

48 Avon Street 46-A-8



SHAW-WALKER

#8503-1R

X

C E R T I F I C A T E  
O F  
C O M P L I A N C E

CITY OF PORTLAND

July 13, 1978 ✓

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

Mary T. Malloy  
c/o Philip Barbrick-Trustee  
18 Casco Street  
Portland, Maine 04101

Re: Premises located at 48 Avon Street, Portland, Maine NCP-West End  
46-A-8

Dear Ms. Malloy: Mr. Barbrick:

A re-inspection of the premises noted above was made on July 12, 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 1983.

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

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

Inspector M. Leary  
M. Leary

OK  
M.T.  
DATE 7/12/78

June 2, 1978

Mary T. Malloy  
c/o Phillip Barbrick-Trustee  
18 Casco Street  
Portland, Maine 04101

Dear Mr. Barbrick Re: 48 Avon Street, Portland, Maine NCP-West End 46-A-8

As owner or agent of the above referred property, you were notified on April 27, 1977, by Housing Inspector Leary to correct certain substandard conditions in violation of Chapter 307 of the City of Portland Municipal Codes "Minimum Standards for Housing." Several re-inspections have been made and we find that you have not complied with our request.

A final re-inspection was made on June 1, 1978, by Housing Inspector Leary and, as a result, you are hereby ordered to correct the violations listed below on or before July 2, 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

Inspector \_\_\_\_\_  
M. Leary

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

EXISTING VIOLATIONS OF CHAPTER 307 OF THE CITY OF PORTLAND MUNICIPAL CODE	SECTION(S)
<del>1. LEFT REAR CELLAR FOUNDATION - repair or replace loose and missing mortar.</del>	<del>3a</del>
<del>2. LEFT REAR EXTERIOR ROOF - repair broken crown moulding.</del>	<del>3a</del>
<del>3. LEFT REAR EXTERIOR ROOF - repair or replace loose and broken cornice.</del>	<del>3a</del>
<del>4. REAR PORCH FLOOR - repair or replace rotted joists.</del>	<del>3d</del>
<del>5. REAR PORCH STAIRS - repair or replace rotted stringers.</del>	<del>3d</del>
<del>6. REAR PORCH WALL - repair or replace broken lattice work.</del>	<del>3d</del>
<del>7. OVERALL EXTERIOR TRIM - remove loose and peeling paint and make the exterior trim weathertight &amp; watertight by painting or any suitable means.</del>	<del>3a</del>
<del>8. EXTERIOR DORMER WALL - replace worn shingles.</del>	<del>3a</del>
<del>9. MIDDLE ROOF - repair or replace loose and missing chimney mortar above roofline.</del>	<del>3a</del>
<del>10. FRONT ROOF - repair leaking gutter.</del>	<del>3a</del>
<del>11. RIGHT FRONT EXTERIOR ROOF - repair or replace broken downspout.</del>	<del>3a</del>
<del>12. CELLAR CEILING - replace illegal light fixture.</del>	<del>8c</del>
<del>13. FRONT CELLAR CEILING - remove illegal extension cord.</del>	<del>8d</del>
<del>14. SECOND FLOOR - FRONT WALL STAIRWAY - repair loose handrail.</del>	<del>3d</del>
<del>15. SECOND FLOOR - LEFT REAR BEDROOM CEILING - repair inoperative light fixture.</del>	<del>8c</del>

ADMINISTRATIVE HEARING DECISION

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

Date December 9, 1977

Mr. Philip Barbrick  
18 Casco Street  
Portland, Maine 04101

Re: Premises located at 48 Avon Street, Portland, Maine NCP-WE 46-A-8

Dear Mr. Barbrick:

You are hereby notified that as a result of a reinspection and Mr. Charron's  
request for additional time

on Nov. 30, 1977, regarding our "Notice of Housing Conditions" at the above  
referred premises resulted in the decision noted below.

XX Expiration time extended to Feb. 1, 1978 in order to correct the  
remaining Housing Code violations (twenty one)(21) as shown on the attached  
copy of Notice of Housing Conditions dated April 27, 1977.

Notice modified as follows: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Very truly yours,

Joseph E. Gray, Jr.  
Director Neighborhood Conservation

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

In Attendance:

Mr. Come Charron (tenant)

Merlin Leary

vw

Enc!.

NOTICE OF HOUSING CONDITIONS

DU 1

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

Ch.-Bl.-Lot: 46-A-8  
Location: 48 Avon Street  
Project: NCP-West End  
Issued: April 27, 1977  
Expired: June 27, 1977

Mary T. Malloy  
c/o Phillip Barbrick-Trustee  
18 Casco Street  
Portland, Maine 04103

Dear  
An examination was made of the premises at 48 Avon Street, Portland, Maine  
by Housing Inspector Leary. Violations of Municipal Codes relating to  
housing conditions were found as described in detail below.

In accordance with provisions of the above mentioned Codes, you are requested to correct  
these defects on or before June 27, 1977. You may contact this office to arrange a satis-  
factory 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  
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,  
Joseph E. Gray, Jr., Director  
Neighborhood Conservation

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

Inspector M. Leary  
M. Leary

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" - SECTION(S)

- 1. ✓ LEFT REAR CELLAR FOUNDATION - repair or replace loose and missing mortar. 3a
- 2. ✓ LEFT REAR - EXTERIOR ROOF - repair broken crown molding. 3a
- 3. ✓ LEFT REAR - EXTERIOR ROOF - repair or replace loose and broken cornice. 3a
- 4 \* 4. ✓ REAR PORCH FLOOR - repair or replace rotted joists. 3d
- 5 \* 5. ✓ REAR PORCH STAIRS - repair or replace rotted stringers. 3d
- 6 6. ✓ REAR PORCH WALL - repair or replace broken lattice work. 3a
- 7 7. ✓ REAR PORCH WALL - repair or replace broken lattice work. 3a
- 8 8. ✓ OVERALL EXTERIOR TRIM - remove loose and peeling paint. 3a
- 9 \* 9. ✓ EXTERIOR DORMER WALL - replace worn shingles. 3a
- 10 \* 10. ✓ MIDDLE ROOF - repair or replace loose and missing chimney mortar above the roofline. 3a
- 11 \* 11. ✓ FRONT ROOF - repair leaking gutter. 3a
- 12 \* 12. ✓ FRONT ROOF - repair or replace loose and missing chimney mortar above the roofline. 3a
- 13 \* 13. ✓ FRONT ROOF - repair or replace loose and missing chimney mortar above the roofline. 3a
- 14 \* 14. ✓ FRONT ROOF - repair or replace loose and missing chimney mortar above the roofline. 3a
- 15 \* 15. ✓ FRONT ROOF - repair or replace loose and missing chimney mortar above the roofline. 3a
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- 21 \* 21. ✓ FRONT ROOF - repair or replace loose and missing chimney mortar above the roofline. 3a
- 22 \* 22. ✓ FRONT ROOF - repair or replace loose and missing chimney mortar above the roofline. 3a
- 23 \* 23. ✓ FRONT ROOF - repair or replace loose and missing chimney mortar above the roofline. 3a
- 24 \* 24. ✓ FRONT ROOF - repair or replace loose and missing chimney mortar above the roofline. 3a
- 25 \* 25. ✓ FRONT ROOF - repair or replace loose and missing chimney mortar above the roofline. 3a
- 26 \* 26. ✓ FRONT ROOF - repair or replace loose and missing chimney mortar above the roofline. 3a
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- 100 \* 100. ✓ FRONT ROOF - repair or replace loose and missing chimney mortar above the roofline. 3a

continued  
Missing Railing + Hand Rail Down porch

48 Avon Street continued

- 13 15. ✓ FRONT CELLAR CEILING - remove illegal extension cord. 8d  
6\* 16. REAR CELLAR CEILING - repair or replace cracked carrying timber. 3a  
6 17. RIGHT REAR CELLAR CEILING - repair cracked sill. 3a  
14 18. ✓ SECOND FLOOR - FRONT HALL STAIRWAY - repair loose handrail. 3d

OVERALL

- ~~\* 19. LIVING ROOM & DINING ROOM - replace broken glass, in windows.~~  
~~SECOND FLOOR LEFT FRONT AND LEFT REAR BEDROOMS - replace broken glass, in windows.~~  
~~THIRD FLOOR LEFT REAR BEDROOM WINDOWS - replace broken glass. 3c~~  
15\* 20. ✓ SECOND FLOOR - LEFT REAR BEDROOM CEILING - repair inoperative light fixture. 8e  
3/4 21. SECOND FLOOR LEFT FRONT - BEDROOM CEILING - repair or replace broken plaster. 3b  
~~22. SECOND FLOOR RIGHT FRONT BEDROOM -~~  
~~THIRD FLOOR RIGHT FRONT BEDROOM - WALLS - remove illegal electrical wiring. 8d~~  
3/3 23. THIRD FLOOR RIGHT FRONT - BEDROOM WINDOWS - secure the glass by replacing points and/or reglazing windows. 3c

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

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

NOTICE OF HOUSING CONDITIONS

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

Mary T. Malloy *Come to Charon Union*  
c/o Phillip Barbrick-Trustee  
18 Casco Street  
Portland, Maine 04103

DU 1

Ch.-Bl.-Lot: 46-A-8  
Location: 48 Avon Street  
Project: RCP-West End  
Issued: April 27, 1977  
Expired: June 27, 1977

Dear

An examination was made of the premises at 48 Avon Street, Portland, Maine by Housing Inspector Leary. Violations of Municipal Codes relating to housing conditions were found as described in detail below.

In accordance with provisions of the above mentioned Codes, you are requested to correct these defects on or before 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 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,

Joseph E. Gray, Jr., Director  
Neighborhood Conservation

Inspector *M. Leary*  
M. Leary

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

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" - SECTION(S)

1. ✓ LEFT REAR CELLAR FOUNDATION - repair or replace loose and missing mortar. 3a
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3. ✓ LEFT REAR - EXTERIOR ROOF - repair or replace loose and broken cornice. 3a
- \* 4. ✓ REAR PORCH FLOOR - repair or replace rotted joists. 3d
- \* 5. ✓ REAR PORCH STAIRS - repair or replace rotted stringers. 3d
6. ✓ REAR PORCH WALL - repair or replace broken lattice work. 3d
7. ✓ OVERALL EXTERIOR TRIM - remove loose and peeling paint. 3a
8. ✓ EXTERIOR DORMER WALL - replace worn shingles. 3a
- \* 9. ✓ MIDDLE ROOF - repair or replace loose and missing chimney mortar above the roofline. 3a
10. ✓ FRONT ROOF - repair leaking gutter. 3a
11. ✓ RIGHT FRONT EXTERIOR ROOF - repair or replace broken downspout. 3a
12. ✓ FRONT PORCH STAIRS - repair loose tread. 3d
13. ✓ REAR YARD - repair or replace broken fence. 3d
- \* 14. ✓ CELLAR CEILING - replace illegal light fixture. 8e

continued

vw

48 Avon Street continued

- 15. FRONT CELLAR CEILING - remove illegal extension cord. 8d
- \* 16. REAR CELLAR CEILING - repair or replace cracked carrying timber. 3a
- 17. RIGHT REAR CELLAR CEILING - repair cracked sill. 3a
- 18. SECOND FLOOR - FRONT HALL STAIRWAY - repair loose handrail. 3d

OVERALL

- ~~\* 19. LIVING ROOM & DINING ROOM - replace broken glass, in windows. 3c~~
- ~~SECOND FLOOR LEFT FRONT AND LEFT REAR BEDROOMS - replace broken glass, in windows. 3c~~
- ~~THIRD FLOOR LEFT REAR BEDROOM WINDOWS - replace broken glass. 3c~~
- \* 20. SECOND FLOOR - LEFT REAR BEDROOM CEILING - repair inoperative light fixture. 8e
- \* 21. SECOND FLOOR LEFT FRONT - BEDROOM CEILING - repair or replace broken plaster. 3b
- ~~\* 22. SECOND FLOOR RIGHT FRONT BEDROOM - 3b~~
- ~~THIRD FLOOR RIGHT FRONT BEDROOM - WALLS - remove illegal electrical wiring. 8d~~
- 23. THIRD FLOOR RIGHT FRONT - BEDROOM WINDOWS - secure the glass by replacing points and/or reglazing windows. 3c

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

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



REINSPECTION RECOMMENDATIONS

LOCATION 48 Avon  
 PROJECT NCP-West End  
 OWNER Mary Malloy

INSPECTOR M Leary

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
<u>4-29-77</u>	<u>6-29-77</u>				

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

DATE		
<u>7/2/78</u>	<u>M</u>	ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE" <del>_____</del> "POSTING RELEASE" _____
<u>11/30</u>	<u>M</u>	SATISFACTORY Rehabilitation in Progress Time Extended To: <u>February 1, 1979</u>
<u>3/31</u>	<u>M</u>	Time Extended To: <u>May 1, 1978</u> Time Extended To: _____
<u>4/1/78</u>	<u>M</u>	UNSATISFACTORY Progress Send "HEARING NOTICE" _____ "FINAL NOTICE" <u>X</u>
		"NOTICE TO VACATE" POST Entire _____ POST Dwelling Units _____
		UNSATISFACTORY Progress "LEGAL ACTION" To Be Taken _____
<u>11/30</u>	<u>M</u>	INSPECTOR'S REMARKS: <u>Contacted Mr. Chauhan who is term. I.</u> <u>Contractor is signed up to do work. 21 violations</u> <u>remained</u>
<u>3/31</u>	<u>M</u>	<u>18 violations re assessed 21 violations</u>
<u>4/1</u>	<u>M</u>	<u>16 violations re assessed</u>
<u>7/2/78</u>	<u>M</u>	<u>All violations</u>
		INSTRUCTIONS TO INSPECTOR: _____

City of Portland

Health Department

Housing Inspection Division

STRUCTURE INSPECTION SCHEDULE

1) Insp. Name LEARY

2) Insp. Date	3) Insp. Type	4) Proj. Code	5) Assr's: Chart	6) Bl.	7) Lot	8) Census: Tract	9) Blk	10) Insp.	11) Form No.
4-22-77	NCP	West End	46	A	B	9	215	12	434
12) House No.	13) Sec.H.No.	14) Suff.	15) Direct.	16) Street Name				17) St. Design.	
48				AVON				STREET	
18) Owner or Agent: MARYT MALLOY c/o PHILLIP BARBRICK-TRUSTEE								19) Status:	20) Bldg's Rat.
21) Address:								FBO	3
22) City and State:								PORTLAND, MAINE	
								Zip Code: 04103	

23) D.Units	24) Occ.D.U.s	25) Rm. Units	26) Occ.R.U.s	27) No. Occupants	28) Com'l U.	29) Bldg. Type	30) Stories	31) Const. Mat.	32) Bs
		0	0	0	0	SDE	2 1/2	WO	0
33) C.H.	34) Photo	35) Zoned For	36) Actual Land Use	37) D.D.	38) L's. Ad. Bth. Fac.	39) Disp.	40) Closing Date		
Yes	No	R-L	Ric		Yes	No	X		

Viol. No.	Remedy	Cond.	Violation Description	Fl. No.	Loc.	Room Type	Area Type	Resp. Party	Code Sect. Viol.	Viol. Rem. Date
1	RR/RE	LO/MI	MORTAR		LER	CE	FO	2	3A	
2	RR	BR	CROWN MOLDING		LER	EX	RO	2	3A	
3	RR/RE	LO/RR	CORNICE		LER	EX	RO	2	3A	
*4	RR/RE	RO	JOISTS		RE	PO	FL	2	3D	
*5	RR/RE	RO	STRINGERS		RE	PO	SRS	2	3D	
6	RR/RE	BR	LATTICEWORK		RE	PO	WA	2	3D	
7	RM	LO/PE	PAINT		O/A	EXTERIOR TRIM		2	3A	
8	RE	WO	SHINGLES		EX	DORMER	WA	2	3A	
*9	RR/RE	LO/MI	CHIMNEY MORTAR ABOVE ROOFLINE		MI		RO	2	3E	
10	RR	LE	GUTTER		FR		RO	2	3A	
11	RR/RE	BR	DOWNSPOUT		RIF	EX	RO	2	3A	
12	RR	LO	TREAD		FR	PO	SR	2	3D	
13	RR/RE	BR	FENCE - REAR YARD							
*14	RE	IL	LIGHT FIXTURE			CE	CL	2	8E	



City of Portland

Health Department

Housing Inspection Division

DWELLING UNIT SCHEDULE

1) INSP. Date

2) INSP.

3) FORM NO.

22 70

12 434

4) TENANT'S NAME

5) Flr. #

6) Location

7) Rmg. Tp.

8) #Rms.

9) #Peo.

10) #A'd

11) Slp. Rms.

COME CHARPON

0A

DU

10

6

15

7

12) Child Under 10

13) Child 1-6

14) +Lead Survey Results

15) Rent

16) Rent Code

17) Furn.

18) Heat

19) Hot Water

20) Dual Egress

21) Ck'ng

22) Lav.

23) Bath

24) Flush

50

MO

NO

OFF

YES

YES

LE

PL

FB

DL

Viol. No.

Remedy

Cond.

Violation

Location

Room Type

Area Type

Resp. Party

Code Sect. Violated

Violation Rem. - Date

\*19

RE

BR

Glass

2 LFR

BE

W/S

2

3C

\*20

RR

IN

Light Fixture

2 LFR

BE

CL

2

FE

\*21

RR/RE

BR

Plaster

2 LFR

BE

CL

2

3D

\*22

RM

IL

Electrical wiring

2 RIF

BE

W/S

2

FD

23

Secure the glass by replacing the points and reglazing

3 RIF

BE

W/S

2

3C