

25 Custom Street

MADE IN U.S.A.



Re: 25 Cushman St. - W. Leahy

6 SEND SR: Complete item # 1, 2, 3, and 4. Add your address in the "RETURN TO" space on reverse

(CONSULT POSTMASTER FOR FEES)

1 To receive service is requested (check one).
 Show to whom and date delivered. _____
 Show to whom, date, and address of delivery. _____

2 RESTRICTED DELIVERY
 (The restricted delivery fee is charged in addition to the return receipt fee)

TOTAL \$ _____

3 ARTICLE ADDRESSED TO:
 C. D. K. Properties Inc.
 c/o Mr. Dennis Gildart
 31 Cushman Street, Portland 04103

4 TYPE OF SERVICE: ARTICLE NUMBER
 REGISTERED INSURED 934 903
 CERTIFIED COD
 EXPRESS MAIL

(Always obtain signature of addressee or agent)

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

5. DATE OF DELIVERY: _____

6. ADDRESSEE ADDRESS (Only if requested): _____

7. UNABLE TO DELIVER BECAUSE: _____

7a. EMPLOYEE'S INITIALS: _____

SEP 26 1983



CITY OF PORTLAND

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

September 23, 1983

C. D. K. Properties Inc.
c/o Mr. Dennis Gildart
31 Cushman Street
Portland, Maine 04103

Re: 25 Cushman St. 56-A-18 NDP
First Floor Rear

Dear Sir:

As owner or agent of the property located at 25 Cushman Street, Portland, Maine, you are hereby notified that as the result of a recent inspection the vacant apartment is hereby declared unfit for human occupancy. (First Floor Rear).

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

- 307.14 a. 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 Lyle D. Myers
Lyle D. Myers,
Inspector Services Division

Merlin Leary
Code Enforcement Officer - Merlin Leary (F)

jmr

HOUSING INSPECTION REPORT

OWNER: C. D. K. Properties Inc. CODE ENFORCEMENT OFFICER - Leary (5)

25 Cushman Street, Portland, Maine 56-A-18 NCP Notice of Housing Conditions
DATED: May 28, 1982 EXPIRES: August 28, 1982

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

	SEC.(S)
1. ✓ FRONT EXTERIOR - foundation - missing mortar.	3-a
2. FRONT PORCH - stairs - missing safety rail.	3-d
* 3. THIRD FLOOR REAR EXTERIOR - roof - missing fire safety rating.	10-c
* 4. FIRST FLOOR FRONT HALL - ceiling - loose and hanging light fixture.	6-c
5. FRONT REAR CELLAR - flue's - excessive chimney soot.	3-e
FIRST FLOOR REAR <i>Vacant</i>	
* 6. ✓ BATHROOM - walls - missing plaster.	3-b
7. ✓ BATHROOM - floor - missing tiles.	3-b
8. ✓ OVERALL APARTMENT - missing ceiling tiles.	3-b

*WHEN MAKING YOUR REPAIRS, FIRST PRIORITY IS TO BE GIVEN TO ITEMS WITH ASTERISKS, AS THEY CONSTITUTE EXTREME HAZARDS TO THE HEALTH OR SAFETY OF THE OCCUPANTS OF THIS STRUCTURE.

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND

DU 5

Department of Urban Development
Housing Inspection Division
775-5451 - Ext. 311 - 316

Ch.-Blk.-Lot: 56-A-18
Location: 25 Cushman Street

C. D. K. Properties Inc.
c/o Mr. Dennis Gildart
31 Cushman Street
Portland, Maine 04103

Project: MCP-MCP
Issued: May 28, 1982
Expires: August 28, 1982

Dear Mr. Gildart

As owner or agent, you are hereby notified that an examination was made of the premises at 25 Cushman Street, Portland, Maine, by Code Enforcement Officer Merlin Leary. Violations of Municipal Codes relating to housing conditions were found as described in detail on the attached housing inspection report.

In accordance with provisions of the above mentioned Codes, you are hereby requested to correct those defects on or before Aug. 28, 1982. 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 aid this Department in it's goal to maintain all Portland residents in decent, safe, and sanitary housing.

Very truly yours,

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

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

Merlin Leary
Code Enforcement Officer - Leary (5)

Attachments:

JEF

HOUSING INSPECTION REPORT

OWNER: C. D. K. Properties Inc. CODE ENFORCEMENT OFFICER - Leary (5)

25 Cushman Street, Portland, Maine 56-A-18 MCP Notice of Housing Conditions
DATED: May 28, 1982 EXPIRES: August 28, 1982

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	SEC. (S)
1. FRONT EXTERIOR - foundation - missing mortar.	3-a
2. FRONT PORCH - stairs - missing safety rail.	3-d
* 3. THIRD FLOOR REAR EXTERIOR - roof - missing fire safety railing.	10 C
* 4. FIRST FLOOR FRONT HALL - ceiling - loose and hanging light fixture.	8-e
5. FRONT & REAR CELLAR - flue's - excessive chimney soot.	3-e
<u>FIRST FLOOR REAR</u>	
* 6. BATHROOM - walls - missing plaster.	3-b
7. BATHROOM - floor - missing tiles.	3-b
8. OVERALL APARTMENT - missing ceiling tiles.	3-b

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NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND

DU 5

Department of Urban Development
Housing Inspection Division
775-5451 - Ext. 311 - 316

Ch.-Blk.-Lot: 56-A-18
Location: 25 Cushman Street

C. D. K. Properties Inc.
c/o Mr. Dennis Gildart
31 Cushman Street
Portland, Maine 04103

Project: NCP-NCP
Issued: May 28, 1982
Expires: August 28, 1982

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In accordance with provisions of the above mentioned Codes, you are hereby requested to correct those defects on or before Aug. 28, 1982. 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 aid this Department in its goal to maintain all Portland residents in decent, safe, and sanitary housing.

Very truly yours,

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

By _____
Lyle D. Moyes,
Inspection Services Division

Code Enforcement Officer - Leary (5)

Attachments:

LEF

HOUSING INSPECTION REPORT

OWNER: C. D. K. Properties Inc. CODE ENFORCEMENT OFFICER - Leary (5)

25 Cushman Street, Portland, Maine 56-A-18 NCP Notice of Housing Conditions
DATED: May 23, 1982 EXPIRES: August 23, 1982

ITEMS LISTED BELOW ARE IN VIOLATION OF "CHAPTER 207 OF THE MUNICIPAL CODES - MINIMUM STANDARDS FOR HOUSING" AND MUST BE CORRECTED.

	<u>SEC.(S)</u>
1. FRONT EXTERIOR - foundation - missing mortar.	3-a
2. FRONT PORCH - stairs - missing safety rail.	3-d
* 3. THIRD FLOOR REAR EXTERIOR - roof - missing fire safety railing.	10 C
* 4. FIRST FLOOR FRONT HALL - ceiling - loose and hanging light fixture.	8-e
5. FRONT & REAR CELLAR - flue's - excessive chimney soot.	3-e
 <u>FIRST FLOOR REAR</u>	
* 6. BATHROOM - walls - missing plaster.	3-b
7. BATHROOM - floor - missing tiles.	3-b
8. OVERALL APARTMENT - missing ceiling tiles.	3-b

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REQUEST OF VICE PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	9/25/77	BY	[Signature]	DISTRICT	McLaughlin
REQUEST BY	NAME	Marie [Signature]			
	ADDRESS	25 [unclear] 971 5125			
OWNER	NAME	John [unclear] 12 [unclear]			
	ADDRESS	Delaware St. 987 6888			
CONDITIONS	ADDRESS	[unclear] 1st fl. back 25 [unclear]			

Heat Complaint
 72129 THIS CASE IS FOR [unclear] IN [unclear] LAM [unclear]
 [unclear] 51-8

COMMENTS 772 110 after 3:30

SPECIAL INSTRUCTIONS No fake this address

DIVISION	SANITATION	HOUSING	NURSING
PRIORITY	ROUTINE	SPECIAL	BY
	URGENT	REPORT TO	DATE

OK
11/16
10/1/79

October 1, 1979

John Farrugio
12 Marston Street
Falmouth, Maine

Re: 25 Cushman Street
West End 56-A-18

Dear Mr. Farrugio:

We recently receive a complaint and an inspection was made of the property owned by you at 25 Cushman Street, Portland, Maine. As a result of the inspection, the following substandard housing condition was found:

1. Provide heat at this address at 68 degrees Fahrenheit in all habitable rooms.

The above mentioned condition is in violation of Chapter 307 of the Municipal Code of the City of Portland and must be corrected on or before October 2, 1979.

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

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

By _____
Lyle P. Woyes,
Chief of Housing Inspections

Inspector _____
H. Gough

dlb

CERTIFICATE
OF
COMPLIANCE ✓

CITY OF PORTLAND
Department of Health & Social Services
Housing Inspections Division
Telephone: 775-5451 - Extension 448

January 4, 1977

Mr. John Farrugia
12 Marston Street
Falmouth, Maine 04105

Re: Premises located at 25 Pushover Street, Portland, Maine 56-A-18 ANDP

Dear Mr. Farrugia:

A re-inspection of the premises noted above was made on December 29, 1976
by Housing Inspector Dendreu.

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 Oct. 3, 1975.

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 at
inspection of this property is scheduled for 1982.

Sincerely yours,
David C. Bittenbender
Director
Health & Social Services

Inspector

D. Dendreu
D. Dendreu

By

John D. Farrugia
Chief of Housing Inspections

LDN/rl

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

April 22, 1993

Cinbar
c/o Cathlene Barry
74 Spruce St
Portland, ME 04102

Re: 23-25 Cushman St
CBL: 056-A-018

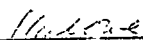
Dear Ms. Barry,

I am sending you this letter to request an inspection at the property which you own or manage at the above listed address.

This is for the City of Portland's program to inspect all multi-family buildings in the City every 5 years.

Please contact me in this office at 374-8300 X8707 between 7:00-9:00AM or 3:00-3:30PM to make arrangements to inspect the building.

Sincerely,


Kathleen Lowe
Code Enforcement Officer

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

June 19, 1995

CINBAR
74 SPRUCE ST
PORTLAND ME 04102

Re: 25 Cushman St
CBL: 056- - A-018-001-01
DU: 3

Dear Sir:

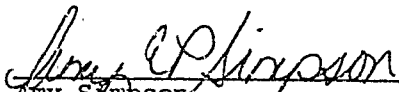
The Housing Inspections Division of the Department of Planning and Urban Development has recently completed an overall inspection of the above-referenced property.

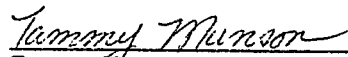
Congratulations are extended to you for the general condition of your property which was found to meet the standards established by the City's Housing Code.

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,


Amy Simpson
Code Enforcement Officer


Tammy Munson
Code Enfc. Offr./ Field Supv.

Inspection Services
F. Samuel Hoffser
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

June 19, 1995

CINBAR
74 SPRUCE ST
PORTLAND ME 04102

Re: 25 Cushman St.
CBL: 056- - A-018-001-01
DU: 3

Dear Sir:

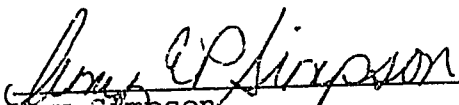
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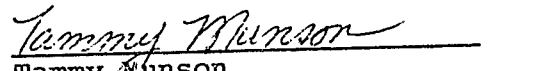
Congratulations are extended to you for the general condition of your property which was found to meet the standards established by the City's Housing Code.

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,


Amy Simpson
Code Enforcement Officer


Tammy Munson
Code Enfc. Offr./ Field Supv.

