

523 Cumberland Avenue

LONGE-SQ II



SHAW-WALKER

#8503-3R

FALMOUTH HEALTH DEPARTMENT

REQUEST FOR SERVICE

DATE RECEIVED	Sept 26, 1983	BY	A Rowe	DISTRICT	6-
REQUEST BY	NAME	Laurie Thibodeau			
	ADDRESS	523 Cumberland			
OWNER	NAME	Sid Stanbur			
	ADDRESS				
CONDITIONS	ADDRESS				

42 mice caught since end of May.
 7-CON + TRAPS USED.

COMMENTS Please call her at work for apartment
 775-2303

(Landlord voluntarily correcting problems)

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

CERTIFICATE
OF
COMPLIANCE

CITY OF PORTLAND

January 2, 1979

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

Mr. Edward Boothman
c/o Mrs. Mariis Boothman
38 Longfellow Drive
Cape Elizabeth, Maine 04107

Re: Premises located at 523 Cumberland Avenue, Portland, Maine NCP-WE 48-E-26

Dear Mr. Boothman:

A re-inspection of the premises noted above was made on December 28, 1978
by Housing Inspector 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 Sept. 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 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 Jan. 1984.

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

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

Inspector M. Leary
M. Leary

vw

523 CUMBERLAND AVE

HOUSING



ADMINISTRATIVE DECISION

City of Portland
Department of Urban Development
Housing Inspections Division
Telephone: 775-5451 - Ext. 311 - 318

Date: April 18, 1984

Stauber, Judith L. & Sidney J. Jts.
15 Maple Street
Cumberland Center, Maine 04021

Re: Premises located at 523 Cumberland Avenue 48-E-26 WE

Dear Mr. & Mrs. Stauber:

You are hereby notified that a reinspection and your request for additional time on February 22, 1984, regarding our "Notice of Housing Conditions", at the above referred premises, resulted in the decision noted below.

Expiration time extended to June 15, 1984 in order to complete the work in progress to correct the remaining 1 Housing Code violations as listed on attached Notice of Housing Conditions.

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.

Very truly yours,

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

By P. Samuel Hoffses
Chief of Inspection Services

In Attendance:

Burton MacIsaac, C.E.O.

Encl.

jmr

HOUSING INSPECTION REPORT

OWNER: Stauber, Judith L. & Sidney J. Jts. LOCATION: 523 Cumberland Ave. 48-E-26 WE

CODE ENFORCEMENT OFFICER: Burton MacIsaac (6)

HOUSING CONDITIONS DATE: Feb. 1, 1984 , EXPIRES: Apr. 1, 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.

	SEC. (S)
1. ROOFLINE ABOVE CHIMNEY - loose bricks and mortar.	108-5
2. CELLAR ceiling - loose light fixture.	113 2-22
3. LIFT CELLAR wall - missing junction box cover.	113 2-22
4. CELLAR chimney - unapproved flue flag.	111 2-22

BASEMENT - APARTMENT #2

Not available at time of inspection. *SK 2-22-84*

~~NOTE: At the time of the survey, we were unable to gain access to the Basement Apartment. We suggest that if there are any conditions which need correcting in this apartment, that you make the repairs while doing the work on the rest of the structure.~~

523 CUMBERLAND AVE.

HCO 39



NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

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

Stauber, Judith L. & Sidney J. Jts.
~~13 McCabe Road~~ 15 Maple St.
~~Falmouth, Maine 04105~~ Cumberland Center, Me.
(as of: 2/22/84) 04021

DJ 8

CH. 48 BLK. E LOT 26

LOCATION: 523 Cumberland Avenue

PROJECT: NCP-WE
ISSUED: February 1, 1984
EXPIRES: April 1, 1984

Dear Mr. & Mrs. Stauber:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 523 Cumberland Avenue by Code Enforcement Officer Burton MacIsaac. 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 by ordered to correct those defects on or before April 1, 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 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: Lyle D. Noyes
Lyle D. Noyes
Inspection Services Division

Burton MacIsaac

Code Enforcement Officer - Burton MacIsaac (6)

Attachments

jmr

HOUSING INSPECTION REPORT

OWNER: Stauber, Judith L. & Sidney J. Jts. LOCATION: 523 Cumberland Ave. 48-E-26 WE

CODE ENFORCEMENT OFFICER: Burton MacIsaac (6)

HOUSING CONDITIONS DATED: Feb. 1, 1984 . EXPIRES: Apr. 1, 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. ROOFLINE ABOVE CHIMNEY - loose bricks and mortar.	108-5
2. CELLAR - ceiling - loose light fixture.	113
3. LEFT CELLAR - wall - missing junction box cover.	113
4. CHLLAR - chimney - unapproved flue plug.	114-1

BASEMENT - APARTMENT #2
Not available at time of inspection.

NOTE: At the time of the survey, we were unable to gain access to the Basement Apartment. We suggest that if there are any conditions which need correcting in this apartment, that you make the repairs while doing the work on the rest of the structure.

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

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

Stauber, Judith L. & Sidney J. Jts.
12 McCabe Road
Falmouth, Maine 04105

DU 8

CH BLK. E LOT 26

LOCATION: 523 Cumberland Avenue

PROJECT: NCP-WE
ISSUED: February 1, 1984
EXPIRES: April 1, 1984

Dear Mr. & Mrs. Stauber:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 523 Cumberland Avenue by Code Enforcement Officer Burton MacIsaac. Violations of Article 7 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 1, 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 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: Lyle D. Noyes
Lyle D. Noyes
Inspection Services Division

Burton MacIsaac
Code Enforcement Officer - Burton MacIsaac (6)

Attachments

jmr

HOUSING INSPECTION REPORT

OWNER: Stauber, Judith L. & Sidney J. Jts. LOCATION: 523 Cumberland Ave. 48-E-26 WE

CODE ENFORCEMENT OFFICER: Burton MacIsaac (6)

HOUSING CONDITIONS DATED: Feb. 1, 1984 , EXPIRES: Apr. 1, 1984

ITEMS LISTED BELOW ARE IN VIOLATION OF ARTICLE 7 OF THE MUNICIPAL CODES, "HOUSING CODE", AND MUST BE CORRECTED ON OR BEFORE THE EXPIRATION DATE.

	SECTIONS
1. ROOFLINE ABOVE CHIMNEY - loose bricks and mortar.	108-5
2. CELLAR - ceiling - loose light fixture.	113
3. LEFT CELLAR - wall - missing junction box cover.	113
4. CHLLAR - chimney - unapproved flue plug.	114-1

BASEMENT - APARTMENT #2

Not available at time of inspection.

NOTE: At the time of the survey, we were unable to gain access to the Basement Apartment. We suggest that if there are any conditions which need correcting in this apartment, that you make the repairs while doing the work on the rest of the structure.

CERTIFICATE
OF
COMPLIANCE

DATE: June 7, 1984

DU: 8

CITY OF PORTLAND

Department of Planning & Urban Development
Housing Inspections Division
Telephone: 775-5451 - Extension 311 - 313

Judith L. & Sidney J. Stauber Jts.
15 Maple Street
Cumberland Center, Maine 04021

Re: Premises located at 523 Cumberland Avenue 48-E-26 WE

Dear Mr. & Mrs. Stauber:

A re-inspection of the premises noted above was made on May 15, 1984
by Code Enforcement Officer Burton MacIsaac (6).


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 February 1, 1984.

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 June 1989.

Sincerely yours,

_____, Jr., Director of
Urban Development



Code Enforcement Officer - Burton MacIsaac (6)



P. Samuel Hoffes,
Chief of Inspection Services

JUR

ADMINISTRATIVE DECISION

City of Portland
Department of Urban Development
Housing Inspections Division
Telephone: 775-5451 - Ext. 311 - 313



Date April 18, 1984

Stauber, Judith L. & Sidney J. Jts.
15 Maple Street
Cumberland Center, Maine 04021

Re: Premises located at 523 Cumberland Avenue 48-E-26 WE

Dear Mr. & Mrs. Stauber:

You are hereby notified that a reinspection and your request for additional time on February 22, 1984, regarding our "Notice of Housing Conditions", at the above referred premises, resulted in the decision noted below.

Expiration time extended to June 15, 1984 in order to complete the work in progress to correct the remaining 1 Housing Code violations as listed on attached Notice of Housing Conditions.

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.

Very truly yours,

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

By 
Samuel Hoffes,
Chief of Inspection Services

In Attendance:

Burton MacIsaac, C.E.O.

encl.

jmr

USING INSPECTION REPORT

OWNER: Stauber, Judith L. & Sidney J. Jts. LOCATION: 523 Cumberland Ave. 48-E-26 WE
CODE ENFORCEMENT OFFICER: Burton MacIsaac (6)

HOUSING CONDITIONS DATED: Feb. 1, 1984 , EXPIRES: Apr. 1, 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.

	SEC. (S)
1. ROOFLINE ABOVE CHIMNEY - loose bricks and mortar.	108-5 2-22
2. CELLAR ceiling - loose light fixture.	113 2-22
3. BASEMENT wall - missing junction box cover.	113 2-22
4. CELLAR chimney - unapproved flue plug.	114 2-22

BASEMENT - APARTMENT #2

Not available at time of inspection. *E.H. 2-22-84*

~~NOTE: At the time of the survey, we were unable to gain access to the Basement Apartment. We suggest that if there are any conditions which need correcting in this apartment, that you make the repairs while doing the work on the rest of the structure.~~

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

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

Stauber, Judith L. & Sidney J. Jts.
~~12 McCabe Road~~
~~Falmouth, Maine 04105~~

15 Maple St,
Cumberland Center,
Maine, 04021

DU 8

CH. 48 BLK. E LOT 26

LOCATION: 523 Cumberland Avenue

PROJECT: NCP-WE
ISSUED: February 1, 1984
EXPIRES: April 1, 1984

Dear Mr. & Mrs. Stauber:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 523 Cumberland Avenue by Code Enforcement Officer Burton MacIsaac. 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 1, 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 Note: You should consult the inspection Services Division to insure that any corrective action you undertake complies with the building, plumbing, electrical, zoning and any other Article of the City Code.

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

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

Very truly yours,

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

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

Burton MacIsaac
Code Enforcement Officer - Burton MacIsaac (6)

Attachments

jmr

HOUSING INSPECTION REPORT

OWNER: Stauber, Judith L. & Sidney J. Jts. LOCATION: 523 Cumberland Ave. 48-E-26 WE

CODE ENFORCEMENT OFFICER: Burton MacIsaac (6)

HOUSING CONDITIONS DATED: Feb. 1, 1984 , EXPIRES: Apr. 1, 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.

	SEC. (S)
1. ROOFLINE ABOVE CHIMNEY -- loose bricks and mortar. 5-15	
2. CELLAR ceiling -- loose light fixture.	108-5
3. BASEMENT CELLAR wall -- missing junction box cover.	113 2-22
4. CELLAR chimney -- unapproved flue plug.	113 2-22

BASEMENT - APARTMENT #2

~~Net available at time of inspection.~~ OK 2-22-84

~~NOTE: At the time of the survey, we were unable to gain access to the Basement Apartment. We suggest that if there are any conditions which need correcting in this apartment, that you make the repairs while doing the work on the rest of the structure.~~

REINSPECTION RECOMMENDATIONS

INSPECTOR MacDonald

LOCATION 523 Cumberland
 PROJECT West End
 OWNER Staubee

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
<u>2-1-84</u>	<u>4-1-84</u>				

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

DATE 2-15-84 ALL VIOLATIONS HAVE BEEN CORRECTED "POSTING RELEASE"
 Send "CERTIFICATE OF COMPLIANCE"

DATE 2-22-84 SATISFACTORY Rehabilitation in Progress
 Time Extended To: 6-15-84 written TX
 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:
2-22-84 Owner asked re-inspection, TX
on item #1, only item remaining.
5-15-84 C of C

INSTRUCTIONS TO INSPECTOR: _____

829-6975



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

May 16, 1986

Mr. James Bell
312 Congress Street
Portland, Maine 04101

RE: 523 Cumberland Ave. 48-E-26 WE

Dear Mr. Bell:

We recently received a complaint and an inspection was made by Code Enforcement Officer Burton MacIsaac of the property owned by you at 523 Cumberland Ave., Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

1. BASEMENT - insect infestation. 6-109
2. BASEMENT AND HALLWAYS - Garbage and trash. 6-109
3. APARTMENT #3 - FIRST FLOOR LIVING ROOM - floor - hole. 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 June 16, 1986.

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 - Burton MacIsaac (6)

jmr



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

August 12, 1986

Mr. James W. Bell
201 Bradley Street
Portland, ME 04102

Re: 523 Cumberland Ave. 48-E-26 WE

Dear Mr. Bell:

We recently received a complaint and an inspection was made by Code Enforcement Officer Burton MacIsaac of the property owned by you at 523 Cumberland Ave., Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

1. FRONT PORCH - roof - missing roofing material and broken members. 6-108
2. $\frac{1}{2}$ FRONT HALL - stairway - missing balusters. 6-108
3. BASEMENT APARTMENT - loose window sash. 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 September 12, 1986.

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 Hefises
Chief of Inspection Services

Code Enforcement Officer - Burton MacIsaac (6)

jmr



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

August 12, 1986

Mr. James W. Bell
201 Bradley Street
Portland, ME 04102

Re: 523 Cumberland Ave., 1st. Floor Apt.
48-E-26 WE

Dear Mr. Bell:

As owner or agent of the property located at 523 Cumberland Avenue,
Portland, Maine, you are hereby notified that as the result of a recent (inspection or
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 - 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.

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. You
are ordered to do this on or before August 26, 1986, or we will have no choice but
to refer this matter to the Corporation Counsel for legal action as the law allows.

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

By 
P. Samuel Hoffses,
Chief of Inspection Services

Code Enforcement Officer - Burton MacIsaac (6)

jmr



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

August 20, 1986

Mr. James W. Bell
201 Bradley Street
Portland, ME 04102

Re: 523 Cumberland Ave., 1st. Fl. Fr. Apt.
48-E-26 NE

Dear Mr. Bell:

As owner or agent of the property located at 523 Cumberland Avenue,
Portland, Maine, you are hereby notified that as the result of a recent (inspection or
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 - 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.

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. You
are ordered to do this on or before September 3, 1986, or we will have no choice but
to refer this matter to the Corporation Counsel for legal action as the law allows.

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

By


P. Samuel Hayes,
Chief of Inspection Services

Code Enforcement Officer - Burton MacIsaac (6)

jmr

PS Form 3811, July 1985 447-845

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 box(es) for service(s) requested.

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

3. Article Addressed to:
 Mr. James W. Bell
 201 Bradley Street
 Portland, ME 04102

4. Type of Service:	Article Number
<input type="checkbox"/> Registered <input type="checkbox"/> Insured <input checked="" type="checkbox"/> Certified <input type="checkbox"/> COD <input type="checkbox"/> Express Mail	223 792

Always obtain signature of addressee or agent and
DATE DELIVERED:

5. Signature - Addressee
James W. Bell

6. Signature - Agent
 X

7. Date of Delivery

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

Re: 523 Cumberland Ave. - B. MacIsaac - Housing

DOMESTIC RETURN RECEIPT



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

August 20, 1986

Mr. James W. Bell
201 Bradley Street
Portland, ME 04102

Re: 523 Cumberland Ave. 48-E-26 WE

Dear Mr. Bell:

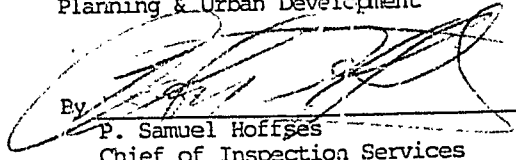
We recently received a complaint and an inspection was made by Code Enforcement Officer Burton MacIsaac of the property owned by you at 523 Cumberland Ave., Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

1. FRONT PORCH - roof - missing roofing material and broken members. 6-108
2. $\frac{1}{2}$ FRONT HALL - stairway - missing balusters. 6-108
3. BASEMENT APARTMENT - loose window sash. 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 September 12, 1986.

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 - Burton MacIsaac (6)

jmr



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

October 9, 1986

Medici Associates
Marine Trade Center
2 Portland Fish Pier
Portland, ME 04101

Re: 523 Cumberland Avenue - Entire Building

Dear Sir:

As owner or agent of the property located at 523 Cumberland Avenue,
Portland, Maine, you are hereby notified that as the result of a recent (inspection ~~xxx~~
~~xxx~~), the Entire Building (is or are) hereby declared unfit for
human occupancy.

You must take immediate steps to vacate the following apartments: Apt. #8, occupied
by Susan Green, Apt. #3, occupied by Ursula Smith A/K/A Ursula Ross, Apt. #4 occupied
by Brenton Mardon and Apt. #6 occupied by Luc Yargeau.
and (XX or they) ~~XX~~ 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
immediately.

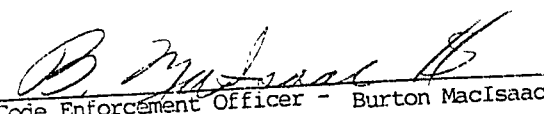
Article V - 120 - The property is damaged, decayed, deteriorated, insanitary
and unsafe (or vermin infested) in such a manner as to
create a serious hazard to the health, safety and general
welfare of the occupants or the public.

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

By 
P. Samuel Hoffsee
Chief of Inspection Services


Code Enforcement Officer - Burton MacIsaac (6)

jmr

2 FEB 1982

RECEIPT FOR CERTIFIED MAIL

Medici Assoc.
 Marine Trade Center
 2 Portland Fish Pier, Port.
 04101

PS Form 3800, Feb. 1982

Rec: 523 Cumberland Ave. - B. MacIsaac - Housing

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 fee the following services are available. Consult postmaster for fees and check box(es) for service(s) requested.

1. Show to whom, date and address of delivery.

2. Restricted Delivery.

3. Article Addressed to:
 Medici Associates
 Marine Trade Center
 2 Portland Fish Pier
 Portland, ME 04101

4. Type of Service: Article Number
 Registered Insured
 Certified COD 223 863
 Express Mail

Always obtain signature of addressee or agent and DATE DELIVERED.

5. Signature - Addressee
 X *John MacIsaac*

6. Signature - Agent
 X

7. Date of Delivery

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

DOMESTIC RETURN RECEIPT

Rec: 523 Cumberland Ave. - B. MacIsaac - Housing



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

October 9, 1986

Luc Yargeau
Apartment #6, 523 Cumb. Ave.
Portland, Maine 04101

Re: 523 Cumberland Avenue, Apt. #6

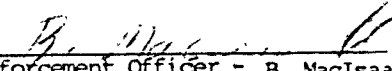
Dear Mr. Yargeau:

A recent inspection by Code Enforcement Officer Burton MacIsaac of the Apartment #6 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, Medici Associates 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 Hennes
Chief of Inspection Services


Code Enforcement Officer - B. MacIsaac (6)

jmr

P 032 223 864

RECEIPT FOR CERTIFIED MAIL

U.S. POSTAL SERVICE
POST OFFICE BOX 374, WASHINGTON, D.C. 20548

(See Reverse)

Housing

PS Form 3800, Feb. 1982

USPO 198448014

To	
Luc Yargeau	
Address	
Apartment #6-523 Comb. Ave.	
P.O. City and ZIP Code	
Portland, Maine 04101	
Postage	5
Certified Fee	
Spec. Deliv. Fee	
Restricted Delivery Fee	
Return Receipt (Money Order)	
Return Receipt (Registered Mail)	
Return Receipt (Signature Confirmation)	
TOTAL Postage and Fees	5
Postmark Date	

Re: 523 Comb. Ave. - B. Nacisanc



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

October 9, 1986

Brenton Mardon
Apartment #4
523 Cumberland Avenue
Portland, Maine 04101

Re: 523 Cumberland Avenue, Apt. #4

Dear Mr. Mardon:

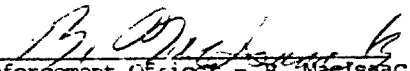
A recent inspection by Code Enforcement Officer Burton MacIsaac of the Apartment #4 you are now occupying found that it does not meet the requirements of Article V (Housing Code) of the City of Portland Municipal Code and is hereby declared unfit for human habitation.

The owner/agent, Medici Associates 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 - B. MacIsaac (6)

jnr

032 223 865

RECEIPT FOR CERTIFIED MAIL

See Reverse for Instructions

U.S. POST OFFICE
PS Form 3800, Feb 1982

To: Brenton Mardon	
Street: 523 Cumb. Ave., Apt. #4	
City, State and ZIP Code: Portland, ME 04101	
Weight	\$
Certified Fee	
Registered Mail Fee	
Special Delivery Fee	
Postage	
TOTAL POSTAGE & FEES	\$

No: 523 Cumb. Ave. - B. Mclisac - Hous.



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

October 9, 1986

Ursula Smith
A/K/A Ursula Ross
Apartment #3
523 Cumberland Avenue
Portland, Maine 04101

Re: 523 Cumberland Avenue, Apt. #3

Dear Ms. Smith:

A recent inspection by Code Enforcement Officer Burton MacIsaac of the Apartment #3 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, Medici Associates 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 Hennes
Chief of Inspection Services

B. MacIsaac
Code Enforcement Officer - B. MacIsaac (6)

jmr

P 032 223 866

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL

(See Reverse)

Re: 523 Cumb. Ave. - B. MacIsaac - Housing

U.S.P.O. 1982 (4001)

Send to Ursula Smith	
Street and No. A/K/A Ursula Ross	
P.O. State and ZIP Code 523 Cumb. Ave., Port. 04101	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt (Shipping To add'l. and O.D. fee Delivered)	
Return receipt (Shipping to return Date and Address of Delivery)	
TOTAL Postage and Fees	\$
Postmark Date	

PS Form 3800, Feb. 1982



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

October 9, 1986

Susan Green
523 Cumberland Avenue
Apartment #8
Portland, Maine 04101

Re: 523 Cumberland Avenue, Apt. #8

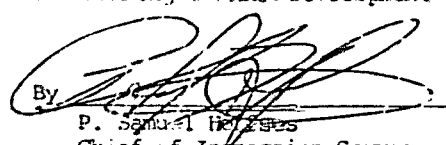
Dear Ms. Green:

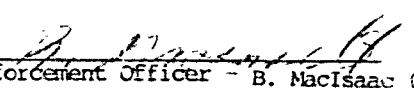
As a result of an inspection by Code Enforcement Officer Barton MacIsaac of the Apartment #8 you are now occupying found that it does not meet the requirements of Article V (Housing Code) of the City of Portland Municipal Code and is hereby declared unfit for human habitation.

The owner/agent, Medici Associates 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 Hennessey
Chief of Inspection Services


Code Enforcement Officer - B. MacIsaac (6)

jmr

P 032 223 867

RECEIPT FOR CERTIFIED MAIL

U.S. POSTAL SERVICE
WASHINGTON, D.C. 20540

Postage Due

U.S.G.P.O. 1984 448-014

PS Form 3800, Feb. 1982

To: <u>Susan Green</u>	
Street or P.O. Box No. <u>523 Camb. Ave., Apt. #8</u>	
City, State and ZIP Code <u>Portland, Maine 04101</u>	
Postage	\$
Certified Fee	
Collection Delivery Fee	
Registered Mail Fee	
Return Receipt, Sales Tax and Delivery Receipt	
Return Receipt, Sales Tax and Delivery Receipt	
TOTAL Postage and Fees	\$
Postmark Date	

Re: 523 Camb. Ave. - B. Norciaac - Housing



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

November 20, 1987

Richard C. Jordan
98 Heritage Lane
Westbrook, ME 04092

Re: 523 Cumberland Ave. 48-E-26
Second Floor Apt. #5

Dear Mr. Jordan:

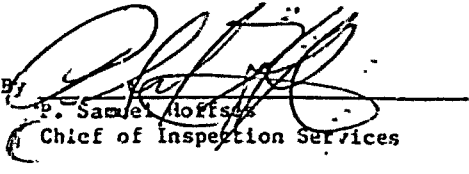
We recently received a complaint and an inspection was made by Code Enforcement Officer Burton MacIsaac of the property owned by you at 523 Cumberland Ave., 2nd, #5, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

1. Partially clogged toilet. 6-111
2. Missing faucet handle in shower. 6-111

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 December 20, 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


P. Samuel Hoffner
Chief of Inspection Services

Burton MacIsaac, C.E.O. (6)

jmr

389 CONGRESS STREET • PORTLAND MAINE 04101 • TELEPHONE 207/775-5451



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

January 6, 1988

Richard C. & Priscilla A. Jordan Jts.
98 Heritage Lane
Weymouth, MASS. 02169

Re: 523 Cumberland Ave. 48-E-26
Apt. #5, 2nd. Floor

Dear Mr. & Mrs. Jordan:

We recently received a complaint and an inspection was made by Code Enforcement Officer Burton MacIsaac of the property owned by you at 523 Cumberland Ave., Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

1. Heating facilities required. Every habitable room excepting rooms used primarily for sleeping purposes shall be served by heating facilities capable of providing a minimum temperature of 68° at a distance of 3 feet above floor level as required by prevailing weather conditions from September 15 to May 1 of each year. 114-2

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 January 7, 1988.

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


P. Samuel Torres,
Chief of Inspection Services

Code Enforcement Officer - Burton MacIsaac (6)

jmr





CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

NOTICE OF HOUSING CONDITIONS

DU:
CHART-BLOCK-LOT - 48-E- 26
LOCATION: 523 Cumberland Avenue

(PARKSIDE)

DISTRICT: 6
ISSUED: July 31, 1990
EXPIRES: October 1, 1990

Richard C. & Priscilla Jordan
98 Heritage Lane
Weymouth, MA 02169

Dear Mr. & Mrs. Jordan.:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 523 Cumberland Avenue by Code Enforcement Officer A. Rowe for K. 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 Oct. 1, 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.

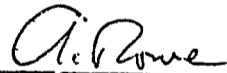
Please contact this office if you have any questions regarding this order.

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: 
P. Samuel Hoffses
Chief of Inspection Services


Arthur Rowe for Kevin Carroll (6)
Code Enforcement Officer

Attachments

jmr

389 CONGRESS STREET • PORTLAND, MAINE 04101 • TELEPHONE (603) 775-5101 • FAX (603) 775-5100

HOUSING INSPECTION REPORT

OWNER: Richard C. & Priscilla Jordan

LOCATION: 523 Cumberland Avenue

CODE ENFORCEMENT OFFICER: Arthur Rowe for Kevin Carroll (6)

HOUSING CONDITIONS DATED: July 31, 1990

EXPIRES: October 1, 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.

SEC. (S)

VACANT AND POSTED.

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

October 25, 1995

JOSLIN C SCOTT & MICHAEL D STODDARD
PO BOX 362
PORTLAND ME 04112

Re: 523 Cumberland Ave
CBL: 048- - E-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.

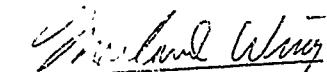
Congratulations are extended to you for the general condition of your property which was found to meet the standards established by the City's Housing Code. We did, however, note the following items that could cause future problems:

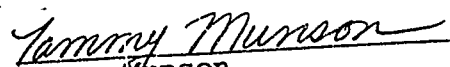
- | | | |
|----|---|--------|
| 1. | EXT - - | 108.30 |
| | DOOR HAS A HOLE | |
| 2. | INT - 2ND FLR - FRONT HALL | 113.50 |
| | CEILING IS MISSING A JUNCTION BOX COVER | |

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
Code Enforcement Officer


Tammy Munson
Code Enfc. Offr. / Field Supv.

