

488 Cumberland Avenue 47-R-6

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

May 12, 1981

Department of Urban Development
Housing Inspections Division
Telephone: 775-5451 - Extension 31 - 318

Mr. & Mrs. Anthony & Phyllis Marie Mancini Jts.
114 Alpine Road
Portland, Maine 04103

Re: Premises located at: 488 Cumberland Avenue 47-B-6 WE

Dear Mr. & Mrs. Mancini:

A re-inspection of the premises noted above was made on May 11, 1981
by Code Enforcement Officer Merlin Leary.

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 July 30, 1980.

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

In order to aid in the preservation of Portland's existing
housing inventory, it shall be the policy of this department
to inspect each residential building at least once every
five years. Although a property is subject to re-inspection
at any time during the said five-year period, the next
regular inspection of this property is scheduled for
May 1985.

Sincerely yours,

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

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

Merlin Leary
Code Enforcement Officer - Leary (5)
jmr

sh

ldp

1.101

NOTICE OF HOUSING CONDITIONS

DU * 5

CITY OF PORTLAND
Department of Urban Development
Housing Inspections Division
Tel. 775-5451 - Ext. 311 - 312

Dist.-Bl.-Lot: 47-B-6
Location: 4 Cumberland Avenue
Project: COP-WF
Issued: July 30, 1970
Expired: October 30, 1970

Mr. & Mrs. Anthony & Phyllis Marie Mancini Jrs.
114 Algine Road
Portland, Maine 04103

OK
DATE 8/1/70

Dear Mr. & Mrs. Mancini:

An examination was made of the premises at 4 Cumberland Avenue
Portland, Maine by housing Inspector Berlin 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 October 30, 1970. 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.

Very truly yours,
Joseph E. Gray, Jr., Director
Urban Development

Inspector Berlin Leary

By Lyle L. Noyes
Housing Code Administrator

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" Section(s)

- ~~1. RIGHT FRONT AND RIGHT REAR EXTERIOR - foundation - replace missing mortar. 3-a~~
 - ~~2. REAR EXTERIOR - wall - replace missing clapboards. 3-a~~
 - ~~3. RIGHT REAR PORCH - stairs - repair/replace broken treads. 3-d~~
 - ~~4. RIGHT FRONT AND RIGHT REAR GALLIES - windows - replace broken/missing glass. 3-c~~
 - ~~5. REAR EXTERIOR - roof - replace missing chimney mortar. 3-c~~
 - ~~6. SECOND FLOOR REAR HALL - ceiling - repair/replace missing plaster. 3-b~~
 - ~~7. SECOND FLOOR FRONT HALL - window - replace broken glass. 3-c~~
 - ~~8. FRONT AND REAR HALL - stairway - replace missing hand rails & railings. 3-d~~
- FIRST FLOOR RIGHT FRONT
- ~~9. LIVING ROOM - wall - repair/replace broken plaster. 3-b~~
- FIRST FLOOR RIGHT REAR
- ~~10. LIVING ROOM - window - replace broken glass. 3-c~~

Continued

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REINSPECTION RECOMMENDATIONS

INSPECTOR M. LEVIX

LOCATION 48 Cumberland
 PROJECT 5 DP
 OWNER Hortney Plowman

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
<u>7-30-80</u>	<u>9-30-80</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"	HEARING NOTICE "POSTING RELEASE"
<u>5-1-81</u>	<u>MS</u>	SATISFACTORY Rehabilitation in Progress	
<u>12-4</u>	<u>MS</u>	Time Extended To <u>Jan 5, 1981</u>	
		Time Extended To	
		Time Extended To	
		UNSATISFACTORY Progress Send "HEARING NOTICE"	"FINAL NOTICE"
		"NOTICE TO VACATE" POST Entire	
		POST Dwelling Units	
		UNSATISFACTORY Progress Request "LEGAL ACTION" Be Taken	
<u>12-4</u>	<u>MS</u>	INSPECTOR'S REMARKS. <u>2 units rehab in progress</u> <u>4 units remaining</u> <u>Work on rehab in progress</u>	
<u>12-13</u>	<u>MS</u>	<u>All violations corrected. Unit still vacant</u> <u>to be done as tenant's apartment</u> <u>Leaving a report of work</u>	
		INSTRUCTIONS TO INSPECTOR:	

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NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND
Department of Urban Development
Housing Inspections Division
Tel. 775-5451 - Ext. 311 - 312

Ch.-Bl.-Lot: 47-B-6
Location: 408 Cumberland Avenue
Project: MCP-WE
Issued: July 30, 1980
Expired: October 30, 1980

Mr. & Mrs. Anthony & Phyllis Marie Mancini Jts.
114 Alpine Road
Portland, Maine 04103

Dear Mr. & Mrs. Mancini:

An examination was made of the premises at 408 Cumberland Avenue
Portland, Maine by Housing Inspector Merlin 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 October 30, 1980. 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.

Very truly yours,
Joseph E. Gray, Jr., Director
Urban Development

Inspector Merlin Leary
Merlin Leary

By: Lyle D. Noyes
Lyle D. Noyes
Housing Code Administrator

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING"		Section(s)
1.	RIGHT FRONT AND RIGHT REAR EXTERIOR - foundation - replace missing mortar.	3-a
2.	REAR EXTERIOR - wall - replace missing clapboards.	3-a
* 3.	RIGHT REAR PORCH - stairs - repair/replace broken treads.	3-d
* 4.	RIGHT FRONT AND RIGHT REAR CELLAR - windows - replace broken/missing glass.	3-c
5.	REAR EXTERIOR - roof - replace missing chimney mortar.	3-e
* 6.	SECOND FLOOR REAR HALL - ceiling - repair/replace missing plaster.	3-b
* 7.	SECOND FLOOR FRONT HALL - window - replace broken glass.	3-c
* 8.	FRONT AND REAR HALL - stairway - replace missing hand rails & railings.	3-d
FIRST FLOOR RIGHT FRONT		
* 9.	LIVING ROOM - wall - repair/replace broken plaster.	3-b
FIRST FLOOR RIGHT REAR		
* 10.	LIVING ROOM - window - replace broken glass.	3-c

Continued

400 Cumberland Avenue 47-B-6 NCP-WE NCHC - July 30, 1960 - Continued:

SECOND AND THIRD FRONT APARTMENTS

- | | |
|--|-----|
| *11. Install sink with properly connected hot and cold water supply. | 6-c |
| *12. Install three piece bath consisting of a bathtub or shower, flush toilet, and lavatory. | 3-a |
| *13. SECOND AND THIRD FRONT LIVING ROOM AND BEDROOM - ceilings - replace missing plaster. | 3-b |
| *14. SECOND AND THIRD FRONT LIVING ROOM AND BEDROOM - walls - replace missing plaster. | 3-a |
| *15. LIVING ROOM - wall and ceiling - install duplex outlet & ceiling light. | 3-a |
| *16. BEDROOM - wall - install duplex outlet. | 3-b |
| 17. THIRD FLOOR FRONT BEDROOM - window - replace broken glass. | 3-c |

SECOND FLOOR

- | | |
|--|-----|
| 18. KITCHEN AND BATHROOM - floors - replace missing boards. | 3-b |
| *19. BATHROOM - replace missing flush toilet and lavatory. | 6-a |
| *20. BEDROOM AND BATHROOM - walls - replace missing plaster. | 3-b |
| *21. BATHROOM - window - replace missing sash. | 3-c |
| *22. BATHROOM - install hot and cold water supply. | 6-c |
| 23. LIVING ROOM AND BEDROOM - doors - replace missing casing, frame and molding. | 3-c |
| 24. BEDROOM - ceiling - replace missing plaster. | 3-b |
| *25. BEDROOM - ceiling - enclose exposed electrical wiring. | 6-e |

*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 request you contact the City of Portland Building, Inspection Department, 309 Congress Street, Tel 775-5451 - to determine if any of the items listed above require a building or alteration permit.

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NOTICE OF HOUSING CONDITIONS

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CITY OF PORTLAND
Department of Urban Development
Housing Inspections Division
Tel. 775-5451 - Ext. 311 - 312

Ch.-Bl.-Lot: _____
Location: _____
Project: _____
Issued: _____
Expired: _____

Mr. & Mrs. _____

Dear Mr. & Mrs. _____:

An examination was made of the premises at _____, _____, _____, Portland, Maine by Housing Inspector _____ on _____. 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 _____, _____, _____. 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.

Very truly yours,
Joseph E. Gray, Jr., Director
Urban Development

Inspector _____

By _____
Lyle D. Noyes
Housing Code Administrator

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" Section(s)

- 1. _____ - replace _____
- 2. _____ - replace _____
- 3. _____ - replace _____
- 4. _____ - replace _____
- 5. _____ - replace _____
- 6. _____ - replace _____
- 7. _____ - replace _____
- 8. _____ - replace _____
- 9. _____ - replace _____
- 10. _____ - replace _____

Continued



City of Portland

Department of Neighborhood Conservation

Housing Inspection Division

DWELLING UNIT SCHEDULE

1) INSP. Date										2) INSP.					3) FORM NO.				
4) TENANT'S NAME										Flr. #	6) Location	7) Rmg. Tp.	8) #Rms.	9) #Peo.	10) #All'd	11) Slp. R			
12) Child Under 10	13) Child 1-6	14)	15) Rent	16) Rent Code	17) Furn.	18) Heat	19) Hot Water	20) Dual Egress	21) Ck'ng	22) Lav.	23) Bath	24) Flush							
Viol. No.	Remedy	Cond.	Violation			Location	Room Type	Area Type	Resp. Party	Code Sect. Violated	Violation Rem.-Date								
#11	NU		Sink with prevent removed brake and water supply						2	6C									
#12	NU		Three in bath cabinet & bath tub, shower, first floor						2	6A									
#13	RE	MI	Plastic			2/3 PR	LI/BE	CL'S	2	3A									
#14	RE	MI	Plastic			2/3 PR	LI/B-	WTR	2	3									
#15	NU		Duplex outlet & ceiling light				LI	WA CL	2	8A									
#16	NU		Duplex outlet				BT	WA	2	8B									
17	RE	BR	Glass			3 FR	BE	W1	2	3C									

City of Portland

Department of Neighborhood Conservation

Housing Inspection Division

DWELLING UNIT SCHEDULE

1) INSP. Date: 1 2 7 5
 2) INSP. 1 3
 3) FORM NO. 116
 4) TENANT'S NAME: V...
 5) Flr. #: 2
 6) Location: B...
 7) Rmg. Tp.: 12
 8) #Rms.: 3
 9) #Peo.: 0
 10) #All'd: 116
 11) Slip: 1

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

Viol. No.	Remedy	Cond.	Violation	Location	Room Type	Area Type	Resp. Party	Code Sect. Violated	Violation Rem.-Date
19	RE	I	Boards		Bath	FLOOR	2	312	
19	RE	M1	Plaster in hallway		Bath		2	3A	
20	RE	M1	Plaster		Bath	W.P.'S	2	3B	
21	RE	I	Soil		Bath	W.P.	2	3C	
22	RE		Hot water supply		Bath		2	411	
27	RE	M1	Casing, Drain & molding		Bath	DR	2	3C	
23	RE	M1	Plaster		Bath	CL	2	3B	
24	RE		Exposed electrical wiring		Bath	CL	2	60	

CERTIFICATE
OF
COMPLIANCE

CITY OF PORTLAND
Health Department - Housing Inspections Division
Telephone: 775-5451 - Extension 448

NOV. 4, 1975 ✓

Mr. Frederick W. Gildart
488 Cumberland Avenue
Portland, Maine 04101

Re: Premises located at 488 Cumberland Avenue, Portland, Maine 47-B-6 LS3

Dear Mr. Gildart:

A re-inspection of the premises noted above was made on Nov. 3, 1975
by Housing Inspector R. Bailey.

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 July 11, 1974.

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

In order to aid in the preservation of Portland's existing
housing inventory, it shall be the policy of this department
to inspect each residential building at least once every
five years. Although a property is subject to re-inspection
at any time during the said five year period, the next regular
inspection of this property is scheduled for 1980.

Sincerely yours,
David C. Bittenbender
Health Director

By [Signature]
Chief of Housing Inspections

Inspector [Signature]
R. Bailey

LDN:-1

OK
DATE

June 17, 1975

Mr. Frederick W. Gildert
488 Cumberland Avenue
Portland, Maine 04101

Dear Mr. Gildert:

Re: 488 Cumberland Avenue, Portland, Maine 47-B-6

As owner or agent of the above referred property, you were notified on October 9, 1974, by Certified United States mail, receipt #773024, to correct certain substandard conditions in violation of Chapter 307 of the City of Portland Municipal Codes "Minimum Standards for Housing". Several reinspections have been made and we find that you have not complied with our request.

A final reinspection was made on June 16, 1975, by Housing Inspector Bailey and, as a result, you are hereby ordered to correct the violations listed below on or before July 17, 1975.

Sincerely yours,

David C. Bittenbender
Acting Health Director

Inspector
R. Bailey

By
Chief of Housing Inspections

EXISTING VIOLATIONS OF CHAPTER 307 OF THE CITY OF PORTLAND MUNICIPAL CODE	Section(s)
1. Point up the rear chimney.	-3-2
2. Point up the loose bricks on the foundation - overall.	-3-2

✓ 6-16
Mr. Frederick W. Gildart
488 Cumberland Avenue
Portland, Maine 04101

October 9, 1974

Re: 483 Cumberland Ave.
Portland, Me. 47-8-6

Dear Mr. Gildart:

As owner of the above referred property, you were notified on July 15, 1974, by Certified United States mail, Receipt #772856, to correct certain substandard conditions in violation of Chapter 307 of the City of Portland Municipal Codes 'Minimum Standards for Housing'. Several reinspections have been made and we find that you have not complied with our request.

A final reinspection was made on October 8, 1974 by Housing Inspector Bailey and, as a result, you are hereby ordered to correct the violations listed below on or before November 9, 1974.

Sincerely,

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

Inspector *K. Bailey*

K. Bailey

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

1. Point up rear chimney. 3e
2. Point up loose bricks on overall foundation. 3a

LDN:rl

CITY OF PORTLAND, MAINE
Health Department - Housing Inspection Division

Arthur A. Hughson, CPH, MPH
Health Director

NOTICE OF HEARING

September 25, 1974

To: Mr. Frederick W. Gildart
488 Cumberland Avenue
Portland, Maine 04101

In Re: Premises located at 488 Cumberland Avenue, Portland, Me. 47-B-6

Dear Mr. Gildart:

Because of your failure to comply with previous NOTICES, you are hereby invited to appear in Room 317, City Hall, 389 Congress Street, Portland, Maine, at 9:00 A.M. on October 7, 1974, 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 July 11, 1974. Hearing requested by Inspector R. Bailey.

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.

Inspector

R. Bailey
R. Bailey

Lyle D. Hughes
Chief of Housing Inspections

rl

774-2233

NOTICE OF HOUSING CONDITIONS

DU 3

CITY OF PORTLAND
Health Department - Housing Division
Telephone 775-5451 - Extension 448

Location: **47-B-6**
Project: **488 Cumberland Avenue**
Issued: **L.S. III**
Expires: **7/11/74**
9/11/74

Mr. Frederick Gildart
498 Cumberland Avenue
Portland, Maine

Dear Mr Gildart:

An examination was made of the premises at 488 Cumberland Avenue
Portland, Maine, by Housing Inspector Sussay. 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 September 11, 1974. 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.

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

Very truly yours,

Arthur A. Hughson, CPH, MPH
Health Director

Inspector _____

By [Signature]
Chief of Housing Inspections

<u>EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING"</u>		<u>Section(s)</u>
1.	Point up rear chimney.	3-e
2.	Point up loose bricks on overall foundation.	3-a

/lrg

770 1133

REINSPECTION RECOMMENDATIONS

INSPECTOR K. [Signature]

LOCATION 468 Comb Ave
PROJECT _____
OWNER _____

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired

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

DATE	RECOMMENDATION
<u>10-1-74</u>	ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE" _____ "POSTING RELEASE" _____
	SATISFACTORY Rehabilitation In Progress Time Extended To _____
	Time Extended To _____
	Time Extended To _____

<u>10-1-74</u>	UNSATISFACTORY Progress Send "HEARING NOTICE" <u>X Oct. 7 900</u> "FINAL NOTICE" <u>10-8-74 X</u>
	"NOTICE TO VACATE" POST Entire <u>Send Hearing Notice</u>
	POST Dwelling Units _____
	UNSATISFACTORY Progress Request "LEGAL ACTION" Be Taken _____

<u>9-17-74</u>	<u>LN</u> INSPECTOR'S REMARKS: <u>NA - Unit</u>
<u>9-19-74</u>	<u>BB</u> TRIED TO CALL NA
<u>11-2-74</u>	<u>BB</u> NA CO-TENANT (OUT OF TOWN) CC Hold till 12-9-74
<u>1-2-75</u>	<u>BB</u> NA - LN
<u>5-7-75</u>	<u>BB</u> NA - LN
<u>6-10</u>	<u>BB</u> NA - LN
<u>6-12</u>	<u>BB</u> NA - LN Asked First Th + name to tell own. + I call
<u>6-16-75</u>	<u>BB</u> Does not answer Notices Send 1nd FINAL notice

INSTRUCTIONS TO INSPECTOR: _____



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

March 24, 1987

Robert E. Norris & Maureen Coyne, Jts.
502 Hillcrest Road
Ridgewood, New Jersey 07450

DU: 6

RE: 488 Cumberland Ave.
47-B-6

Dear Mr. Norris & Ms. Coyne:

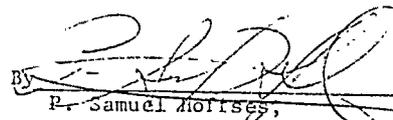
The Housing Inspections Division of the Department of Planning and Urban Development has recently completed an overall inspection of the above referred property.

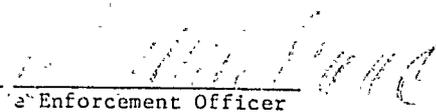
Congratulations are extended to you for the general condition of your property which was found to meet the standards established by the City's Housing Code.

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 P. Samuel Morris,
Chief of Inspection Services


Enforcement Officer

Burton G. MacIsaac (6)

jmr

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

July 10, 1995

NORRIS ROBERT E
11 GREENWOOD AVE
SCARBOROUGH ME 04074

Re: 488 Cumberland Ave
CBL: 047- - B-006-001-01
DU: 5

Dear Mr. Norris:

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

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

1. INT - OVERALL - 113.50
HARD-WIRED BATTERY-BACK/UP SMOKE DETECTORS ARE REQUIRED IN EACH UNIT

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

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

Sincerely,

Marland Wing
Marland Wing
Code Enforcement Officer

Tammy Munson
Tammy Munson
Code Enfc.Offr./ Field Supv.

