

447 Cumberland Avenue



CITY OF PORTLAND

JOSEPH E. GRAY, JR.
DIRECTOR OF PLANNING
AND URBAN DEVELOPMENT

September 9, 1982

file

Mr. Claudius Simpson 773-2680
251 Brighton Avenue
Portland, Maine 04102

Re: 447-449 Cumberland Ave. 36-F-23 WE

Dear Mr. Simpson:

We recently received a complaint and an inspection was made by Code Enforcement Officer Gayton Bartlett of the property owned by you at 447-449 Cumberland Avenue, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

- ~~1. FIRST FLOOR LEFT PORCH - ceiling - loose light fixture. 3-d 9/2/82~~
- ~~2. FIRST FLOOR LEFT PORCH - steps - loose handrail. 3-d 9/2/82~~
- 3. FIRST FLOOR LEFT PORCH - decking - missing. 3-d
- ~~4. FIRST TO SECOND FLOOR LEFT PORCH - stairway - loose handrail. 3-d 9/2/82~~
- ~~5. SECOND FLOOR PORCH - floor - worn and loose decking. 3-d 9/2/82~~
- 6. THIRD FLOOR LEFT - porch - rotted carrying beam. 3-d
- 7. THIRD FLOOR LEFT - porch - rotted and missing decking. 3-d

The above mentioned conditions are in violation of Chapter 307 of the Municipal Code of the City of Portland, Maine, and must be corrected on or before September 20, 1982.

Failure to comply with this order may result in a complaint being filed for prosecution in District Court.

9/25/82 - Lyle send to let it go.

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

By *[Signature]*
Lyle D. Noyes,
Inspection Services Division

~~Gayton C. Bartlett~~
Code Enforcement Officer - Bartlett (6)

jmr

Docket No. BARTLETT, CODES ENF.

STATE OF MAINE
DISTRICT COURT

CITATION AND COMPLAINT

CITY OF PORTLAND

VS.

CLAUDIUS SIMPSON

CHARGE:

Civil Violation of Portland
Municipal Code Chapter 307

ADDRESS: 251 Brighton Avenue
Portland, Maine

Date ordered to appear:

October 1, 1982 at 9:00 A. M.

Codes Enforcement Officer

by delivering a copy of it to



CITY OF PORTLAND

JOSEPH E. GRAY, JR.
DIRECTOR OF PLANNING
AND URBAN DEVELOPMENT

September 9, 1982

Mr. Claudius Simpson
251 Brighton Avenue
Portland, Maine 04102

773-2620

Re: 447-449 Cumberland Ave. 36-7 3 WE

Dear Mr. Simpson:

We recently received a complaint and an inspection was made by Code Enforcement Officer Gayton Bartlett of the property owned by you at 447-449 Cumberland Avenue, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

- ~~1. FIRST FLOOR LEFT PORCH - ceiling - loose light fixture. 3-d~~
- ~~2. FIRST FLOOR LEFT PORCH - steps - loose handrail. 3-d~~
- 3. FIRST FLOOR LEFT PORCH - decking - missing. 3-d
- ~~4. FIRST TO SECOND FLOOR LEFT PORCH - stairway - loose handrail. 3-d~~
- ~~5. SECOND FLOOR PORCH - floor - rickety and loose decking. 3-d~~
- 6. THIRD FLOOR LEFT - porch - rotted carrying beam. 3-d
- 7. THIRD FLOOR LEFT - porch - rotted and missing decking. 3-d

The above mentioned conditions are in violation of Chapter 307 of the Municipal Code of the City of Portland, Maine, and must be corrected on or before September 20, 1982.

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 of
Planning and Urban Development

By 
Lyle D. Gayes,
Inspection Services Division

~~Gayton C. Bartlett~~
Code Enforcement Officer - Bartlett (6)

jmr

I-HEREBY CERTIFY THAT A COPY OF THE ATTACHED NOTICE(S) REGARDING THE PREMISES
LOCATED AT 447-49 CUMBERLAND AVE PORTLAND, MAINE, WAS PERSONALLY
DELIVERED BY ME AT 10:20 ^{A.M.} P.M. ON SEPT. 9, 1982 1982
INTO THE HANDS OF CLAUDIUS SIMPSON AT PORTLAND MAINE.

Beyneadson

CODES ENFORCEMENT OFFICER
INSPECTION SERVICES DIVISION
CITY OF PORTLAND, MAINE

PS Form 3811, Dec. 1980

● SENDER: Complete items 1, 2, 3, and 4. Add your address in the "RETURN TO" space on reverse.

(CONSULT POSTMASTER FOR FEES)

1. The following service is requested (check one):

- Show to whom and date delivered — c
- Show to whom, date, and address of delivery.. — c

2. RESTRICTED DELIVERY
(The restricted delivery fee is charged in addition to the return receipt fee.) — c

TOTAL \$ _____

3. ARTICLE ADDRESSED TO:

Mr. Claudius Simpson
 251 Brighton Avenue
 Portland, Maine 04102

4. TYPE OF SERVICE:

- REGISTERED INSURED
- CERTIFIED COD
- EXPRESS MAIL

ARTICLE NUMBER: 792 573

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE Addressee Authorized agent

Claudius Simpson

5. DATE OF DELIVERY: 9-11-80 POSTMARK: SEP 11 1980

6. ADDRESSEE'S ADDRESS (Only if registered)

7. UNABLE TO DELIVER BECAUSE

7a. EMPLOYEE'S INITIALS

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

447 4 and - 225701



CITY OF PORTLAND

JOSEPH E. GRAY, JR.
DIRECTOR OF PLANNING
AND URBAN DEVELOPMENT

September 9, 1982

Mr. Claudius Simpson
251 Brighton Avenue
Portland, Maine 04102

Re: 447-449 Cumberland Ave. 36-F-23 WE

Dear Mr. Simpson:

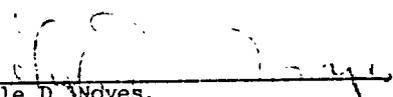
We recently received a complaint and an inspection was made by Code Enforcement Officer Gayton Bartlett of the property owned by you at 447-449 Cumberland Avenue, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

1. FIRST FLOOR LEFT PORCH - ceiling - loose light fixture. 8-e
2. FIRST FLOOR LEFT PORCH - steps - loose handrail. 3-d
3. FIRST FLOOR LEFT PORCH - decking - missing. 3-d
4. FIRST TO 2ND FLOOR LEFT PORCH - stairway - loose handrail. 3-d
5. SECOND FLOOR PORCH - floor - worn and loose decking. 3-d
6. THIRD FLOOR LEFT - porch - rotted carrying beam. 3-d
7. THIRD FLOOR LEFT - porch - rotted and missing decking. 3-d

The above mentioned conditions are in violation of Chapter 307 of the Municipal Code of the City of Portland, Maine, and must be corrected on or before September 20, 1982.

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 of
Planning and Urban Development

By 
Lyle D. Noyes,
Inspection Services Division

Gayton Bartlett
Code Enforcement Officer - Bartlett (6)

jmr



CITY OF PORTLAND

JOSEPH E. GRAY, JR.
DIRECTOR OF PLANNING
AND URBAN DEVELOPMENT

June 7, 1982

Mr. Claudius Simpson
251 Brighton Avenue
Portland, Maine 04103

Re: 447 Cumberland Avenue

Dear Mr. Simpson:

We recently received a complaint and an inspection was made by Code Enforcement Officer Gayton Bartlett of the property owned by you at 447 Cumberland Avenue, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing condition:

1. Missing smoke detectors all 6 units of building.

The above mentioned condition is in violation of Chapter 307 of the Municipal Code of the City of Portland, Maine, and must be corrected on or before June 14, 1982.

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 of
Planning & Urban Development

By Lyle D. Moyes
Lyle D. Moyes,
Inspection Services Division

Gayton Bartlett (5th)
Code Enforcement Officer - Bartlett (6)

jmr

PORTLAND HEALTH DEPARTMENT

ORDER SERVICE	6-7-82	BY	Joyce Thornton-274-8573	DISTRICT	D. Bartlett
REQUESTED BY	NAME	ADDRESS	PHONE		
	Rosemarie		773-2682		
OWNER	NAME	ADDRESS	PHONE		
	Claudia Simpson	251 Brighton St			
CONDITIONS	ADDRESS				
	447 Cumberland Ave - 2nd Fl, apt #4				

No smoke detectors, roaches.

CI - no smoke detectors include 1st fl

SPECIAL INSTRUCTIONS	HOUSING	NURSING	BY
	SPECIAL		DATE
DIVISION	REPORT TO		
PRIORITY	SANITATION		
	ROUTINE		
	URGENT		

6/14/82

OWNER: CLAUDIUS SIMPSON
251 BRIGHTON AVE
PTD, ME 04103

PROPERTY: 447 CUMBERLAND AVE
PTD, ME

HI SMOKE DETECTORS ALL 6 UNITS OF BLDG

Due til 6/14/82

M. Bartlett



CITY OF PORTLAND

JOSEPH E. GRAY, JR.
DIRECTOR OF PLANNING
AND URBAN DEVELOPMENT

June 7, 1982

Mr. Claudius Simpson
251 Brighton Avenue
Portland, Maine 04103

Re: 447 Cumberland Avenue

Dear Mr. Simpson:

During a recent inspection by Code Enforcement Officer Gayton Bartlett of the property owned by you at 447 Cumberland Ave., Portland, it was noted that smoke detectors were missing in the following areas:

"PER THE MAINE STATE STATUTES, "SEC. 1.25 MRSA 2464", WITHIN TEN (10) DAYS OF THE DATE OF THIS NOTICE, A SMOKE ALARM MUST BE INSTALLED IN EACH AREA OF THIS STRUCTURE, AS LISTED BELOW:

Missing smoke detectors all 6 units of building.

THE FIRE PREVENTION BUREAU HAS BEEN NOTIFIED OF THE ABOVE CONDITION(S). PLEASE CALL THE FIRE PREVENTION BUREAU AT 775-5451, EXT. 354, IF YOU HAVE ANY QUESTIONS REGARDING THE INSTALLATION OF THE REQUIRED SMOKE ALARMS."

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

By _____
Lyle D. Noyes
Inspection Services Division

Code Enforcement Officer - Bartlett (6)

jmr

REQUEST FOR SERVICE PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	11/7/78	BY	VW	DISTRICT	M. Gough
REQUEST BY	NAME	Norman Newcomb			
	ADDRESS	447 Cumb. Ave. 3rd floor			
OWNER	NAME	Mr. Leon Simpson 775-0177			
	ADDRESS	32-52			
CONDITIONS	ADDRESS	447 Cumb. Ave.			

No Heat

JUSTIFIED

COMMENTS 11/11 J sent LD + 20 to work
C 95

SPECIAL INSTRUCTIONS

DIVISION	<input checked="" type="checkbox"/> SANITATION	<input checked="" type="checkbox"/> HOUSING	<input type="checkbox"/> NURSING	BY	DATE
	<input type="checkbox"/> ROUTINE	<input type="checkbox"/> SPECIAL			
PRIORITY	<input checked="" type="checkbox"/> URGENT	REPORT TO			

OK
DATE 11/9/78

November 8, 1978

Mr. Claudius Simpson
251 Brighton Avenue
Portland, Maine 04102

Dear Mr. Simpson: Re: 447 Cumberland Avenue 36-F-23 WE

We recently received a complaint and an inspection was made of the property owned by you at 447 Cumberland Avenue, Portland, Maine. As a result of the inspection, the following substandard housing condition was found:

- 11/9/78 a. ~~Provide a minimum temperature of at least 65 degrees Fahrenheit at a distance of three feet above floor level, as required by prevailing weather conditions from September 15 through May 15 of each year.~~ 9-b

The above mentioned condition is in violation of Chapter 307 of the Municipal Code of the City of Portland and must be corrected on or before May 9, 1978.

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

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

Inspector

M. Gough
M. Gough

/88

REQUEST FOR

DATE RECEIVED

CERTIFICATE
OF
COMPLIANCE

CITY OF PORTLAND

August 17, 1978

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

Claudius Simpson
251 Brighton Avenue
Portland, Maine 04102

Re: Premises located at 447 Cumberland Avenue, Portland, Maine NDE 36-R-23

Dear Mr. Simpson:

A re-inspection of the premises noted above was made on August 16, 1978
by Housing Inspector Cough.

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 Feb. 17, 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 1983.

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

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

Inspector

M. Gough
M. Gough

VW

via
MJ
9/10/80

August 5, 1980

Mr. Claudius Simpson
251 Brighton Avenue
Portland, Maine 04101

Re: 447 Cumberland Avenue - Third Floor Apartment

Dear Mr. Simpson:

We recently received a complaint and an inspection was made by Housing Inspector Merlin Leary of the property owned by you at 447 Cumberland Avenue, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

- ~~#1. Replace the rotten carrying timber on the third floor fire escape. 10-21~~
- ~~#2. Replace the missing safety railings on the third floor fire escape landing and stairway. 10-21~~
- ~~#3. Remove obstructions in the front hall apartment. 10-21~~
- ~~#4. Replace the missing door in the front hall apartment. 3-b~~
- ~~#5. Replace the broken glass in the kitchen and front bedroom windows. 3-c~~
- ~~#6. Repair the inoperative latch assembly on the kitchen door. 3-b~~
- ~~#7. Repair or replace the broken fascia board on the front roof. 3-a~~

The above mentioned conditions are in violation of Chapter 307 of the Municipal Code of the City of Portland, Maine, and must be corrected on or before September 5, 1980.

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
Urban Development

By
Lyle D. Noyes,
Housing Code Administrator

Inspector
Merlin Leary

jrr

REQUEST FOR SERVICE

PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	12-26-80	BY	h.j.	DISTRICT	
REQUEST BY	NAME	William Hausr. - 775-3271			
	ADDRESS	447 Cumberland			
OWNER	NAME	Gladys Simpson			
	ADDRESS	251 Brighton Ave. 773-2682			
CONDITIONS	ADDRESS	447 Cumberland Apt #1 Back Deck			
Insufficient heat - Thermostat set at 70° - Is using kitchen gas range					
COMMENTS	Tried to call Mr. Simpson - no answer LBN				
Unable to reach either - no further word from ti. and					
SPECIAL INSTRUCTIONS	12-24-80 MAD same				
DIVISION	SANITATION	<input checked="" type="checkbox"/>	HOUSING	<input type="checkbox"/>	NURSING
PRIORITY	ROUTINE	<input type="checkbox"/>	SPECIAL	<input type="checkbox"/>	BY
	URGENT	<input checked="" type="checkbox"/>	REPORT TO	<input type="checkbox"/>	DATE

REQUEST FOR SERVICE

PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	12-15-80	BY	BWJ	DISTRICT	Leary
REQUEST BY	NAME	Wm. Hansen 775-3271			
	ADDRESS	447 Comb. Ave.			
OWNER	NAME	Clausius Simpson			
	ADDRESS				
CONDITIONS	ADDRESS	447 Comb. Ave. #1, first floor enter at rear			
Insufficient heat.					
COMMENTS	Heat 68° in apt. Complaint not justified				
SPECIAL INSTRUCTIONS					
DIVISION	SANITATION		HOUSING		NURSING
PRIORITY	<input checked="" type="checkbox"/> ROUTINE		SPECIAL		BY
	URGENT		REPORT TO		DATE
					1/15/81

REQUEST FOR SERVICE PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	8/18/80	BY	Joyce	DISTRICT	3250
REQUEST BY	NAME	Mr. Hancock - 773-5075			
	ADDRESS	447 Cumberland Ave.			
OWNER	NAME	Mr. Simpson			
	ADDRESS	447 Cumberland Ave. - 3rd Fl.			
CONDITIONS	ADDRESS	447 Cumberland Ave. - 3rd Fl.			

Electrical - Overhaul, Porch (3rd Fl.)

Please call today at noon, if possible

COMMENTS: Orders already out on these conditions

SPECIAL INSTRUCTIONS

DIVISION	SANITATION		HOUSING		NURSING	
	ROUTINE		SPECIAL		BY	DATE
PRIORITY	URGENT		REPORT TO			

0487245-2

RECEIVED
NO INSURANCE COVERAGE PROVIDED -
NOT FOR INTERNATIONAL MAIL
(See Reverse)

Leary -
447 Cumberland Avenue
3rd Floor Apartment
Re: 447 Cumberland Avenue
CONSULT POSTMASTER FOR FEES

SENT TO
Mr. Claudius Simpson
251 Brighton Avenue
Portland, Maine 04101

POSTAGE	
OPTIONAL SERVICES	
RETURN RECEIPT SERVICE	
SPECIAL DELIVERY	
POSTNET	
REGISTERED MAIL	
INSURANCE	
POSTAGE AND FEES	\$
POSTMARK OR DATE	

PS Form 3800, Apr. 1976

● SENDER: Complete items 1-5, and 6. Add your address in the "RETURN TO" space on reverse.

1. The following service is requested (check one).
 Show to whom and date delivered. \$
 Show to whom, date, and address of delivery. \$
 RESTRICTED DELIVERY
 Show to whom and date delivered. \$
 RESTRICTED DELIVERY.
 Show to whom, date, and address of delivery. \$
 (CONSULT POSTMASTER FOR FEES)

2. ARTICLE ADDRESSED TO:
 Mr. Claudius Simpson
 251 Brighton Avenue
 Portland, Maine 04101

3. ARTICLE DESCRIPTION:
 REGISTERED NO. | CERTIFIED NO. | INSURED NO.
 | 0487245 | |

(Always obtain signature of addressee or agent)
 I have received the article described above.
 SIGNATURE: Addressee Authorized agent
Claudius Simpson

4. DATE OF DELIVERY: *AUG 7 1980*

5. ADDRESS (Complete only if requested)

6. UNABLE TO DELIVER BECAUSE: _____ CLERK'S INITIALS: _____

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

78 POSTAGE PAID AUG. 1978
 Re: 447 Cumberland Ave - GARY

GPO : 1978-272-932

REQUEST FOR SERVICE PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	8-31-80	BY	Kevin	DISTRICT	Leary
REQUEST BY	NAME	Pat Mcgrath, Public Health			
	ADDRESS	X389			
OWNER	NAME				
	ADDRESS				
CONDITIONS	ADDRESS	447 Cumberland, 3rd			
Loose fire escape, other conditions					
COMMENTS	The apartment is in good condition. The fire escape is loose and should be replaced. The apartment is in good condition.				
SPECIAL INSTRUCTIONS	None				
DIVISION	SANITATION	HOUSING	NURSING		
PRIORITY	ROUTINE	SPECIAL	BY		
	URGENT	REPORT TO	DATE		

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

AUGUST 06, 1996

OLD CUMBERLAND ASSOCIATES
99 SCHOOL ST
GORHAM ME 04038

Re: 447-457 CUMBERLAND AVE
CBL: 036--F-020-001-01
DU: 43

Dear Sir:

The Housing Inspections Division of the Department of Planning and Urban Development has recently completed an overall inspection of the above-referred property.

Congratulations are extended to you for the general condition of your property which was found to meet the standards established by the City's Housing Code. We did, however, note the following items that could cause future problems:

1. INT - OVERALL - 113.50
HARD-WIRED BATTERY-BACKUP SMOKE DETECTORS ARE REQUIRED IN EACH UNIT

Good maintenance is the best way to protect the value of your property and neighborhood.

Please feel free to call on us if we can be of assistance to you.

Sincerely,

Marland Wing

Marland Wing
Code Enforcement Officer

Tammy Munson

Tammy Munson
Code Enfc. Offc./ Field Supv.

Inspection Services
F. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

AUGUST 06, 1996

OLD CUMBERLAND ASSOCIATES
99 SCHOOL ST
GORHAM ME 04038

Re: 447-457 CUMBERLAND AVE
CBL: 036 - F-020-001-01
DU: 43

Dear Sir:

The Housing Inspections Division of the Department of Planning and Urban Development has recently completed an overall inspection of the above-referred property.

Congratulations are extended to you for the general condition of your property which was found to meet the standards established by the City's Housing Code. We did, however, note the following items that could cause future problems:

1. INT - OVERALL - 113.50
HARD-WIRED BATTERY-BACKUP SMOKE DETECTORS ARE REQUIRED IN EACH UNIT

Good maintenance is the best way to protect the value of your property and neighborhood.

Please feel free to call on us if we can be of assistance to you.

Sincerely,

Marland Wing
Code Enforcement Officer

Tammy Munson
Code Enfc.Offc./ Field Supv.

