

450-452 Cumberland Avenue 46 B-2



SHAW-WALKER

#2505-1R

CERTIFICATE
OF
COMPLIANCE

CITY OF PORTLAND

July 21, 1980

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

Mr. Donald Spear
40 Old Colony Lane
Cape Elizabeth, Maine 04107

Re: Premises located at 450-452 Cumberland Avenue WE 46-B-2

Dear Mr. Spear:

A re-inspection of the premises noted above was made on July 11, 1980
by Housing Inspector Merlin Leary.

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 October 31, 1977.

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 July 1985.

Sincerely yours,

Joseph E. Gray, Jr. Director
Urban Development

By Lyle D. Naves
Lyle D. Naves
Housing Code Administrator

Inspector Merlin Leary
Merlin Leary

CLICK ..
BY ML
DATE 7/1/79

May 9, 1979

Mr. Donald Spear
40 Old Colony Lane
Cape Elizabeth, Maine 04107

Dear Mr. Spear: Re: 450-52 Cumberland Avenue, Portland, Maine WE 46-B-2

As owner or agent of the above referred property, you were notified to correct certain substandard conditions in violation of Chapter 307 of the City of Portland Municipal Code "Minimum Standards for Housing". Several reinspections have been made and we find that you have not complied with our request.

A final reinspection was made on May 8, 1979, by Housing Inspector Leary and, as a result, you are hereby ordered to correct the violations listed below on or before June 9, 1979. 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 + _____
M. Leary

By _____
Lyle D. Noyes
Chief of Housing Inspections

EXISTING VIOLATIONS OF CHAPTER 307 OF THE CITY OF PORTLAND MUNICIPAL CODE	Section(s)
1. REAR EXTERIOR WALLS - replace missing mortar.	3-a
2. FIRST FLOOR REAR PORCH - floor - repair or replace rotted decking.	3-d
3. RIGHT REAR PORCH - stairs - repair or replace broken treads.	3-d
4. SECOND AND THIRD FLOOR - rear - stairs - replace rotted joists (fire escape).	10-2
5. FIRST FLOOR LEFT REAR HALL - w.s. - close exposed electrical wiring.	8-e
6. FIRST FLOOR REAR PORCH - replace rotted railing.	3-d
7. SECOND FLOOR RIGHT FRONT HALL - ceiling - replace missing plaster.	3-b

ADMINISTRATIVE HEARING DECISION

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

Date February 1, 1978

Mr. Donald Spear
40 Old Colony Lane
Cape Elizabeth, Maine 04107

Re: Premises located at 450-452 Cumberland Avenue, Portland, Maine NCP-WK 46-B-2

Dear Mr. Spear:

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

on Feb. 1, 1978, regarding our "Notice of Housing Conditions" at the above
referred premises resulted in the decision noted below.

XX Expiration time extended to April 5, 1978 in order to complete the work
in progress and to correct the remaining eleven (11) Housing Code violations
shown on the attached copy of Notice of Housing Conditions dated 10/31/77

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

In Attendance:

Mr. Spear

Merlin Leary

w Enc!

NOTICE OF HOUSING CONDITIONS

DU 6

City of Portland
 Department of Neighborhood Conservation
 Housing Inspections Division
 Tel. 775-5451 - Ext. 358 - 448
 Mr. & Mrs. Donald H. & Helaine M. Spear Jts.
 40 Old Colony Lane
 Cape Elizabeth, Maine 04107

Ch.-Bl.-Lot: 46-B-2
 Location: 450-452 Cumberland Avenue
 Project: NCP-West End
 Issued: October 31, 1977
 Expired: Jan. 31, 1978

Dear Mr. & Mrs. Spear:

An examination was made of the premises at 450-452 Cumberland Avenue, 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 Jan. 31, 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 M. Leary
 M. Leary

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

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" -	Section(s)
1. RIGHT FRONT PORCH STAIRS - repair or replace broken hand rail.	3a
2. REAR EXTERIOR WALL - replace missing mortar.	3a
3. FIRST FLOOR REAR PORCH - replace rotted railing.	3d
4. FIRST FLOOR REAR PORCH FLOOR - repair or replace rotted decking.	3d
5. RIGHT REAR & REAR PORCH STAIRS - repair or replace broken treads.	3d
6. LEFT REAR & RIGHT REAR WALL - replace missing knobs.	3a
7. CELLAR DOORS -	3a
8. REAR EXTERIOR ROOF - replace missing shingles - overall.	3a
9. LEFT REAR EXTERIOR ROOF - repair or replace rotted and broken trim moulding.	3a
10. SECOND & THIRD FLOOR - REAR EXTERIOR STAIRWAY - replace missing railing on the fire escape.	10(2)
11. SECOND & THIRD FLOOR - REAR EXTERIOR STAIRWAY - replace rotted joists (fire escape).	8c
12. LEFT & RIGHT REAR STAIRWAY - install illumination.	8e
13. FIRST FLOOR LEFT REAR - HALL WALL - enclose exposed electrical wiring.	8e

* 6. continued
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~~Continued~~ 450-452 Cumberland Avenue, Portland, Maine 46-B-2

NCP-West End 10/31/77

- ~~13. SECOND FLOOR LEFT FRONT & RIGHT FRONT HALL CEILING - determine the reason and~~
~~remedy the condition causing leakage. 3b~~
14. SECOND FLOOR RIGHT FRONT - HALL CEILING - replace missing plaster. 3b
- * 15. LEFT REAR CELLAR CEILING - remove temporary light fixture and replace with a permanent
type. 3c
- * 16. LEFT REAR CELLAR STAIRWAY - remove illegal extension cord attached to stairway. 3d

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

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

NOTICE OF HOUSING CONDITIONS

DU 6

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

Mr. & Mrs. Donald H. & Helaine M. Spear Jts.
 40 Old Colony Lane
 Cape Elizabeth, Maine 04107

Ch.-Bl.-Lot: 46-B-2
 Location: 450-452 Cumberland Avenue
 Project: NCP-West End
 Issued: October 31, 1977
 Expired: Jan. 31, 1978

Dear Mr. & Mrs. Spear:

An examination was made of the premises at 450-452 Cumberland Avenue, 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 Jan. 31, 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

By Lyle D. Woyes
 Lyle D. Woyes
 Chief of Housing Inspections

Inspector H. Leary

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" -		Section(s)
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2. REAR EXTERIOR WALL - replace missing mortar.		3a
3. FIRST FLOOR REAR PORCH - replace rotted railing.		3d
* 4. FIRST FLOOR REAR PORCH FLOOR - repair or replace rotted decking.		3d
5. RIGHT REAR & REAR PORCH STAIRS - repair or replace broken treads.		3d
6. LEFT REAR & RIGHT REAR HALL - replace missing knobs.		3d
CELLAR DOORS - " "		" "
* 7. REAR EXTERIOR ROOF - replace missing shingles - overall.		3c
8. LEFT REAR EXTERIOR ROOF - repair or replace rotted and broken trim moulding.		3a
* 9. SECOND & THIRD FLOOR - REAR EXTERIOR STAIRWAY - replace missing railing on the fire escape.		3a
10. SECOND & THIRD FLOOR - REAR EXTERIOR STAIRWAY - replace rotted joists (fire escape).		10(2)
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* 12. FIRST FLOOR LEFT REAR - HALL WALL - enclose exposed electrical wiring.		8c 8e

continued

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- ~~13. SECOND FLOOR LEFT FRONT & RIGHT FRONT HALL CEILING - determine the reason and~~ 3b
- ~~remedy the condition causing leakage.~~ 3b
- * 14. SECOND FLOOR RIGHT FRONT - HALL CEILING - replace missing plaster. 8c
- * 15. LEFT REAR CELLAR CEILING - remove temporary light fixture and replace with a permanent type. 8d
- * 16. LEFT REAR CELLAR STAIRWAY - remove illegal extension cord attached to stairway.

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

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

RECOMMENDATIONS

OFFICER M. L. [unclear]

LOFT NO. 400-4000 Cambridge
 PROJECT North End
 OWNER D. [unclear]

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
10-2-97	1-31-98				

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

DATE	ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE" <input checked="" type="checkbox"/> "POSTING RELEASE" <input checked="" type="checkbox"/>
7-11-80 MM	SATISFACTORY Rehabilitation in Progress Time Extended To: _____ Time Extended To: _____
6/17/81 MM	Time Extended To: <u>August 2, 1981 / Sept 1, 1981</u>
5-8-81	UNSATISFACTORY Progress Send "HEARING NOTICE" _____ "FINAL NOTICE" _____
	"NOTICE TO VACATE" POST Entire _____ POST Dwelling Units _____
	UNSATISFACTORY Progress "LEGAL ACTION" To Be Taken _____
	INSPECTOR'S REMARKS: _____ _____ _____
6/24/81	10 violations remaining. Talked with owner. Contacted owner. Will meet with the building.
12-29-81	6 violations corrected. Remainder to be corrected.
5-8-82	6 violations corrected.
2-2-83	All violations corrected.
7-11-80 MM	All violations corrected.
	INSTRUCTIONS TO INSPECTOR: _____ _____ _____ _____

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

June 16, 1993

Vasconcelos Carol H
20 Winslow Rd
Falmouth Me 04105

Re: 452 Cumberland Ave
CBL: 046- - B-002-001-01
DU: 0

Dear Vasconcelos Carol H

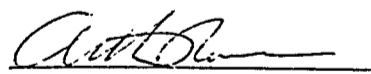
We recently received a complaint and an inspection was made of the property owned by you at the above referred address. As a result of the inspection, you are hereby notified to correct the following substandard housing condition.

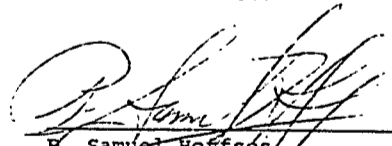
An XK3 lead analyzer inspection was conducted at the above address and the results were as follows:

APT 7 - KITCHEN	
DOORS AND DOOR FRAMES	10.0
MOP BOARDS, DOOR TO BATH	OK
APT 7 - BATHROOM	
	OK
APT 7 - LIVINGROOM	
WALLS, WOODWORK	10.0
APT 7 - BEDROOM	
WOODWORK	10.0
CLOSET DOOR FRAME	OK
APT 7 -	
ALL WINDOW WELLS AND ROUGH WINDOW OPENINGS	10.0

The above mentioned conditions are in violation of Article V of the Municipal Code of the City of Portland, Maine, and must be corrected on or before July 15, 1993. Failure to comply with this order may result in a complaint being filed for prosecution in District Court.

Sincerely,


Arthur Rowe
Code Enforcement Officer


S. Samuel Hoffses
Chief of Inspection Services

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

February 22, 1994

PAYSON CAROL H
20 WINSLOW RD
FALMOUTH ME 04105

Re: 452 Cumberland Ave
CBL: 040 - B-002-001-01
DU: 0

Dear Ms. Payson,

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 its goal to maintain decent, safe, and sanitary housing for all of Portland's residents.

Sincerely,


Marland Wing
Code Enforcement Officer


P. Samuel Hoffses
Chief of Inspection Services

