

35-37 Cumberland Avenue 13-K-64

Laura A. Brockman Heirs

MUNI-NO,



CL 88 BSL

CERTIFICATE OF INSPECTION

DATE December 2, 1981

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

Ms. Eleanor Warford  
35 Cumberland Avenue  
Portland, Maine 04101

Re: Premises located at 35 Cumberland Ave. 13-K-64 MN

Dear Ms. Warford:

An inspection of the above referred premises was recently completed by Code Enforcement Officer Marland Wing

Although the structure does not meet the minimum standards as described in the Housing Code, it has been determined that no major code deficiencies exist at this time.

Items included on the enclosed list should be corrected as part of your normal maintenance procedures in order to avoid extensive repairs in the future and to prolong the useful life of the building.

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

Please do not hesitate to call this office if you have any questions regarding this notice.

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

By [Signature]  
Lyla D. Noyes,  
Inspection Services Division

[Signature]  
Code Enforcement Officer - Wing (1)

Enclosure

jmr

HOUSING INSPECTION REPORT

35 Cumberland Ave., Portland, Me. 13-K-64 MN NOHC - 4-22-77  
Certificate of Inspection dated December 2, 1981 continued:

Overall interior walls - peeling paint.

Send Certificate  
of inspection  
with peeling print  
OA Ext  
W.A.S  
M. Wing

*Early AM*

*GAR 22  
Pratt*

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

NOTICE OF HEARING

November 20, 1979

To: Ms. Eleanor Warford  
35 Cumberland Avenue  
Portland, Maine 04101

*7736 8 23-200  
773672*

Re: Premises located at 35 Cumberland Avenue, Portland, Maine MCP-MN 13-K-64

Dear Ms. Warf...

Because of your failure to comply with previous NOTICES, you are hereby invited to appear in Room 315, City Hall, 38<sup>th</sup> Congress Street, Portland, Maine at 9:00 a.m. on December 3, 1979, 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 April 22, 1977.

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

*Lyle D. Noyes*

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

Requested by  
Inspector: *K. Carroll*

K. Carroll

dld

Enclosure

*22 minutes  
775-5451*

NOTICE OF HOUSING CONDITIONS

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CITY OF PORTLAND  
DEPARTMENT OF NEIGHBORHOOD CONSERVATION  
HOUSING INSPECTIONS DIVISION  
Telephone 775-5451 - Extension #443 - #358  
Ms. Eleanor Warford  
35 Cumberland Avenue  
Portland, Maine 04101

Ch.-Bl.-Lot: 13-K-64  
Location: 35 Cumberland Avenue  
Project: MCP-14  
Issued: April 22, 1977  
Expired: June 22, 1977

Dear Ms. Warford:

An examination was made of the premises at 35 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 June 22, 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 D. Gendreau  
D. Gendreau

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

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

- \* ~~1. OVERALL EXTERIOR FOUNDATION - point up and replace missing bricks.~~ 3a
  - \* ~~2. OVERALL EXTERIOR WALLS - replace broken, worn, & missing clapboards and make the exterior walls of the structure weathertight and watertight by painting or any other suitable means.~~ 3a
  - \* ~~3. OVERALL ROOF - replace missing shingles.~~ 3a
  - \* ~~4. EXTERIOR CHIMNEYS - point up and replace missing bricks.~~ 3a
  - \* ~~5. RIGHT FRONT & RIGHT MIDDLE - EXTERIOR WALLS - replace rotted & missing gutters and downspouts.~~ 3a
  - \* ~~6. REAR YARD - remove or repair delapidated storage shed in the rear yard.~~ 4b
  - \* ~~7. FRONT CEILING WINDOW - replace broken glass.~~ 3c
  - \* ~~8. RIGHT REAR - INTERIOR FOUNDATION - repair decomposing bricks.~~ 3a
  - \* ~~9. REPLACE 15 AMP INADEQUATE ELECTRICAL SERVICE~~ 3a
  - \* ~~10. REPLACE OR UPDATE INEFFICIENT HEATING SYSTEM.~~ 3a
  - \* ~~11. INTERIOR CHIMNEY - clean up excessive soot in the cellar chimney and dispose of it.~~ 3a
  - \* ~~12. SECOND FLOOR - LEFT MIDDLE - HALL WINDOW - replace broken glass.~~ 3c
  - \* ~~13. THIRD FLOOR - LEFT MIDDLE - HALL WALL - repair loose & cracked plaster.~~ 3b
- As an energy conservation measure, you may wish to install insulation and storm windows and doors.

continued

vv

Cumberland Avenue Nat.

FIRST FLOOR

- 14. ✓ KITCHEN & LIVING ROOM CEILINGS -- repair loose and cracked plaster. 3b
- 15. ✓ KITCHEN WALLS -- remove peeling paint. 3b
- 16. ✓ BATHROOM WALL -- repair peeling plaster. 3b
- 17. ✓ LIVING ROOM CEILING -- remove peeling paint. 3b
- \* 18. ✓ CEILING -- repair broken light fixture. 3e
- \* 19. ✓ LEFT FRONT BEDROOM WINDOW -- replace broken glass. 3c
- \* 20. ✓ REAR HALL CEILING -- replace missing plaster. 3b

SECOND FLOOR

- 21. ✓ KITCHEN WALL -- repair or replace peeling plaster. 3b
- 22. ✓ KITCHEN, LIVING ROOM & BATHROOM WINDOWS -- secure loose glass by replacing points and/or reglazing windows. 3c
- 23. ✓ LIVING ROOM CEILING -- remove peeling paint. 3b
- 24. ✓ LIVING ROOM CLOSET CEILING -- repair cracked plaster. 3b
- 25. ✓ LIVING ROOM CLOSET WINDOW -- secure loose glass by replacing points and/or reglazing window. 3c
- 26. ✓ BATHROOM TUB -- correct the condition at the fixture that causes a cross connection at the bathtub. 6d
- 27. ✓ SECOND & THIRD FLOOR OVERALL -- BEDROOM WINDOWS -- secure loose glass by replacing points and/or reglazing windows. 3c
- \* 28. ✓ SECOND FLOOR -- LEFT FRONT & RIGHT FRONT -- BEDROOM WINDOWS -- replace rotted sashes. 3c
- \* 29. ✓ SECOND FLOOR LEFT FRONT -- BEDROOM WINDOW -- replace broken glass. 3c
- 30. ✓ SECOND FLOOR RIGHT FRONT -- BEDROOM WINDOW -- repair loose sash. 3c
- 31. ✓ SECOND FLOOR RIGHT REAR -- BEDROOM CEILING -- remove peeling paint. 3b
- \* 32. ✓ THIRD FLOOR -- LEFT REAR & RIGHT FRONT -- BEDROOM CEILINGS -- replace missing plaster. 3b
- \* 33. ✓ THIRD FLOOR LEFT REAR & RIGHT FRONT -- BEDROOM WINDOWS -- repair or replace rotted and broken sashes. 3c
- \* 34. ✓ THIRD FLOOR LEFT REAR -- BEDROOM CEILING -- determine the reason and remedy the condition which causes signs of leakage. 3b
- 35. ✓ THIRD FLOOR RIGHT MIDDLE & RIGHT FRONT -- BEDROOM WALLS -- remove peeling paint. 3b
- \* 36. ✓ THIRD FLOOR LEFT FRONT -- BEDROOM WALL & CEILING -- replace missing plaster. 3b

\* 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.

11/19/79

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