50 Avon Street 46-1-7

CERTIFICATE 0 F COMPLIANCE

CITY OF PORTLAND

/April 5, 1978

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

Mrs. Joan A. Libby 50 Avon Street Portland, Maine 04101

Dear Mrs. Libby:

A re-inspection of the premises noted above was made on ____April 5, 1978 by Housing inspector __Leary

This is to certify that you have complied with our request to correct the violation of the Municipal Codes relating to housing conditions as described in our "Notice of Housing Conditions" dated __April_27, 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 property is scheduled for 1983

Sincerely yours,

Joseph E. Gray, Jr., Director Neighborhood Conservation

Inspector______

Chief of Housing Inspections

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND

·•.	DEPARTMENT OF NEIGHBORHOOD (HOUSING INSPECTIONS DIVISION Telephone 775-5451 - Extens	d	ChBlLot: 46-A-7 Location: 50 Avon Strest	
	Mrs. Joan A. Libby	100 May 100 Ma	Project: NCP-WE Issued: 4-27-77	
-	50 Avon Street Portland, Maine 04101	n i	Expired: 6-27-77	
	Dear Mre. Libby:	DATE 4/5/25	_	
	We will assume the repairs to from this date and, on re-insthat the premises have been but is office if you have any o	Violation: d as described in detai s of the above mentioned ima 27, 1977. You may co ou are unable to make su o be in progress if we co spection within the time orought into compliance questions regarding this	d Codes, you are requested to correct contact this office to arrange a satisach repairs within the specified time. do not hear from you within ten days set forth above, will anticipate	
7 \$, sere and sametary	nousing.		
•			Sincerely yours,	
r.,	i.		Joseph E. Gray, Jr., Director Neighborhood Conservation	
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	H. Leary		Lyle D) Noyes, Chief of Housing Inspections	
14/	EXISTING VIOLATIONS OF CHAPTER	R 307 - "MINIMUM STANDAP	RDS FOR HOUSING" - SECTION(S)	
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	Street, Tol. 773-5451, to determine the street, alteration paralt.	p City of Portland Build mine if any of the item	ing Inspection Department, 389 Congress is listed above require a building or	5
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REINSPECTION		COMMENDATIONS Lesty	LOCATION PROJECT OWNER	50 Avon St NCP-West Joan A. L. 6	Cod
NOTICE OF H	ous I	NG CONDITIONS HEARING NOTICE Expired Issued Expi	red	FINAL NOTICE Issued Exp	ired
4-27-1	22	6-27-27	- 1	<u> </u>	
A reinspect	ion	was made of the above premises and I r	ecommend	the following action	n:
DATE	24-	ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE"		POSTING RELEA	SE"
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3/4/28	211	INSPECTOR'S REMARKS: Oll vis	latery	inuction -	
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	*	INSTRUCTIONS TO INSPECTOR:			
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NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND DEPARTMENT OF NEIGHBORHOOD CONSERVATION HOUSING INSPECTIONS DIVISION Telephone 775-5451 - Extension #448 - #358

46-A-7 Ch.-Bl.-Lot: 46-A-7 Location: 50 Avon Street NCP-WE Project: 4-27-77

Expired:

6-27-77

Mrs. Joan A. Libby

50 Avon Street Portland, Maine 04101

Dear Mrs. Libby:

An examination was made of the premises at 50 Avon Street, Portland, by Housing Inspector Leary . Violations of Municipal Codes relating to 50 Avon Street by Housing Inspector Leary . Violations of Mun housing conditions were found as described in detail below.

In accordance with provisions of the above mentioned Codes, you are requested to correct these defects on or before June 27, 1977 You may contact this office to arrange a satisfactory repair schedule if you are unable to make such repairs within the specified time. We will assume the repairs to be in progress if we do not hear from you within ten days from this date and, on re-inspection within the time set forth above, will anticipate that the premises have been brought into compliance with Code Standards. Please contact that the premises have been brought into compliance with Code Standards. Please contact this office if you have any questions regarding this Notice.

Your cooperation will help this Department in its goal to maintain all Portland residents in decent, safe and sanitary 'housing.

Sincerely yours.

Lyle D. Noyes

Joseph E. G. y. ..., Director Neighborhood Conservation

Chief of Housing Inspections

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" -SECTION(S) FRONT PORCH - stairs - repair or replace the broken treads.

FRONT EXTERIOR ROOF- repair or replace the broken downspouts. THIRD FLOOR FRONT HALL - ceiling - remove illegal light fixture.
FIRST FLOOR REAR HALL - ceiling - repair or replace the broken plaster.
CELLAR FLOOR - overall - remove all litter and debris (mattresses, papers, etc) 8-d 3-b

4-b and properly dispose of it. *6. CELLAR STAIRS - replace the work and broken stair treads.

We suggest that you have a licensed oil burner technician check the heating system for efficiency. As an energy conservation measure, you may wish to

have the property insulated. First and Second Floor

*7. FIRST FLOOR LIVING ROC - cailing - repair or replace the cracked and broken plaster. 3-b
8. FIRST FLOOR BATHROOM - floor - repair or replace the loose and missing tiles. 3-b

THIRD FLOOR LEFT REAR BEDROOM - ceiling - repair inoperative light fixture.

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

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

		ì
PS Form	O SENDER: Complete items 1, 2, and 3, Add your address in the "RETURN TO" space on reverse.	
m 3811. Jan. 1975	1. The following service is requested check one). Show to whom and date delivered	
RETURN R	2. ARTICLE ADDRESSED TO: Or Lilly 50 arm St. Oty	:
RECEIPT, R	3. ARTICLE DESCRIPTION: REGISTERED NO. CERTIFIED NO. INSURED NO. $96/489$,
6	(Always obtain signature of addresses or agent)	-
REGISTERED, INSI	I have received the article described above. SIGNATURE Addressee Authorized agent	Sd
INSURED AND C	5. ADDRESS (Complete only if requested)	Aus
	6. UNABLE TO DELIVER BECAUSE: CLERKS'	3

Housing Inspection Division

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City of Portland

Health Department

Housing Inspection Division

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042277				2)INSP.	Т	3) FORM NO.	<u>"</u>
4) TENANT'S NAME		5)Flr.# 6)Location	1 2.	-	4/36	1'd 11)Slp.Rms.
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DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

ADMINISTRATIVE DECISION

Date: January 29, 1990

(parkside)

Thomas McAdam 451 Deering Avenue Portland, ME 04103

> Encl. jmr

Re: Premises located at 50 Avon St. 46-A-7	
Dear Mr. McAdam:	
in are hereby notified that a reinspection and your requirements on Jan. 25, 1990, regarding our "Notice of Conditions", at the above referred premises, resulted in Selow.	the decision noted
$_{ m X}$ Expiration time extended to March 15, 1990 in the work in progress to correct the remaining 9 How violations as llisted on attached Notice of Housing Conditions	n order to complete using Code itions.
Notice modified as follows:	
Please notify this office if all violation of Compliance" mentioned dates, so that a "Certificate of Compliance" mentioned dates.	ay be issued.
Please notify this office if all violation of Compliance" mentioned dates, so that a "Certificate of Compliance" mentioned truly yours,	ay be issued.
Joseph E. Gray, Jr., Director,	aay be issued.
wentioned dates, so that a "Certificate of compliance as Very truly yours,	ay be issued.
Very truly yours, Joseph E. Gray, Jr., Director, Planning & Urban Development By P. Samuel Hoffses,	aay be issued.
Very truly yours, Joseph E. Gray, Jr., Director, Planning & Urban Development By P. Samuel Hoffses, Chief of Inspection Services	aay be issued.

389 CONGRESS STREET . PORTLAND, MAINE 04101 . THE FRINGE (007) 775 5451



CITY OF PORTLAND, MAINE

THE REPORT OF THE PROPERTY OF

389 CONGRESS STREET PORTLAND, MAINE 04101 (207)874-8300

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

Date: December 13, 1989

Thomas McAdam 451 Deering Avenue Portland, ME 04103

(PARKSIDE)

RE: 50 Avon St. 46-A-7

P. SAMUEL HOFFSES, CHIEF INSPECTION SERVICES DIVISION

Dear Sir:

We recently did a follow-up inspection of a previous inspection done by Hugh Irving, Code Enforcement Officer at the above address on . Listed below are the items that have not been 9/20/89 corrected:

- 1. EXTERIOR front bay window broken shingle. 108-3

- 1. EXTERIOR Front Day Window proken shingle.

 2. EXTERIOR cornice moulding missing. 108-2

 3. EXTERIOR 2ND. FL.FR. hole in wall. 108-2

 4. EXTERIOR 2ND. FL. FR. combo screen missing. 108-3

 *5. EXTERIOR REAR fire escape drop ladder chained up. 116-2
- 6. EXTERIOR REAR window/combo missing screen. 108-3
 7. EXTERIOR REAR window 2nd. level comto/with missing screen. 108-3
 8. EXTERIOR REAR 3 inch cornice missing moulding. 108-1
- 9. EXTERIOR FRONT, 1ST. FLOOR missing combo screen. 108-3
- *LT. W. GARROWAY, FIRE PREVENTION BUREAU notified.

The above mentioned conditions are in violation of Article 5 of the Municipal Code of the City of Portland, Maine, and must be corrected on or before January 7, 198).

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

T. Samuel Hoffsen Chief of Inspection Services

Kehab Specialist , Paul Brume for Kevin Carroll (6) Neighborhood Conservation Program



DEPARTMENT OF PLANNING & UPBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

FINAL

NOTICE OF HEARING

Date: January 22, 1990

(PARKSIDE)

Thomas McAdam 451 Deering Avenue Portland, ME 04103

Re: Premises located at 50 Avon St. 46-A-

Dear Mr. McAdam:

Because of your failure to comply with previous NOTICES, you are hereby invited to appear in Room 315, City Hall, 389 Congress Street, Portland, Maine at 10:00 a.m.on January 31, 1990 . to show cause why legal action should not be taken against you for violations of the Municipal Codes relating to housing conditions at the above reserved premises, as described more fully in the attached copy of the original NOTICE received by you on or about September 20, 1989 and December 13, 1989

FAILURE TO APPEAR MAY RESULT IN PROSECUTION

Please notify this office at once if you have corrected all violations before the above noted hearing date. Telephone 775-5451, Extension 311 or 346.

Joseph E. Gray, Jr., Director, Planning and Urban Development

P. Samuel Hoffses,
Chief of Inspection Services

Requested by:

Paul Rrume, Rehab. Specialist

Enclosure

jmr

389 CONGRESS STREET • PORTLAND, MAINE 04101 • TELEPHONE (201) 475-EARL & VIII-\$1300





389 CONGRESS STREET PORTLAND, MAINE 04191 (207) 874-8300

> P. SAMUEL HOFFSES, CHIEF INSPECTION SERVICES DIVISION

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

Date: December 13, 1989

Thomas McAdam 451 Deering Avenue Portland, ME 04103

(PARKSIDE)

RE: 50 Avon St. 46-A-7

Dear Sir:

We recently did a follow-up inspection of a previous inspection done by Hugh Irving, Code Enforcement Officer 9/20/89 Listed below are at the above address on Listed below are the items that have not been

- EXTERIOR front bay window broken shingle. 108-3

 EXTERIOR connice moulding missing. 108-2

 EXTERIOR 2ND. FL.FR. hole in wall. 108-2

 EXTERIOR 2ND. FL. FR. combo screen missing. 108-3

 EXTERIOR REAR fire escape drop ladder chained up. 116-2

 EXTERIOR REAR window/combo missing screen. 108-3

 EXTERIOR REAR window 2nd. level combo/with missing screen. 108-3

 EXTERIOR REAR 3 inch cornice missing moulding. 108-1

 EXTERIOR FRONT, 1ST. FLOOR missing combo screen. 108-3

- *LT. W. GARROWAY, FIRE PREVENTION BUREAU notified.

The above mentioned conditions are in violation of Article 5 of the Municipal Code of the City of Portland, Maine, and must be corrected on or before January 7, 1989.

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

P. Samuel Horkses Chief of Inspection Services

Kehab Specialist , Paul Brume for Kevin Carroll (6)

Neighborhood Conservation Program



4

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT INSPECTION SERVICES DIVISION

NOTICE OF HEARING

Date: January 10, 1990

Thomas McAdam 451 Deering Avenue Portland, ME 04103 (PARKSIDE)

Re: Premises located at 50 Avon Street 46-A-7

Dear Sir:

Because of your failure to comply with previous NOTICES, you are hereby invited to appear in Room 315, City Hall, 389 Congress Street, Portland, Maine at 10:00 a.m.on January 18, 1990 . to show cause why legal action should not be taken against you for violations of the Municipal Codes relating to housing conditions at the above referred premises, as described more fully in the attached copy of the original NOTICE received by you on or aboutDecember 13, 1989

FAILURE TO APPEAR MAY RESULT IN PROSECUTION

Joseph E. Gray, Jr., Director,

Planning and Urban Development

Samuel Loffs Chief of Inspection

Requested by:

Paul Brume, Rehab. Specialist

Enclosure

389 CONGRESS STREET . PORTLAND, MAINE 04101 . TELEPHONE (207) 775 545

CITY OF PORTLAND, MAINE



389 CONGRESS STREET PORTLAND, MAINE 01101 (207)874-8300

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SWALLEL HOFFSES, CHIEF INSTRUMENT SERVICES DIVISION

Date: December 13, 1989

Thomas McAdam 451 Deering Avenue Portland, ME 04103

(PARKSIDE)

RE: 50 Avon St. 487-A-7/

Dear Sir:

We recently did a follow-up inspection of a previous inspection done by Hugh Irving, Code Enforcement Officer at the above addbess om . Listed below are the items that have not been 9/20/89 corrected:

- 1. EXTERIOR front bay window broken shingle. 1000-3 2. EXTERIOR cornice moulding missing. 108-2 3. EXTERIOR 2ND. FL.FR. hole in wall. 108-2 4. EXTERIOR 2ND. FL. FR. combo screen missing. 1000-3
- *5. EXTERIOR REAR fire escape drop ladder chained up. 1116-22

 6. EXTERIOR REAR window/combo missing screen. 1108-2

 7. EXTERIOR REAR window 2nd. level combo/witth missing screen. 108-3

 8. EXTERIOR REAR 3 inch cornice missing moulding. 108-3

 9. EXTERIOR FRONT, 1ST. FLOOR missing combo screen. 108-3

*LT. W. GARROWAY, FIRE PREVENTION BUREAU - notified.

The above mentioned conditions are in violation of Antiche 5 and the Municipal Code of the City of Portland, Maine, and most be connected on or before January 7, 1989.

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 United Newelopment

F. Samuel Hoffses Chief of Inspection

Kehab Specialist , Paul Brume for Kevin Carroll (6)

Neighborhood Conservation Program

jmr

C miF.

CITY OF PORTLAND, MAINE



389 CONGRESS STREET PORTLAND, MAINE 04101 (207) 874-8300

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF INSPECTION SERVICES DIVISION

DATE: April 30, 1990 DU: 1 (PARKSIDE) Housing Inspections Division Telephone: 874-8300

Thomas McAdam 451 Deering Avenue Portland, ME 04103

RE: Premises located at 50 Avon St. 46-A-7	
Dear Mr. McAdam:	
A re-inspection of the premises noted above was made on by Code Enforcement OfficerMarland Wing	April 1990
This is to certify that you have complied with our request violation(s) of the Municipal Code relating to housing con in our "Letter of Defects" dated	ditions as described
Thank you for your cooperation and your efforts to help us safe and sanitary housing for all Portland residents.	maintain decent,

In order to aid in the preservation of Portland's existing housing inventory, it shall be the policy of this department to inspect each resident building at least once every five years, although a property is subject to re-inspection at any time during the said five-year period.

Sincerely yours,

Joseph E. Gray, Jr., Director, Planning & Urban Development

Skywer Houses, ief of Inspection Services

Marland Wing (5)

Code Enforcement Officer



DEPARTMENT OF PLANNING & URBAN DEVELOPMENT !NSPECTION SERVICES DIVISION

ADMINISTRATIVE DECISION

Date: January 29, 1990

Thomas McAdam 451 Deering Avenue Portland, ME 04103

Re: Premises located at 50 Avon St. 46-A-7

Dear Mr. McAdam:

You are hereby notified that a reinspection and your request for additional time on Jan. 25, 1990 , regarding our "Notice of Housing Conditions", at the above referred premises, resulted in the decision noted below.

X Expiration time extended to March 15, 1990 in order to complete the work in progress to correct the remaining 9 Housing Code violations as llisted on attached Notice of Housing Conditions.

Notice modified as follows:

Please notify this office if all violations are corrected before the above mentioned dates, so that a "Certificate of Compliance" may be issued.

Very truly yours,

Joseph E. Gray, Jr. Director, Planning & Urban Development

By P. Samuel Hoffses,

In Attendance:

Chief of Inspection Services

Paul Brime, Réhab, Specialist by phone:

Encl.

່ງເດນ

389 CONGRESS STREET • PORTLAND, MAINE 04101 • TFI FDHONE 1907) 775 5 65



CITY OF PORTLAND, MAINE

389 CONGRESS STREET PORTLAND, MAINE 04101 (207) 874-8300

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

Date: December 13, 1989

Thomas McAdam 451 Deering Avenue

Portland, ME 04103

(PARKSIDE)

RE: 50 Avon St. 46-A-7

P. SAMUEL HOFFSES, CHIEF INSPECTION SERVICES DIVISION

Dear Sir:

We recently did a follow-up inspection of a previous inspection done by Hugh Irving, Code Enforcement Officer at the above address on 9/20/89 . Listed below are the items that have not been

1. EXTERIOR - front bay window - broken shingle. 108-3

2. EXTERIOR - cornice moulding - missing - LUE-2

3. EXTERIOR 2ND. FL. FR. - hole in wall. 108-2

4. EXTERIOR 2ND. FL. FR. - combo screen - missing. 108-3

5. EXTERIOR - MEAR fire escape drop ladder chained up. 116-2

6. EXTERIOR - REAR - window/combo - missing screen. 108-3

7. EXTERIOR - REAR - window - 2nd. level combo/with missing screen. 108-3

8. EXTERIOR - REAR - 3 inch countre - missing noulding. 103-1

6. EXTERIOR - FRONT, 1ST. FIXOR - missing combo screen. 108-3

*IT. W. GARROWAY, FIRE PREVENTION BUREAU - notified.

The above mentioned conditions are in violation of Article 5 of the Municipal Code of the City of Portland, Maine, and must be corrected on or before January 7, 1989.

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

Chief of Inspection Services

Rehab Specialist , Paul Brume for Kevin Carroll (6) Neighborhood Conservation Program

Inspection Services
P. Samuel Hoffses
Chief



Planning a.

rban Development Joseph B. Gray Jr. Director

CITY OF PORTLAND

SEPTEMBER 11, 1996

MCADAM THOMAS J 451 DEERING AVE PORTLAND ME 04103

> Re: 50 AVON ST CBL: 046- - A-007-001-01 DU: 3

Dear Mr. McAdam:

I am sending you this letter to request an inspection at the property which you own or manage at the above-referenced address.

This is for the City of Portland's program to inspect all multi-family buildings in the City every three years.

Please contact me in this office at 874-8300 x8709 between 7:00-8:00 a.m. or 3:00-3:30 p.m. to make arrangements to inspect the building.

Sincerely,

David Jordan

Code Enforcement Officer

Tammy Munson

Code Enfc. Offr./ Field Supv.

Inspection Services P. Samuel Hoffses Chief



Planning and Urban Development Joseph E, Gray Jr. Director

CITY OF PORTLAND

JANUARY 3, 1997

MCADAM THOMAS J 451 DEERING AVE PORTLAND ME 04103

> Re: 50 AVON ST CBL: 046- - A-007-001-01

DU: 3

Dear Mr. McAdam:

On September 01, 1996, a request was made to you for an inspection of your building located at the above-referred address.

This inspection is for the City of Portland's program to inspect all multi-family buildings within the city every three years.

It is noted that you refused entry to your building for this inspection. Our Code Enforcement Officer found no exterior violations that might indicate any serious interior violations at this time.

We hope that in the future when another three-year inspection is due, we can count on your co-operation.

Sincerely,

David Jordan

Code Enforcement Officer

Yammy Musson

Code Enfc. Offr / Field Supv.

HOUSING INSPECTION REPORT

Location: 243 State St Housing Conditions Date: October 31, 1995 Expiration Date: December 30, 1995

Items listed below are in violation of Article V of the Municipal Codes, "Housing Codes", and must be corrected before the expiration date:

1.	EXT - FRONT PORCH - STAIRS ARE MISSING A BALUSTER	108.40
2.	EXT - OVERALL - TRIM HAS PEELING PAINT	108.10
3.	EXT - OVERALL -	108.30
4.	WINDOWS ARE MISSING STORMS EXT - RIGHT -	108.30
5.	PORCH HAS A BROKEN SCREEN INT - 1ST FLR - FRONT HALL	108.20
6.	CEILING HAS PEELING PAINT INT - 2ND FLR - FRONT HALL	
•	CEILING HAS A LOOSE VENT	108.20
7.	INT - 2ND FLR - LEFT APT HALL CEILING IS MISSING A JUNCTION BOX COVER	113.50
8.	INT - OVERALL - HARD-WIRED BATTERY-BACK/UP SMOKE DETECTORS ARE REQUIRED IN	113.50 EACH UNIT