

45 Cumberland Avenue

13-K-61

C. & A. Carson

MUNJ-110



CERTIFICATE  
OF  
COMPLIANCE

CITY OF PORTLAND

August 8, 1978 ✓

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

Mr. Charles & Annie Carson  
45 Cumberland Avenue  
Portland, Maine 04101

Re: Premises located at 45 Cumberland Avenue, Portland, Maine MN 13-K-61

Dear Mr. & Mrs. Carson:

A re-inspection of the premises noted above was made on August 7, 1978  
by Housing Inspector Carroll.

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 Dec. 13, 1976.

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 1983.

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

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

Inspector K. Carroll

ADMINISTRATIVE HEARING DECISION

AB  
LA  
Verified  
12/21/77

City of Portland  
Department of Neighborhood Conservation  
Housing Inspections Division  
Telephone: 775-5451 - Ext. 448 - 358  
Mr. Charles & Annie Carson  
45 Cumberland Avenue  
Portland, Maine 04101

Date March 16, 1977

Re: Premises located at Cumberland Avenue, Portland, Maine 13-K-61 MN

Dear Mr. & Mrs. Carson.

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

on March 15, 1977, regarding our "Notice of Housing Conditions" at the above referred premises resulted in the decision noted below.

☒ Expiration time extended to April 14, 1977 in order to complete the work now in progress to correct the remaining 2 Housing Code Violations as listed on the attached sheet.

☒ Notice modified as follows: At the time of reinspection, one additional violation was noted, and has been added to the list.

Please notify this office if all violations are corrected before the above mentioned dates, so that a "Certificate of Compliance" may be issued.

BY [Signature]  
DATE 8/7/77

Very truly yours,

Joseph E. Gray, Jr.  
Director Neighborhood Conservation

By Lyle D. Noyes  
Chief of Housing Inspections

In Attendance:  
Mr. Charles Carson  
Inspector Gendreau

Encl.

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND  
DEPARTMENT OF HEALTH & SOCIAL SERVICES  
HOUSING DIVISION  
Telephone 775-5451 - Extension 448

Mr. Charles & Mrs. Annie Carson  
45 Cumberland Avenue  
Portland, Maine 04101

DU 1  
Ch.-Bl.-lot 13-K-51  
Location: 45 Cumberland Ave.  
Project: WUNJOY NORTH  
Issued: Dec. 13, 1976  
Expired: Feb. 14, 1977

Dear Mr. & Mrs. Carson:

An examination was made of the premises at 45 Cumberland Avenue, Portland, Maine by Housing Inspector Gendreau. 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 Feb. 14, 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,

David C. Bittenbender, Director  
Health & Social Services

Inspector \_\_\_\_\_

D. Gendreau

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

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

- 7/26 1. LEFT MIDDLE CELLAR - Window - Replace the rotted, broken sash. 3c  
7/26 2. LEFT REAR EXTERIOR - Wall - Replace missing fascia & planck boards. 3a

FIRST & SECOND FLOOR

- 7/26 3. FIRST FL. LIVING ROOM - Windows - Secure the loose glass by reglazing. 3c  
7/26 4. BATHROOM - Bathroom - Correct the illegal cross-connection at the fixture. 5a  
7/26 5. FRONT BEDROOM - Windows - Secure the loose glass by reglazing. 3c  
7/26 6. HALL - Windows - " " " 3c  
7/26 7. FRONT BEDROOM - Windows - Repair the loose, rotted sashes. 3b  
7/26 8. HALL HALL - Plaster - Replace the missing plaster. 3b  
7/26 9. HALL CEILING - Plaster - " " " 3b

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

9. OVERALL ROOF- replace worn shingles. 3a

LCN:fr;

As an energy conservation measure, you may wish to install insulation

14-76

## NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND  
DEPARTMENT OF HEALTH & SOCIAL SERVICES  
HOUSING DIVISION  
Telephone 775-6451 - Extension 448

Mr. Charles & Mrs. Annie Carson  
45 Cumberland Avenue  
Portland, Maine 04101

DU 1  
Ch.-Bl.-Lot 13-K-61  
Location: 45 Cumberland Ave.  
Project: MUNJOY NORTH  
Issued: Dec. 13, 1976  
Expired: Feb. 14, 1977

Dear Mr. & Mrs. Carson:

An examination was made of the premises at 45 Cumberland Avenue, Portland, Maine by Housing Inspector Gendreau. 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 Feb. 14, 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,

David C. Bittenbender, Director  
Health & Social Services

Inspector D. Gendreau

By [Signature]  
Chief of Housing Inspections

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

- |     |                    |           |  |    |
|-----|--------------------|-----------|--|----|
| 1 ✓ | LEFT MIDDLE CELLAR | - Windows | - Replace the rotted, broken sash.         | 3c |
| 2 ✓ | LEFT REAR EXTERIOR | - Wall    | - Replace missing fascia & planche boards. | 3a |

FIRST & SECOND FLOOR

- |      |                       |           |  |    |
|------|-----------------------|-----------|--|----|
| 3 ✓  | FIRST FL. LIVING ROOM | - Windows | - Secure the loose glass by reglazing.                 | 3c |
| 4 ✓  | BATHROOM DOOR         | - Panels  | - Replace the broken panels.                           | 3b |
| 5 ✓  | BATHROOM              | - Bathtub | - Correct the illegal cross-connection at the fixture. | 6d |
| 6 ✓  | FRONT BEDROOM         | - Windows | - Secure the loose glass by reglazing.                 | 3c |
| 7 ✓  | REAR BEDRM            | - Windows | - " " " "  | 3c |
| 8 ✓  | FRONT BEDROOM         | - Windows | - Repair the loose, rotted sashes.                     | 3c |
| 9 ✓  | HALL WALL             | - Plaster | - Replace the missing plaster.                         | 3b |
| 10 ✓ | HALL CEILING          | - Plaster | - " " " "  | 3b |

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

Additional Violations: RE NO SHINGLES ON ROOF. 3A

LDN:r;

HEAT CONSERVATION: INSULATION

REINSPECTION RECOMMENDATIONS

INSPECTOR GENDREAU

LOCATION 115 CUMBA AVE  
PROJECT MUNTOJ NORTH  
OWNER CHARLES CARSON

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
<u>12/13/76</u>	<u>2/14/77</u>				

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

DATE <u>8/1/77</u>	①	ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE" <u>✓</u> "POSTING RELEASE"
<u>3/15/77</u>	①	SATISFACTORY Rehabilitation in Progress Time Extended To: <u>4/14/77</u>
<u>5/16/77</u>	①	Time <u>OTX</u> Extended To: <u>7/15/77</u>
<u>7/26/77</u>	①	Time Extended To: <u>OTX 8/1/78</u>
		UNSATISFACTORY Progress Send "HEARING NOTICE" "FINAL NOTICE"
		"NOTICE TO VACATE" POST Entire POST Dwelling Units
		UNSATISFACTORY Progress "LEGAL ACTION" To Be Taken
<u>3/15/77</u>	①	INSPECTOR'S REMARKS: <u>RE/CO - HAS BEEN IN H-7121, WILL BEGIN WORK IMMEDIATELY. ISSUE WTX - TO 4/14/77 LOAN?</u>
<u>5/16/77</u>	①	<u>RE - Loan APL. IN - Held in Ab 60 Days (7/15/77)</u>
<u>7/26/77</u>	①	<u>RE - all items in condition. held under 100% but Contractor left entire etc. must not say long 1. waiting - OTX 8/1/78</u>
<u>8/1/78</u>	①	<u>RE - all violations corrected - send COC</u>
INSTRUCTIONS TO INSPECTOR:		

