

18 Cushman Street

56-D-22

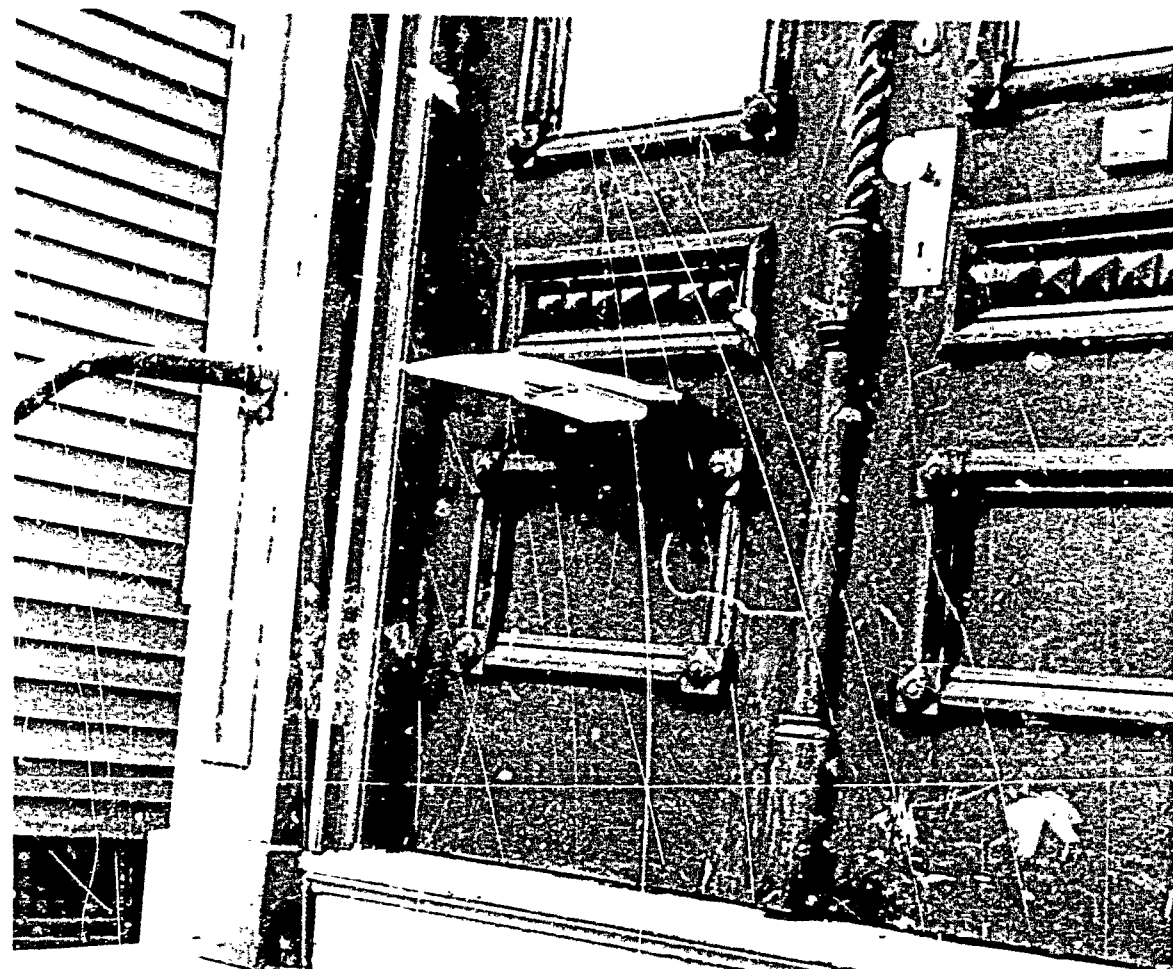


SPAW-WALKER

1-2503-1B







18



CERTIFICATE OF INSPECTION

DATE January 10, 1983

D4:2

City of Portland
Housing Inspections Division
Department of Urban Development
Tel: 775-5451 Ext. 311 - 312

Mr. Evan Haynes & Ms. Judith Zeigler Jts.
18 Cushman Street
Portland, Maine 04102

Re: Premises located at: 18 Cushman St. - Basement Apt. 56-D-22 NDP

Dear Mr. Haynes & Ms. Zeigler:

An inspection of the above referred premises was recently completed by
Code Enforcement Officer Merlin 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 any questions
regarding this notice.

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

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

Merlin Leary
Code Enforcement Officer - Leary (5) ()

Enclosure

JMR

HOUSING INSPECTION REPORT

OWNER: 18 Cushman Street, Portland, Maine 56-D-22 NDP NOHC - 7-23-82
Certificate of Inspection dated January 10, 1983 continued:

BASEMENT APARTMENT

At least 7 ft. of ceiling height needed for this dwelling unit.
Window area equivalent needs to be provided to at least one/twelfth of the total floor area of each room.

THE BASEMENT APARTMENT IS TO BE KEPT VACANT SO LONG AS CODE VIOLATIONS EXIST.

IF YOU SHOULD DECIDE TO RENT THIS APARTMENT, YOU WILL HAVE TO COME INTO THIS OFFICE FOR A PERMIT FOR ALTERATIONS.



CITY OF PORTLAND

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

July 23, 1982

Mr. & Mrs. Judith & Evan Haynes Jts.
18 Cushman Street
Portland, Maine 04102

Re: 18 Cushman Street 6-D-22 NDP
Basement Apartment

Dear Mr. & Mrs. Haynes:

As owner or agent of the property located at 18 Cushman Street, Portland, Maine, you are hereby notified that as the result of a past inspection, the Basement Apartment (vacant) continues to be unfit for human occupancy.

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

- a. The property is damaged, decayed, dilapidated, insanitary, unsafe, or vermin infested, in such a manner as to create a serious hazard to the health, safety and general welfare of the occupants or the public.
- b. The property lacks plumbing, ventilating, lighting and heating facilities or equipment adequate to protect the health, safety and general welfare of the occupants or public.
- c. The property, because of its general condition, state of the premises, number of occupants, or location, is so insanitary, unsafe, overcrowded or otherwise dangerous or detrimental that it creates a serious menace to 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. Noyes*
Lyle D. Noyes
Inspection Services Division

M. Leary
Code Enforcement Officer - Leary (5)

jmr

389 CONGRESS STREET • PORTLAND, MAINE 04101 • TELEPHONE (207) 775-5451

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND

DU 2

Department of Urban Development
Housing Inspection Division
775-5451 - Ext. 311 - 318

Ch.-Blk.-Lot: 56-D-22
Location: 18 Cushman St.

Mr. & Mrs. Judith & Evan Haynes Jts.
18 Cushman Street
Portland, Maine 04102

Project: HCP-NDP
Issued: July 23, 1982
Expires: October 23, 1982

Dear Mr. & Mrs. Haynes:

As owner or agent, you are hereby notified that an examination was made of the premises at 18 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 Oct. 23, 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

Lydia D. Noyes
By Lydia D. Noyes
Inspection Services Division

M. Leary
Code Enforcement Officer - Leary (5)

Attachments:

JEF

HOUSING INSPECTION REPORT

OWNER: Mr. & Mrs. Judith & Evan Haynes Jts. CODE ENFORCEMENT OFFICER - Leary (5)
18 Cushman Street, Portland, Maine 56-1-22 NCF-IDP Notice of Housing Conditions
DATED: July 23, 1982 EXPIRES: October 23, 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 PORCH - steps - missing hand rails.	3-d
2. FRONT PORCH - step - broken riser.	3-d
* 3. THIRD FLOOR FRONT - missing illumination & REAR HALL - ceilings - same.	3-c
BASEMENT APARTMENT	
4. Need at least 7 ft. of ceiling height for this dwelling unit.	3-d
5. Window area equivalent needs to be provided to at least one/twelfth of the total floor area of each room.	3-c
FIRST FLOOR	
6. KITCHEN - window - broken glass.	3-c
THIRD FLOOR	
* 7. REAR BEDROOM - plaster - broken and missing - walls.	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.

REINSPECTION OR RECOMMENDATIONS

LOCATION E. Coast
PROJECT NDP
OWNER Industriale

INSPECTOR L. P. ...

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
<u>2-22-52</u>	<u>10-22-57</u>				

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: _____
	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:
After reinspection all violations have been corrected

INSTRUCTIONS TO INSPECTOR:

Date July 23, 1962

FOR YOUR INFORMATION AS A NEW OWNER

The following excerpts are from Chapter 307 of the City of Portland Municipal Codes regulating "Minimum Standards for Housing" commonly referred to as the City of Portland HOUSING CODE.

SECTION 1 - MINIMUM STANDARDS FOR DWELLINGS ESTABLISHED: There are hereby established minimum standards for buildings used for dwelling purposes in the City of Portland. All such buildings not now conforming to these standards will be required to meet such minimum standards, and buildings newly constructed or converted for such purposes shall meet such minimum standards. The standards set forth herein are intended to be minimum only and shall not be construed otherwise, nor shall they apply wherever a greater standard is required by any other ordinance or law.

SECTION 19 - RESTRICTION ON CONVEYANCE OF PROPERTY: It shall be a violation of this ordinance for any person to sell, transfer, or otherwise dispose of any property against which an order has been issued by the Health Officer under the provisions of this ordinance unless he shall first furnish to the Health Officer a true copy of any such order and shall at the same time notify the Health Officer in writing of the intent to so transfer either by delivering said notice to the Health Officer and receiving a receipt therefor or by registered mail, return receipt requested, giving the name and address of the person to whom the transfer is proposed. In the event of a violation of this section of this ordinance, such person shall be subject to a fine of not less than \$50.00 nor more than \$100.00, in addition to any fine which may be imposed for failure to comply with any order of the Health Officer as provided herein.

SECTION 20 - RESPONSIBILITY HEREUNDER MAY NOT BE TRANSFERRED: No contract or agreement between owner and/or operator and occupant relating to compliance with the terms of this ordinance shall be effective in relieving any person of responsibility for compliance with the provision of this ordinance as set forth herein.

SECTION 21 - PENALTY: Any person violating any of the provisions of this ordinance or failing or neglecting to obey any order or notice of the Health Officer issued hereunder shall be subject to a fine of not less than \$50.00 nor more than \$1,000.00 and each day's violation shall be considered to be a separate offense.

RE: Mr. & Mrs. Judith & Evan Haynes Jts. - 18 Cushman St. 56-D-22 NDP

AS THE NEW OWNER
CONVEYANCE OF PP
Health & Social

above we must inform you that SECTION 19 - RESTRICTION ON
apply to this property as the Housing Inspection Division,
an open file in this case.

If you have any questions regarding this matter, please call the Housing Inspection Div.
at 775-5451 Ext. 448 or 353.

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND

DU 2

Department of Urban Development
Housing Inspection Division
775-5451 - Ext. 311 - 318

Ch.-Blk.-Lot: 56-D-22
Location: 18 Cushman St.

Mr & Mrs. Judith & Evan Haynes Jts.
18 Cushman Street
Portland, Maine 04102

Project: NCP-NDP
Issued: July 23, 1982
Expires: October 23, 1982

Dear Mr. & Mrs. Haynes:

As owner or agent, you are hereby notified that an examination was made of the premises at 18 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 Oct. 23, 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. Noyes
Lyle D. Noyes,
Inspection Services Division

Mr. Leary
Code Enforcement Officer - Leary (5)

Attachments:

jmr

HOUSING INSPECTION REPORT

OWNER: Mr. & Mrs. Judith & Evan Haynes Jts. CODE ENFORCEMENT OFFICER - Leary (5)

18 Cushman Street, Portland, Maine 56-D-22 NCP-NDP Notice of Housing Conditions
DATED: July 23, 1982 EXPIRES: October 23, 1982

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	<u>SEC.(S)</u>
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<u>BASEMENT APARTMENT</u>	
4. Need at least 7 ft. of ceiling height for this dwelling unit.	3-d
5. Window area equivalent needs to be provided to at least one/twelth of the total floor area of each room.	3-c
<u>FIRST FLOOR</u>	
6. KITCHEN - window - broken glass.	3-c
<u>THIRD FLOOR</u>	
* 7. REAR BEDROOM - plaster - broken and missing. (walls).	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

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Department of Urban Development
Housing Inspection Division
775-5451 - Ext. 311 - 318

Ch.-Blk.-Lot: 56-D-22
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Mr. & Mrs. Judith & Evan Haynes Jts.
18 Cushman Street
Portland, Maine 04102

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Very truly yours,

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

By _____
Lyle D. Noyes,
Inspection Services Division

Code Enforcement Officer - Leary (5)

Attachments:

jmr

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CITY OF PORTLAND

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

July 23, 1982

Mr. & Mrs. Judith & Evan Haynes Jts.
18 Cushman Street
Portland, Maine 04102

Re: 18 Cushman Street 56-D-22 NDP
Basement Apartment

Dear Mr. & Mrs. Haynes:

As owner or agent of the property located at 18 Cushman Street, Portland, Maine, you are hereby notified that as the result of a past inspection, the Basement Apartment (vacant) continues to be unfit for human occupancy.

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

- a. The property is damaged, decayed, dilapidated, insanitary, unsafe, or vermin infested, in such a manner as to create a serious hazard to the health, safety and general welfare of the occupants or the public.
- b. The property lacks plumbing, ventilating, lighting and heating facilities or equipment adequate to protect the health, safety and general welfare of the occupants or public.
- c. The property, because of its general condition, state of the premises, number of occupants, or location, is so insanitary, unsafe, overcrowded or otherwise dangerous or detrimental that it creates a serious menace to 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. Noyes
Lyle D. Noyes
Inspection Services Division

W. Leary
Code Enforcement Officer - Leary (5)

jmr

389 CONGRESS STREET • PORTLAND, MAINE 04101 • TELEPHONE (207) 775-5451

MR. & MRS. Judith & Evan Haynes ^{JTS}
18 Cushman St., City 04102 September 10, 1979

Mr. Thomas Young
Avenue House
Peaks Island, Maine 04108

Dear Mr. Young: Re: 18 Cushman Street - Portland, Maine 56-D-22 NDP
Basement Apartment

As owner or agent of the property located at 18 Cushman Street, Portland, Maine, you are hereby notified that as the result of a recent inspection, the Basement Apartment (vacant) is hereby declared unfit for human occupancy.

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

- a. The property is damaged, decayed, dilapidated, insanitary, unsafe, or vermin infested, in such a manner as to create a serious hazard to the health, safety and general welfare of the occupants or the public.
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Sincerely yours,

Joseph E. Gray, Jr. Director
Neighborhood Conservation

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

Inspector M. Gough
/28

18 Cushman St. City 04102
September 10, 1979

Mr. Thomas Young
Avenue House
Peaks Island, Maine 04108

Dear Mr. Young: Re: 18 Cushman Street -- Portland, Maine 56-D-22 NDP
Basement Apartment

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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
Neighborhood Conservation

By


Lyle D. Noyes
Chief of Housing Inspections

Inspector

Gough

/88

MR. & MRS. JUDITH & EVAN HAYMES JR.
18 CUSHMAN STREET CITY 04102

September 10, 1979

Mr. Thomas Young
Avenue House
Peaks Island, Maine 04108

Dear Mr. Young: Re: 18 Cushman Street - Portland, Maine 56-D-22 NDP
Basement Apartment

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- b. The property lacks plumbing, ventilating, lighting and heating facilities or equipment adequate to protect the health, safety and general welfare of the occupants or the public.
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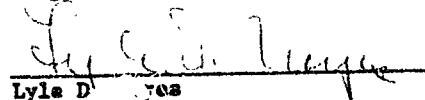
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Sincerely yours,

Joseph E. Gray, Jr. Director
Neighborhood Conservation

By


Lyle D. Gray
Chief of Housing Inspections

Inspector 
M. Gough

/s/

NOTICE OF HOUSING CONDITIONS

DU # 2

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

Ch -Bl. -Lot: 56-D-22
 Location: 18 Cushman Street
 Project: KCP-RDP
 Issued: 9-10-79
 Expired: 12-10-79

Mr. Thomas Young
Avenue House
Peaks Island, Maine 04108

50
EVANS
NOV 10 1979

706 Neptune Ave / Portland, Me
Leander, Calif 92024

772-8052

Dear Mr. Young:

An examination was made of the premises at 18 Cushman Street, Portland, Maine, by Housing Inspector Gough. Violations of Municipal Codes relating to housing conditions were found as described in detail below.

In accordance with provisions of the above mentioned Codes you are requested to correct these defects on or before December 10, 1979. 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
 Neighborhood Conservation

Inspector H. Gough

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

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

- ~~1. EXTERIOR WALLS - overall - remove peeling paint; make walls weather tight and watertight by painting or some other suitable means. 3-a~~
- ~~2. FRONT PORCH - replace missing downspout. 3-a~~
- ~~3. REAR PORCH - repair broken stair treads. 3-d~~
- Access Furnace Room in Fin. D.S.*
- Basement Apartment occupied by Vernon Libby*
- 4. Provide at least 7 ft. of ceiling height for this dwelling unit. 3-d
- 5. Provide window area equivalent to at least one-twelfth of the total floor area of each room. 3-c
- First Floor - FRONT**
- ~~6. KITCHEN, LIVING ROOM AND BEDROOM - ceilings and walls - replace or repair loose and missing plaster. 3-b~~
- ~~7. KITCHEN, LIVING ROOM AND BEDROOM - ceilings and walls - repair or replace the loose and missing light fixtures and wiring. 3-c~~
- First Floor - rear**
- ~~8. KITCHEN, LIVING ROOM AND BEDROOM - ceilings and walls - repair or replace the loose and missing plaster. 3-d~~
- ~~9. KITCHEN, LIVING ROOM AND BEDROOM - ceilings and walls - repair or replace the loose and missing fixtures and wiring. 3-d~~

continued -

NOTICE OF HOUSING CONDITIONS

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

DU # 2
Ch -Bl.-Lot: 56-D-22
Location: 18 Cushman Street
Project: NCP-RDP
Issued: 9-10-79
Expired: 12-10-79

Mr. Thomas Young - 706 Neptune Ave 12 - Mt S -
Avenue House - Leucada, Calif 92024
Peaks Island, Maine 04106
772-8852

Dear Mr. Young:

An examination was made of the premises at 18 Cushman Street, Portland, Maine, by Housing Inspector H. Cough. Violations of Municipal Codes relating to housing conditions were found as described in detail below.

In accordance with provisions of the above mentioned Codes you are requested to correct these defects on or before December 10, 1979. 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.

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

Inspector H. Cough

By Lyle D. Noyes
Chief of Housing Inspections

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

- 1. ~~EXTERIOR WALLS - overall - remove peeling paint, make walls weathertight and watertight by painting or some other suitable means.~~ 3-a
- 2. ~~ROOF - replace missing downspout.~~ 3-a
- 3. ~~REAR PORCH - repair broken stair treads.~~ 3-d
- Basement Apartment occupied by Vernon Libby
- 4. Provide at least 7 ft. of ceiling height for this dwelling unit. 3-d
- 5. Provide window area equivalent to at least one-twelfth of the total floor area of each room. 3-e
- First Floor - FRONT
- 6. ~~KITCHEN, LIVING ROOM AND BEDROOM - ceilings and walls - replace or repair loose and missing plaster.~~ 3-b
- 7. ~~KITCHEN, LIVING ROOM AND BEDROOM - ceilings and walls - repair or replace the loose and missing light fixtures and wiring.~~ 3-b
- First Floor - rear
- 8. ~~KITCHEN, LIVING ROOM AND BEDROOM - ceilings and walls - repair or replace the loose and missing plaster.~~ 3-d
- 9. ~~KITCHEN, LIVING ROOM AND BEDROOM - ceilings and walls - repair or replace the loose and missing fixtures and wiring.~~ 3-d

continued -

18 Guadalupe Street - continued

- Second and Third Floor
- ~~10. SECOND FLOOR LIVING ROOM, KITCHEN AND BATHROOM - ceilings and walls - repair 3-c~~
~~or replace the loose and missing plaster.~~
 - ~~11. SECOND FLOOR LIVING ROOM, KITCHEN AND BATHROOM - ceilings and walls - repair 3-a~~
~~or replace the loose and missing light fixtures and wiring.~~
 - ~~12. THIRD FLOOR BEDROOM - ceiling and wall - repair or replace the loose and 3-a~~
~~missing light fixtures and wiring.~~
 - ~~13. THIRD FLOOR BEDROOM - ceilings and walls - repair or replace the loose and 3-b~~
~~missing plaster.~~

We suggest you contact the City of Portland Building Inspection Department, 389 Congress Street - tel. 775-5451 - to determine if any of the items listed above require a building or alteration permit.

2nd floor apt dropped ceiling - 2 tile missing!

REINSPECTION RECOMMENDATIONS

LOCATION 18 Cushman St.
 PROJECT _____
 OWNER _____

INSPECTOR Liary

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issd	Expired
<u>9-10-79</u>	<u>12-10-79</u>				

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

DATE	ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE" _____ "POSTING RELEASE" _____
	SATISFACTORY Rehabilitation in Progress Time Extended To: _____ Time Extended To: _____ Time Extended To: _____
	UNSATISFACTORY Progress Send "HEARING NOTICE" _____ "FINAL NOTICE" _____
	"NOTICE TO VACATE" POST Entire _____ POST Dwelling Units _____
	UNSATISFACTORY Progress "LEGAL ACTION" To Be Taken _____

3-11-82 ML INSPECTOR'S REMARKS: Property has changed hands. Unable to find address of owner.
 4-21-82 ML Set an apt. by telephoning to meet Mr. Hynes 4-21. Change apartment over. Inspected apartment. Will be one apartment. Street front will be second. Showed out a Mrs. Jones. This will be a 2 family building when first

INSTRUCTIONS TO INSPECTOR: _____

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

Department of Planning & Urban Development
Inspection Services Division
Tel. 775-5451 - Ext. 311 - 346

Ms. Eileen Monahan & Michelle Stearn
Thomas McManus & Geraldine McManus Jts
18 Cushman St.
Portland, Me 04101

DU 4

CH. 56 BLK. D LOT 22

LOCATION: 18 Cushman St.

PROJECT: NCP-000 NDP
ISSUED: April 30, 1985
EXPIRES: June 30, 1985

Dear Ms. Monahan & Ms. Stearn:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 18 Cushman St. by Code Enforcement Officer Merlin Leary. 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 June 30, 1985. 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:

P. Samuel Hoffes
Chief of Inspection Services

Merlin Leary
Code Enforcement Officer Merlin leary (5)

Attachments

HOUSING INSPECTION REPORT

OWNER: Eileen Monahan; Michelle Stearn LOCATION: 18 Cushman St. NCP-DUD 56-D-22
CODE ENFORCEMENT OFFICER: Merlin Leary
HOUSING CONDITIONS DATED: April 30, 1985 EXPIRES: June 30, 1985

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. REAR HALL STAIRWAYS - missing safety rails	108-4
*2. FRONT HALL DOOR - illegal lock set	108-3
*3. FIRST FLOOR REAR HALL DOOR - broken glass	108-3
*4. SECOND FLOOR REAR HALL CEILING - missing light fixture	113
*5. FIRST FLOOR HALL WALLS - broken plaster	108-2
6. FRONT PORCH STEPS - missing rail	108-4
<u>FIRST FLOOR - FRONT</u>	
*7. KITCHEN CEILING - buckled plaster	108-2
8. KITCHEN LIVING ROOM; REAR BEDROOM WINDOWS - missing counterbalance cords	108-3
*9. LIVING ROOM WINDOW - missing glass	108-3
*10. LIVING ROOM FLOOR - broken board (hole)	108-2
*11. LIVING ROOM - illegal stove hook-up	114-1
<u>FIRST-FLOOR - REAR</u>	
12. KITCHEN WINDOW - missing counterbalance cords	108-3
<u>SECOND FLOOR</u>	
13. KITCHEN WINDOW - missing counterbalance cords	108-3
14. BATH TUB - cross-connection	111-1
<u>THIRD FLOOR</u>	
15. KITCHEN WINDOW - missing parting bead	108-3
*16. KITCHEN - illegal exit door size	108-3
*17. KITCHEN - obstructed egress	116-7

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

We suggest you contact the City of Portland Building Inspection Department, 389 Congress St. 775-5451 to determine if any of the items listed above require a building or alteration permit.



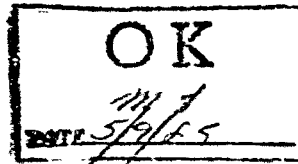
CITY OF PORTLAND

JOSEPH E. McDONOUGH
FIRE CHIEF

April 30, 1985

Ms. Eileen Monahan & Michell Stearn
Thomas McManus & Geraldine McManus JTS
18 Cushman Street
Portland, Me

RE: Smoke Detectors



Dear Sirs:

During a recent inspection of the property owned by you at 18 Cushman Street, it was noted that smoke detectors were missing in the following areas:

~~Second Floor Apartment~~
~~Third Floor Apartment~~

25 MRSA #2164 requires that approved smoke detectors be installed in each of the above listed areas. Failure to comply with this statute may result in fine of up to \$500 for each violation.

Re-inspection of your property will be made in ten (10) days. Lack of compliance will result in referral of the matter for legal action.

Sincerely yours,

P. Samuel Hoffses
Chief of Inspection Services

Merlin Leary
Code Enforcement Officer

cc: Lt. James Collins, Fire Prevention Bureau



CITY OF PORTLAND

JOSEPH E. McDONOUGH
FIRE CHIEF

April 30, 1985

Ms. Eileen Monahan & Michell Stearn
Thomas McManus & Geraldine McManus JTS
18 Cushman Street
Portland, Me

RE: Smoke Detectors

Dear Sirs:


During a recent inspection of the property owned by you at 18 Cushman Street, it was noted that smoke detectors were missing in the following areas:

Second Floor Apartment
Third Floor Apartment

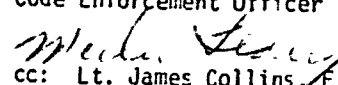
25 MRSA #2464 requires that approved smoke detectors be installed in each of the above listed areas. Failure to comply with this statute may result in fine of up to \$500 for each violation.

Re-inspection of your property will be made in ten (10) days. Lack of compliance will result in referral of the matter for legal action.

Sincerely yours,


P. Samuel Hoffses
Chief of Inspection Services

Merlin Leary
Code Enforcement Officer


cc: Lt. James Collins, Fire Prevention Bureau

BB
05
M.F.



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

NOTICE OF HOUSING CONDITIONS

DU: Lega Units 4 Ex. 3
CHART-BLOCK-LOT - 56-D-22
LOCATION: 18 Cushman St.

DISTRICT: 5
ISSUED: February 14, 1989
EXPIRES: April 14, 1989

Thomas D. Bethea & Pamela K. Allen
18 Cushman Street
Portland, ME 04101

Dear: Mr. Bethea & Ms. Allen:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 18 Cushman St. by Code Enforcement Officer Merlin Leary. 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 14, 1989. 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.

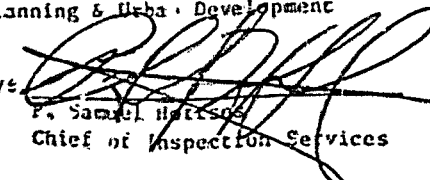
Please Note: You should consult the Inspection Services Division to insure that any corrective action you undertake complies with the building, plumbing, electrical, zoning and other Article of the City Code.

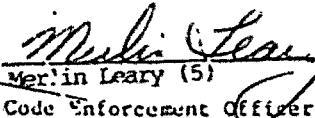
Please contact this office if you have any questions regarding this order.

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 Harrison
Chief of Inspection Services


Merlin Leary (5)
Code Enforcement Officer

Attachments

JMC 189 CONGRESS STREET

HOUSING INSPECTION REPORT

OWNER: Thomas D. Bethea & Pamela K. Allen

LOCATION: 18 Cushman St. 56-D-22

CODE ENFORCEMENT OFFICER: Merlin Leary (5)

HOUSING CONDITIONS DATED: February 14, 1989 EXPIRES: April 14, 1989

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. EXTERIOR FRONT STEPS - missing hand rail.	108-4
2. INTERIOR FIRST FLOOR FRONT HALL DOOR - missing latch assembly.	108-3
* 3. INTERIOR SECOND FLOOR REAR HALL CEILING - missing light fixture.	113-5
4. INTERIOR SECOND FLOOR REAR HALL DOORWAY - missing frame.	108-3
5. INTERIOR SECOND AND THIRD FLOOR REAR HALL STAIRWAY - missing railing.	108-4
* 6. INTERIOR SECOND FLOOR REAR HALL WINDOW - broken glass.	108-3
7. INTERIOR SECOND FLOOR REAR HALL CEILING - peeling paint.	108-2
8. INTERIOR THIRD FLOOR REAR DOOR - improper size.	108-3

*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.

