

79-81 Cumberland Avenue

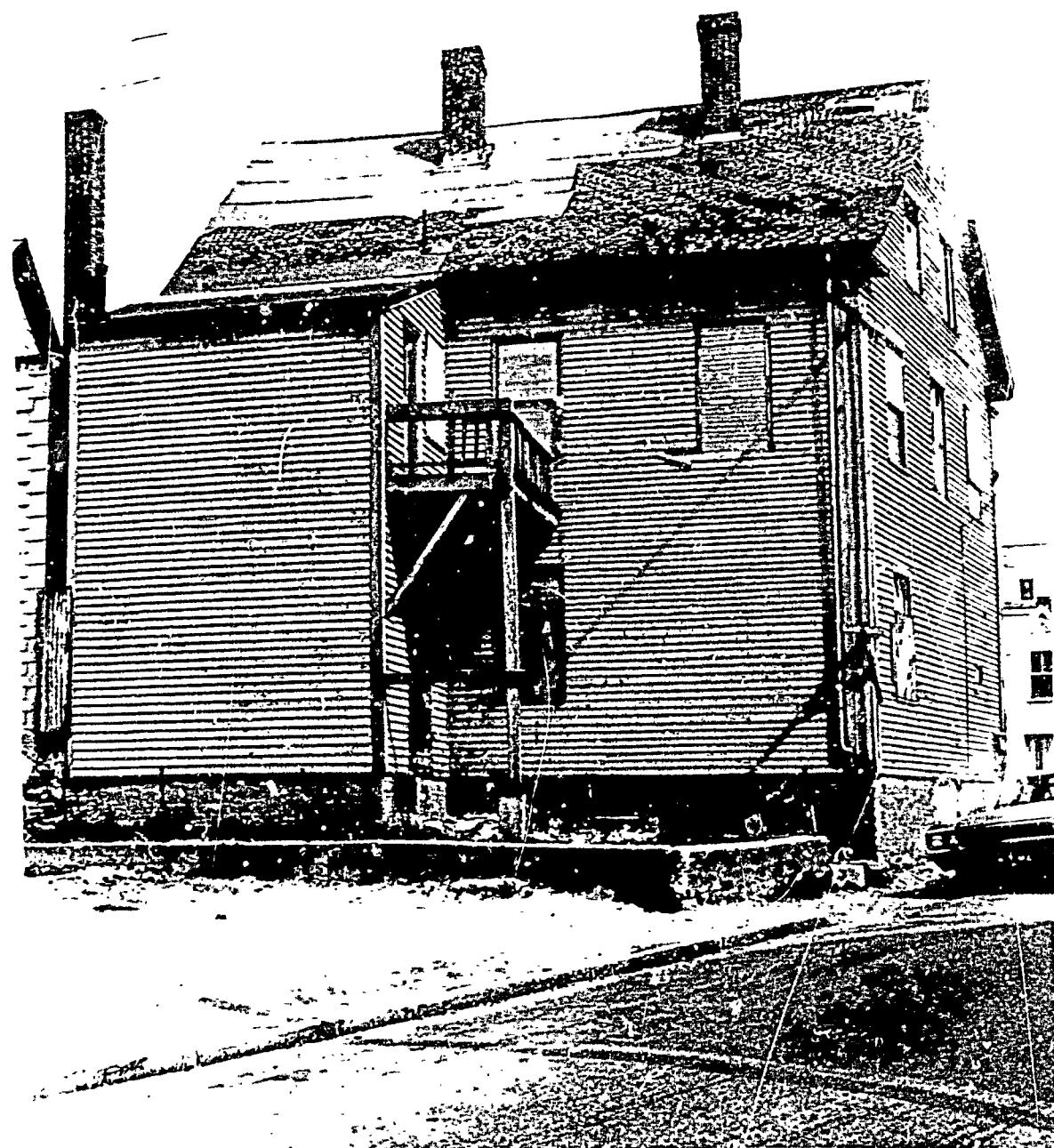
13-J-28

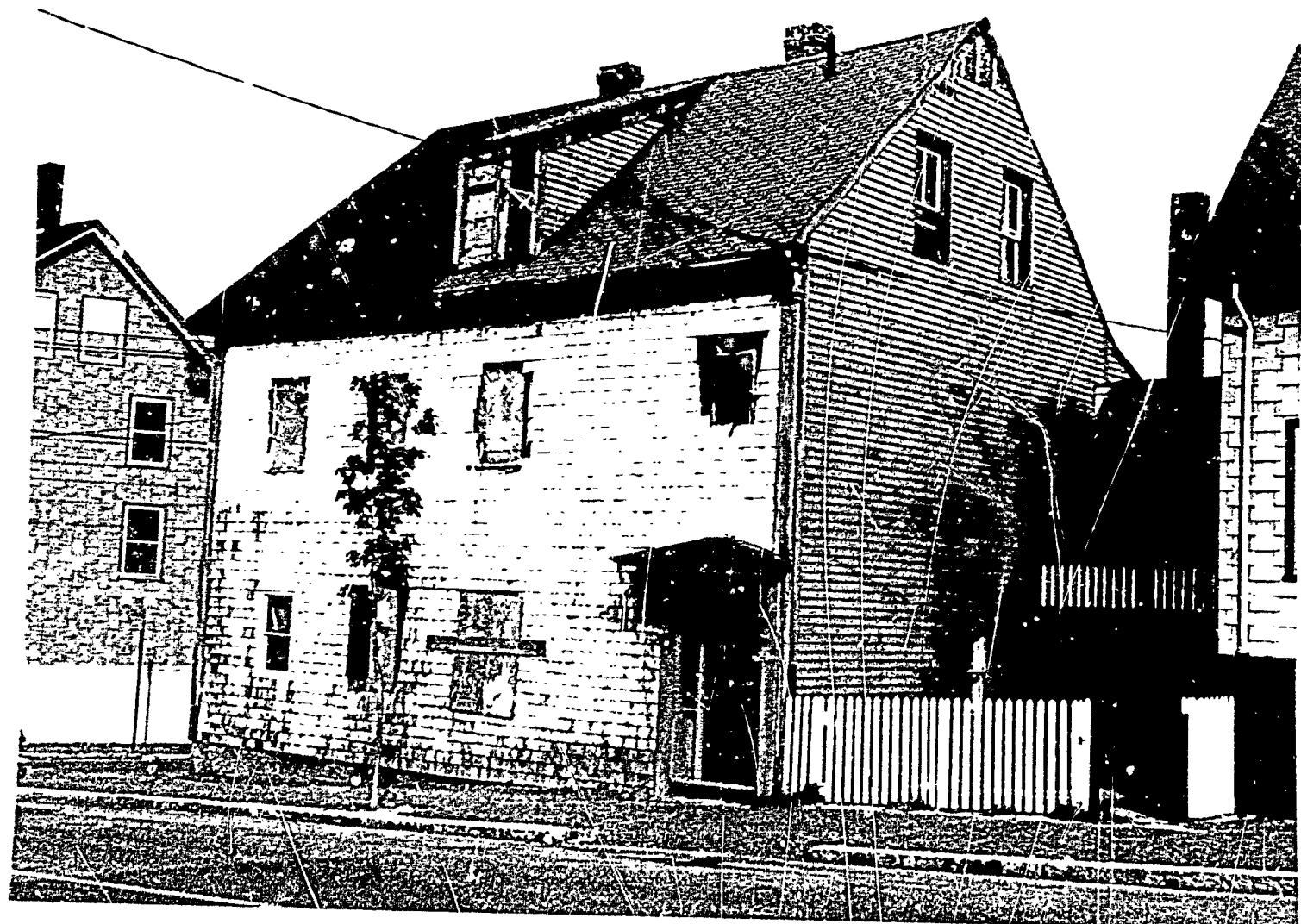
## INSPECTION RECORD

C B L

LOCATION	OWNER/AGENT	13 T 28
7981 Cumberland Ave	RICHARD SJ PERRI 10 DEPT Road FALMOUTH, MAINE	
INSP DT	CONDITIONS FOUND	ACTION TAKEN (INCLUDE PERSONS CONTACTED)
SR 8/25/73	C T - VACANT - Vandalized	Post to Engine 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 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794, 795, 796, 797, 798, 799, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1040, 1041, 104







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

4-2-79 Pmk Hng.  
Demolition ordered

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

COMPREHENSIVE STRUCTURE DATA FOR DEMOLITION

Tax Val. Land \$1,811.00 Bldg. \$2,590.00  
139.54  
Tax Status: Year Due '74 and 75 Amt. Due 171.52  
Tax Deed: Yes  No  Matured: Yes  No   
Stories: 2½ Com'l U. 2 DwU. 2  
Brick  Frame  Masonry   
Attached  Semi-Detached  Decached

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
- b. Unstable
- c. Insanitary
- d. A Fire Hazard
- e. Inadequately Maintained
- f. Dilapidated
- g. Obsolete
- h. Otherwise dangerous to life or property

(Explain below)

Yes  No  Each department must rep  
Yes  No  hazardous conditions of both  
Yes  No  the interior and exterior of  
Yes  No  this structure.

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 \$1,811.00 Bldg. \$2,590.00  
139.54  
Tax Status: Year Due '74 and 75mt. Due 171.52  
Tax Deed: Yes( ) No( ) Matured: Yes( ) No( )  
Stories: 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 (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 - 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.

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Inspector Iyle 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  
L.D.N.

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  
139.54  
Tax Status: Year Due '74 and 7%mt. Due 171.52  
Tax Deed: Yes( ) No( ) Matured: Yes( ) No( )  
Stories: 2½ Com'l U. 2 DwU.  
Brick( ) Frame(x) Masonry( )  
Attached( ) Semi-Detached( ) Detached( )

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 type="checkbox"/> No <input checked="" 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.

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6/27/79 Reinspection on this date showed that there has 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

	STRUCTURAL UNSAFE	UNSTABLE	INSANITARY	A FIRE HAZARD	IMPROPERLY MAINTAINED	DILAPIDATED	OBSOLETE	OTHER FINISH DANGEROUS TO OR PROPERTY	ADDRESS
<b>EXTERIOR - Structure</b>									
Foundation	x								
Walls									
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 Express				x				None	
		x						Rubbish	
<b>INTERIOR - Structure</b>									
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

LOT #10, 10-1 Cumberland Avenue  
CHANCERY BLOCK-LOT #13-J-28  
1-3 Larch Street

OWNER: Richard St. Pierre

Tax Val. Land \$1,810.00 Bldg. \$4,590.00  
139.54  
Tax Status: Year Due '74 and 77mt. Due 77.52  
Tax Deed: Yes  No  Matured: Yes  No   
Stories: 2 Com'l U. 2 DwU. 2  
Brick  Frame  Masonry   
Attached  Semi-Detached  Detached

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
- b. Unstable
- c. Insanitary
- d. A Fire Hazard
- e. Inadequately Maintained
- f. Dilapidated
- g. Obsolete
- h. Otherwise dangerous to life or property  
(Explain below)

Yes  No   
Yes  No   
Yes  No   
Yes  No   
Yes  No   
Yes  No   
Yes  No

Each department must rep.  
hazardous conditions of both  
the interior and exterior of  
this structure.

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. Schnekel Department Bldg InsP Date 9-28-78  
Diagram Attached: Yes  No  Photographs Attached: Yes  No   
(Use reverse side if necessary)

Provides to Health or  
Safety of Surrounding  
Community

	STRUCTURALLY UNSOUND	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							
Porch									
Stairs									
Steps									
Doors									
Windows									
Eaves									
Trim							X		
Chimney									
Gutters									
Roof Drains									
Bulkhead									
Drainage									
Infestation									
Rats									
Other									
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 \_\_\_\_\_

COMPREHENSIVE STRUCTURE DATA FOR DEMOLITION

LOCATION: 79-81 Cumberland Avenue  
CHART-BLOCK-LOT # 1-3 Larch Street 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  
Tax Deed: Yes( ) No( ) Matured: Yes( ) No( )  
Stories: 2<sup>1/2</sup> Com'l U. Dw1.U. 2  
Brick( ) Frame(X) Masonry( )  
Attached( ) Semi-Detached( ) Detached( )

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

- Structurally unsound
- Unstable
- Insanitary
- A Fire Hazard
- Inadequately Maintained
- Dilapidated
- Obsolete
- Otherwise dangerous to life or property (Explain below)

Yes \_\_\_\_\_ No \_\_\_\_\_ Each department must report hazardous conditions of both the interior and exterior of this structure.

Yes \_\_\_\_\_ No \_\_\_\_\_  
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. Miller Department Fire Dist 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.

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

*J. P. Collins*

Department *Fire Ins.*

Date *3-25-77*

Inspector

CITY OF PORTLAND, MAINE  
MEMORANDUM

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

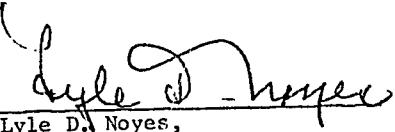
DATE: 6/28/79

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

COMPREHENSIVE STRUCTURE DATA FOR DEMOLITION

LOCAT. 81 Cumberland Avenue Tax Val. Land \$1,810.00 Bldg. \$2,590.00  
1-3 Larch Street 139.54  
CHART-BLOCK-LOT # 13-J-28 Tax Status: Year Due '74 and 77 Amt. Due 171.52  
OWNER: Richard St. Pierre Tax Deed: Yes( ) No( ) Matured: Yes( ) No( )  
Stories: 2½ Com'1 U. 2 Dw1.U. 2  
Brick( ) Frame(  ) Masonry( )  
Attached( ) Semi-Detached( ) Detached(  )

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 <u>      </u>	Each department must report
b. Unstable	Yes <u>      </u> No <u>      </u>	hazardous conditions of both
c. Insanitary	Yes <input checked="" type="checkbox"/> No <u>      </u>	the interior and exterior of
d. A Fire Hazard	Yes <u>      </u> No <u>      </u>	this structure.
e. Inadequately Maintained	Yes <input checked="" type="checkbox"/> No <u>      </u>	
f. Dilapidated	Yes <input checked="" type="checkbox"/> 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)

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

**EXTERIOR - Structure**

	STRUCTURALLY UNSOUND	UNSTABLE	INSANITARY	A FIRE HAZARD	INADEQUATELY MAINTAINED	DILAPIDATED	OBsolete	OTHERWISE DANGEROUS TO LIFE OR PROPERTY	ADDRESS:
Foundation	X								79-81 Cumberland Ave.
Walls									1-3 Larch Street
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	
<b>INTERIOR - Structure</b>									
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.

4/18/78  
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

LOCATION: 71-81 Cumberland Avenue  
CHART-BLOCK-LOT # 1-3 Larch Street  
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 179.54 /ve.  
Tax Deed: Yes ( ) No ( ) Matured: Yes ( ) No ( )  
Stories: 2 Com'l U. 2 DwU. 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 repo \_\_\_\_\_
- b. Unstable Yes  No \_\_\_\_\_ hazardous conditions of bot \_\_\_\_\_
- c. Insanitary Yes \_\_\_\_\_ No \_\_\_\_\_ the interior and exterior o \_\_\_\_\_
- d. A Fire Hazard Yes \_\_\_\_\_ No \_\_\_\_\_ this structure.
- e. Inadequately Maintained Yes  No \_\_\_\_\_
- f. Dilapidated Yes  No \_\_\_\_\_
- g. Obsolete Yes  No \_\_\_\_\_
- h. Otherwise dangerous to life or property (Explain below) Yes  No \_\_\_\_\_

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. Schaukel Department Bldg Insp Date 9-28-79  
Diagram Attached: Yes        No        Photographs Attached: Yes        No         
(Use reverse side if necessary)

Hazardous to Health or  
Safety of Surrounding  
Community

79-81 Cumberland Ave

1-3 Larch Street

R. St. Pierre

EXTERIOR - Structure

	STRUCTURALLY UNSTABLE	UNSTABLE	INSANITARY	A FIRE HAZARD	INADEQUATELY MAINTAINED	DILAPIDATED	OBSOLETE	OTHERWISE DANGEROUS TO OR PROPERTY
Foundation		X			X	X		
Walls					X	X		
Roof					X	X		
Porch					X			
Stairs		X				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 \_\_\_\_\_

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

COMPREHENSIVE STRUCTURE DATA FOR DEMOLITION  
Tax Val Land \$1,810.01 Bldg. \$2,500.00  
Tax Stmt: Year Due 1/4 and 17 cent. Due 1/1/52  
Tax Deed: Yes( ) No( ) Matured: Yes( ) No( )  
Stories: 2½ Com'l U. Dw.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
- b. Unstable
- c. Insanitary
- d. A Fire Hazard
- e. Inadequately Maintained
- f. Dilapidated
- g. Obsolete
- h. Otherwise dangerous to life or property. (Explain below)

Yes No Each department must report  
Yes No hazardous conditions of both  
Yes No the interior and exterior of  
Yes No XX this structure.  
Yes No  
Yes No  
Yes No  
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. Miller 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 or Surrounding  
Community

EXTERIOR - Structure	STRUCTURALLY UNSTABLE	UNSTABLE	INSTABILITY	A FIRE HAZARD	IMMEDIATE DANGER	DISAPPROVAL	OBSCURE	ADDRESS.
Foundation								
Walls								
Roof								
Perch								
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.								
Basmt: Sanitation								
Dampness								
Lighting								
Elec. Panel								
Stair:								
Foundation								
Floor Joists								
Carrying Timbers								
Sills								

Inspector, J. D. P. B. L.

Department Fire - 1-701

Date 3-25-79

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

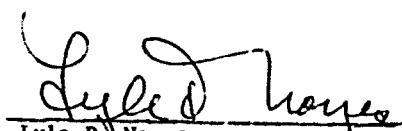
DATE: 6/28/79

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  
Lyle D. Noyes,  
Chief of Housing Inspections

cc: A. J. Wilson, City Manager

COMPREHENSIVE STRUCTURE DATA FOR DEMOLITION

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

Tax Val. Land \$1,810.00 Bldg. \$2,590.00  
Tax Status: Year Due '74 and 75mt. Due 139.54 171.52  
Tax Deed: Yes  No  Matured: Yes  No   
Stories: 2 Com'l U. 2 Dw.U. 2  
Brick  Frame  Masonry   
Attached  Semi-Detached  Detached

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
- b. Unstable Yes  No
- c. Insanitary Yes  No
- 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  
(Explain below) Yes  No

Each department must report hazardous conditions of both the interior and exterior of this structure.

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 - - -  
**EXISTING CONDITIONS**  
 Hazardous to Health or  
 Safety of Surrounding  
 Community

EXTERIOR - Structure

	STRUCTURAL	UNSTABLE	IMMEDIATE	IMPROVED	CLASS.
Foundation	x				
Walls			x		
Roof			x		
Porch	x				
Stairs					
Stens					
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.					
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  
TYRE 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.

1/18/78  
Very little progress has been made during  
the past 3 yrs. Exterior conditions have  
deteriorated.  
filed wms

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



1. What is the effect on  
Safety of Surrounding  
Community

## નિર્ણયાં

Department \_\_\_\_\_

Date \_\_\_\_\_