

439 Cumberland Ave. 36-F-25


SHAW-WALKER
#2503 3R

Certificate of Inspection

Date November 6, 1978

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

Mrs. Mary A. Kibbee
6 Hallmark Road
Cumberland Foreside, Maine 04110

Re: Premises Located at 439 Cumberland Avenue, Portland, Maine NCP-WE
36-F-25

Dear Mrs. Kibbee:

An inspection of the above referred premises was recently completed by Housing Inspector Leary.

Although the structure does not meet the minimum standards as described in the Housing Code, it has been determined that no major code deficiencies exist at this time.

Items included on the enclosed list should be corrected as part of your normal maintenance procedures in order to avoid extensive repairs in the future and to prolong the useful life of the building.

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

Please do not hesitate to call this office if you have questions regarding this notice.

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

Inspector M. Leary
M. Leary

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

NOTICE OF HOUSING CONDITIONS

DU 3

CITY OF PORTLAND
DEPARTMENT OF NEIGHBORHOOD CONSERVATION
HOUSING INSPECTIONS DIVISION
Telephone 775-5451 - Extension #440 - #358
Mrs. Mary A. Kibbee
6 Hallmark Road
Cumberland Foreside, Maine 04110

Ci.-Bl.-Lot: 36-F-25
Location: 439 Cumberland Ave.
Project: NCP-West End
Issued: March 21, 1977
Expired: May 21, 1977

791-2576

Dear Mrs. Kibbee:

An examination was made of the premises at 439 Cumberland Avenue, Portland, Maine by Housing Inspector Leary. 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 May 21, 1977. You may contact this office to arrange a satisfactory repair schedule if you are unable to make such repairs within the specified time. We will assume the repairs to be in progress if we do not hear from you within ten days from this date and, on re-inspection within the time set forth above, will anticipate that the premises have been brought into compliance with Code Standards. Please contact this office if you have any questions regarding this Notice.

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

Sincerely yours,

Joseph E. Gray, Jr., Director
Neighborhood Conservation

Inspector H. Leary

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

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

- | | |
|--|---------------|
| 1. LEFT REAR EXTERIOR - WALL - replace the missing mortar. | 3a |
| 2. RIGHT REAR FOUNDATION - MORTAR - replace the missing mortar. | 3a |
| 3. LEFT REAR ROOF - DOWNSPOUT - replace the missing downspout. | 3a |
| 4. LEFT FRONT ROOF - EXTERIOR - repair or replace rotted fascia and crown moulding, | 3a |

NOTICE OF HOUSING CONDITIONS

DU 3

CITY OF PORTLAND
DEPARTMENT OF NEIGHBORHOOD CONSERVATION
HOUSING INSPECTIONS DIVISION
Telephone 775-5451 - Extension #448 - #358
Mrs. Mary A. Kibbee
6 Hallmark Road
Cumberland Foreside, Maine 04110

Ch.-Bl.-Lot: 36-F-25
Location: 439 Cumberland Ave.
Project: NCP-West End
Issued: March 21, 1977
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Dear Mrs. Kibbee:

An examination was made of the premises at 439 Cumberland Avenue, Portland, Maine by Housing Inspector Leary. 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 May 21, 1977. You may contact this office to arrange a satisfactory repair schedule if you are unable to make such repairs within the specified time. We will assume the repairs to be in progress if we do not hear from you within ten days from this date and, on re-inspection within the time set forth above, will anticipate that the premises have been brought into compliance with Code Standards. Please contact this office if you have any questions regarding this Notice.

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

Sincerely yours,

Joseph E. Gray, Jr., Director
Neighborhood Conservation

Inspector Mr. Leary

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

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

- ~~1. LEFT REAR EXTERIOR - WALL - replace the missing mortar. 3a~~
- ~~2. RIGHT REAR FOUNDATION - MORTAR - replace the missing mortar. 2a~~
- ~~3. RIGHT REAR ROOF - DOWNSPOUT - replace the missing downspout. 3a~~
- 4. LEFT FRONT ROOF - EXTERIOR - repair or replace rotted fascia and crown moulding, 3a

ADMINISTRATIVE HEARING DECISION

City of Portland
Department of Neighborhood Conservation
Housing Inspections Division
Telephone: 775-5451 - Ext. 448 - 358
Mrs. Mary A. Kibbee
6 Hallmark Road
Cumberland Foreside, Maine 04110

Date January 10, 1978

Re: Premises located at 439 Cumberland Avenue, Portland, Maine MP-NE 36-F-25

Dear Mrs. Kibbee:

You are hereby notified that as a result of a telephone conversation between you and inspector Leary and your request for additional time

on January 6, 1978, regarding our "Notice of Housing Conditions" at the above referred premises resulted in the decision noted below.

Expiration time extended to

XX Notice modified as follows: Time is extended to March 30, 1978 to correct the following exterior items that cannot reasonably be corrected during the winter months due to weather conditions. Items 1, 2, 3, & 4.

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

Very truly yours,

Joseph E. Gray, Jr.
Director Neighborhood Conservation

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

In Attendance:
Mrs. Kibbee

M. Leary

vw
Encl.

NOTICE OF HOUSING CONDITIONS

X
DU 3

CITY OF PORTLAND
DEPARTMENT OF NEIGHBORHOOD CONSERVATION
HOUSING INSPECTIONS DIVISION
Telephone 775-5451 - Extension #448 - #358
Mrs. Mary A. Kibbee
6 Hallmark Road
Cumberland Foreside, Maine 04110

Ch.-Bl.-Lot: 36-F-25
Location: 439 Cumberland Ave.
Project: NCP-West End
Issued: March 21, 1977
Expired: May 21, 1977

Dear Mrs. Kibbee:

An examination was made of the premises at 439 Cumberland Avenue, Portland, Maine by Housing Inspector Leary. 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 May 21, 1977. You may contact this office to arrange a satisfactory repair schedule if you are unable to make such repairs within the specified time. We will assume the repairs to be in progress if we do not hear from you within ten days from this date and, on re-inspection within the time set forth above, will anticipate that the premises have been brought into compliance with Code Standards. Please contact this office if you have any questions regarding this Notice.

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

Sincerely yours,

Joseph E. Gray, Jr., Director
Neighborhood Conservation

Inspector

M. Leary
M. Leary

By

Lyle D. Woyes
Lyle D. Woyes,
Chief of Housing Inspections

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

- | | | |
|------------------|--|---------------|
| # 21. | LEFT REAR EXTERIOR - WALL - replace the missing mortar. | 3a |
| # 22. | RIGHT REAR FOUNDATION - MORTAR - replace the missing mortar. | 3a |
| # 23. | RIGHT REAR ROOF - DOWNSPOUT - replace the missing downspout. | 3a |
| 4. ✓ | LEFT FRONT ROOF - EXTLRIOR - repair or replace rotted fascia and crown moulding. | 3a |

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND
DEPARTMENT OF NEIGHBORHOOD CONSERVATION
HOUSING INSPECTIONS DIVISION
Telephone 775-5451 - Extension #448 - #358
Mrs. Mary M. Kibbee
6 Hallmark Road
Cumberland Foreside, Maine 04110

DU 3

Ch.-Bl.-Lot: 66-2-25
Location: 439 Cumberland Ave.
Project: NCP West Int
Issued: March 21, 1977
Expired: May 21, 1977

Dear Mrs. Kibbee:

An examination was made of the premises at 439 Cumberland Avenue, Portland, Maine by Housing Inspector Leary. 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 May 21, 1977. You may contact this office to arrange a satisfactory repair schedule if you are unable to make such repairs within the specified time. We will assume the repairs to be in progress if we do not hear from you within ten days from this date and, on re-inspection within the time set forth above, will anticipate that the premises have been brought into compliance with Code Standards. Please contact this office if you have any questions regarding this Notice.

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

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

Inspector Mr. Leary

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

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" -		SECTION(S)
1. LEFT REAR EXTERIOR WALL	replace the missing mortar.	3a
2. RIGHT REAR FOUNDATION MORTAR	replace the missing mortar.	3a
3. RIGHT REAR ROOF DOWNSPOUT	replace the missing downspout.	3a
4. LEFT FRONT ROOF - EXTERIOR	repair or replace rotted fascia and crown moulding.	3a

REINSPECTION RECOMMENDATIONS

LOCATION 437 Camp - 1
 PROJECT NSP - wood E.H.I
 OWNER Mary [unclear]

INSPECTOR [Signature]

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
3-21-71	5-21-71				

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

DATE	RECOMMENDATION
	ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE" _____ "POSTING RELEASE" _____
	SATISFACTORY Rehabilitation in Progress Time Extended To: _____
4/24/71	Time Extended To: <u>June 25, 1971</u>
	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 _____
11-2-71	INSPECTOR'S REMARKS: <u>Reinspection done 11-2-71</u> <u>Unit is now in compliance with</u> <u>all requirements of the program.</u> <u>I will not reinspect this unit.</u>
	INSTRUCTIONS TO INSPECTOR: _____



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

NOTICE OF HOUSING CONDITIONS

DU: 3
CHART-BLOCK-LOT - 36-F-25
LOCATION: 439 Cumberland Avenue

(PARKSIDE)

DISTRICT: 6
ISSUED: July 20, 1990
EXPIRES: September 20, 1990

Mrs. Mary Kibbee
436 Ocean Avenue
Portland, ME 04103

Dear Mrs. Kibbee:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 439 Cumberland Avenue by Code Enforcement Officer Leary/Carroll. 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 20, 1990. 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.

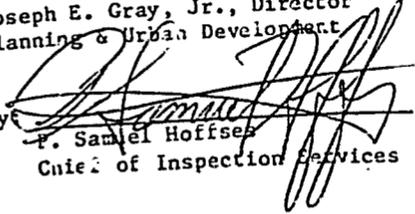
Please Note: You should consult the inspection Services Division to insure that any corrective action you undertake complies with the building, plumbing, electrical, zoning and other Article of the City Code.

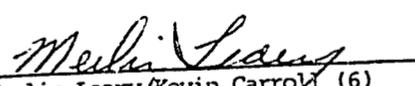
Please contact this office if you have any questions regarding this order.

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

By 
F. Samuel Hoffses
Chief of Inspection Services


Merlin Leary/Kevin Carroll (6)
Code Enforcement Officer

Attachments

jmr

389 CONGRESS STREET • PORTLAND, MAINE 04101 • TELEPHONE (207) 725-5444 874-8300

HOUSING INSPECTION REPORT

OWNER: Mrs. Mary Kibbee

LOCATION: 439 Cumberland Ave. 36-F-25

CODE ENFORCEMENT OFFICER: Leary/Carroll (6)

HOUSING CONDITIONS DATED: July 20, 1990 EXPIRES: September 20, 1990

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. INTERIOR FIRST FLOOR, APT. #1 - living room - door - illegal lock set. | 108-3 |
| 2. INTERIOR FIRST FLOOR, APT. #1 - living room - door - missing latch assembly. | 108-3 |
| 3. INTERIOR FIRST FLOOR, APT. #1 - living room - door - missing door moulding. | 108-3 |
| *4. INTERIOR - rear cellar window - broken glass. | 114-1 |
| 5. INTERIOR CELLAR FLUE - soot. | 109-5 |
| 6. INTERIOR CELLAR - infestation rodents, bat. | |

WHEN MAKING YOUR REPAIRS, FIRST PRIORITY IS TO BE GIVEN TO THEM WITH ASTERISK AS IT CONSTITUTE EXTREME HAZARD TO THE HEALTH OR SAFETY OF THE OCCUPANTS OF THIS STRUCTURE.

PS Form 3811, July 1983, 447-945
 DOMESTIC RETURN RECEIPT

SENDER: Complete items 1, 2, 3 and 4.
 Put your address in the "RETURN TO" space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check boxes for service(s) requested.

1. Show to whom, date and address of delivery.
 2. Restricted Delivery.

3. Article Addressed to:
 Mary A. Kibbee
 436 Ocean Avenue
 Portland, Maine 04103

4. Type of Service: Registered Insured Certified COD Express Mail
 Article Number: P 032 224 465

Always obtain signature of addressee or agent and
DATE DELIVERED.

5. Signature - Addressee
 X *Mary A. Kibbee*

6. Signature - Agent
 X

7. Date of Delivery

8. Addressee's Address (ONLY if requested and fee paid)

3811-100-01
 1983-07-01



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

October 21, 1987

Mary A. Kibbee, Trustee
436 Ocean Avenue
Portland, ME 04103

Re: 439 Cumberland Avenue 36-F-25

Dear Ms. Kibbee:

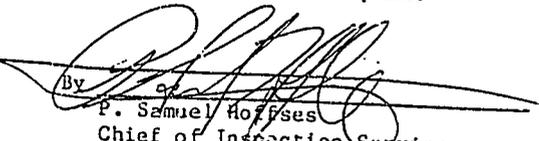
We recently received a complaint and an inspection was made by Code Enforcement Officer Burton MacIsaac of the property owned by you at 439 Cumberland Avenue, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

1. LIVING ROOM - door - broken. 1st. Floor Apt. - 6-108
2. LEFT REAR BASEMENT EXTERIOR - door - broken. 6-108

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 November 21, 1987.

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


Burton MacIsaac, C.E.O.

jmr

Complaint

10-21-87

Mary A. Kibbee, Trustee
436 Ocean Avenue
Portland, Maine

439 Cumberland Ave, 3G-F-25

1. Broken living room door, 1st floor apt. G-108
2. Broken exterior door, left rear basement, G-108

30 days

[Signature]



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

October 21, 1987

Mary A. Kibbee, Trustee
436 Ocean Avenue
Portland, ME 04103

Re: 439 Cumberland Avenue 36-F-25

Dear Ms. Kibbee:

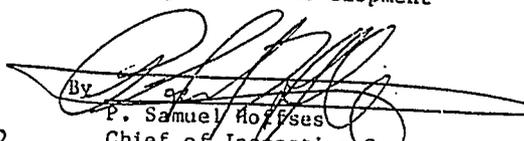
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 2. ~~LEFT REAR BASEMENT EXTERIOR door - broken.~~ 6-108
- Corrected @K*

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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


Burton MacIsaac, C.E.O.

jmr

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

JANUARY 21, 1997

KIBBEE MARY A, TRUSTEE
436 OCEAN AVE
PORTLAND ME 04103

Re: 436 CUMBERLAND AVE
CBL: 036- - F-025-001-01
DU: 3

Dear Ms. Kibbee:

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 reinspection within the time set forth above, will anticipate that the premises have been brought into compliance with the Housing Code Standards.

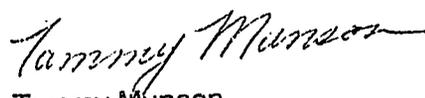
Please Note: You should consult this department to insure that any corrective action you should undertake complies with the building, plumbing, electrical, zoning and other Articles of the City Code.

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

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

Sincerely,


David Jordan
Code Enforcement Officer


Tammy Munson
Code Enfc. Offr./ Field Supv.

HOUSING INSPECTION REPORT

Location: 439 CUMBERLAND AVE
Housing Conditions Date: January 21, 1997
Expiration Date: March 22, 1997

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 - STAIRS - | 116.30 |
| STAIRS WERE COVERED WITH SNOW | |
| 2. INT - 2ND FLR - APT #2 - FRONT BEDROOM | 108.20 |
| CEILING HAS WATER DAMAGE | |