

79-81 Cumberland Avenue

13-J-28

C B L

OWNER/AGENT

RICHARD ST PIERRE

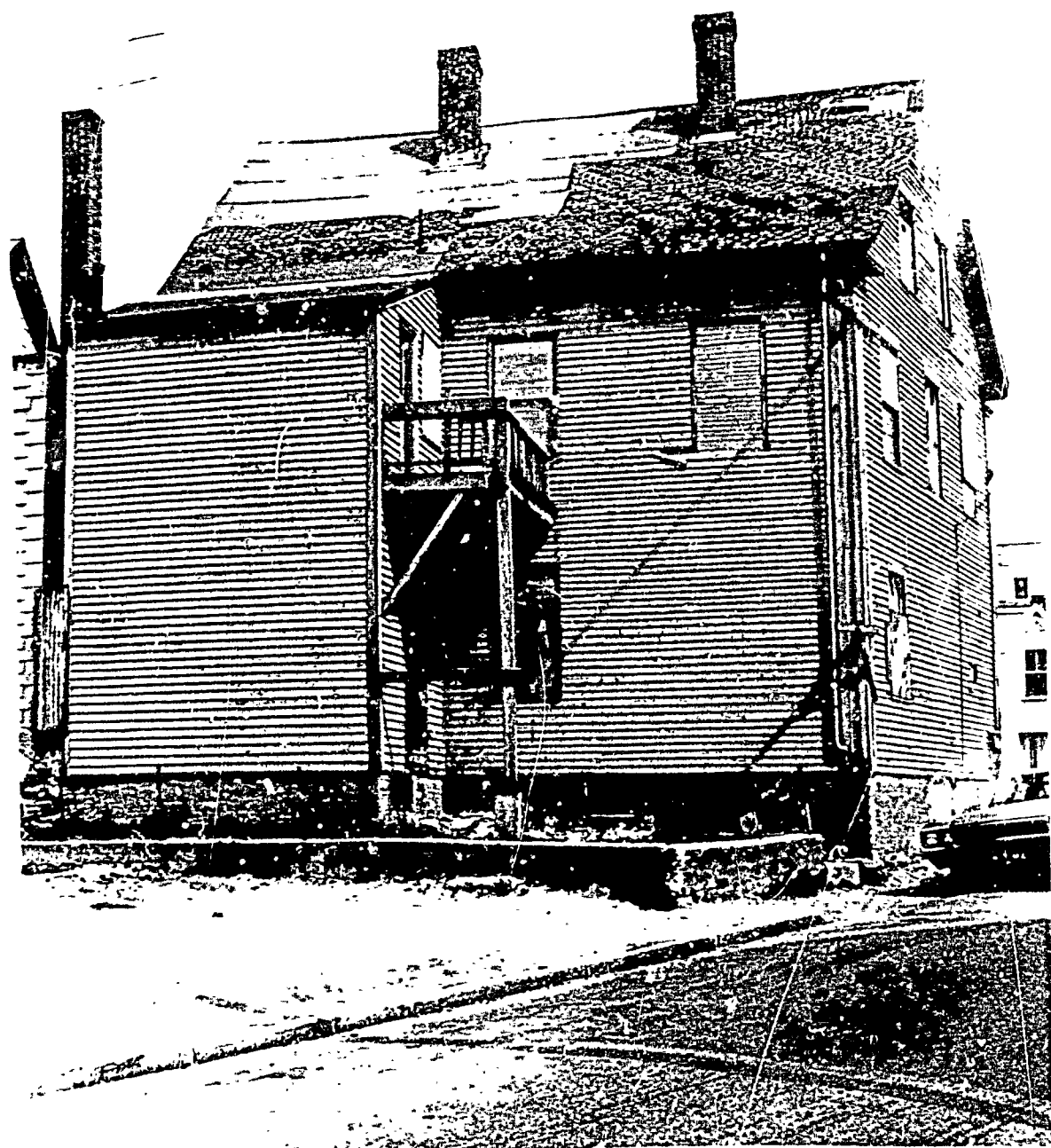
10 DEAR ROAD

FALMOUTH, MAINE

13	5	28
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INSP	DT	CONDITIONS FOUND	ACTION TAKEN (INCLUDE PERSONS CONTACTED)
SR	8/25/73	CT - VACANT - VANDALIZED	POSTED FENCE SIGNATURE
LN	10/27/73	RE - CONTACTED OWNER	TX TO 12/23/73 - H2O DEMOLITION
LN	11/1/73	RECOMMENDED DEMOLITION	
LN	2/16/74	RE - VACANT - SECURE	HOLD IN ABBEYANCE.
LN	3/17/74	RE " "	" " "C/O WALK GILL SITE" THIS MONTH
LN	4/23/74	RE - VACANT + SECURE	NO CHANGE







CITY OF PORTLAND, MAINE
MEMORANDUM

DATE: 6/28/79

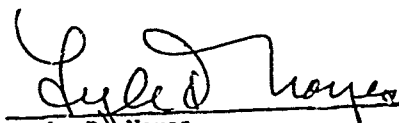
TO: Mayor Smith and Members of the City Council
FROM: Lyle D. Noyes, Chief of Housing Inspections
SUBJECT: Spot Demolition - 79-81 Cumberland Avenue

Agenda # 194-195 Unfinished Business

Reports included in your agenda package indicate that the structure located at 79-81 Cumberland Avenue is:

- a. Structurally unsound
- b. Unstable
- c. Insanitary
- d. Inadequately maintained
- e. Dilapidated

Based on those findings an order to demolish is recommended.


Lyle D. Noyes,
Chief of Housing Inspections

cc: A. J. Wilson, City Manager

7-2-79 Rich King.
Demolition order

COMPREHENSIVE STRUCTURE DATA FOR DEMOLITION

LOC 79-81 Cumberland Avenue
1-3 Larch Street
CHART-BLOCK-LOT # 13-J-28
OWNER: Richard S. Pierre

Tax Val. Land \$1,811.00 Bldg. \$2,590.00
Tax Status: Year Due '74 and '77 Amt. Due 139.54
Tax Deed: Yes() No() Matured: Yes() No()
Stories: 2 1/2 Cor'l U. Dwl. U. 2
Brick() Frame(x) Masonry()
Attached() Semi-Detached() Detached(x)

1. THE STRUCTURE CONSTITUTES A HAZARD TO THE HEALTH OR SAFETY OF THE SURROUNDING COMMUNITY AND DEMOLITION IS RECOMMENDED BECAUSE IT IS:

- | | | |
|--|---|------------------------------|
| a. Structurally unsound | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | Each department must rep |
| b. Unstable | Yes <input type="checkbox"/> No <input type="checkbox"/> | hazardous conditions of both |
| c. Insanitary | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | the interior and exterior of |
| d. A Fire Hazard | Yes <input type="checkbox"/> No <input type="checkbox"/> | this structure. |
| e. Inadequately Maintained | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | |
| f. Dilapidated | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | |
| g. Obsolete | Yes <input type="checkbox"/> No <input type="checkbox"/> | |
| h. Otherwise dangerous to life or property | Yes <input type="checkbox"/> No <input type="checkbox"/> | |
- (Explain below)

2. INSPECTOR'S COMMENTS (required for each "Yes" answer given below):

Due to its dilapidated condition this structure at 79-81 Cumberland Ave. was posted against occupancy on August 28, 1973 and demolition proceedings were initiated at that time. A public hearing scheduled for 7/1/74 was cancelled at the request of the present owner who had commenced to rehabilitate the structure. Those rehabilitation efforts ceased and the building has now deteriorated to the point where exterior conditions are hazardous to neighborhood residents. We again recommend demolition.

4/2/79 Public Hearing - Tabled to 7/2/79 at the request of the owner, Mr. St. Pierre who said he would have the structure completely restored within 90 days.

6/27/79 Reinspection on this date showed that there has been no appreciable changes made during the past three months and we would again recommend demolition

Inspector Lyle D. Noyes, Department Neighborhood Conservation Date 3/27/77
Chief of Housing Inspections
Diagram Attached: Yes ☐ No ☐ Photographs Attached: Yes ☐ No ☐
(Use reverse side if necessary)

COMPREHENSIVE STRUCTURE DATA FOR DEMOLITION

LOCATION: 79-81 Cumberland Avenue
1-3 Larch Street
CHART-BLOCK-LOT # 13-J-28

OWNER: Richard St. Pierre

Tax Val. Land \$1,817.00 Bldg. \$2,590.00
Tax Status: Year Due '74 and 77 Amt. Due 139.54
Tax Deed: Yes () No () Matured: Yes () No ()
Stories: 2 1/2 Com'l U. Dwl. U. 2
Brick () Frame (x) Masonry ()
Attached () Semi-Detached () Detached (x)

1. THE STRUCTURE CONSTITUTES A HAZARD TO THE HEALTH OR SAFETY OF THE SURROUNDING COMMUNITY AND DEMOLITION IS RECOMMENDED BECAUSE IT IS:

- | | | |
|---|----------------------------|------------------------------|
| a. Structurally unsound | Yes <u>x</u> No <u> </u> | Each department must report |
| b. Unstable | Yes <u> </u> No <u> </u> | hazardous conditions of both |
| c. Insanitary | Yes <u>x</u> No <u> </u> | the interior and exterior of |
| d. A Fire Hazard | Yes <u> </u> No <u> </u> | this structure. |
| e. Inadequately Maintained | Yes <u>x</u> No <u> </u> | |
| f. Dilapidated | Yes <u>x</u> No <u> </u> | |
| g. Obsolete | Yes <u> </u> No <u> </u> | |
| h. Otherwise dangerous to life or property
(Explain below) | Yes <u> </u> No <u> </u> | |

2. INSPECTOR'S COMMENTS (required for each "Yes" answer given below):

Due to its dilapidated condition this structure at 79-81 Cumberland Ave. was posted against occupancy on August 28, 1973 and demolition proceedings were initiated at that time. A public hearing scheduled for 7/1/74 was cancelled at the request of the present owner who had commenced to rehabilitate the structure. Those rehabilitation efforts ceased and the building has now deteriorated to the point where exterior conditions are hazardous to neighborhood residents. We again recommend demolition.

4/2/79 Public Hearing - Tabled to 7/2/79 at the request of the owner, Mr. St. Pierre who said he would have the structure completely restored within 90 days.

6/27/79 Reinspection on this date showed that there has been no appreciable changes made during the past three months and we would again recommend demolition

Inspector Lyle D. Noyes, Department Neighborhood Conservation Date 3/27/79
Chief of Housing Inspections
Diagram Attached: Yes No Photographs Attached: Yes No
(Use reverse side if necessary)

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Mayor Bernstein and Members of the City Council
FROM: Lyle D. Noyes, Chief of Housing Inspections
SUBJECT: Spot Demolition - 79-81 Cumberland Avenue

DATE: 3/28/79

Agenda # 194-195

Reports included in your agenda package indicate that the structure located at 79-81 Cumberland Avenue is:

- a. Structurally Unsound
- b. Unstable
- c. Insanitary
- d. Inadequately maintained
- e. Dilapidated

Based on those findings an order to demolish is recommended.

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

cc: A. J. Wilson, City Manager

4/2/79 Tabled to July 2, 1979 at the request of
owner who said he would complete restoration within
90 Days
LDN.

COMPREHENSIVE STRUCTURE DATA FOR DEMOLITION

LOCATION: 79-81 Cumberland Avenue
 1-3 Larch Street
 CHART-BLOCK-LOT # 13-J-28
 OWNER: Richard St. Pierre

Tax Val. Land \$1,810.00 Bldg. \$2,590.00
 Tax Status: Year Due '74 and 77 Amt. Due 139.54
 Tax Deed: Yes () No () Matured: Yes () No ()
 Stories: 2 1/2 Com'l U. Dwl. U. 2
 Brick () Frame (x) Masonry ()
 Attached () Semi-Detached () Detached (x)

1. THE STRUCTURE CONSTITUTES A HAZARD TO THE HEALTH OR SAFETY OF THE SURROUNDING COMMUNITY AND DEMOLITION IS RECOMMENDED BECAUSE IT IS:

- | | | |
|--|---|---|
| a. Structurally unsound | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | Each department must report hazardous conditions of both the interior and exterior of this structure. |
| b. Unstable | Yes <input type="checkbox"/> No <input type="checkbox"/> | |
| c. Insanitary | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | |
| d. A Fire Hazard | Yes <input type="checkbox"/> No <input type="checkbox"/> | |
| e. Inadequately Maintained | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | |
| f. Dilapidated | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | |
| g. Obsolete | Yes <input type="checkbox"/> No <input type="checkbox"/> | |
| h. Otherwise dangerous to life or property (Explain below) | Yes <input type="checkbox"/> No <input type="checkbox"/> | |

2. INSPECTOR'S COMMENTS (required for each "Yes" answer given below):

Due to its dilapidated condition this structure at 79-81 Cumberland Ave. was posted against occupancy on August 28, 1973 and demolition proceedings were initiated at that time. A public hearing scheduled for 7/1/74 was cancelled at the request of the present owner who had commenced to rehabilitate the structure. Those rehabilitation efforts ceased and the building has now deteriorated to the point where exterior conditions are hazardous to neighborhood residents. We again recommend demolition.

4/2/79 Public Hearing - Held to 7/2/79 at the request of the owner Mr. St. Pierre who said he would have structure completely restored within 90 days.

6/27/79 Reinspection on this date showed that there have been no appreciable changes made during the past three months & we would again recommend demolition.

Inspector Lyle D. Noyes, Department Neighborhood Conservation Date 3/27/79
 Chief of Housing Inspections
 Diagram Attached: Yes ☐ No ☐ Photographs Attached: Yes ☐ No ☐
 (Use reverse side if necessary)

EXISTING CONDITIONS
Hazardous to Health or
Safety of Surrounding
Community

	STRUCTURALLY UN SOUND	UNSTABLE	INSANITARY	A FIRE HAZARD	IN ADEQUATELY MAINTAINED	DILAPIDATED	OBSOLETE	OTHERWISE DANGEROUS TO OR PROPERTY	ADDRESS
79-81 Cumberland Ave.									
1-3 Larch Street									
R. St. Pierre									
EXTERIOR - Structure									
Foundation	x								
Walls						x			
Roof					x				
Porch	x								
Stairs									
Steps									
Doors					x				
Windows					x				
Eaves									
Trim									
Chimney	x								
Gutters									
Roof Drains									
Bulkhead									
Drainage									
Infestation									
Rats									
Other									
Fire Escape						x			Removed
Dual Egress						x			None
			x						Rubbish
INTERIOR - Structure									
Lighting									
Elec. Wiring									
Floors									
Walls									
Ceilings									
Windows									
Airshafts									
Roof Rafters									
Sanitary Facilities									
Stairways									
Stair Treads									
Wastelines									
Supply Lines									
Stacks									
Flues									
Vents									
Chimney									
Heating Equip.									
Bsmt: Sanitation									
Dampness									
Lighting									
Elec. Panel									
Stairs									
Foundation									
Floor Joists									
Carrying Timbers									
Sills									

Inspector Lyle D. Noyes

Department Neighborhood Conser. Date 3/27/79

Chief of Housing Inspections

CHARLES A. LANE, ASSISTANT CORPORATION COUNSEL

LYLE D. NOYES, CHIEF OF HOUSING INSPECTIONS

79-81 Cumberland Avenue - Richard St. Pierre
Your Memo Dated 5-27-75

6-4-75

Attached you will find a report from the Housing Inspector that describes his findings at this structure.

Under the circumstances I would recommend that we continue to hold this case in abeyance until such time as the exterior of the building shows a marked improvement.

7/18/78

Very little progress has been made during the past 3 yrs. Exterior conditions have deteriorated.

Lyle D. Noyes

June 4, 1975

Re: 79-81 Cumberland Avenue
Owner: Mr. Richard St. Pierre

An inspection was made of this property on June 3rd, with the owner, and these were my findings:

The work has resumed on the exterior walls, this work including installation of windows and siding. Additional materials are on the site for completion.

The 2nd Floor Apartment is nearing completion, and this would involve installation of a lavatory in the bathroom, and general repairs to the walls, ceiling, and windows of that room. The other three rooms lack only installation of door and window trim, and floor covering.

The 1st Floor Apartment has two rooms partially done, and needs extensive repairs throughout. Again, most of the materials needed for completion are on the site.

Rehabilitation can only be called extremely slow, but personal hardship of the owner could account for some of the delays. Mr. St. Pierre assured me that the work would be continuing, and at a much more rapid pace. He said substantial changes would be made in the next 30 days.

Donald A. Gendreau
Housing Inspector

LOCAL 10-19-8 Cumberland Avenue
1-1 Larch Street
CHARTER BLOCK-LOT # 13-J-28
OWNER: Richard St. Pierre

Tax Val. Land \$1,810.00 Bldg. \$2,590.07
Tax Status: Year Due '74 and '77 mt. Due 139.54
Tax Deed: Yes () No () Matured: Yes () No ()
Stories: 2 1/2 Com'l U. Dwl. U. 2
Brick () Frame (x) Masonry ()
Attached () Semi-Detached () Detached (x)

1. THE STRUCTURE CONSTITUTES A HAZARD TO THE HEALTH OR SAFETY OF THE SURROUNDING COMMUNITY AND DEMOLITION IS RECOMMENDED BECAUSE IT IS:
- | | | |
|--|---|---|
| a. Structurally unsound | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | Each department must rep. hazardous conditions of both the interior and exterior of this structure. |
| b. Unstable | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | |
| c. Insanitary | Yes <input type="checkbox"/> No <input type="checkbox"/> | |
| d. A Fire Hazard | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | |
| e. Inadequately Maintained | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | |
| f. Dilapidated | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | |
| g. Obsolete | Yes <input type="checkbox"/> No <input type="checkbox"/> | |
| h. Otherwise dangerous to life or property (Explain below) | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | |

2. INSPECTOR'S COMMENTS (required for each "Yes" answer given below):

- a & b. What appears to have been the 2nd means of egress and/or porches is falling down and only a 2nd floor platform remains with little supporting it. A portion of the brick foundation has been knocked out.
- e & f. The siding is falling off. Gutters and eaves need repair. the foundation is bowing inward. A new roof is needed.
- h. This building is very near a neighboring building and a danger in case of fire. The porches described above are accessible to vandals and near the public sidewalk.
- 3-27-79 The rear porches have been completely removed or fallen. The large timbers from that structure have been cleared from this location. However, there is quite a bit of rubble remaining. No other improvements have been made since the previous inspection.

Inspector M. Schumaker Department Bldg Insp Date 9-28-78
Diagram Attached: Yes ☐ No ☐ Photographs Attached: Yes ☐ No ☐
(Use reverse side if necessary)

Exposure to Health or
Safety of Surrounding
Community

	STRUCTURALLY UN SOUND	UNSTABLE	INSANITARY	A FIRE HAZARD	IN ADEQUATELY MAINTAINED	DILAPIDATED	OB SOLETE	OTHERWISE DANGEROUS TO OR PROPERTY	79-81 Cumberland Ave 1-3 Larch Street R. St. Pierre
EXTERIOR - Structure									
Foundation	X				X	X			
Walls					X	X	X		
Roof	X								
Porch									
Stairs						X			
Steps						X	X		
Doors						X			
Windows						X			
Eaves									
Trim						X			
Chimney									
Gutters									
Roof Drains									
Bulkhead									
Drainage									
Infestation									
Rats									
Other								X	
Fire Escape		X							
Dual Egress									
INTERIOR - Structure									
Lighting									
Elec. Wiring									
Floors									
Walls									
Ceilings									
Windows									
Airshafts									
Roof Rafters									
Sanitary Facilities									
Stairways									
Stair Treads									
Wastelines									
Supply Lines									
Stacks									
Flues									
Vents									
Chimney									
Heating Equip.									
Bsmt: Sanitation									
Dampness									
Lighting									
Elec. Panel									
Stairs									
Foundation									
Floor Joists									
Carrying Timbers									
Sills									

Inspector _____ Department _____ Date _____

LOCATION: 79-81 Cumberland Avenue
1-3 Larch Street
CHART-BLOCK-LOT # 13-J-28
OWNER: Richard St. Pierre

COMPREHENSIVE STRUCTURE DATA FOR DEMOLITION

Tax Val. Land \$1,810.00 Bldg. \$2,590.00
Tax Status: Year Due '74 and 77 amt. Due 139.54
Tax Deed: Yes () No () Matured: Yes () No ()
Stories: 2 1/2 Com'l U. Dwl. U. 2
Brick () Frame (X) Masonry ()
Attached () Semi-Detached () Detached (X)

1. THE STRUCTURE CONSTITUTES A HAZARD TO THE HEALTH OR SAFETY OF THE SURROUNDING COMMUNITY AND DEMOLITION IS RECOMMENDED BECAUSE IT IS:
- | | | |
|--|----------------------|---|
| a. Structurally unsound | Yes ___ No ___ | Each department must report hazardous conditions of both the interior and exterior of this structure. |
| b. Unstable | Yes ___ No ___ | |
| c. Insanitary | Yes ___ No <u>XX</u> | |
| d. A Fire Hazard | Yes ___ No ___ | |
| e. Inadequately Maintained | Yes ___ No ___ | |
| f. Dilapidated | Yes ___ No ___ | |
| g. Obsolete | Yes ___ No ___ | |
| h. Otherwise dangerous to life or property | Yes ___ No ___ | (Explain below) |

2. INSPECTOR'S COMMENTS (required for each "Yes" answer given below):

An inspection conducted on 3/27/79 showed all openings except one on the third floor were secured.
In its present condition it does not constitute a fire hazard.

Inspector [Signature] Department Fire Dept Date 3-28-79
Diagram Attached: Yes ___ No ___ Photographs Attached: Yes ___ No ___
(Use reverse side if necessary)

Hazardous to Health or
Safety of Surrounding
Community.

	STRUCTURALLY UN SOUND	UNSTABLE	INSANITARY	A FIRE HAZARD	INADEQUATELY MAINTAINED	DILAPIDATED	OBSOLETE	OTHERWISE DANGEROUS TO OR PROPERTY	ADDRESS
79-81 Cumberland Ave.									
1-3 Larch Street									
R. St. Pierre									
EXTERIOR - Structure									
Foundation									
Walls									
Roof									
Porch									
Stairs									
Steps									
Doors									
Windows									
Eaves									
Trim									
Chimney									
Gutters									
Roof Drains									
Bulkhead									
Drainage									
Infestation									
Rats									
Other									
Fire Escape									
Dual Egress									
INTERIOR - Structure									
Lighting									
Elec. Wiring									
Floors									
Walls									
Ceilings									
Windows									
Airshafts									
Roof Rafter									
Sanitary Facilities									
Stairways									
Stair Treads									
Wastelines									
Supply Lines									
Stacks									
Flues									
Vents									
Chimney									
Heating Equip.									
Bsmt: Sanitation									
Dampness									
Lighting									
Elec. Panel									
Stairs									
Foundation									
Floor Joists									
Carrying Timbers									
Sills									

Inspector

J. P. Collins

Department

Fire Dept.

Date

3-28-77

CITY OF PORTLAND, MAINE
MEMORANDUM

DATE: 6/28/79

TO: Mayor Smith and Members of the City Council

FROM: Lyle D. Noyes, Chief of Housing Inspections


SUBJECT: Spot Demolition - 79-81 Cumberland Avenue

Agenda # 194-195 Unfinished Business

Reports included in your agenda package indicate that the structure located at 79-81 Cumberland Avenue is:

- a. Structurally unsound
- b. Unstable
- c. Insanitary
- d. Inadequately maintained
- e. Dilapidated

Based on those findings an order to demolish is recommended.


Lyle D. Noyes,
Chief of Housing Inspections

cc: A. J. Wilson, City Manager

COMPREHENSIVE STRUCTURE DATA FOR DEMOLITION

LOCAT. 81 Cumberland Avenue Tax Val. Land \$1,810.00 Bldg. \$2,590.00
 CHART-BLOCK-LOT # 1-3 Larch Street 139.54
 13-J-28 Tax Status: Year Due '74 and 77amt. Due 171.52
 OWNER: Richard St. Pierre Tax Deed: Yes() No() Matured: Yes() No()
 Stories: 2 1/2 Com'l U. Dwl.U. 2
 Brick() Frame(x) Masonry()
 Attached() Semi-Detached() Detached(x)

1. THE STRUCTURE CONSTITUTES A HAZARD TO THE HEALTH OR SAFETY OF THE SURROUNDING COMMUNITY AND DEMOLITION IS RECOMMENDED BECAUSE IT IS:

- | | | |
|--|---|------------------------------|
| a. Structurally unsound | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | Each department must report |
| b. Unstable | Yes <input type="checkbox"/> No <input type="checkbox"/> | hazardous conditions of both |
| c. Insanitary | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | the interior and exterior of |
| d. A Fire Hazard | Yes <input type="checkbox"/> No <input type="checkbox"/> | this structure. |
| e. Inadequately Maintained | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | |
| f. Dilapidated | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | |
| g. Obsolete | Yes <input type="checkbox"/> No <input type="checkbox"/> | |
| h. Otherwise dangerous to life or property | Yes <input type="checkbox"/> No <input type="checkbox"/> | |
| (Explain below) | | |

2. INSPECTOR'S COMMENTS (required for each "Yes" answer given below):

Due to its dilapidated condition this structure at 79-81 Cumberland Ave. was posted against occupancy on August 28, 1973 and demolition proceedings were initiated at that time. A public hearing scheduled for 7/1/74 was cancelled at the request of the present owner who had commenced to rehabilitate the structure. Those rehabilitation efforts ceased and the building has now deteriorated to the point where exterior conditions are hazardous to neighborhood residents. We again recommend demolition.

4/2/79 Public Hearing - Tabled to 7/2/79 at the request of the owner, Mr. St. Pierre who said he would have the structure completely restored within 90 days.

6/27/79 Reinspection on this date showed that there has been no appreciable changes made during the past three months and we would again recommend demolition

Inspector Lyle D. Noyes, Department Neighborhood Conservation Date 3/27/79
 Chief of Housing Inspections
 Diagram Attached: Yes ☐ No ☐ Photographs Attached: Yes ☐ No ☐
 (Use reverse side if necessary)

Indicate by - X -
 EXISTING CONDITIONS
 Hazardous to Health or
 Safety of Surrounding
 Community

	STRUCTURALLY UN SOUND	UNSTABLE	INSANITARY	A FIRE HAZARD	INADEQUATELY MAINTAINED	DILAPIDATED	OBSOLETE	OTHERWISE DANGEROUS TO LIFE OR PROPERTY	ADDRESS:
									79-81 Cumberland Ave.
									1-3 Larch Street
									R. St. Pierre
EXTERIOR - Structure									
Foundation	x								
Walls						x			
Roof					x				
Porch	x								
Stairs									
Steps									
Doors					x				
Windows					x				
Eaves					x				
Trim									
Chimney	x								
Gutters									
Roof Drains									
Bulkhead									
Drainage									
Infestation									
Rats									
Other									
Fire Escape						x			Removed
Dual Egress						x			None
			x						Rubbish
INTERIOR - Structure									
Lighting									
Elec. Wiring									
Floors									
Walls									
Ceilings									
Windows									
Airshafts									
Roof Rafters									
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Heating Equip.									
Bsmt: Sanitation									
Dampness									
Lighting									
Elec. Panel									
Stairs									
Foundation									
Floor Joists									
Carrying Timbers									
Sills									

Inspector Lyle D. Noyes Department Neighborhood Conser. Date 3/27/79
 Chief of Housing Inspections

CHARLES A. LANE, ASSISTANT CORPORATION COUNSEL

LYLE D. NOYES, CHIEF OF HOUSING INSPECTIONS

79-81 Cumberland Avenue - Richard St. Pierre
Your Memo Dated 5-27-75

6-4-75

Attached you will find a report from the Housing Inspector that describes his findings at this structure.

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7/18/78

Very little progress has been made during the past 3 yrs. Extension conditions have deteriorated.

Lyle D. Noyes

June 4, 1975

Re: 79-81 Cumberland Avenue
Owner: Mr. Richard St. Pierre

An inspection was made of this property on June 3rd, with the owner, and these were my findings:

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The 1st Floor Apartment has two rooms partially done, and needs extensive repairs throughout. Again, most of the materials needed for completion are on the site.

Rehabilitation can only be called extremely slow, but personal hardship of the owner could account for some of the delays. Mr. St. Pierre assured me that the work would be continuing, and at a much more rapid pace. He said substantial changes would be made in the next 30 days.

Donald A. Gendreau
Housing Inspector

LOCATION: 71-61 Cumberland Avenue
1-3 Larch Street
CHART-BLOCK-LOT # 13-J-28

OWNER: Richard St. Pierre

Tax Val. Land \$1,810.00 Bldg. \$2,590.00
Tax Status. Year Due '74 and 77mt. Due 139.54 Ave.
Tax Deed: Yes () No () Matured: Yes () No ()
Stories: 2 1/2 -Com'l U. Dwl. U. 2
Brick () Frame (x) Masonry ()
Attached () Semi-Detached () Detached (x)

1. THE STRUCTURE CONSTITUTES A HAZARD TO THE HEALTH OR SAFETY OF THE SURROUNDING COMMUNITY AND DEMOLITION IS RECOMMENDED BECAUSE IT IS:

- | | | |
|---|---|------------------------------|
| a. Structurally unsound | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | Each department must report |
| b. Unstable | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | hazardous conditions of both |
| c. Insanitary | Yes <input type="checkbox"/> No <input type="checkbox"/> | the interior and exterior of |
| d. A Fire Hazard | Yes <input type="checkbox"/> No <input type="checkbox"/> | this structure. |
| e. Inadequately Maintained | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | |
| f. Dilapidated | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | |
| g. Obsolete | Yes <input type="checkbox"/> No <input type="checkbox"/> | |
| h. Otherwise dangerous to life or property
(Explain below) | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | |

2. INSPECTOR'S COMMENTS (required for each "Yes" answer given below):

- a & b. What appears to have been the 2nd means of egress and/or porches is falling down and only a 2nd floor platform remains with little supporting it. A portion of the brick foundation has been knocked out.
- e & f. The siding is falling off. Gutters and eaves need repair. the foundation is bowing inward. A new roof is needed.
- h. This building is very near a neighboring building and a danger in case of fire. The porches described above are accessible to vandals and near the public sidewalk.

3-27-79 The rear porches have been completely removed or fallen. The large timbers from that structure have been cleared from this location. However, there is quite a bit of rubble remaining. No other improvements have been made since the previous inspection.

Inspector M. Schwickel Department Bldg Insp Date 9-28-78
Diagram Attached: Yes ☐ No ☐ Photographs Attached: Yes ☐ No ☐
(Use reverse side if necessary)

Guardians to Health or
Safety of Surrounding
Community

	STRUCTURALLY UN SOUND	UNSTABLE	INSANITARY	A FIRE HAZARD	INADEQUATELY MAINTAINED	DILAPIDATED	OBSOLETE	OTHERWISE DANGEROUS TO OR PROPERTY	79-81 Cumberland Ave 1-3 Larch Street R. St. Pierre
EXTERIOR - Structure									
Foundation	X				X	X			
Walls					X	X			
Roof					X	X			
Porch	X				X				
Stairs						X	X		
Steps									
Doors									
Windows						X			
Eaves						X	X		
Trim						X			
Chimney						X			
Gutters									
Roof Drains						X			
Bulkhead									
Drainage									
Infestation									
Rats									
Other									
Fire Escape									
Dual Egress	X						X		
INTERIOR - Structure									
Lighting									
Elec. Wiring									
Floors									
Walls									
Ceilings									
Windows									
Airshafts									
Roof Rafters									
Sanitary Facilities									
Stairways									
Stair Treads									
Wastelines									
Supply Lines									
Stacks									
Flues									
Vents									
Chimney									
Heating Equip.									
Bsmt: Sanitation									
Dampness									
Lighting									
Elec. Panel									
Stairs									
Foundation									
Floor Joists									
Carrying Timbers									
Sills									

Inspector _____

Department _____

Date _____

COMPREHENSIVE STRUCTURE DATA FOR DEMOLITION

LOCATION: 79-81 Cumberland Avenue

CHART-BLOCK-LOT: 103 Larch Street

OWNER: Richard St. Pierre

Tax Val Land \$1,810.01 Bldg. \$2,592.00

Tax State : Year Due 1/4 and 1/2ent. Due 139.54

Tax Deed: Yes() No() Matured: Yes() No()

Stories: 2 1/2 Com'l U. Dwl. U. 2

Brick() Frame(X) Masonry()

Attached() Semi-Detached() Detached(X)

1. THE STRUCTURE CONSTITUTES A HAZARD TO THE HEALTH OR SAFETY OF THE SURROUNDING COMMUNITY AND DEMOLITION IS RECOMMENDED BECAUSE IT IS:

a. Structurally unsound

Yes ___ No ___

Each department must report

b. Unstable

Yes ___ No ___

hazardous conditions of both

c. Insanitary

Yes ___ No ___

the interior and exterior of

d. A Fire Hazard

Yes ___ No XX

this structure.

e. Inadequately Maintained

Yes ___ No ___

f. Dilapidated

Yes ___ No ___

g. Obsolete

Yes ___ No ___

h. Otherwise dangerous to l. or property (Explain below)

Yes ___ No ___

2. INSPECTOR'S COMMENTS (required for each "Yes" answer given below):

An inspection conducted on 3/27/79 showed all openings except one on the third floor were secured.
In its present condition it does not constitute a fire hazard.

Inspector John P. Park

Department Fire Dept

Date 3-28-79

Diagram Attached: Yes ___ No ___

Photographs Attached: Yes ___ No ___

(Use reverse side if necessary)

EXISTING CONDITIONS
Hazardous to Health or
Safety of Surrounding
Community

STRUCTURALLY
UN SOUND

UNSTABLE

IMMEDIATE

A FIRE HAZARD

IN ADEQUATELY
MAINTAINED

DETERIORATED

OBSOLETE

OTHERWISE
DANGEROUS TO L
OR PROTECT

ADDRESS.

79-81 Cumberland Ave.
1-3 Larch Street

R. St. Pierre

EXTERIOR - Structure

Foundation
Walls
Roof
Porch
Stairs
Steps
Doors
Windows
Eaves
Trim
Chimney
Gutters
Roof Drains
Bulkhead
Drainage
Infestation
Rats
Other
Fire Escape
Dual Egress

INTERIOR - Structure

Lighting
Elec. Wiring
Floors
Walls
Ceilings
Windows
Airshafts
Roof Rafters
Sanitary Facilities
Stairways
Stair Treads
Wastelines
Supply Lines
Stacks
Flues
Vents
Chimney
Heating Equip.
Bsmt: Sanitation
Dampness
Lighting
Elec. Panel
Stairs
Foundation
Floor Joists
Carrying Timbers
Sills

Inspector, R. St. Pierre

Department Fire Dept.

Date 3-28-77

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Mayor Smith and Members of the City Council
FROM: Lyle D. Noyes, Chief of Housing Inspections
SUBJECT: Spot Demolition - 79-81 Cumberland Avenue

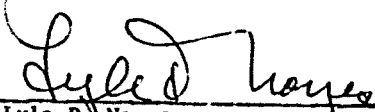
DATE: 6/28/79

Agenda # 194-195 Unfinished Business

Reports included in your agenda package indicate that the structure located at 79-81 Cumberland Avenue is:

- a. Structurally unsound
- b. Unstable
- c. Insanitary
- d. Inadequately maintained
- e. Dilapidated

Based on those findings an order to demolish is recommended.


Lyle D. Noyes,
Chief of Housing Inspections

cc: A. J. Wilson, City Manager

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Mayor Bernstein and Members of the City Council
FROM: Lyle D. Noyes, Chief of Housing Inspections
SUBJECT: Spot Demolition - 79-81 Cumberland Avenue


DATE 3/28/79

Agenda #

Reports included in your agenda package indicate that the structure located at 79-81 Cumberland Avenue is:

- a. Structurally Unsound
- b. Unstable
- c. Insanitary
- d. Inadequately maintained
- e. Dilapidated

Based on those findings an order to demolish is recommended.


Lyle D. Noyes,
Chief of Housing Inspections

cc: A. J. Wilson, City Manager

COMPREHENSIVE STRUCTURE DATA FOR DEMOLITION

LOCATION: 79-81 Cumberland Avenue
1-3 Larch Street
CHART-BLOCK-LOT # 13-J-28
OWNER: Richard St. Pierre

Tax Val. Land \$1,810.00 Bldg. \$2,590.00
Tax Status: Year Due '74 and 75 Amt. Due 139.54
Tax Deed: Yes () No () Matured: Yes () No ()
Stories: 2 1/2 Com'l U. Dwl. U. 2
Brick () Frame (x) Masonry ()
Attached () Semi-Detached () Detached (x)

1. THE STRUCTURE CONSTITUTES A HAZARD TO THE HEALTH OR SAFETY OF THE SURROUNDING COMMUNITY AND DEMOLITION IS RECOMMENDED BECAUSE IT IS:

- | | | |
|--|---|---|
| a. Structurally unsound | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | Each department must report hazardous conditions of both the interior and exterior of this structure. |
| b. Unstable | Yes <input type="checkbox"/> No <input type="checkbox"/> | |
| c. Insanitary | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | |
| d. A Fire Hazard | Yes <input type="checkbox"/> No <input type="checkbox"/> | |
| e. Inadequately Maintained | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | |
| f. Dilapidated | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | |
| g. Obsolete | Yes <input type="checkbox"/> No <input type="checkbox"/> | |
| h. Otherwise dangerous to life or property (Explain below) | Yes <input type="checkbox"/> No <input type="checkbox"/> | |

2. INSPECTOR'S COMMENTS (required for each "Yes" answer given below):

Due to its dilapidated condition this structure at 79-81 Cumberland Ave. was posted against occupancy on August 28, 1973 and demolition proceedings were initiated at that time. A public hearing scheduled for 7/1/74 was cancelled at the request of the present owner who has commenced to rehabilitate the structure. Those rehabilitation efforts ceased and the building has now deteriorated to the point where exterior conditions are hazardous to neighborhood residents. We again recommend demolition.

4/2/79 Public Hearing - Tabled to 7/2/79 at the request of the owner, Mr. St. Pierre who said he would have the structure completely restored within 90 days.

6/27/79 Reinspection on this date showed that there has been no appreciable changes made during the past three months and we would again recommend demolition

Inspector Lyle D. Noyes, Department Neighborhood Conservation Date 3/27/79
Chief of Housing Inspections
Diagram Attached: Yes ☐ No ☐ Photographs Attached: Yes ☐ No ☐
(Use reverse side if necessary)

Indicate by - X -
EXISTING CONDITIONS
Hazardous to Health or
Safety of Surrounding
Community

	STRUCTURALLY UNSAFE	UNSTABLE	UNSATISFACTORY	A FIRE HAZARD	INADEQUATELY MAINTAINED	DILAPIDATED	IF FLOOD DANGEROUS	OTHER REASON DANGEROUS TO LIFE OR PROPERTY	REMARKS
EXTERIOR - Structure									
Foundation	X								
Walls						X			
Roof					X				
Porch	X								
Stairs									
Steps									
Doors									
Windows					X				
Eaves					X				
Trim									
Chimney	X								
Gutters									
Roof Drains									
Bulkhead									
Drainage									
Infestation									
Rats									
Other									
Fire Escape						X			Removed
Dual Egress						X			None
			X						Rubbish
INTERIOR - Structure									
Lighting									
Elec. Wiring									
Floors									
Walls									
Ceilings									
Windows									
Airshafts									
Roof Rafters									
Sanitary Facilities									
Stairways									
Stair Treads									
Wastelines									
Supply Lines									
Stacks									
Flues									
Vents									
Chimney									
Heating Equip.									
Bsnt: Sanitation									
Dampness									
Lighting									
Elec. Panel									
Stairs									
Foundation									
Floor Joists									
Carrying Timbers									
Sills									

Inspector Lyle D. Noyes Department Neighborhood Comm. Date 3/27/79
Chief of Housing Inspections

CHARLES A. LANE, ASSISTANT CORPORATION COUNSEL

WYLLIE D. NOYES, CHIEF OF HOUSING INSPECTIONS

79-81 Cumberland Avenue - Richard St. Pierre
Your Memo Dated 5-27-75

6-4-75

Attached you will find a report from the Housing Inspector that describes his findings at this structure.

Under the circumstances I would recommend that we continue to hold this case in abeyance until such time as the exterior of the building shows a marked improvement.

7/18/78
Very little progress has been made during
the past 3 yrs. Exterior conditions have
deteriorated.

Wyllie D. Noyes

June 4, 1975

Re: 79-81 Cumberland Avenue
Owner: Mr. Richard St. Pierre

An inspection was made of this property on June 3rd, with the owner, and these were my findings:

The work has resumed on the exterior walls, this work including installation of windows and siding. Additional materials are on the site for completion.

The 2nd Floor Apartment is nearing completion, and this would involve installation of a lavatory in the bathroom, and general repairs to the walls, ceiling, and windows of that room. The other three rooms lack only installation of door and window trim, and floor covering.

The 1st Floor Apartment has two rooms partially done, and needs extensive repairs throughout. Again, most of the materials needed for completion are on the site.

Rehabilitation can only be called extremely slow, but personal hardship of the owner could account for some of the delays. Mr. St. Pierre assured me that the work would be continuing, and at a much more rapid pace. He said substantial changes would be made in the next 30 days.

Donald A. Gendreau
Housing Inspector

OWNER Richard St. Pierre

Attached () Semi-Detached () Detached (X)

a. Structurally unsound

b. Unstable

c. Insanitary

d. A Fire Hazard

c. Inadequately Maintained

t. Dilapidated

g. Obsolete

h. Otherwise dangerous to life or property Yes X No
(Explain below)

2. INSPECTOR'S COMMENTS (required for each "Yes" answer given below):

a & b. What appears to have been the 2nd means of egress and/or porches is falling down and only a 2nd floor platform remains with little supporting it. A portion of the brick foundation has been knocked out.

e & f. The siding is falling off. Gutters and eaves need repair. the foundation is bowing inward. A new roof is needed.

h. This building is very near a neighboring building and a danger in case of fire. The porches described above are accessible to vandals and near the public sidewalk.

3-27-79 The rear porches have been completely removed or fallen. The large timbers from that structure have been cleared from this location. However, there is quite a bit of rubble remaining. No other improvements have been made since the previous inspection.

Inspector Mr. Schmeckel Department Bldg Insp Date 9-28-78
Diagram Attached: Yes ☐ No ☐ Photographs Attached: Yes ☐ No ☐
(Use reverse side if necessary)

Health or
Safety of Surrounding
Community

	STRUCTURALLY UNSAFE	UNSTABLE	INHAZARDOUS	A FIRE HAZARD	INADEQUATELY MAINTAINED	DILAPIDATED	DECEITFUL	OTHER (e.g. DANGEROUS TO OR PROPELLED)	79-81 Cumberland Ave. 1-3 Larch Street St. Pierre
EXTERIOR - Structure									
Foundation	X				X	X			
Walls					X				
Roof						X	X		
Porch	X								
Stairs									
Steps						X			
Doors						X	X		
Windows						X			
Eaves						X			
Trim									
Chimney						X			
Gutters									
Roof Drains									
Bulkhead									
Drainage									
Infestation									
Rats									
Other								X	
Fire Escape									
Dual Egress	X								
INTERIOR - Structure									
Lighting									
Elec. Wiring									
Floors									
Walls									
Ceilings									
Windows									
Airshafts									
Roof Rafters									
Sanitary Facilities									
Stairways									
Stair Treads									
Wastelines									
Supply Lines									
Stacks									
Flues									
Vents									
Chimney									
Heating Equip.									
Bsmt: Sanitation									
Dampness									
Lighting									
Elec. Panel									
Stairs									
Foundation									
Floor Joists									
Carrying Timbers									
Sills									

Inspector _____ Department _____ Date _____