

To Customer Care

NDP-REHAB I



CERTIFICATE
OF
COMPLIANCE

January 11, 1971

CITY OF PORTLAND
Health Department - Housing Division
Tel. 774-8221 Ext. 226

Mr. H. M. Quincannon
16 Cushman Street
Portland, Maine 04102

Re: Premises located at 16 Cushman Street, Portland, Maine

Dear Mr. Quincannon:

A re-inspection of the premises noted above was made on January 8, 1971
by Housing Inspector Gough, of the Health Department.

This is to certify that you have complied with our request to correct the
violations of the Municipal Codes relating to housing conditions described
in our "Notice of Housing Conditions" dated May 13, 1970.

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

Very truly yours,

Arthur Goughson, CPH MPH
Health Inspector

Inspector _____

By Charles J. Goughson
Chief of Housing Inspections

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND
Health Department - Housing Division
774-8221 Ext 226

Loc: 16 Cushman Street
Proj: NCP #1
Issued: 5/13/70
Expires: 9/13/70

Mr. H. M. Quincannon
16 Cushman Street
Portland, Maine 04102

Dear Mr. Quincannon:

An examination was made on April 20, 1970, of the premises located at 16 Cushman Street, Portland, Maine, by Housing Inspector William. Violations of Municipal Codes relating to housing conditions were found as described in detail below.

In accordance with the provisions of the above mentioned Codes, you are requested to correct these defects on or before September 13, 1970. You may contact the Housing Inspection Supervisor at 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 a reinspection 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

By: [Signature]
Housing Inspection Supervisor

- Existing violations of Chapter 307, "Minimum Standards for Housing" Section(s)
1. ~~Repair or replace the loose hand rail on the rear porch.~~ 3(d)
 2. ~~Repair or replace the cracked siding on the front and rear of the structure.~~ 3(a)
 3. ~~We suggest that you make the exterior walls of the structure watertight and weathertight by painting of some other suitable means.~~ 3(a)
 4. ~~Repair or replace the loose and cracked plaster in the front hall.~~ 3(b)
 5. ~~Repair or replace the cracked cutting plaster in the rear bedroom and living room.~~ 3(b)
- First Floor Apartment

REINSPECTION RECOMMENDATIONS
INSPECTOR _____

LOCATION _____
Project _____
Owner _____

NOTICE OF HOUSING CONDITIONS		REINSPECTION NOTICE		HEARING NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired

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

DATE	RECOMMENDATION
5/13/70	ALL VIOLATIONS HAVE BEEN CORRECTED Send "Certificate of Compliance" <input checked="" type="checkbox"/> "Posting Release" <input checked="" type="checkbox"/>
	SATISFACTORY rehabilitation in progress. Extend time _____ days to _____ 19 _____
	UNSATISFACTORY progress. Send "Reinspection Notice" ____ "Notice to Vacate" ____ "Posting Notice" ____
	UNSATISFACTORY progress. Send "Hearing Notice" ____
	UNSATISFACTORY progress. Request "Legal Action" be taken ____

12/11/70
1/8/70
REMARKS: _____
A call

16 CUSHMAN STREET HOUSING



3-10-85
BIL

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

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

Anthony A. Armstrong
12 Cushman Street
Portland, Maine 04102

DU 3

CH. 56 BLK. D LOT 20

LOCATION: 16 Cushman St.

PROJECT: NCP-NDP
ISSUED: August 20, 1985
EXPIRES: October 20, 1985

Dear Mr. Armstrong:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 16 Cushman Street 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 October 20, 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 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 Hoffnes
P. Samuel Hoffnes
Chief of Inspection Services

Merlin Leary
Code Enforcement Officer / Merlin Leary (5)

Attachments

jmr

HOUSING INSPECTION REPORT

OWNER: Anthony A. Armstrong

LOCATION: 16 Cushman St. 56-D-20 NDP

CODE ENFORCEMENT OFFICER: Merlin Leary (5)

HOUSING CONDITIONS DATED: August 20, 1985 EXPIRES: October 20, 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. FIRST FLOOR FRONT HALL - ceiling - loose and hanging light fixture.	113-2
2. FRONT PORCH - stairs - loose treads.	108-4
* 3. FRONT PORCH - stairs - missing railing.	108-4

FIRST FLOOR

Not available at time of inspection.

SECOND FLOOR

* 4. LIVING ROOM - ceiling - frayed light fixture.	113-2
* 5. LEFT REAR BEDROOM - ceiling - missing light fixture.	113-2

THIRD FLOOR

* 6. RIGHT FRONT BEDROOM - ceiling - missing switch.	113-2
7. LAUNDRY ROOM - loose sash.	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.

NOTE:

At the time of the survey, we were unable to gain access to the First Floor 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.

City of Portland

PLANNING AND ZONING DEPARTMENT

PLANNING AND ZONING DEPARTMENT
ARTICLE 5 - BUILDING CODE

Inspection Services Division

INSP DATE

11/11/11

INSP

FORM NO.

Child Child
No. 101 - 6

Not Fixed

KITCHEN

- () Plaster - L, C, M, - Ceiling/Walls CODE 108-2
- () Window - loose, broken, glaze 108-3
- () Sash/Frames - broken, missing, worn 108-3
- () Floor - loose, worn, damaged, buckled 108-2
- () Door - Knob/lk - miss. - Pan./Fram.dam. 108-3
- () Counter/Stor. Space Yes No
- () Sink - chip., crack., leaks 111-1
- () Range - improper stack, flue, vent 114-1
- () Refrigerator Space Yes No
- () Plumbing (a)6 (a)Water Sup. Hot Cold 111.3
- () Electrical (a) 113
- () Sanitation (a) 109

LIVING ROOM

- () Plaster - L, C, M, - Ceil./Walls CODE 108-2
- () Windows - loose, broken, glaze 108-3
- () Sash/Frames - broken, missing, worn 108-3
- () Floor - loose, worn, damaged 108-2
- () Door - knob/lk - miss. - panels/frames dam. 108-3
- () Electrical (c) 113
- () Sanitation (c) 109

Bedrooms and/or other rooms

BATHROOM

- () Plaster - L, C, M - Ceiling/Walls CODE 108-2
- () Window - loose, broken glass, glaze 108-3
- () Sash/Frames - broken, missing, worn 108-3
- () Floor - loose, worn, damaged, buckled 108-2
- () Door - knob, lk - miss. - Pan./Fram. dam. 108-3
- () Toilet - Tok-brkn, loose, leaks, seat, crkd. 111-1
- () Lavatory - chip., crkd, leaks, trap leaks 111-1
- () Bathtub/shower - leaks, cross connect. 111-1
- () Ventilation Yes No 112
- () Plumb. (b)6(a)Water Sup. Hot Cold 111-3
- () Electrical (b) 113
- () Sanitation (b) 109

DINING ROOM

- () Plaster - L,C,M - Ceil/Walls CODE 108-2
- () Windows - loose, broken, glaze 108-3
- () Sash/Frames - broken, missing, worn 108-3
- () Floor - loose, worn, damaged 108-2
- () Doors - Knobs/lk - miss. - panels/frames dam. 108-3
- () Electrical (d) 113
- () Sanitation (d) 109

- () Plaster - L,C,M - Ceiling/Walls CODE 108-2
- () Windows - loose, broken, glaze 108-3
- () Sash/Frames - broken, missing, worn 108-3
- () Floors - loose, worn, damaged 108-2
- () Door - knobs/lk - miss. - Panels/Frames dam. 108-3
- () Electrical (e) 113
- () Sanitation (e) 109

Plumbing

Electrical

Sanitation - Vermin O R

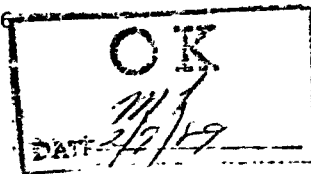
REMARKS:

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

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

Anthony A. Armstrong,
12 Cushman Street
Portland, Maine 04102



DU 3

CH. 56 BLK. D LOT 20

LOCATION: 16 Cushman St.

PROJECT: M-F-NDP
ISSUED: August 20, 1985
EXPIRES: October 20, 1985

Dear Mr. Armstrong:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 16 Cushman Street 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 October 20, 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 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

Samuel Hoffses
Chief of Inspection Services

Merlin Leary
Code Enforcement Officer - Merlin Leary (5)

Attachments

jmr



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

CERTIFICATE OF COMPLIANCE

DATE: February 14, 1989

DU: 3

Housing Inspections Division
Telephone: 775-5451 - Extension 311

Anthony A. Armstrong
12 Cushman Street
Portland, Maine 04102

RE: Premises located at 16 Cushman St. 56-D-20

Dear Mr. Armstrong:

A re-inspection of the premises noted above was made on February 7, 1989
by Code Enforcement Officer Merlin Leary.

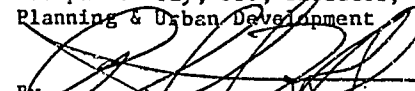
This is to certify that you have complied with our request to correct the
violation(s) of the Municipal Code relating to housing conditions as
described in our "Notice of Housing Conditions" dated Aug. 20, 1985.


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 Feb. 1994.

Sincerely yours,

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

By 
P. Samuel Haffses
Chief of Inspection Services


Merlin Leary (5)
Code Enforcement Officer

jnr

CBB
BOL
MIF.

HOUSING INSPECTION REPORT

OWNER: Anthony A. Armstrong

LOCATION: 16 Cushman St. 56-D-20 NDP

CODE ENFORCEMENT OFFICER: Merlin Leary (5)

HOUSING CONDITIONS DATED: August 20, 1985 EXPIRES: October 20, 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. FIRST FLOOR FRONT HALL ceiling - loose and hanging light fixture. | 113-2 |
| 2. FRONT PORCH - stairs - loose treads. | 108-4 |
| 3. FRONT PORCH - stairs - missing railing. | 108-4 |

FIRST FLOOR

~~7. Not available at time of inspection.~~

SECOND FLOOR

- | | |
|---|------------------|
| *4. LIVING ROOM ceiling - frayed light fixture. | 113-2 |
| *5. LEFT REAR BEDROOM ceiling - missing light fixture. | 113-2 |

THIRD FLOOR

- | | |
|--|------------------|
| *6. RIGHT FRONT BEDROOM ceiling - missing switch. | 113-2 |
| 7. LAUNDRY ROOM - loose sash. | 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.

NOTE:

~~At the time of the survey, we were unable to gain access to the First Floor 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.~~

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

April 22, 1993

Anthony Armstrong
149 Fort Rd
So. Portland, ME 04106

Re: 14-16 Cushman St.
CBL: 056-D-024

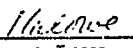
Dear Mr. Armstrong,

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 874-8300 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
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

November 14, 1994

ARMSTRONG ANTHONY A
149 FORT RD APT 8
SOUTH PORTLAND ME 04106

Re: 16 Cushman St
CBL: 056- - D-024-001-01
DU: 3

Dear Mr. Armstrong:

You are hereby notified, as owner or agent, that an inspection was made of the above referenced property. Violations of Article V of the Municipal Ordinance (Housing Code) were found as described in detail on the attached "Housing Inspections Report".

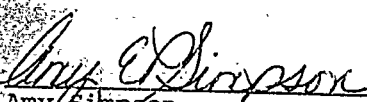
In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects within sixty (60) days. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within ten (10) days from this date, we will assume the repairs to be in progress and, on re-inspection within the time set forth above, will anticipate that the premises have been brought into compliance with the Housing Code Standards.

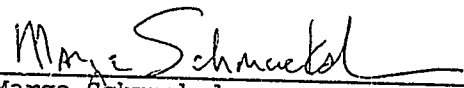
Please Note: You should consult this department to insure that any corrective action you should undertake complies with the building, plumbing, electrical, zoning and other Articles of the City Code.

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

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

Sincerely,


Amy Simpson
Code Enforcement Officer


Marge Schmuckal
Asst. Chief of Inspection Services

HOUSING INSPECTION REPORT

Location: 16 Cushman St
Housing Conditions Date: November 14, 1994
Expiration Date: January 13, 1995

Items listed below are in violation of Article V of the Municipal Codes, "Housing Codes", and must be corrected before the expiration date:

1. EXT - CHIMNEY -
REPOINT AS REQUIRED 108.50
2. EXT - STAIRS - RIGHT SIDE -
ADD BALUSTERS @ 4" O.C.; ADD HANDRAIL. 108.40
3. INT - 1ST FL; APT #1 - KITCHEN
REPAIR LEAK AT SINK 111.40
4. INT - 1ST FL; APT #1 - KITCHEN
FLOOR HAS TORN LINOLEUM TILES 108.20
5. INT - THROUGHOUT -
REPAIR BROKEN SASH CORDS AT WINDOWS 108.30
6. INT - THROUGHOUT - DOORS & WINDOWS
PROVIDE WEATHER STRIPPING WHERE REQUIRED 108.30
7. INT - BASEMENT (APT #1) -
REMOVE ILLEGAL EXTENSION CORD 113.40
8. INT - BASEMENT - WATER HEATERS
PROVIDE EXTENSION ON RELIEF PIPES - FROM 6" TO 12" OFF FLOOR 111.40
9. INT - BASEMENT -
CAP ALL OLD WIRING; OR PULL IT OUT COMPLETELY 113.50
10. INT - THROUGHOUT -
REPAIR CRACKED PLASTER 108.20
11. INT - FRONT ENTRY -
REPAIR FLOOR TILES; OR REMOVE THEM COMPLETELY 108.20
12. INT - FRONT ENTRY - STAIRS
TIGHTEN LOOSE HANDRAIL 108.40
13. INT - 2ND FLOOR - STORAGE ROOM
CEILING SHOWS EVIDENCE OF LEAKS 108.20
14. INT - 2ND FLOOR -
STORAGE ROOM HAS TORN LINOLEUM 108.20
15. EXT - FIRE ESCAPE - 116.20
IN SERIOUS DISREPAIR IN PLACES; RESECURE AND REPLACE ROTTED TIMBERS
AND FLOOR BOARDS WHERE REQUIRED

PRIORITY VIOLATION: NUMBER 15

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

November 14, 1994

ARMSTRONG ANTHONY A
149 FORT RD APT 8
SOUTH PORTLAND ME 04106

Re: 16 Cushman St
CBL: 056- - D-024-001-01
DU: 3

Dear Mr. Armstrong:

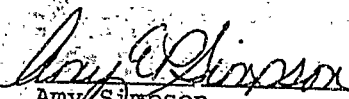
During a recent inspection of the property owned by you at the above referred address, it was noted that smoke detectors were inoperable in apartments. (Tenants in apartment #1 provided their own smoke detector.)

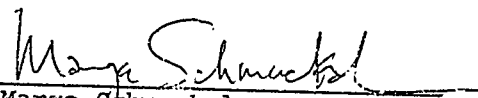
25 MRSA 2464 required that approved smoke detectors be installed in each apartment in the immediate vicinity of the bedrooms. When activated, the detector shall provide an alarm suitable to warn the occupants within the individual unit. Failure to comply with this statute may result in a fine of up to \$500 for each violation.

Re-inspection of your property will be made in 24 hours. Lack of compliance will result in referral of the matter for legal action.

Loss control is a responsibility of your management. Our observations are intended to assist you. Recommendations are a result of conditions observed at the time of our visits. They do not necessarily include every possible loss potential code violation, or exception to good practice.

Sincerely,


Amy Simpson
Code Enforcement Officer


Marge Schmuckal
Asst. Chief of Inspection Services

