

251-253 Cumberland Avenue 26-K-8



REQUEST FOR SERVICE

PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	4-17-79	BY	BMI	DISTRICT	MacIsaac
REQUEST BY	NAME	Lester E. Evans, <del>owner</del> co-owner			
	ADDRESS				
OWNER	NAME	Evans + Dick Harris			
	ADDRESS				
CONDITIONS	ADDRESS	251-53 Cumb. Ave.			
<p>Tenant has 17 cats causing odors.</p>					
COMMENTS	<p>Justified - gave Tenant a good pep talk and he agreed to get rid of the cats.</p>				
SPECIAL INSTRUCTIONS					
DIVISION	SANITATION	HOUSING	NURSING		
PRIORITY	ROUTINE	SPECIAL	BY	BMI	
	URGENT	REPORT TO	DATE	4-17	

JUSTIFIED  
VERBAL ORDERS



December 28, 1978

Mr. Richard Harris  
25 Jackson Street  
Portland, Maine 04103

Dear Mr. Harris: Re: 251-253 Cumberland Avenue, Portland, Maine Gen. 26-K-8

This is to inform you, as owner or agent of the property located at 251-253 Cumberland Avenue, Portland, Maine, that we have released the First Floor Left Front Apartment from posting.

Therefore, you may rent the apartment to others or occupy it yourself  
If any additional information is desired, visit or call this office.

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

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

Inspector G. Nowka

VW

X

ADMINISTRATIVE HEARING DECISION ✓

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

Date Sept. 19, 1978

Mr. Richard Harris  
25 Jackson Street  
Portland, Maine 04103

Re: Premises located at 251-253 Cumbe Avenue, Portland, Maine Gen. 26-K-8

Dear Mr. Harris.

You are hereby notified that a reinspection and your request for additional time

on Sept. 18, 1978, regarding our "Notice of Housing Conditions" at the above referred premises resulted in the decision noted below

XX Expiration time extended to October 19, 1978 in order to complete the work in progress to correct the remaining twenty three (23) Housing Code violations as shown on the attached Notice of Housing Conditions dated July 5, 1978

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.

In Attendance:

Mr. Harris

G. Mrowka

B. McIsaac

Encl.

Very truly yours

Joseph E. Gra Jr., Director  
Neighborhood Conservation

By

Lyle D. Noyes,

Chief of Housing Inspections

VW

PS Form 3811, Nov. 1976

● SENDER: Complete items 1, 2, and 3. Add your address in the "RETURN TO" space on reverse.

1. The following service is requested (check one).  
 Show to whom and date delivered ..... 25¢  
 Show to whom, date, & address of delivery ..... 45¢  
 RESTRICTED DELIVERY. Show to whom and date delivered ..... 85¢  
 RESTRICTED DELIVERY. Show to whom, date, and address of delivery .. \$1.05  
 (Fees shown are in addition to postage charges and other fees).

2. ARTICLE ADDRESSED TO:  
*Richard Lewis  
 21 Jackson St.  
 Portland, Ore.*

3. ARTICLE DESCRIPTION:  
 REGISTERED NO. | CERTIFIED NO. | INSURED NO.  
 | *452217* | |  
 (Always obtain signature of addressee or agent)  
 I have received the article described above.  
 SIGNATURE  Addressee  Authorized agent  
*[Signature]*

4. DATE OF DELIVERY  
*4-9-78*

5. ADDRESS (Complete only if requested)

6. UNABLE TO DELIVER BECAUSE:

POSTMARK  
 SFD  
 9  
 1978  
 SCLERK'S INITIALS

217-573 (unreadable)

★ GPO: 1976-O-203-456

CITY OF PORTLAND, MAINE  
DEPARTMENT OF NEIGHBORHOOD CONSERVATION  
HOUSING INSPECTIONS DIVISION

NOTICE OF HEARING

September 7, 1978

To: Mr. Richard Harris  
25 Jackson Street  
Portland, Maine 04103

Re: Premises located at 251-253 Cumberland Avenue -26-K-8 - Gen.

Dear Mr. Harris:

Because of your failure to comply with previous NOTICES, you are hereby invited to appear in Room 315, City Hall, 389 Congress Street, Portland, Maine at 9 A.M. on Monday, September 18, 1978, to show cause why legal action should not be taken against you for violations of the Municipal Codes relating to housing conditions at the above referred premises, as described more fully in the attached copy of the original NOTICE received by you on or about July 5, 1978.

FAILURE TO APPEAR MAY RESULT IN PROSECUTION

Please notify this office at once if you have corrected all violations before the above noted hearing date. Telephone 775-5451 Extension 448 - 358.

Joseph E. Gray, Jr., Director  
Neighborhood Conservation

By Lyle D. Noyes, Chief of Housing Inspections

Requested by  
Inspector G. Mrowka

Enclosure  
/ss

NOTICE OF HOUSING CONDITIONS

DU 10

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

Ch.-Bl.-Lot: **26-K-8**  
 Location: **251-253 Cumberland Avenue**  
 Project: **General**  
 Issued: **7-5-78**  
 Expired: **9-5-78**

**Mr. Richard Harris**  
**25 Jackson Street**  
**Portland, Maine 04103**

Dear **Mr. Harris:**

An examination was made of the premises at 251-253 Cumberland Avenue, Portland, Maine, by Housing Inspector Hovva. Violations of Municipal Codes relating to housing conditions were found as described in detail below.

In accordance with provisions of the above mentioned Codes, you are requested to correct these defects on or before September 3, 1978. 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 C. Hovva

By Lyle D. Noyes  
 Chief of Housing Inspections

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" -	Section(s)
1. EXTERIOR TRIM - overall - remove peeling paint; make the trim of the structure weather-tight and watertight by painting or any other suitable means.	3-a
*2. EXTERIOR WALLS - overall - repair broken and missing siding.	3-a
*3. EXTERIOR ROOF - overall - repair worn shingles.	3-a
*4. FIRST FLOOR AND SECOND FLOOR LEFT MIDDLE AND RIGHT MIDDLE EXTERIOR WALLS - provide missing sheathing (at bay windows).	3-a
*5. RIGHT REAR FOUNDATION - replace missing bricks and mortar.	3-a
*6. SECOND AND THIRD FLOOR REAR EXTERIOR PORCHES - repair loose safety rail (fire escape).	3-d
7. EXTERIOR ROOF - rear, left middle and left front - replace rotted fascia, soffit and gutter.	3-a
*8. REAR EXTERIOR DOOR - replace missing glass (storm door).	3-c
<u>First Floor - left front</u>	
*9. INSTALL A THREE-PIECE BATH WITHIN THE WALLS OF THIS DWELLING UNIT - CONSISTING OF A FLUSH TOILET, LAVATORY, BATHTUB OR SHOWER.	6-a
10. Secure loose glass in windows throughout dwelling unit.	3-c
<u>THIS DWELLING UNIT IS TO REMAIN POSTED FOR LACK OF BATHROOM FACILITIES.</u>	

continued -

251-253 Cumberland Avenue - continued

- First Floor - left rear
- \*11. INSTALL A THREE-PIECE BATH WITHIN THE WALLS OF THIS DWELLING UNIT - CONSISTING OF A FLUSH TOILET, LAVATORY AND BATHTUB OR SHOWER. 6-a  
12. Secure loose glass in windows throughout dwelling unit. 3-c  
\*13. KITCHEN - ceiling - repair broken plaster. 3-b  
THIS DWELLING UNIT IS TO REMAIN POSTED FOR LACK OF BATHROOM FACILITIES.
- Second Floor - left front
- \*14. INSTALL A THREE-PIECE BATH WITHIN THE WALLS OF THIS DWELLING UNIT - CONSISTING OF A FLUSH TOILET, LAVATORY, BATHTUB OR SHOWER. 6-a  
15. Secure loose glass in windows throughout dwelling unit. 3-c  
THIS DWELLING UNIT IS TO REMAIN POSTED FOR LACK OF BATHROOM FACILITIES.
- Third Floor - left front
- \*16. INSTALL A THREE-PIECE BATH WITHIN THE WALLS OF THIS DWELLING UNIT - CONSISTING OF A FLUSH TOILET, LAVATORY AND BATHTUB OR SHOWER. 6-a  
17. Secure loose glass in windows throughout dwelling unit. 3-c  
THIS DWELLING UNIT IS TO REMAIN POSTED FOR LACK OF BATHROOM FACILITIES.
- First Floor - right front 4-a
- \*18. ACCOMPLISH A GENERAL CLEAN-UP of this dwelling unit by disposing of all debris.  
19. Secure loose glass in the windows throughout dwelling unit. 3-c
- Second Floor - right front
20. Secure loose glass in windows throughout dwelling unit. 3-c
- Second Floor - right middle
21. Secure loose glass in windows throughout dwelling unit. 3-c
- Second Floor - right rear
22. Secure loose glass in windows throughout dwelling unit. 3-c
- Third Floor - right front
- \*23. INSTALL A THREE-PIECE BATH WITHIN THE WALLS OF THIS DWELLING UNIT - CONSISTING OF A FLUSH TOILET, LAVATORY, BATHTUB OR SHOWER. 6-a  
THIS DWELLING UNIT IS TO REMAIN POSTED FOR LACK OF BATHROOM FACILITIES.

\*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 Street - tel. 775-5451 - to determine if any of the items listed above require a building or alteration permit.

X

NOTICE OF HOUSING CONDITIONS

DU 10

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

Ch.-Bl.-Lot: 26-K-8  
Location: 251-253 Cumberland Avenue  
Project: General  
Issued: 7-5-78  
Expired: 9-5-78

Mr. Richard Harris  
25 Jackson Street  
Portland, Maine 04103

Dear Mr. Harris:

An examination was made of the premises at 251-253 Cumberland Avenue, Portland, Maine, by Housing Inspector Hrovka. Violations of Municipal Codes relating to housing conditions were found as described in detail below.

In accordance with provisions of the above mentioned Codes, you are requested to correct these defects on or before September 5, 1978. 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 A.H.K.

G. Hrovka

By Fred Meyer

W. D. Noyes  
Chief of Housing Inspections

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

1. EXTERIOR TRIM - overall - remove peeling paint; make the trim of the structure weather-tight and watertight by painting or any other suitable means. 3-a
  - \*2. EXTERIOR WALLS - overall - repair broken and missing siding. 3-a
  - \*3. EXTERIOR ROOF - overall - repair worn shingles. 3-a
  - \*4. FIRST FLOOR AND SECOND FLOOR LEFT MIDDLE AND RIGHT MIDDLE EXTERIOR WALLS - provide missing sheathing (at bay windows). 3-a
  - \*5. RIGHT REAR FOUNDATION - replace missing bricks and mortar. 3-a
  - \*6. SECOND AND THIRD FLOOR REAR EXTERIOR PORCHES - repair loose safety rail (fire escape). 3-d
  7. EXTERIOR ROOF - rear, left middle and left front - replace rotted fascia, soffit and gutter. 3-a
  - \*8. REAR EXTERIOR DOOR - replace missing glass (storm door). 3-c
- First Floor - left front
- \*9. INSTALL A THREE-PIECE BATH WITHIN THE WALLS OF THIS DWELLING UNIT - CONSISTING OF A FLUSH TOILET, LAVATORY, BATHTUB OR SHOWER. 6-a
  10. Secure loose glass in windows throughout dwelling unit. 3-c
- THIS DWELLING UNIT IS TO REMAIN POSTED FOR LACK OF BATHROOM FACILITIES.

continued -

251-253 Cumberland Avenue - continued

- First Floor - left rear
- \*11. INSTALL A THREE-PIECE BATH WITHIN THE WALLS OF THIS DWELLING UNIT - CONSISTING OF A FLUSH TOILET, LAVATORY AND BATHTUB OR SHOWER. 6-a  
12. Secure loose glass in windows throughout dwelling unit. 3-c  
\*13. KITCHEN - ceiling - repair broken plaster. 3-b  
THIS DWELLING UNIT IS TO REMAIN POSTED FOR LACK OF BATHROOM FACILITIES.
- Second Floor - left front
- \*14. INSTALL A THREE-PIECE BATH WITHIN THE WALLS OF THIS DWELLING UNIT - CONSISTING OF A FLUSH TOILET, LAVATORY, BATHTUB OR SHOWER. 6-a  
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- \*16. INSTALL A THREE-PIECE BATH WITHIN THE WALLS OF THIS DWELLING UNIT - CONSISTING OF A FLUSH TOILET, LAVATORY AND BATHTUB OR SHOWER. 6-a  
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THIS DWELLING UNIT IS TO REMAIN POSTED FOR LACK OF BATHROOM FACILITIES.
- First Floor - right front
- \*18. ACCOMPLISH A GENERAL CLEAN-UP of this dwelling unit by disposing of all debris. 4-e  
19. Secure loose glass in the windows throughout dwelling unit. 3-c
- Second Floor - right front
20. Secure loose glass in windows throughout dwelling unit. 3-c
- Second Floor - right middle
21. Secure loose glass in windows throughout dwelling unit. 3-c
- Second Floor - right rear
22. Secure loose glass in windows throughout dwelling unit. 3-c
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\*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 Street - tel. 775-5451 - to determine if any of the items listed above require a building or alteration permit.



City of Portland

Department of Neighborhood Conservation

Housing Inspection Division

DWELLING UNIT SCHEDULE

1) INSP. Date										2) INSP.		3) FORM NO.				
6	30	78	281-253 Cumberland Ave							1	9					
4) TENANT'S NAME										5) Flr. #	6) Location	7) Rmg. Tp.	8) #Rms.	9) #Peo.	10) #All'd.	11) Slp.
										1	LEF	DU	2	1	3.0	1
12) Child Under 10	13) Child 1-6	14)	15) Rent	16) Rent Code	17) Furn.	18) heat	19) Hot Water	20) Dual Egress	21) Ck'ng	22) Lav.	23) Bath	24) Flush				
					NO	OFF	YES	-	LG	-	-	-				
Viol. No.	Remedy	Cond.	Violation			Location	Room Type	Area Type	Resp. Party	Code Sect. Violated	Violation Rem.-Date					
909	PR	M1	3 PEICE BATH						2	6A						
10	SECURE	LO	GLASS				TO	WI	2	3C						
			POSTED LACK OF													
			BATH													

City of Portland

Department of Neighborhood Conservation

Housing Inspection Division

DWELLING UNIT SCHEDULE

1) INSP. Date			2) I'SP.					3) FORM NO.					
6	30	78	251-253 Cumberland ave					1	9				
4) TENANT'S NAME					5) Flr. #	6) Location	7) Rmg. Tp.	8) #Rms.	9) #Peo.	10) #All'd	11) Slp.		
					1	LER	DU	2	1	3.0	1		
12) Child Under 10	13) Child 1-6	14)	15) Rent	16) Rent Code	17) Furn.	18) Heat	19) Hot Water	20) Dual Egress	21) Ck'ng	22) Lav.	23) Bath	24) Flush	
					NO	OFF	YES	YES	LG	-	-	-	
Viol. No.	Remedy	Cond.	Violation	Location	Room Type	Area Type	Resp. Party	Code Sect. Violated	Violation Rem.-Date				
11	PR	MI	3 PEICE BATH				2	6A					
12	SECURE	LO	GLASS		TO	VII	2	3C					
13	RR	B2	PLASTER		KI	CL	2	3K					
			POSTED LACK OF BATH										





City of Portland

Department of Neighborhood Conservation

Housing Inspection Division

DWELLING UNIT SCHEDULE

1) INSP. Date				2) INSP.				3) FORM NO.				
6	30	78		251-253 Cumberland Ave				1	9			
4) TENANT'S NAME					5) Flr. #	6) Location	7) Rmg. Tr.	8) #Rms.	9) #Peo.	10) #All'd.	11) Slp.	
					3	LEF	Du	2	1	3.0	+	
12) Child Under 10	13) Child 1-6	14)	15) Rent	16) Rent Code	17) Furn.	18) Heat	19) Hot Water	20) Dual Egress	21) Ck'ng	22) Lav.	23) Bath	24) Flush
					NO	OFF	YES	YES	LG	-	-	-
Viol. No.	Remedy	Cond.	Violation			Location	Room Type	Area Type	Resp. Party	Code Sect. Violated	Violation Rem.-Date	
16	PR	MI	3 PEICE BATH						2	6A		
17	SFCLAE	LO	GLASS				TD	WI	2	3C		
			POSTER LACK OF									
			BATH									









964 Washington St  
Portland - Maine  
04530

May 4, 1978

5/15/78  
TO BE filled  
OTX 30day 6/15/78  
by ably LDM

Lyle D. Noyes  
Chief of Housing Inspections  
City of Portland  
389 Congress Street  
Portland, Maine 04111

Re: 251-253 Cumberland Ave.

Dear Mr. Noyes,

In acknowledging your letter of April 28, 1978, I would like to explain a few circumstances of the building.

I am presently attempting to sell the building to Richard Harris and any modifications I would put in now would undoubtedly not meet with his plans and be a waste of money and time.

The tenants you refer to in your letter have been living in the house between 6-13 years and are all on a very limited fixed income and do not want to move. Their chances of finding housing in a comparable location, close to downtown, and at a rent they could afford is slim to say the least.

It is therefore requested that I be granted at least a ninety day extension to either culminate my sale with Richard Harris and or assist in relocating these people to suitable housing.

It is hoped that you will understand my position in this matter and judge accordingly.

Sincerely,

*John Goodfellow*  
John Goodfellow

cc:Richard Harris

MR DICK HARRIS  
797-2497

April 28, 1978

Mr. John Goodfellow  
964 Washington Street  
Bach, Maine 04530

Dear Mr. Goodfellow: Re: 251-253 Cumberland Avenue, Portland, Maine Gen. 26-K-8  
1st Floor Left Rear, 1st Floor Left Front, 2nd Floor Left Front, 3rd Floor Left Front, & 3rd Floor Right Front

As owner or agent of the property located at 251-253 Cumberland Avenue, Portland, Maine, you are hereby notified that as the result of a recent inspection the First Floor Left Front, First Floor Left Rear, Second Floor Left Front, Third Floor Left Front and the Third Floor Right Front apartments are hereby declared unfit for human occupancy.

You must take immediate steps to vacate the First Floor Left Front now occupied by Roland Andrews, the First Floor Left Rear now occupied by Dorothy Busque, the Second Floor Left Front apartment occupied by Hank Ferguson, the Third Floor Left Front now occupied by Frances Bishop and the Third Floor Right Front now occupied by Clarence Carr and they are to be kept vacant so long as the following conditions continue to exist thereon:

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

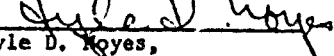
Therefore, you will not occupy, permit anyone to occupy, or rent the above mentioned without the written consent of the Health Officer or his agent, certifying that the conditions have been corrected.

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.

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

Inspector   
G. Wolfka

By   
Lyle D. Moyes,  
Chief of Housing Inspections

VV

NR DICK HARRIS  
797-2297

April 28, 1978

Mr. John Goodfellow  
964 Washington Street  
Bath, Maine 04530

Dear Mr. Goodfellow: Re: 251-253 Cumberland Avenue, Portland, Maine Gen. 26-k-6  
1st Floor Left Rear, 1st Floor Left Front, 2nd Floor Left Front, 3rd Floor Left Front, & 3rd Floor Right Front

As owner or agent of the property located at 251-253 Cumberland Avenue, Portland, Maine, you are hereby notified that as the result of a recent inspection the First Floor Left Front, First Floor Left Rear, Second Floor Left Front, Third Floor Left Front and the Third Floor Right Front apartments are hereby declared unfit for human occupancy.

You must take immediate action to vacate the First Floor Left Front now occupied by Roland Andrews, the First Floor Left Rear now occupied by Dorothy Susque, the Second Floor Left Front apartment occupied by Hank Ferguson, the Third Floor Left Front now occupied by Frances Bishop and the Third Floor Right Front now occupied by Clarence Carr and they are to be kept vacant so long as the following conditions continue to exist thereon:

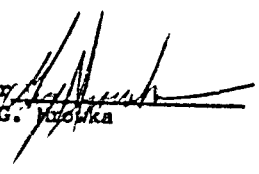
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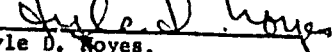
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You are also hereby ordered to make the above mentioned property safe and secure so that no danger to life or property or fire hazard shall exist thereon.

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

Inspector   
G. J. Jozwicka

By   
Lyle D. Hoyes,  
Chief of Housing Inspections

vw

NEW OWNER

6/30/78

NF

74 Form 3811, Nov. 1978

**SENDER** Complete items 1, 2, and 3. Add your address in the "RETURN TO" space on reverse.

1. The following service is requested (check one):

- Show to whom and date delivered ..... 25¢
- Show to whom, date, & address of delivery ..... 45¢
- RESTRICTED DELIVERY.**  
Show to whom and date delivered ..... 85¢
- RESTRICTED DELIVERY.**  
Show to whom, date, and address of delivery .. \$1.05

(Fees shown are in addition to postage charges and other fees).

2. ARTICLE ADDRESSED TO:  
*Mr. & Mrs. J. W. Smith  
 904 N. Lakeside Dr.  
 West Haven, CT 06518*

3. ARTICLE DESCRIPTION:

REGISTERED NO.	CERTIFIED NO.	INSURED NO.
	65738	

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE  Addressee  Authorized agent

*J. W. Smith*

4. DATE OF DELIVERY: *5-2-78* POSTMARK

5. ADDRESS (Complete only if requested)

6. UNABLE TO DELIVER BECAUSE:


CLERK'S INITIALS: *ER*

151-203 (When Addressed to Post Office)

☆ GPO: 1976-O-203-456



I HEREBY CERTIFY THAT A COPY OF THE ATTACHED NOTICE(S) REGARDING THE PREMISES  
LOCATED AT 351-253 Cumberland Ave, PORTLAND, MAINE - WAS PERSONALLY  
DELIVERED BY ME AT 9:00 <sup>A.M.</sup> ON 5/1/78, 19        
INTO THE HANDS OF Richard Anderson AT Portland, MAINE.

  
HOUSING INSPECTOR

DEPARTMENT OF NEIGHBORHOOD CONSERVATION  
HOUSING DIVISION

April 28, 1978

Dorothy Busque  
251-253 Cumberland Avenue  
Portland, Maine 04101

Dear Ms. Busque      Re: 251-253 Cumberland Avenue, Portland, Maine Gen. 26-K-8  
First Floor Left Rear

A recent inspection by Housing Inspector Mrowka of the First Floor Left Rear Apartment you are now occupying found that it does not meet the requirements of Chapter 307 (Minimum Standards for Housing) of the City of Portland Municipal Code and is hereby declared unfit for human habitation.

The owner/agent, Mr. John Goodfellow 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  
Neighborhood Conservation

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

Inspector G. Mrowka  
G. Mrowka

I HEREBY CERTIFY THAT A COPY OF THE ATTACHED NOTICE(S) REGARDING THE PREMISES  
LOCATED AT 251-253 Cumberland Ave, PORTLAND, MAINE - WAS PERSONALLY  
DELIVERED BY ME AT 9:00 <sup>A.M.</sup> P.M. ON 5/1/78, 19\_\_\_\_  
INTO THE HANDS OF Dorothy Burque AT Portland, MAINE.

[Signature]  
HOUSING INSPECTOR  
DEPARTMENT OF NEIGHBORHOOD CONSERVATION  
HOUSING DIVISION



I HEREBY CERTIFY THAT A COPY OF THE ATTACHED NOTICE(S) REGARDING THE PREMISES  
LOCATED AT 251-253 Cumberland ave, PORTLAND, MAINE - WAS PERSONALLY  
DELIVERED BY ME AT 9:00 <sup>A.M.</sup> P.M. ON 5/1/78, 19\_\_\_\_  
INTO THE HANDS OF Frank Ferguson AT Portland, MAINE.

[Signature]  
HOUSING INSPECTOR  
DEPARTMENT OF NEIGHBORHOOD CONSERVATION  
HOUSING DIVISION

---



April 28, 1978

Clarence Carr  
251-253 Cumberland Avenue  
Portland, Maine 04101


Dear Mr. Carr

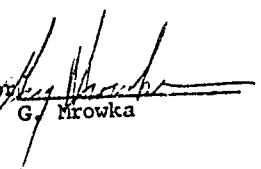
Re: 251-253 Cumberland Avenue, Portland, Maine Gen.  
Third Floor Right Front 26-K-8

A recent inspection by Housing Inspector Mrowka of the Third Floor Right Front apartment you are now occupying found that it does not meet the requirements of Chapter 307 (Minimum Standards for Housing) of the City of Portland Municipal Code and is hereby declared unfit for human habitation.

The owner/agent, Mr. John Goodfellow has been notified of the above mentioned conditions and has been directed to take immediate steps to vacate the apartment.

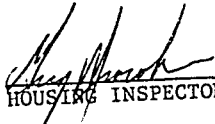
Sincerely yours,  
Joseph E. Gray, Jr., Director  
Neighborhood Conservation

By   
Lyle D. Noyes,  
Chief of Housing Inspections

Inspector   
G. Mrowka

vW

I HEREBY CERTIFY THAT A COPY OF THE ATTACHED NOTICE(S) REGARDING THE PREMISES  
LOCATED AT 251-253 Cumberland Ave, PORTLAND, MAINE - WAS PERSONALLY  
DELIVERED BY ME AT 9:00 <sup>A.M.</sup> P.M. ON 5/1/78, 19  
INTO THE HANDS OF Clarence Case AT Portland, MAINE.

  
HOUSING INSPECTOR  
DEPARTMENT OF NEIGHBORHOOD CONSERVATION  
HOUSING DIVISION

March 22, 1978

Mr. John Goodfellow WORK 773-9131  
964 Washington Street HOME 443-5139  
Bath, Maine 04530

Dear Mr. Goodfellow: Re: 251-253 Cumberland Avenue, Portland, Maine Gen. 26-K-8

As owner or agent of the above referred property, you were notified on March 16, 1977, by Housing Inspector Leary to correct certain substandard conditions in violation of Chapter 307 of the City of Portland Municipal Codes "Minimum Standards for Housing." Several re-inspections have been made and we find that you have not complied with our request.

A final re-inspection was made on March 21, 1978, by Housing Inspector Mrowka and, as a result, you are hereby ordered to correct the violations listed below on or before April 22, 1978.

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  
Lyle D. Noyes,  
Chief of Housing Inspections

Inspector G. Mrowka  
G. Mrowka

EXISTING VIOLATIONS OF CHAPTER 307 OF THE CITY OF PORTLAND MUNICIPAL CODE	SECTION(S)
1. RIGHT FRONT EXTERIOR DOOR - secure loose door knob.	3c
2. LEFT FRONT & LEFT REAR ROOF - replace the broken & rotted fascia boards.	3a
3. EXTERIOR WALLS - replace missing asphalt siding on the outside walls.	3e
<u>FIRST FLOOR LEFT FRONT</u> <u>ADDY ROLAND ANDREWS</u>	
4. PANTRY CEILING - replace missing plaster.	3b
5. BATHROOM - install a three piece bathroom consisting of a flush toilet, lavatory and tub or shower.	6a
6. PANTRY & BEDROOM WINDOWS - repair inoperative windows.	3c
<u>FIRST FLOOR LEFT REAR</u> <u>DOROTHY BUSQUE</u>	
7. BATHROOM - install a three piece bath consisting of a flush toilet, lavatory & tub or shower.	6e

continued  
vw

PS Form 3811, Nov. 1976

● SENDER: Complete items 1, 2, and 3. Add your address in the "RETURN TO" space on reverse.

1. The following service is requested (check one).  
 Show to whom and date delivered ..... 25¢  
 Show to whom, date, & address of delivery ..... 45¢  
 RESTRICTED DELIVERY. Show to whom and date delivered ..... 55¢  
 RESTRICTED DELIVERY. Show to whom, date, and address of delivery .. \$1.05  
 (Fees shown are in addition to postage charges and other fees).

2. ARTICLE ADDRESSED TO:  
 Mrs. John Goodfellow  
 964 Washington St.  
 Bath, Maine 04530

3. ARTICLE DESCRIPTION:  
 REGISTERED NO. CERTIFIED NO. INSURED NO.  
 665 373

(Always obtain signature of addressee or agent)  
 I have received the article described above.  
 SIGNATURE  Addressee  Authorized agent

4. DATE OF DELIVERY POSTMARK  
 3/25/78

5. ADDRESS (Complete only if requested)

6. UNABLE TO DELIVER BECAUSE: CLERK'S INITIALS

251-293 Cumberland Ave.

★ GPO : 1976-O-203-456

Final Notice Continued 251-253 Cumberland Avenue, Portland, Maine Gen. 26-K-8 3/22/78

SECOND FLOOR LEFT FRONT ~~CLARENCE CARR~~ HANK FERGUSON

8. BATHROOM - install a three piece bath consisting of a flush toilet, lavatory, and a shower or bathtub.

6a

THIRD FLOOR LEFT FRONT FENCIS BISHOP

9. BATHROOM - install a three piece bath consisting of a flush toilet, lavatory and a shower or bathtub.

6a

THIRD FLOOR RIGHT FRONT CLARENCE CARR

10. BATHROOM - install a three piece bath consisting of a flush toilet, lavatory and a bathtub or shower.

6a

ADMINISTRATIVE HEARING DECISION

City of Portland  
Department of Neighborhood Conservation  
Housing Inspections Division  
Telephone: 775-5451 - Ext. 448 - 358

Date July 6, 1977

Mr. John Goodfellow  
964 Washington Street  
Bath, Maine 04530

Re: Premises located at 251-253 Cumberland Avenue, Portland, Maine 26-K-8 Gen.

Dear Mr. Goodfellow:

You are hereby notified that as a result of a reinspection and your request for additional time

on June 29, 1977, regarding our "Notice of Housing Conditions" at the above referred premises resulted in the decision noted below.

XX Expiration time extended to September 6, 1977 in order to complete the work now in progress to correct the remaining fifteen (15) Housing Code violations as listed on the attached list.

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 Neighborhood Conservation

By [Signature]  
Lyle D. Noyes  
Chief of Housing Inspections

MON/PM  
TUE/PM  
THUR/PM  
03/15/78  
Under Contract

In Attendance:  
Mr. Goodfellow  
G. Bartlett (I.C.F.)  
vw  
Encl.

Remaining Housing Code Violations to be corrected within time extension granted on the attached "Administrative Hearing Decision."  
 Date of NOHC - March 16, 1977 ---- Decision Date - July 6, 1977  
 251-253 Cumberland Avenue, Portland, Maine 26-K-8 Gen.

- 1. ~~RIGHT FRONT EXTERIOR DOOR - secure loose door knob.~~ 3c
- 2. ~~LEFT REAR PORCH - replace or repair decking.~~ 3d
- 10/24/77 ~~RIGHT FRONT EXTERIOR CHIMNEY - repair or repair loose and missing bricks & mortar.~~ 3e
- 3. 4. ~~LEFT FRONT & LEFT REAR ROOF - replace the broken and rotted fascia boards.~~ 3a
- 3. 5. ~~EXTERIOR WALLS - replace missing asphalt siding on the outside walls.~~ 3e
- FIRST FLOOR LEFT FRONT
- 4. 6. PANTRY CEILING - replace missing plaster. 3b
- 5. 7. BATHROOM - install a three piece bathroom consisting of a flush toilet, lavatory, and a shower or bathtub. 6a
- 6. 8. PANTRY & BEDROOM WINDOWS - repair inoperative windows. 3c
- FIRST FLOOR LEFT REAR
- 7. 9. BATHROOM - install a three piece bath consisting of a flush toilet, lavatory and shower or bathtub. 6e
- ~~TYPE PAINT W/SL~~ ~~CRIPPLED SL~~
- SECOND FLOOR LEFT FRONT
- 8. 10. BATHROOM - install a three piece bath consisting of a flush toilet, lavatory, and a shower or bathtub. 6e
- SECOND FLOOR LEFT REAR
- ~~11. BATHROOM - repair chipped tub.~~ 6d
- ~~12. BATHROOM HALL - repair loose plaster.~~ 3b
- THIRD FLOOR LEFT FRONT
- 9. 13. BATHROOM - install a three piece bath consisting of a flush toilet, lavatory and a shower or bathtub. 6a
- THIRD FLOOR RIGHT FRONT
- 10. 14. BATHROOM - install a three piece bath consisting of a flush toilet, lavatory and a shower or bathtub. 6a
- 15. LIVING ROOM - WINDOW - replace the broken glass in the window. 10/24/77 6a
- 3c
- ~~RRW1 RWF 2nd floor~~
- ~~MR Bunch - 11/17/77 - PIR - EXFO~~

above 10 items for final notice 3-22-78

NOTICE OF HOUSING CONDITIONS

DU 12

CITY OF PORTLAND  
DEPARTMENT OF NEIGHBORHOOD CONSERVATION  
HOUSING INSPECTIONS DIVISION  
Telephone 775-5451 - Extension #448 - #358

Ch.-Bl.-lot: 26-K-8  
Location: 251-253 Cumberland Ave.  
Project: Gen.  
Issued: March 16, 1977  
Expired: May 16, 1977

Mr. John Goodfellow  
964 Washington Street  
Bath, Maine 04530

1-443-5137 (Home)

GOODS LAUNDRY ON ST JOHNS  
773-9131 3 00PM

Dear Mr. Goodfellow:

An examination was made of the premises at 251-253 Cumberland Ave., Portland, Maine by Housing Inspector Leary. Violations of Municipal Codes relating to housing conditions were found as described in detail below.

In accordance with provisions of the above mentioned Codes, you are requested to correct these defects on or before May 16, 1977. You may contact this office to arrange a satisfactory repair schedule if you are unable to make such repairs within the specified time. We will assume the repairs to be in progress if we do not hear from you within ten days from this date and, on re-inspection within the time set forth above, will anticipate that the premises have been brought into compliance with Code Standards. 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.

Sincerely yours,

Joseph E. Gray, Jr., Director  
Neighborhood Conservation

Inspector M. Leary

By Lyle D. Noyes

Lyle D. Noyes,  
Chief of Housing Inspections

- ① RIF EXT DOOR - SECURE LOOSE DOOR KNOB 3C  
② WER PORCH - RE BR DECKING 3D

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" - SECTION(S)

- ③ RIF EXTERIOR CHIMNEY - REPAIR & REPLACE LOOSE FINISHING BRICKS FACTOR 3E  
④ X. LEFT FRONT & LEFT REAR ROOF - replace the broken and rotted fascia boards. 3a  
⑤ X. EXTERIOR WALLS - replace missing asphalt siding on the outside walls. 3e

FIRST FLOOR LEFT FRONT

- ⑥ X. PANTRY WALL - replace missing plaster. 3b

FIRST FLOOR LEFT MIDDLE

- ⑦ X. PANTRY CEILING - replace missing plaster. 3b  
⑧ X. BATHROOM - install a three piece bath consisting of a flush toilet, lavatory and a shower or bathtub. 6a  
⑨ X. PANTRY & BEDROOM WINDOWS - repair inoperative windows. 3c

FIRST FLOOR LEFT REAR

- ⑩ X. BATHROOM - install a three piece bath consisting of a flush toilet, lavatory, and a shower or bathtub. 6e

SECOND FLOOR LEFT FRONT

- ⑪ X. BATHROOM - install a three piece bath consisting of a flush toilet, lavatory, and a shower or bathtub. 6c

SECOND FLOOR RIGHT FRONT

- ⑫ X. LIVING ROOM CEILING - repair or replace the buckled panel in the ceiling. 3b

continued

PS Form 3811, Jan. 1975

● SENDER: Complete items 1, 2, and 3. Add your address in the "RETURN TO" inspection reverse.

1. The following service is requested (check one):

- Show to whom and date delivered..... 15¢
- Show to whom, date, & address of delivery..... 35¢
- RESTRICTED DELIVERY.  
Show to whom and date delivered..... 65¢
- RESTRICTED DELIVERY.  
Show to whom, date, and address of delivery 85¢

2. ARTICLE ADDRESSED TO:  
Mr. John Goodfellow  
96 1/2 Washington St.  
Bath, Maine 04501

3. ARTICLE DESCRIPTION:  
REGISTERED NO. CERTIFIED NO. INSURED NO.  
961905

(Always obtain signature of addressee or agent)

I have received the article described above.  
SIGNATURE  Addressee  Authorized agent  
John Goodfellow

4. DATE OF DELIVERY: MAR 18 1977

5. ADDRESS (Complete only if requested)  
Window #1 BATH,  
MAINE POST OFFICE

6. UNABLE TO DELIVER BECAUSE: CLERK'S INITIALS: JG

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

3811-103 Cumberland Falls

☆ GPO: 1975-O-568-0-7

251-253 Cumberland Avenue

⑫ SECOND LEFT REAR - RR NO PLASTER BATHROOM WA 3B

SECOND LEFT REAR

⑪ DC. BATHROOM - repair chipped tub.

TIP BOTH WA

6d

THIRD FLOOR LEFT FRONT

⑬ 11. BATHROOM - install a three piece bath consisting of a flush toilet, lavatory, and a shower or bathtub.

6a

THIRD FLOOR RIGHT FRONT

⑭ 12. BATHROOM install a three piece bath consisting of a flush toilet, lavatory and a shower or bathtub.

6a

⑮ 13. LIVING ROOM - WINDOW - replace the broken glass in the window.

3c

REINSPECTION RECOMMENDATIONS

LOCATION 221-233 Cumberland St.

PROJECT General

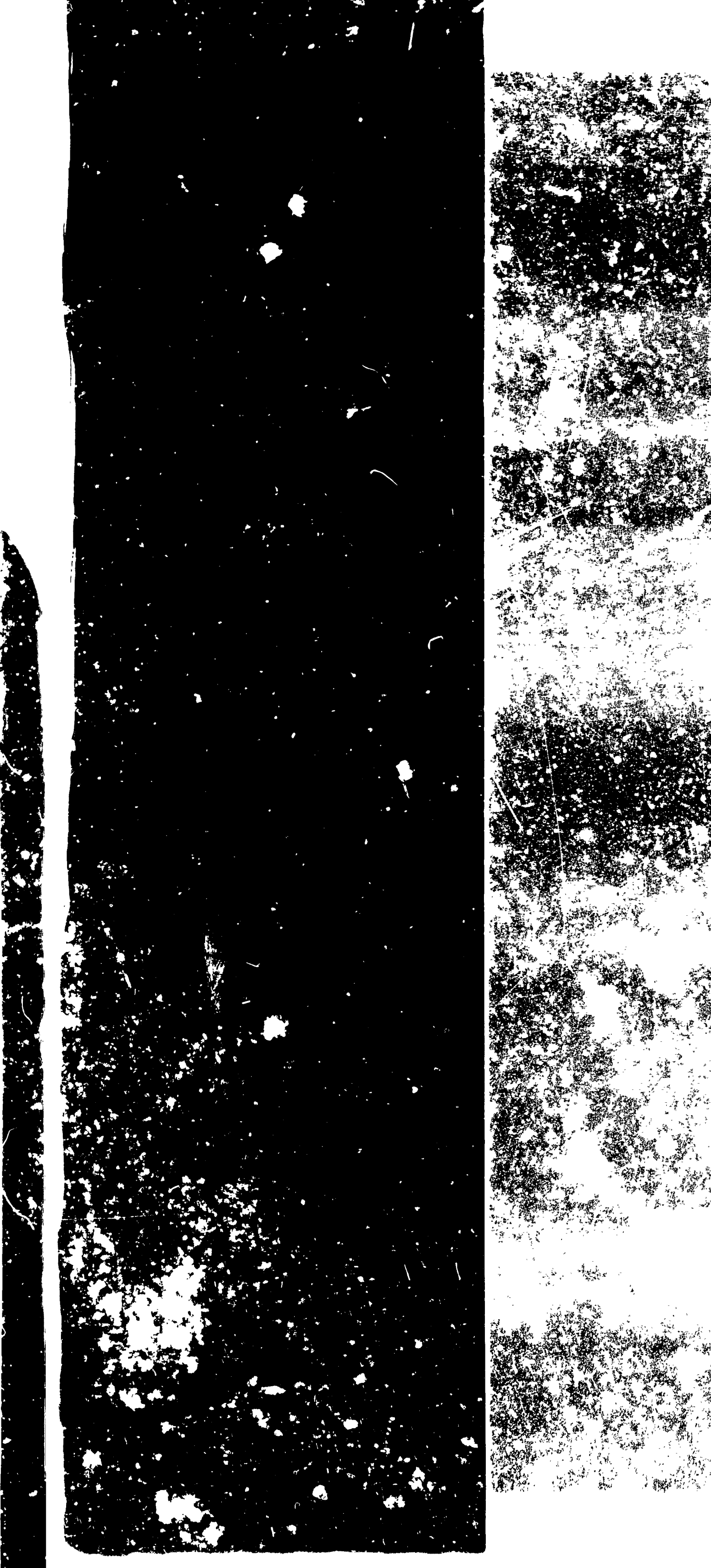
INSPECTOR MROWKA

OWNER John Geo 11 H.

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
<u>3-16-77</u>	<u>5-16-77</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	
<u>6/30/77</u>	<u>GB</u>	Time Extended To: <u>WTX (60) 8/30/77</u>	
<u>02/14/78</u>	<u>GM</u>	Time Extended To: <u>OTX (30) 03/14/78</u>	
<u>5/15/78</u>	<u>GM</u>	Time Extended To: <u>OTX 30 day 6/15/78</u>	
<u>3/21/78</u>		UNSATISFACTORY Progress Send "HEARING NOTICE"	"FINAL NOTICE" <u>X</u>
<u>4/27/78</u>		"NOTICE TO VACATE" POST Entire POST Dwelling Units	<u>X</u> <u>X</u> <u>5 DU</u>
<del>4/27/78</del>		UNSATISFACTORY Progress "LEGAL ACTION" To Be Taken	<del>X</del>
<u>6/16/77</u>	<u>GB</u>	INSPECTOR'S REMARKS: <u>NO TENANTS HOME, EXTERIOR VIOLATIONS NOT COLLECTED</u>	
<u>6/24/77</u>	<u>GB</u>	<u>LEFT MESSAGE AT HOME &amp; AT LAUNDRY MAT TO CALL FOR APPOINTMENT</u>	
<u>6/29/77</u>	<u>GB</u>	<u>WTX (8/30/77) 2 CORRECTED - ADDITIONAL</u>	
<u>9/27/77</u>	<u>GM</u>	<u>Made appt for W/O of 10/12/77 to get in</u>	
<u>10/14/77</u>	<u>GM</u>	<u>WILL MEET OWNER 2:00PM 10/17/77 AT LAUNDRY</u>	
<u>11/07/77</u>	<u>GM</u>	<u>NA</u>	
<u>12/14/77</u>	<u>GM</u>	<u>NA</u>	
<u>4/28/78</u>	<u>GM</u>	<u>Nothing Done</u>	
<u>5/30/78</u>	<u>GM</u>	<u>meet owner + buyer will pass paper by 6/15/78</u>	
<u>6/26/78</u>	<u>GM</u>	<u>talked to owner NF to start 6/29/78</u>	
INSTRUCTIONS TO INSPECTOR:			



ADMINISTRATIVE HEARING DECISION

City of Portland  
Health Department - Housing Division  
Tel. 775-5451 Ext. 448

Date ~~September 20, 1974~~

*443-5139*  
Mr. John Goodfellow  
251 Cumberland Avenue  
Portland, Maine 04111  
*964 Washington*  
*Be...*  
*773-9131*  
*04530*

Re: Premises located at ~~251-253 Cumberland Ave., Portland, Me.~~ 26-K-6

Dear Mr. Goodfellow:

You are hereby notified that due to our conversation and your request for additional time

on ~~September 12, 1974~~, regarding our "NOTICE OF HOUSING CONDITIONS" at the above referred premises resulted in the decision noted below.

XX Expiration time extended to November 20, 1974 in order to complete the work now in progress to correct the remaining 64 Housing Code Violations as listed in the attached copy of "Notice of Housing Conditions"

Notice modified as follows:

Please notify this office if all violations are corrected before the above mentioned date, so that a "CERTIFICATE OF COMPLIANCE" may be issued.

In Attendance  
Mr. Goodfellow  
Diane Phipps, Housing Inspector  
Robert Bailey, Housing Inspector

Very truly yours,  
Arthur A. Hughson, CPH MPH  
Health Inspector  
By [Signature]  
Chief of Housing Inspections

Encl. 1  
rl

LDN/72

NOTICE OF HOUSING CONDITIONS

DU 12

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

Location: 26-K-8  
251-253 Cumberland Avenue  
Project: General  
Issued: 7/9/74  
Expires: 9/9/74

Mr. John Goodfellow  
251 Cumberland Avenue  
Portland, Maine 04111

Dear Mr. Goodfellow:

An examination was made of the premises at 251-253 Cumberland Avenue  
Portland, Maine, by Housing Inspector Swasey. Violations of Municipal  
Codes relating to housing conditions were found as described in detail below.

In accordance with provisions of the above mentioned Codes, you are requested to correct these  
defects on or before September 9, 1974. You may contact this office to  
arrange a satisfactory repair schedule if you are unable to make such repairs within the  
specified time. We will assume the repairs to be in progress if we do not hear from you  
within ten days from this date and, on re-inspection within the time set forth above, will  
anticipate that the premises have been brought into compliance with Code Standards.

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

Very truly yours,

Arthur A. Hughson, CPH, MPH  
Health Director

Inspector [Signature]

By [Signature]

Chief of Housing Inspections

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING"

Section(s)

- ~~1. Determine the reason and remedy the condition that causes the second floor right rear bathroom ceiling to leak. 3-b~~
  - ~~2. Repair loose plaster on ceiling of second floor right rear bathroom. 3-b~~
  - ~~3. Replace missing upper and lower sashes in window of second floor left rear bathroom. 3-b~~
  - ~~4. Replace worn tile on floor of second floor left rear bathroom. 3-b~~
  - ~~5.10 Repair chipped tub in second floor left rear bathroom. 6-d~~
  - ~~6. Remove obstruction (refrigerator) from second floor left rear hall. 3-d~~
  - ~~7. Replace missing plaster on third floor right rear hall wall. 3-b~~
  - ~~8. Replace rotted decking of first, second, and third floor rear porch floors. 3-d~~
  - ~~9.2 Replace missing asphalt siding on the exterior walls. 3-a~~
  - ~~10. Replace worn and broken storm windows on the overall exterior of the structure. 3-c~~
- First Floor Right Front**
- ~~11. Repair inoperative window in right rear pantry. 3-c~~
  - ~~12. Replace missing glass in window of right rear pantry. 3-c~~
  - ~~13. Repair inoperative light fixture in right rear pantry ceiling. 8-a~~
  - ~~14. Install a three-piece bath within the walls of the dwelling unit consisting of a flush toilet, lavatory, and a shower or bathtub. 6-a~~
  - ~~15. Repair illegal taped trap in pantry sink. 6-d~~
  - ~~16. Repair broken door knob assembly in living room and hall door. 3-b~~
  - ~~17. Replace broken glass in living room windows. 3-c~~

Continued--

NOTICE OF HOUSING CONDITIONS

IDR/72

DU 12

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

Location: **26-K-8**  
Project: **251-253 Cumberland Avenue**  
Issued: **General**  
Expires: **7/9/74**  
**9/9/74**

Mr. John Goodfellow  
251 Cumberland Avenue  
Portland, Maine 04111

Dear Mr. Goodfellow:

An examination was made of the premises at 251-253 Cumberland Avenue  
Portland, Maine, by Housing Inspector Swasey. Violations of Municipal  
Codes relating to housing conditions were found as described in detail below.

In accordance with provisions of the above mentioned Codes, you are requested to correct these  
defects on or before September 9, 1974. You may contact this office to  
arrange a satisfactory repair schedule if you are unable to make such repairs within the  
specified time. We will assume the repairs to be in progress if we do not hear from you  
within ten days from this date and, on re-inspection within the time set forth above, will  
anticipate that the premises have been brought into compliance with Code Standards.

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

Verv truly yours,

Arthur A. Hughson, CPH, MPH  
Health Director

Inspector [Signature]

By [Signature]

Chief of Housing Inspections

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

<del>1. Determine the reason and remedy the condition that causes the second floor right rear bathroom ceiling to leak.</del>	<del>3-b</del>
<del>2. Repair loose plaster on ceiling of second floor right rear bathroom.</del>	<del>3-b</del>
<del>3. Replace missing upper and lower sashes in window of second floor left rear bathroom.</del>	<del>3-b</del>
<del>4. Replace worn tile on floor of second floor left rear bathroom.</del>	<del>3-b</del>
<del>5. Repair chipped tub in second floor left rear bathroom.</del>	<del>6-d</del>
<del>6. Remove obstruction (refrigerator) from second floor left rear hall.</del>	<del>3-d</del>
<del>7. Replace missing plaster on third floor right rear hall wall.</del>	<del>3-b</del>
<del>8. Replace rotted decking of first, second, and third floor rear porch floors.</del>	<del>3-d</del>
<del>9.2 Replace missing asphalt siding on the exterior walls.</del>	<del>3-a</del>
<del>10. Replace worn and broken storm windows on the overall exterior of the structure.</del>	<del>3-c</del>

First Floor Right Front

<del>11. Repair inoperative window in right rear pantry.</del>	<del>3-c</del>
<del>12. Replace missing glass in window of right rear pantry.</del>	<del>3-c</del>
<del>13. Repair inoperative light fixture in right rear pantry ceiling.</del>	<del>8-a</del>
<del>14. Install a three-piece bath within the walls of the dwelling unit consisting of a flush toilet, lavatory, and a shower or bathtub.</del>	<del>6-a</del>
<del>15. Repair illegal taped trap in pantry sink.</del>	<del>6-d</del>
<del>16. Repair broken door knob assembly in living room and hall door.</del>	<del>3-b</del>
<del>17. Replace broken glass in living room windows.</del>	<del>3-c</del>

Continued--

SENDER: Be sure to follow instructions on other side. *251-253 Cumberland Ave*

PLEASE FURNISH SERVICE(S) INDICATED BY CHECKED BLOCK(S)  
*(Additional charges required for these services)*

Show address where delivered  Deliver ONLY to addressee

**RECEIPT**  
Received the numbered article described below

REGISTERED NO. \_\_\_\_\_

CERTIFIED NO. *772845*

INSURED NO. \_\_\_\_\_

DATE DELIVERED *JUL 6 1974*

SIGNATURE OR NAME OF ADDRESSEE (Must always be filled in)  
*John Southall*

SIGNATURE OF ADDRESSEE'S AGENT, IF ANY

SHOW WHERE DELIVERED (Only if requested, and include ZIP Code)

251-353 Cumberland Avenue - Continued

First Floor Right Front - cont'd

- ~~18. Replace missing sash cords in living room windows. 3-c~~
- ~~19. Repair inoperative living room windows. 3-c~~
- ~~20. Replace loose and missing putty in living room windows. 3-c~~

First Floor Right Middle *2-6-10*

- ~~21. Install a three piece bath within the walls of the dwelling unit consisting of a flush toilet, lavatory, and a shower or bathtub. 6-a~~
- ~~22. Replace loose and missing putty in bedroom window. 3-c~~
- ~~23. Repair loose plaster in bedroom ceiling. 3-b~~
- ~~24. Determine the reason and remedy the condition that causes the bedroom ceiling to leak. 3-b~~

First Floor Right Rear

- ~~25. Replace broken parting bead in kitchen window. 3-c~~
- ~~26. Replace loose and missing putty in kitchen and living room windows. 3-c~~
- ~~27. Repair loose glass in kitchen window. 3-c~~
- ~~28. Repair loose sashes in living room windows. 3-c~~
- ~~29. Remove peeling paint from living room and kitchen ceilings. 3-b~~
- ~~30. Install a three piece bath within the walls of the dwelling unit consisting of a flush toilet, lavatory, and a shower or bathtub. 6-a~~

First Floor Left Front

- ~~31. Replace broken glass in front living room windows. 3-c~~
- ~~32. Replace missing switch plate cover in living room wall. 3-a~~
- ~~33. Repair loose plaster on living room ceiling. 3-b~~
- ~~34. Determine the reason and remedy the condition that causes the rear pantry ceiling to leak. 3-b~~
- ~~35. Replace missing plaster on rear pantry wall. 3-b~~

First Floor Left Middle *Vacant*

- ~~36. Replace missing plaster on pantry ceiling. 3-b~~
- ~~37. Replace missing plaster on bedroom wall. 3-b~~
- ~~38. Install a three piece bath within the walls of the dwelling unit consisting of a flush toilet, lavatory, and a shower or bathtub. 6-a~~
- ~~39. Repair inoperative pantry and bedroom windows. 3-c~~

First Floor Left Rear *Occupied*

- ~~40. Replace loose and missing putty in bedroom windows. 3-c~~
- ~~41. Install a three piece bath within the walls of the dwelling unit consisting of a flush toilet, lavatory, and a shower or bathtub. 6-a~~

Second Floor Front Middle *Occupied 3-2-1510 + Second floor left 1510*

- ~~42. Install a three piece bath within the walls of the dwelling unit consisting of a flush toilet, lavatory, and a shower or bathtub. 6-a~~
- ~~43. Replace loose and missing putty in bedroom windows. 3-c~~
- ~~44. Replace missing sash cords in bedroom windows. 3-c~~
- ~~45. Replace broken glass in bedroom windows. 3-c~~

Continued--

251-253 Cumberland Avenue - Continued

Second Floor Left Front *1/6 VACO*

- ~~46. Replace broken drain and trap in kitchen sink.~~ 6-d
- \*47. Install a three piece bath within the walls of the dwelling unit consisting of a flush toilet, lavatory, and a shower or bathtub. 6-a
- ~~48. Repair leaking hot water tap in the kitchen sink.~~ 6-d
- ~~49. Replace rotted sashes in kitchen and bedroom windows.~~ 3-c
- ~~50. Replace loose and missing putty in kitchen and bedroom windows.~~ 3-c
- \*51. Replace broken glass in kitchen and bedroom windows. 3-c

Second Floor Right Front *→ 9*

- \*52. Install a three piece bath within the walls of the dwelling unit consisting of a flush toilet, lavatory, and a shower or bathtub. 6-a
- ~~53. Repair loose plaster on bedroom ceiling.~~ 3-b
- ~~54. Remove peeling paint on bedroom ceiling.~~ 3-b
- ~~55. Remove frayed extension cords from the bedroom walls.~~ 8-d
- ~~56. Repair loose sashes from all the front bedroom windows.~~ 3-c
- ~~57. Replace illegal taped trap in kitchen sink.~~ 6-d
- ~~58. Replace broken or missing sash cords in kitchen and bedroom windows.~~ 3-c
- ~~59. Remove illegal wiring (extension cords) from front hall wall.~~ 8-d

Second Floor Right Rear *1/16 7-675 GB*

- ~~60. Replace missing sash in bedroom window.~~ 3-c
- \*61. Replace broken glass in bedroom and kitchen windows. 3-c
- ~~62. Replace missing knob on radiator in bedroom.~~ 6-d
- ~~63. Repair taped drain in kitchen sink.~~ 6-d
- \*64. Install a three piece bath within the walls of the dwelling unit consisting of a flush toilet, lavatory, and a shower or bathtub. 6-a

Third Floor Left Front *1/16*

- \*65. Install a three piece bath within the walls of the dwelling unit consisting of a flush toilet, lavatory, and a shower or bathtub. 6-a
- ~~66. Replace rotted sashes in bedroom windows.~~ 3-c
- ~~67. Replace broken and missing sash cords in bedroom and living room windows.~~ 3-c
- ~~68. Repair leaking trap in kitchen sink.~~ 6-d

Third Floor Right Front *M. Clarence 13*

- \*69. Install a three piece bath within the walls of the dwelling unit consisting of a flush toilet, lavatory, and a shower or bathtub. 6-a
- ~~70. Determine the reason and remedy the condition that causes the front living room ceiling to leak.~~ 3-c
- ~~71. Replace loose and missing putty in kitchen, living room and bedroom windows.~~ 3-c
- ~~72. Remove illegal wiring (extension cords) from bedroom door.~~ 3-d
- ~~73. Replace broken sashes in living room window.~~ 3-c

Third Floor Right Rear

- ~~74. Replace missing lower sash in living room window.~~ 3-c
- \*75. Install a three piece bath within the walls of the dwelling unit consisting of a flush toilet, lavatory, and a shower or bathtub. 6-a

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.

krq

July 9, 1974

Mr. Donald Spieker  
251-253 Cumberland Avenue  
Portland, Maine

Re: Second Floor Right Front Apartment

Dear Mr. Spieker:

We recently made an inspection of the second floor right front apartment you occupy at 251-253 Cumberland Avenue, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

1. Accomplish a general clean-up of the premises by washing all paintwork, floors, etc. throughout the apartment.
2. Accomplish a general clean-up of the premises by removing and properly disposing of all litter and debris.

The above mentioned conditions are in violation of Chapter 307 of the Municipal Code of the City of Portland and must be corrected on or before August 1, 1974.

Sincerely,

  
Lyle D. Noyes  
Chief of Housing Inspections

LDN:kry

Inspector DANIEL SWASEL

051-253 Cumberland Ave

SENDER: Be sure to follow instructions on other side

PLEASE FURNISH SERVICE(S) INDICATED BY CHECKED BLOCK(S)  
(Additional charges required for these services)

Show address where delivered

Deliver ONLY to addressee

RECEIPT

Received the numbered article described below

REGISTERED NO.

SIGNATURE OR NAME OF ADDRESSEE (Must always be full name)

CERTIFIED NO.

772846

SIGNATURE OF ADDRESSEE'S AGENT, IF ANY

INSURED NO.

DATE OF DELIVERY

JUL 17 1974

SHOW WHERE DELIVERED (Only if requested, and include ZIP Code)

7731131

11/21/74 1300 11:41

REINSPECTION RECOMMENDATIONS

INSPECTOR

Kailey

LOCATION

251 CUMBY AVE

PROJECT

GEN

OWNER

J. Good Fellow

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
7/9/74	7/9/74				

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 Request "LEGAL ACTION" Be Taken _____

9-16-74  
7-16-74  
7-16-74  
W  
151

INSPECTOR'S REMARKS: (1) - 1st

Act 100

OWNER (1) 9-16-74

otx 9-22-74

INSTRUCTIONS TO INSPECTOR: \_\_\_\_\_

17-251 Cumberland Ave

SENDER: Be sure to follow instructions on other side

PLEASE FURNISH SERVICE(S) INDICATED BY CHECKED BLOCK(S)  
(Additional charges required for these services)

Show address where delivered

Deliver ONLY to addressee

RECEIPT

Received the numbered article described below

REGISTERED NO.

SIGNATURE OR NAME OF ADDRESSEE (Must always be filled in)

CERTIFIED NO.

104070

Margaret Handbell

INSURED NO.

SIGNATURE OF ADDRESSEE'S AGENT, IF ANY

DATE DELIVERED

3/30/74

SHOW WHERE DELIVERED (Only if requested, and include ZIP Code)

3

March 29, 1974

Mr. John Goodfellow  
935 Washington Street  
Bath, Maine

RE: 251 Cumberland Avenue 2nd floor #7

Dear Mr. Goodfellow:

We recently received a complaint and inspection was made by Housing Inspector Leary, of the property owned by you at 251 Cumberland Avenue, #7, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing condition(s):

1. Repair or replace the leaking water pipe in the hallway on the second floor.

The above mentioned condition(s) are in violation of Chapter 307 of the Municipal Code of the City of Portland, Maine and must be corrected on or before April 8, 1974.

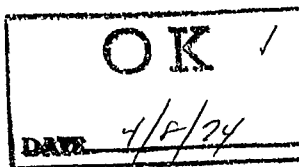
Sincerely,

  
Lyle D. Moyes  
Chief of Housing Inspections

LDN/lm

Inspector \_\_\_\_\_

OK  
4/8/74



ADMINISTRATIVE HEARING DECISION

City of Portland  
Health Department - Housing Division  
Tel. 774-8221 Ext 226

Date May 25, 1971

Mr. Ralph Greenwood  
100 Dartmouth Street  
Portland, Maine 04103

Re: Premises located at 251-253 Cumberland Avenue, Portland, Maine

Dear Mr. Greenwood:

You are hereby notified that as a result of your discussion with Inspector Cough and request for additional time

on May 24, 1971, regarding our "NOTICE OF HOUSING CONDITIONS" at the above referred premises resulted in the decision noted below.

Expiration time extended to June 24, 1971 - in order to correct the five remaining housing code violations.

Notice modified as follows: \_\_\_\_\_

Please notify this office if all violations are corrected before the above mentioned date so that a "CERTIFICATE OF COMPLIANCE" may be issued.

In Attendance:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Very truly yours,

Arthur A. Hughson, CPH MPH  
Health Director

BY [Signature]  
Chief of Housing Inspections

NOTICE OF HOUSING CONDITIONS

DU 11

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

Location: 251-253 Cumberland Avenue  
Project: General  
Issued: 4/21/71  
Expires: 5/21/71

Mr. Ralph Greenwood  
100 Dartmouth Street  
Portland, Maine 04103

Dear Mr. Greenwood:

An examination was made of the premises at 251-253 Cumberland Avenue

Portland, Maine, by Housing Inspector Brasler. 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 May 21, 1971. 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.

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

Very truly yours,

Arthur A. Hughson, CPH MPH  
Health Director

Inspector \_\_\_\_\_

By: \_\_\_\_\_  
Chief of Housing Inspections

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" -		Section(s)
<del>1</del>	<del>Repair or replace the missing section of drain pipe on the right front of the structure.</del>	<del>3(a)</del>
<del>2</del>	<del>Determine the reason and remedy the condition which causes the cellar floor at 251 Cumberland to be damp.</del>	<del>3(a)</del>
<del>3</del>	<del>Provide a means to keep the window which leads to the fire escape on the second floor rear hallway from accidentally closing.</del>	<del>3(c)</del>
<del>4</del>	<del>Repair or replace the dangerous and hazardous floor tile in the first floor hall.</del>	<del>3(b)</del>
<del>5</del>	<del>Repair or replace the loose and missing ceiling plaster in the first floor rear hallway at 251 Cumberland.</del>	<del>3(b)</del>
<del>6</del>	<del>Install one duplex convenience outlet in the kitchen and living room where there is a dangerous extensive use of extension cords.</del>	<del>3(a)</del>
<del>7</del>	<del>Repair or replace the loose and cracked ceiling plaster in the living room.</del>	<del>3(b)</del>
<del>8</del>	<del>Repair or replace the loose ceiling plaster in the one room.</del>	<del>3(c)</del>

continued

25-1087 C. 1000-1000-1000-1000

PLEASE FURNISH SERVICE(S) INDICATED BY CHECKED BLOCK(S).  
REQUIRED FEE(S) PAID.

Show to whom, date and address  
where delivered

Deliver ONLY  
to addressee

RECEIPT

Received the numbered article described below.

REGISTERED NO.

SIGNATURE OR NAME OF ADDRESSEE (Must always be filled in)

CERTIFIED NO.

955991

1

Ralph Greenwood

SIGNATURE OF ADDRESSEE'S AGENT, IF ANY

INSURED NO.

2

Marlyn Sanford Kelly

DATE DELIVERED

4/23/71

3

SHOW WHERE DELIVERED (only if required)

Sitting

Section(s)

251-253 Cumberland Avenue - continued

- ~~9.~~ Apt. #2 - First Floor Left Rear  
Install one duplex convenience outlet in the kitchen and living room where there is a dangerous extensive use of extension cords. 3(a)
- ~~10.~~ Apt. #3 - First Floor Left Middle  
Replace the broken window glass in the living room. 3(c)
- ~~11.~~ Apt. #5 - Second Floor Left Rear  
Install one duplex convenience outlet in the living room where there is a dangerous extensive use of extension cords. 3(a)
- ~~12.~~ Apt. #7 - Second Floor Left Front  
Tighten the loose window sash in the one room rooming unit. 3(c)
- ~~13.~~ Apt. #7 - Second Floor Left Front  
Install a window sash in the kitchen and living room. 3(c)
- ~~14.~~ Apt. #7 - Second Floor Left Front  
Replace the broken window glass in the living room. 3(c)
- ~~15.~~ Apt. #9 - Second Floor Right Front  
Install a duplex convenience outlet in the kitchen and living room. 3(a)
- ~~16.~~ Apt. #9 - Second Floor Right Front  
Tighten the loose window sash in the kitchen. 3(c)
- ~~17.~~ Apt. #9 - Second Floor Right Front  
Replace the broken window glass in the living room. 3(b)
- ~~18.~~ Apt. #9 - Second Floor Right Front  
Repair or replace the missing wall plaster in the front hall entrance way. 3(a)
- ~~19.~~ Apt. #9 - Second Floor Right Front  
Install one duplex convenience outlet in the kitchen. 3(c)
- ~~20.~~ Apt. #12 - Third Floor Left Front  
Tighten the loose window sash in the bathroom. 3(c)
- ~~21.~~ Apt. #12 - Third Floor Left Front  
Replace the broken window glass in the living room. 3(c)
- ~~22.~~ Apt. #15 - Third Floor Right Front  
Tighten the loose window sash in the living room. 3(a)
- ~~23.~~ Apt. #15 - Third Floor Right Front  
Install one duplex convenience outlet in the kitchen and living room where there is a dangerous and extensive use of extension cords. 3(c)
- ~~24.~~ Apt. #16 - Third Floor Left Middle  
Tighten the loose window sash in the one room rooming unit. 3(c)
- ~~25.~~ Apt. #23 - Third Floor Right Rear  
Replace the broken window glass in the kitchen. 3(d)
- ~~26.~~ Apt. #23 - Third Floor Right Rear  
Provide a means to keep the hot water tap in the kitchen sink from leaking when the tap is turned on. 3(e)
- ~~27.~~ Apt. #23 - Third Floor Right Rear  
Repair or replace the inoperative duplex convenience outlet in the kitchen. 3(e)
- ~~28.~~ Apt. #23 - Third Floor Right Rear  
Tighten the loose window sash in the living room. 3(e)
- ~~29.~~ Apt. #23 - Third Floor Right Rear  
Install a suitable cover for the duplex convenience outlet in the living room. 3(e)

At the time of the survey we were unable to gain access to units numbered 4, 6 and 11. We suggest that if there are any conditions which need correcting in these apartments that you make the repairs while doing the work on the rest of the structure.

FIRST PRIORITY IS TO BE GIVEN TO ITEMS NUMBERED 6, 9, 11, 15, 19, 23, 27 and 29 WHEN MAKING YOUR REPAIRS AS THEY CONSTITUTE EXTREME HAZARDS TO THE HEALTH OR SAFETY OF THE OCCUPANTS OF THIS STRUCTURE.

APT #11 (OK)  
APT #15 (OK)  
APT #4 (OK)









HOUSING INSPECTION REPORT

OWNER: Richard Harris

LOCATION: 251-253 Cumberland Ave. 26, #3  
GEN.

CODE ENFORCEMENT OFFICER: Arthur Rowe (10)

HOUSING CONDITIONS DATED: Sept. 19, 1986 EXPIRES: Nov. 19, 1986

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. MICE - infestation.

APARTMENT #3 (253 Cumberland Avenue)

2. KITCHEN - window - broken. 108-3  
3. ALUMINUM SASH - liner - damaged. 108-3  
4. BATHROOM - shower stall - rusted, leaking. 111-1

APARTMENT #3 (251 Cumberland Avenue)

5. KITCHEN - window - broken glass. 108-3  
6. KITCHEN - window - missing sash cords. 108-3  
7. LIVING ROOM - window - broken glass. 108-3

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

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

Richard Harris  
35 Penwith Road  
Portland, ME 04102

DU 6 K ST  
CH. 26 BLK. H LOT ?

LOCATION: 251-253 Cumb. Ave.

PROJECT: MCP-GEN.  
ISSUED: September 19, 1986  
EXPIRES: November 19, 1986

Dear Mr. Harris:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 251-253 Cumberland Avenue by Code Enforcement Officer Arthur Rowe. 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 November 19, 1986. 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

  
P. Samuel Hoffses  
Chief of Inspection Services

  
Code Enforcement Officer - Arthur Rowe (10)

Attachments

jmr



HOUSING INSPECTION REPORT

OWNER: Richard Harris

LOCATION: 251-253 Cumberland Ave. 26-H-3  
GEN. 26-K-8

CODE ENFORCEMENT OFFICER: Arthur Rowe (10)

HOUSING CONDITIONS DATED: Sept. 19, 1986      EXPIRES: Nov. 19, 1986

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. MICE - infestation.

APARTMENT #3 (253 Cumberland Avenue)

2. KITCHEN - window - broken.
3. ALUMINUM SASH - liner - damaged.
4. BATHROOM - shower stall - rusted, leaking.

108-3  
108-3  
111-1

APARTMENT #3 (251 Cumberland Avenue)

5. KITCHEN - window - broken glass.
6. KITCHEN - window - missing sash cords.
7. LIVING ROOM - window - broken glass.

108-3  
108-3  
108-3

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

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

Richard Harris  
35 Penrith Road  
Portland, ME 04102

DU 6

CH. 26 BLK. K LOT 8

LOCATION: 251-253 Cumb. Ave.

PROJECT: NCP-GEN.  
ISSUED: September 19, 1986  
EXPIRES: November 19, 1986

Dear Mr. Harris:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 251-253 Cumberland Avenue by Code Enforcement Officer Arthur Rowe. 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 November 19, 1986. 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.

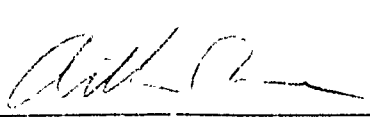
Please contact this office if you have any questions regarding this order.

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 Hoffses  
Chief of Inspection Services

  
Code Enforcement Officer - Arthur Rowe (10)

Attachments

jmr

CERTIFICATE  
OF  
COMPLIANCE

DATE: February 17, 1987

DU: 6

CITY OF PORTLAND

Department of Planning & Urban Development  
Housing Inspections Division  
Telephone: 775-5451 - Extension 311 - 318

Richard Harris  
35 Penrith Road  
Portland, ME 04102

Re: Premises located at 251-253 Cumberland Ave. <sup>26-k-8</sup> ~~26-H-3~~ District 10

Dear Mr. Harris:

A re-inspection of the premises noted above was made on January 1987  
by Code Enforcement Officer Arthur Rowe.

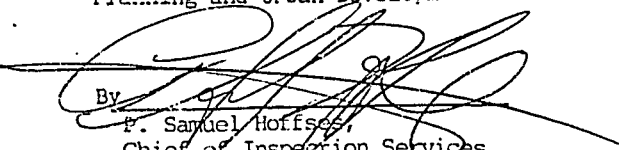
This is to certify that you have complied with our request to correct the violation of  
the Municipal Codes relating to housing conditions as described in our "Notice of Housing  
Conditions" dated September 19, 1986.

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 February 1992.

Sincerely yours,

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

By   
P. Samuel Hoffses,  
Chief of Inspection Services

  
Code Enforcement Officer Arthur Rowe (10)

Jmr



# CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

## NOTICE OF HOUSING CONDITIONS

DU: 10  
CHART-BLOCK-LOT - 26-K-8  
LOCATION: 251 Cumberland Ave.

(BAYSIDE)

DISTRICT: 10  
ISSUED: March 9, 1990  
EXPIRES: May 9, 1990

Mr. Richard Harris  
35 Penrith Street  
Portland, ME 04101-04102

Dear Mr. Harris:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 251 Cumberland Avenue by Code Enforcement Officer M. Leary for H. Irving. 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 May 9, 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.

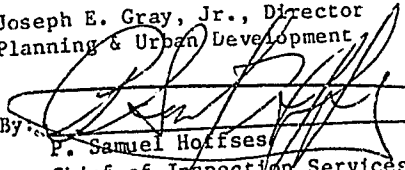
Please Note: You should consult the inspection Services Division to insure that any corrective action you undertake complies with the building, plumbing, electrical, zoning and other Article of the City Code.

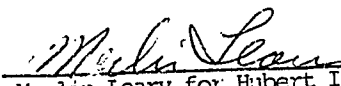
Please contact this office if you have any questions regarding this order.

Your cooperation will aid this department in 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 Hoffses  
Chief of Inspection Services

  
Merlin Leary for Hubert Irving (10)  
Code Enforcement Officer

Attachments

HOUSING INSPECTION REPORT

OWNER: Mr. Richard Harris

LOCATION: 251 Cumberland Avenue 26-K-8

CODE ENFORCEMENT OFFICER: Merlin Leary for Hubert Irving (10)

HOUSING CONDITIONS DATED: March 9, 1990      EXPIRES: May 9, 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.

	<u>SEC. (S)</u>
1. INTERIOR THIRD FLOOR, APT. #5 - blocked exit.	116-2
*2. INTERIOR CELLAR - friable asbestos.	116-6
3. INTERIOR CELLAR - floor - soot.	114-2

\*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.



Inspection Services  
Samuel P. Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

March 02, 1994

HARRIS RICHARD S JR ET AL TRS  
35 PENRITH RD  
PORTLAND ME 04102

Re: 251 Cumberland Ave  
CBL: 026- - K-008-001-01  
DU: 0

Dear Mr. Harris,

We recently received a complaint and an inspection was made at the above referenced address. As a result of the inspection, you are hereby notified to correct the following substandard housing conditions:

1. EXT - RIGHT FRONT -  
BROKEN GUTTERS

108.10

The above mentioned conditions are in violation of Article V of the Municipal Code of the City of Portland, Maine, and must be corrected within 30 days. Failure to comply with this order may result in a complaint being filed for prosecution in District Court.

Sincerely,

*Tammy Munson*  
Tammy Munson  
Code Enforcement Officer

*P. Samuel Hoffses*  
P. Samuel Hoffses  
Chief of Inspection Services