City's Housing Code.

Good maintenance is the best way to protect the value of your property and neighborhood.

Please feel free to call on us if we can be of assistance to you.

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

By 
R. Samuel Hoffses,
Chief of Inspection Services


Code Enforcement Officer
Arthur Addato (7)

jmr

P 032 025 355

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED
NCT FOR INTERNATIONAL MAIL

(See Reverses)

Re: 165 Cumberland Ave. - A. Adato - Lead paint

Sent to	James Hamon
Street and No.	59 Curtis Road
P.O., State and ZIP Code	Portland, ME 04103
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	

PS Form 3800, Feb. 1982 * U.S.G.P.O. 1984-446-014

c
M.F.

CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 874-8300



DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

October 1, 1990

James Harmon
59 Curtis Road
Portland, ME 04103

Re: 165 Cumberland Avenue, Apt. #1, 21-F-11.

As the result of a complaint by the Public Health Department, an inspection was performed at this address to determine if lead paint was present. Those attending were, Arthur Rowe, Arthur Addato and owner Mr. James Harmon, on September 28, 1990.

Our equipment showed unacceptable levels of lead paint on window sills, window frames, door frames, wainscoting, baseboards and doors.

A copy of the City Ordinance on the lead hazard removal regulations were given to you and must be complied with. All precautions must be taken during detoxification as outlined in removal regulations. When detoxification is complete, please notify me and another test will be performed before repainting takes place.

Your cooperation in seeking compliance is of the utmost importance.

Please don't hesitate to call me at 874-8300, Ext. 8709, if I can be of any assistance.

Sincerely yours,

Arthur Addato,
Code Enforcement Officer (7)

AA/jml

cc: Lisa Belanger, Public Health Nurse
P. Samuel Hoffses, Chief of Inspection Services
Joseph E. Gray, Jr., Director of Planning & Urban Development
Peter O'Donnell, Mayor, City of Portland
Mark Green, Deputy City Manager

STICK POSTAGE STAMPS
CENTRE MAIL FEES AND CHARGES
If you want this receipt postmarked stick it here (the receipt attached and sent in the envelope) (no extra charge)
> If you do not want this receipt postmarked, detach and return to recipient.
3 If you want a return receipt write the letter Form 3811, and stick it to the front of the article. Back of article. Endorse front of article.
4 If you want delivery restricted to the address RESTRICTED DELIVERY on the front of article.
5 Enter fees for the services requested in the appropriate blocks in item 1.
6 Save this receipt and please if you make

P 032 225 352

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL

(See Reverse)

Re: 165 Cumb. Ave. - AA - Housing

Sent to	James Harmon
Street No.	Curtis Rd.
P.C., State and ZIP Code	Portland, ME 04103
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	

PS Form 3900, Feb. 1982
* U.S.G.P.O. 1984-465C14
110987-781



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

m. f. Post. List

October 23, 1990

James Harmon
59 Curtis Road
Portland, ME 04103

Re: 165 Cumberland Ave., 1st. Fl. Right
Lead Paint

Dear Mr. Harmon:

As owner or agent of the property located at 165 Cumberland Ave., 1st. Fl. Right, Portland, Maine, you are hereby notified that as the result of a recent (inspection of ~~6076X~~, the 1st. Fl. Right Apt. (is ~~unsafe~~) hereby declared unfit for human occupancy.

You must take immediate steps to vacate the 1st. Floor Right Apartment due to unacceptable levels of lead paint under Section 6-115.

and (it or they) is/are to be kept vacant so long as the following conditions continue to exist thereon. You are ordered to commence legal eviction proceedings no later than November 1, 1990

Article V - 120 - The property is damaged, decayed, deteriorated, insanitary and unsafe (or vermin infested) 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 shall not occupy, permit anyone to occupy, or rent the above mentioned without the consent of the Health Officer or his agent, certifying that the conditions are corrected.

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 of
Planning & Urban Development

Code Enforcement Officer - Arthur Addato (7)

Jmr

[Vertical stamp and handwritten notes on the left margin, including 'RECEIVED' and 'NOV 1 1990']



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

October 23, 1990

Tenant
1st. Floor Right Apt.
165 Cumberland Avenue
Portland, ME 04101

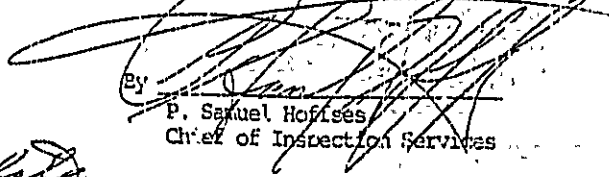
Re: 165 Cumberland Ave., 1st. Fl. Right Apt.

Dear Tenant:

A recent inspection by Code Enforcement Officer Arthur Addato of the 1st. Floor Right Apartment you are now occupying found that it does not meet the requirements of Article V (Housing Code) of the City of Portland Municipal Code and is hereby declared unfit for human habitation.

The owner/agent, James Harmon has been notified of the above mentioned conditions and has been directed to take immediate steps to vacate the apartment.

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

By 
P. Samuel Hoffes
Chief of Inspection Services


Code Enforcement Officer - Arthur Addato (7)

mx



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

10-23-90

James Harmon
59 Curtis Rd
City

Re: 165 Cumberland Ave R1
1st Floor App. - ~~LEFT~~
Lead Base Paint Hazard

Dear

As owner or agent of the property located at 165 Cumberland Ave;
Portland, Maine, you are hereby notified that as the result of a recent (inspection
~~or fire~~), the 1st Floor App. - LEFT (is ~~or are~~) hereby declared
unfit for human occupancy.

You must take immediate steps to vacate the 1st Floor App. - LEFT
to unacceptable levels of lead paint.

and (it or they) is/are to be kept vacant so long as the following conditions continue
to exist thereon. You are ordered to commence legal eviction proceedings no later
than _____.

Article V - Section VI - 120.2 - Properties which lack plumbing, ventilating,
lighting and heating facilities or equipment adequate to protect the health,
safety and general welfare of the occupants or the public.

Lead Base Paint Hazard, Section 6-115
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.

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 of
Planning & Urban Development

By _____
P. Samuel Hoffses,
Chief of Inspection Services

Adelstein
Code Enforcement Officer -



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

Date: December 4, 1990

James Harmon
59 Curtis Road
Portland, ME 04103

RE: 165 Cumberland Ave., 1st. Fl. Right

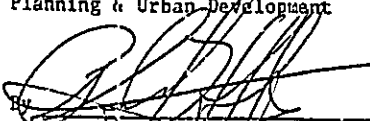
Dear Mr. Harmon:

This is to inform you, as owner or agent of the property located at 165 Cumb. Ave., 1st. Fl. Right, Portland, Maine, that we have released the (apartment(s)) or proper from posting.

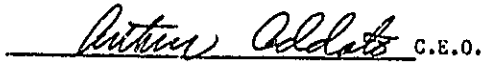
Therefore, you may rent the (apartment ~~XXXXXX~~) to others or occupy yourself.

If any additional information is desired, visit or call this office.

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



Joseph E. Gray, Jr.
Chief of Inspection Services



Arthur Addato
Code Enforcement Officer

jmr

... establish...
... to recommend...
... described in Planning...
... adopt Planning Board Report...
... element and component of the...
... Plan and amend the zoning...
... height limits in certain...
... discussed by the Council at their...
... read on two separate dates; this...
... ing. Five affirmative votes are...
... e.
EMS: None

A.A



CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

October 23, 1990

James Harmon
59 Curtis Road
Portland, ME 04103

Re: 165 Cumberland Ave., 1st. Fl. Right
Lead Paint

Dear Mr. Harmon:

As owner or agent of the property located at 165 Cumberland Ave., 1st. Fl. Right,
Portland, Maine, you are hereby notified that as the result of a recent (inspection of
~~XXXX~~ the 1st. Fl. Right Apt. (is ~~or are~~) hereby declared unfit for
human occupancy.

You must take immediate steps to vacate the 1st. Floor Right Apartment due to
unacceptable levels of lead paint under Section 6-115.

and (it or they) is/are to be kept vacant so long as the following conditions continue
to exist thereon. You are ordered to commence legal eviction proceedings no later than
November 1, 1990.

Article V - 120 - The property is damaged, decayed, deteriorated, insanitary
and unsafe (or vermin infested) 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.

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 of
Planning & Urban Development

Code Enforcement Officer - Arthur Addato (7)

jmr



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

October 23, 1990

Tenant
1st. Floor Right Apt.
165 Cumberland Avenue
Portland, ME 04101

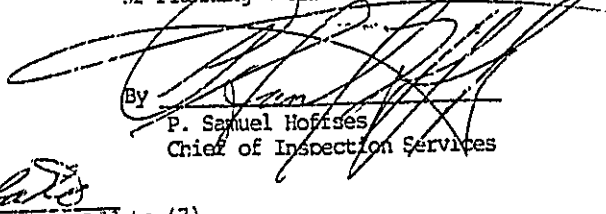
Re: 165 Cumberland Ave., 1st. Fl. Right Apt.

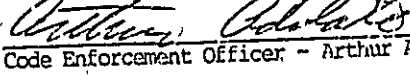
Dear Tenant:

A recent inspection by Code Enforcement Officer Arthur Addato of the 1st. Floor Right Apartment you are now occupying found that it does not meet the requirements of Article V (Housing Code) of the City of Portland Municipal Code and is hereby declared unfit for human habitation.

The owner/agent, James Harmon has been notified of the above mentioned conditions and has been directed to take immediate steps to vacate the apartment.

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

By 
P. Samuel Hoffses
Chief of Inspection Services


Code Enforcement Officer - Arthur Addato (7)

jmr



CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND, MAINE 04101
(207)874-8300

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

October 1, 1990

James Harmon
59 Curtis Road
Portland, ME 04103

Re: 165 Cumberland Avenue, Apt. #1, 21-P-11.

As the result of a complaint by the Public Health Department, an inspection was performed at this address to determine if lead paint was present. Those attending were, Arthur Rowe, Arthur Addato and owner Mr. James Harmon, on September 28, 1990.

Our equipment showed unacceptable levels of lead paint on window sills, window frames, door frames, wainscoting, baseboards and doors.

A copy of the City Ordinance on the lead hazard removal regulations were given to you and must be complied with. All precautions must be taken during detoxification as outlined in removal regulations. When detoxification is complete, please notify me and another test will be performed before repainting takes place.

Your cooperation in seeking compliance is of the utmost importance.

Please don't hesitate to call me at 874-8300, Ext. 8709, if I can be of any assistance.

Sincerely yours,

Arthur Addato,
Code Enforcement Officer (7)

AA/jmr

cc: Lisa Belanger, Public Health Nurse
P. Samuel Hoffses, Chief of Inspection Services
Joseph E. Gray, Jr., Director of Planning & Urban Development
Peter O'Donnell, Mayor, City of Portland
Mark Green, Deputy City Manager

REINSPECTION RECOMMENDATIONS

LOCATION 165 Canal Ave.

PROJECT EE

INSPECTOR Collet

OWNER James Harrison

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
<u>10-1-90</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" _____ "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: _____ _____ _____ _____ _____ _____ _____ _____ _____ _____ _____
	INSTRUCTIONS TO INSPECTOR: _____ _____ _____ _____ _____

I, Thomas Stout, on behalf of myself and my family, give James Harmon, Landlord, and his employees permission to enter my apartment at 165 Cumberland Ave., Apt. #1, Portland, to make all repairs necessary to correct the problem I created by attempting to refinish the woodwork.

I further agree that Mr Harmon and his employees are not in any way responsible for any of my belongings left in the apartment.

Signed *Thomas Stout*

Dated 10-25-90

Arthur -

Could you please
attach this letter
to our file concerning
the lead paint
at 165 Cumberland
Ave. Thank.
Wendy Harmon

RECEIVED

OCT 30 1990

DEPT OF BUILDING INSPECTION
CITY OF PORTLAND

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

January 13, 1992

5 YEAR INSPECTION

James & Wendy Harmon
59 Curtis Rd
Portland, ME 04103

Re: 165 Cumberland Ave
CBL #: 022-H-026
DU: 6

Dear Mr. & Mrs. Harmon,

You are hereby notified, as owner or agent, that an inspection was made of the above referred property. Violations of Article V of the Municipal Ordinance (Housing Code) were found as described in detail on the attached "Housing Inspections Report".

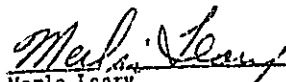
In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects on or before March 13, 1992. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you 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.

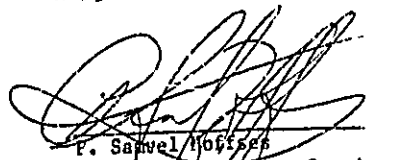
Please Note: You should consult this department to insure that any corrective action you should undertake complies with the building, plumbing, electrical, zoning and other Article of the City Code.

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

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

Sincerely,


Merle Leary
Code Enforcement Officer


S. P. Hoffses
Chief of Inspection Services

HOUSING INSPECTION REPORT

Location: 165 Cumberland Ave
Owner: James & Wendy Harmon
Housing Conditions Date: January 13, 1992
Expiration Date: March 13, 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 fls - Front Hall Stairway - Broken Plaster 108-4
2. Int - 3rd fl - Rear Hall Ceiling - Cracked & Buckled Plaster 108-2
3. Int - 2nd fl - Rear Hall Wall - Broken Plaster 108-4
4. Int - 2nd fl - Rear Hall Stairway - Missing Railing 108-4
5. Int - 2nd fl/LT - Kitchen Window - Missing Glazing 108-3
6. Ext - Left Rear Porch - Broken Railing 108-4
7. Ext - Left Middle Porch - Broken Tread 108-4
8. Int - 1st fl - Front Hall Ceiling - Exposed Wiring 113-5
9. Int - 2nd fl/Apt #2RI - Mdl Bedrm Ceiling - Damaged & Broken Tiles 108-2
10. Int - 2nd fl/Apt #2RI - Mdl Bedrm Ceiling - Missing Light Fixtures 113-3
11. Int - 2nd fl/Apt #2RI - Mdl Bedrm Wall - Missing Light Switch 113-5
12. Int - 2nd fl/Apt #2RI - Front Bedrm - INOP Radiator 114-2
13. Int - 2nd fl/Apt #2RI - Kitchen Sink - Lack of Hot Water 114-2

You must correct items numbered 12 and 13 within 24 hours!
Items numbered 8, 10, & 11 are also priorities!

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

August 6, 1992

James & Wendy Harmon
5th Curtis Rd
Portland, ME 04103

Re: 165 Cumberland Ave
CBL #: 022-H-026
DU: 6

Dear Mr & Mrs. Harmon,


A re-inspection at the above noted property was made on August 5, 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 January 13, 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
Samuel P. Huffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

April 14, 1993

Tracy Lorti
65 Cumberland Ave (3rd fl)
Portland, ME 04101

Re: 165 Cumberland Ave
CBL: 022-H-0268
DU: 6

Dear Mr. Lorti,


We recently made an inspection of the third floor apartment that you occupy at the above referred property. As a result of the inspection, you are hereby ordered to correct the following substandard housing condition(s).

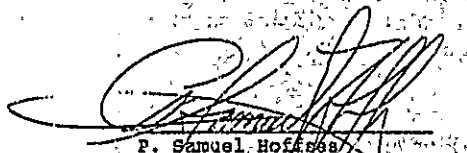
1. Accomplish a general clean-up of the premises by washing all paintwork, floors, etc. throughout the apartment.
2. Accomplish a general clean-up of the premises by removing and properly disposing of all litter debris.

The above mentioned conditions are in violation of Article V of the Municipal Code of the City of Portland and must be corrected on or before April 21, 1993.

Failure to comply with this order may result in a complaint being filed for prosecution in District Court.

Sincerely,


Merlin Leary
Code Enforcement Officer


P. Samuel Huffses
Chief of Inspection Services

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

April 22, 1993

Daniue Cote
P.O. Box 10316
Portland, ME 04104

Re: 165 Cumberland Ave
CBL: 022-H-026
DU: 6

Dear Ms. Cote,


We recently made an inspection of the third floor apartment that you occupy at the above referred property. As a result of the inspection, you are hereby ordered to correct the following substandard housing condition(s).

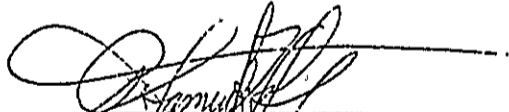
1. Accomplish a general clean-up of the premises by washing all paintwork, floors, etc. throughout the apartment.
2. Accomplish a general clean-up of the premises by removing and properly disposing of all litter debris.

The above mentioned conditions are in violation of Article V of the Municipal Code of the City of Portland and must be corrected on or before May 1, 1993.

Failure to comply with this order may result in a complaint being filed for prosecution in District Court.

Sincerely,


Merlin Leary
Code Enforcement Officer


P. Samuel Hoffses
Chief of Inspection Services

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

October 13, 1993

HARMON JAMES E
59 CURTIS RD
PORTLAND ME 04103

Re: 165 Cumberland Ave
CBL: 022- - H-026-001-01
DU: 6

Dear Mr. Harmon,

As owner or agent of the property located at the above referred address, you are hereby notified that as the result of a recent fire, the vacant structure is hereby declared unfit for human occupancy.

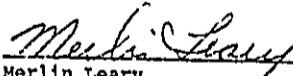
The above mentioned structure is to be kept vacant so long as the following conditions continue to exist thereon.

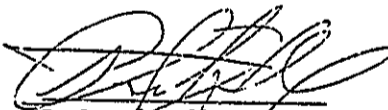
Article v Section 6-120

(1) PROPERTIES WHICH ARE EITHER DAMAGED, DECAYED, DILAPIDATED, INSANITARY, UNSAFE, OR VERMIN-INFESTED IN SUCH A MANNER AS TO CREATE A SERIOUS HAZARD TO THE HEALTH, SAFETY, AND GENERAL WELFARE OF THE OCCUPANTS OF THE PUBLIC;

Therefore, you - not occupy, permit anyone to occupy, or rent the above mentioned structure without the written consent of the Health Officer or his/her agent.

Sincerely,


Merlin Leary
Code Enforcement Officer


P. Samuel Hoffses
Chief of Inspection Services

Inspection Services
Samuel P. Hoffes
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

October 13, 1993

HARMON JAMES E
59 CURTIS RD
PORTLAND ME 04103

Re: 165 Cumberland Ave
CBI: 022- - H-026-001-01
DU: 6

Dear Mr. Harmon,

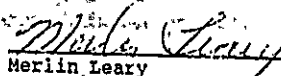
As owner or agent of the above referred property, you are hereby notified that as a result of its opened condition, the structure poses a serious threat to the public health and safety.

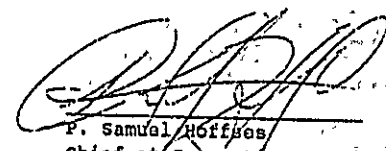
You are hereby ordered to make the structure secure by boarding up all doors, windows and other openings on all vertical walls of the structure, so that no damage to life or property or fire hazard shall exist. You must also remove all debris, if any, from the yard surrounding the structure.

Pursuant to state Statute 17 MRSA Section 2836, the city has the right, and may exercise that right, to secure the structure and to recover from you, the expense in so doing if you have not completed the order by October 20, 1993.

If you have any questions regarding this action, please do not hesitate to contact this office.

Sincerely,


Merlin Leary
Code Enforcement Officer


S. Samuel Hoffes
Chief of Inspection Services

Inspection Services
Samuel P. Hoffses
Chief



CITY OF PORTLAND

Planning and Urban Development
Joseph L. Gray Jr.
Director

October 01, 1993

HARMON JAMES E
39 CURTIS RD
PORTLAND ME 04103

Re: 165 Cumberland Ave
CBL: 022- - P-026-001-31
DU: 6

Dear Mr. Harmon,

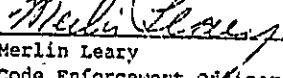
We recently received a complaint and an inspection was made at the above referred address. As a result of the inspection, you are hereby notified to correct the following substandard housing conditions:


1 INT - 3RD FL - HALLWAY
USED FOR STORAGE

109 40

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,


Merlin Leary
Code Enforcement Officer


P. Samuel Hoffses
Chief of Inspection Services

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

October 13, 1993

DIPIETRO ELEANOR & JOSEPH JTS
70 ABBEY LN
PORTLAND ME 04103

Re: 169 Cumberland Ave
CBL: 022- - H-025-001-01
DU: 1

Dear Mr. and Mrs. DiPietro,

As owner or agent of the property located at the above referred address, you are hereby notified that as the result of a recent fire, the vacant structure is hereby declared unfit for human occupancy.

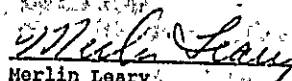
The above mentioned structure is to be kept vacant so long as the following conditions continue to exist thereon.

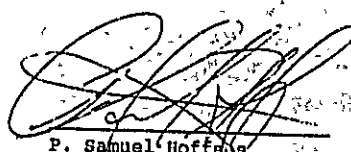
Article v. Section 6-120

(1) PROPERTIES WHICH ARE EITHER DAMAGED, DECAYED, DILAPIDATED, INSANITARY, UNSAFE, OR VERMIN-INFESTED 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 structure without the written consent of the Health Officer or his/her agent.

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

JULY 10, 1997

INGRAHAM HOUSING CORP INC
237 OXFORD ST
PORTLAND ME 04101

Re: 165 CUMBERLAND AVE
CBL: 022--H-026-001-01
DU: 6

Dear Sir:

The Housing Inspections Division of the Department of Planning and Urban Development has recently completed an overall inspection of the above-referred property.

Congratulations are extended to you for the general condition of your property which was found to meet the standards established by the City's Housing Code.

Good maintenance is the best way to protect the value of your property and neighborhood.

Please feel free to call on us if we can be of assistance to you.

Sincerely,

Handwritten signature of Marland Wing in cursive.

Marland Wing
Code Enforcement Officer

Handwritten signature of Tammy Munson in cursive.

Tammy Munson
Code Enfc. Offr./ Field Supv.