

37 Crescent Street

LONGF-SQ II



CHAW-WALKER

#8503-38

CERTIFICATE
OF
COMPLIANCE

DATE: November 16, 1983

DU: 5

CITY OF PORTLAND

Department of Planning & Urban Development
Housing Inspections Division
Telephone: 775-5451 - Extension 311 - 318

Mr. Kurt Becker
37 Crescent Street
Portland, Maine 04102

Re: Premises located at 37 Crescent St. 53-E-1 NDP

Dear Mr. Becker:

A re-inspection of the premises noted above was made on November 14, 1983
by Code Enforcement Officer Merlin 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 March 4, 1982.

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 November 1988.

Sincerely yours,

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

By Lyle D. Royes
Lyle D. Royes
Inspection Services Division

Merlin Leary
Code Enforcement Officer - Merlin Leary (5)

jmr

ADMINISTRATIVE DECISION

City of Portland
Department of Urban Development
Housing Inspections Division
Telephone: 775-5451 - Ext. 311 - 312

Date Sept. 3, 1982

Mr. Kurt Becker
37 Crescent Street
Portland, Maine 04102



Re: Premises located at 37 Crescent St. 53-0-1 NDP

Dear Mr. Becker:

You are hereby notified that a reinspection and your request for additional time on September 2, 1982, regarding our "Notice of Housing Conditions" at the above referred premises resulted in the decision noted below.

X Expiration time extended to November 5, 1982 in order to complete the work in progress to correct the remaining 7 Housing Code violations as listed 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 of Planning and Urban
Development

By Lyle D. Noyes
Inspection Services Division

In Attendance:

Mr. Becker
Merlin Leary

Encl.
jmr

HOUSING INSPECTION REPORT

OWNER: Mr. Kurt Becker

CODE ENFORCEMENT OFFICER - Leary (5)

37 Crescent Street, Portland, Maine 53-E-1, 10, 13 NCP-NDP Notice of Housing Conditions
DATED: March 4, 1982 EXPIRES: June 4, 1982

ITEMS LISTED BELOW ARE IN VIOLATION OF "CHAPTER 307 OF THE MUNICIPAL CODES - MINIMUM STANDARDS FOR HOUSING" AND MUST BE CORRECTED.

	SEC.(S)
1. SECOND FLOOR FRONT HALL - ceiling - loose and hanging light fixture.	8-e
BASEMENT	
2. KITCHEN AND BATHROOM - ceiling - missing tiles.	3-b
* 3. KITCHEN AND LIVING ROOM - walls - missing plaster.	3-b
* 4. KITCHEN - wall - illegal stove hook-up.	3-e
* 5. LIVING ROOM - ceiling & wall - loose and hanging light fixture & outlet.	8-e
FIRST FLOOR	
6. KITCHEN - ceiling - missing tiles.	3-b
7. KITCHEN - wall - broken plaster.	3-b
* 8. KITCHEN - window - broken glass.	3-c
9. LIVING ROOM - wall - loose thermostat.	8-e
10. LIVING ROOM - wall - missing outlet covers.	8-e
SECOND FLOOR FRONT	
11. KITCHEN - wall - missing baseboard.	3-b
12. KITCHEN - wall - missing outlet covers.	8-e
13. BATHROOM - wall - loose outlet.	8-e
SECOND FLOOR REAR	
14. KITCHEN - window - missing counterbalance cords.	3-c
15. KITCHEN - window - loose sash.	3-c
THIRD FLOOR	
16. KITCHEN - window - rotted sash.	3-c
17. LIVING ROOM - window - loose sash.	3-e

*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.

773-0023

CITY OF PORTLAND, MAINE
DEPARTMENT OF URBAN DEVELOPMENT
HOUSING INSPECTIONS DIVISION

NOTICE OF HEARING

DATE: August 13, 1982

Mr. Kurt Becker
37 Crescent Street
Portland, Maine 04103

Re: Premises located at 37 Crescent St. 53-E-1, 10, 13 NDP-NDP

Dear Mr. Becker:

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 9:00 on August 30, 1982 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 about March 4, 1982.

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 - 318.

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

By

Lyle D. Noyes
Lyle D. Noyes
Inspection Services Division

Requested by Wanda Leary
Code Enforcement Officer - Leary (5)

Enclosure

Jm:

HOUSING INSPECTION REPORT

OWNER: Mr. Kurt Becker

CODE ENFORCEMENT OFFICER - Leary (5)

37 Crescent Street, Portland, Maine 53-E-1, 10, 13 NCP-NDP Notice of Housing Conditions
DATED: March 4, 1982 EXPIRES: June 4, 1982

ITEMS LISTED BELOW ARE IN VIOLATION OF "CHAPTER 307 OF THE MUNICIPAL CODES - MINIMUM STANDARDS FOR HOUSING" AND MUST BE CORRECTED.

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2. ✓ KITCHEN AND BATHROOM - ceiling - missing tiles.	3-b
* 3. ✓ KITCHEN AND LIVING ROOM - walls - missing plaster.	3-b
* 4. KITCHEN wall - illegal stove hook up.	3-e
* 5. ✓ LIVING ROOM - ceiling & wall - loose and hanging light fixture & outlet.	8-e
FIRST FLOOR	
6. KITCHEN - ceiling - missing tiles.	3-b
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THIRD FLOOR	
16. KITCHEN window - rotted sash.	3-c
17. LIVING ROOM window - loose sash.	3-c

*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.



CITY OF PORTLAND

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

March 4, 1982

Mr. Kurt Becker
37 Crescent Street
Portland, Maine 04103

Re: 37 Crescent St. 53-E-1, 10, 13 NCP-NDP

Dear Mr. Becker:

During a recent inspection by Code Enforcement Officer Merlin Leary
of the property owned by you at 37 Crescent St., Portland, Me., 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:

3-15 ~~Aparts #1, #2, #3, #4, & #5~~

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*
Lyle D. Noyes
Inspection Services Division

Code Enforcement Officer - Leary (5)

jmr

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

Department of Planning & Urban Development
Inspections Services Division
Tel. 775-5451 - Ext. 311 - 318 - 319

Mr. Kurt Becker
37 Crescent Street
Portland, Maine 04103

DU 5

Ch.53 Blk. E Lot 1-10-13
Location: 37 Crescent St.

Project: NCP-NDP
Issued: March 4, 1982
Expires: June 4, 1982

Dear Mr. Becker:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 37 Crescent St., Portland, Me. by Code Enforcement Officer Marlin Leary. Violations of Chapter 307 of the Municipal Codes (Minimum Standards for Housing) were found as described in detail on the attached "Housing Inspection Report".

In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects on or before June 4, 1982. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within ten (10) days from this date, we will assume the repairs to be in progress 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 aid this Department in it's goal to maintain decent, safe, and sanitary housing for all of Portland's residents.

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

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

Code Enforcement Officer Leary (5)

Attachments:

jmr

HOUSING INSPECTION REPORT

OWNER: Mr. Kurt Becker

CODE ENFORCEMENT OFFICER - Leary (5)

37 Crescent Street, Portland, Maine
DATED: March 4, 1982

53-E-1, 10, 13 NCP-NDP Notice of Housing Conditions
EXPIRES: June 4, 1982

ITEMS LISTED BELOW ARE IN VIOLATION OF "CHAPTER 307 OF THE MUNICIPAL CODES - MINIMUM STANDARDS FOR HOUSING" AND MUST BE CORRECTED.

	SEC.(S)
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<u>BASEMENT</u>	
2. KITCHEN AND BATHROOM - ceiling - missing tiles.	3-b
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* 4. KITCHEN - wall - illegal stove hook-up.	3-e
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<u>FIRST FLOOR</u>	
6. KITCHEN - ceiling - missing tiles.	3-b
* 7. KITCHEN - wall - broken plaster.	3-b
* 8. KITCHEN - window - broken glass.	3-c
9. LIVING ROOM - wall - loose thermostat.	8-e
10. LIVING ROOM - wall - missing outlet covers.	8-e
<u>SECOND FLOOR FRONT</u>	
11. KITCHEN - wall - missing baseboard.	3-b
12. KITCHEN - wall - missing outlet covers.	8-e
13. BATHROOM - wall - loose outlet.	8-e
<u>SECOND FLOOR REAR</u>	
14. KITCHEN - window - missing counterbalance cords.	3-c
15. KITCHEN - window - loose sash.	3-c
<u>THIRD FLOOR</u>	
16. KITCHEN - window - rotted sash.	3-c
17. LIVING ROOM - window - loose sash.	3-c

*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 37 CRESCEW L St.

PROJECT NOP

NER Kurt Becker

INSPECTOR L. J. J.

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
3-4-82	6-4-82				

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

DATE		
		ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE" "POSTING RELEASE"
6-14-82	7/11	SATISFACTORY Rehabilitation in Progress Time Extended To: <u>July 11, 1981</u>
9-2-82	7/11	Time Extended To: <u>November 5, 1982</u>
1-3-83	7/11	Time Extended To: <u>February 6, 1983</u> X/10/13
8-17-82	7/11	UNSATISFACTORY Progress Send "HEARING NOTICE" <u>Aug 30 at 9:00</u> "FINAL NOTICE"
		NOTICE TO VACATE POST Entire POST Dwelling Units
		UNSATISFACTORY Progress "LEGAL ACTION" To Be Taken

INSPECTOR'S REMARKS:

3-15-82 All smoke detectors have been installed

6-14-82 Contacted Mr Becker. Show what work in progress

8-12-82 2 violations corrected

9-2-82 Sending a hearing notice unsatisfactory

1-3-83 met Mr Becker at progress what work in progress. 7 violations remain.

9-12-83 Excellent, rehab work in progress. First floor apartment wall completed. Working on the

11-10-83 Wagner. Last 5 violations remain.

Rehab in progress

Sent a Certificate of Compliance

INSTRUCTIONS TO INSPECTOR:

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

September 14, 1994

BECKER KURT H & BOPE M JTS
PO BOX 507
GORHAM ME 04038

Re: 37 Crescent St
CEL: 053- - E-001-001-01
DU: 5

Dear Mr. Becker,

You are hereby notified, as owner or agent, that an inspection was made of the above referenced property. Violations of Article V of the Municipal Ordinance (Housing Code) were found as described in detail on the attached "Housing Inspections Report".

In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects within sixty (60) days. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within ten (10) days from this date, we will assume the repairs to be in progress and, on re-inspection within the time set forth above, will anticipate that the premises have been brought into compliance with the Housing Code Standards.

Please Note: You should consult this department to insure that any corrective action you should undertake complies with the building, plumbing, electrical, zoning and other Articles of the City Code.

Please contact this office if you have any questions regarding this order.

Your cooperation will aid this department in it's goal to maintain decent, safe, and sanitary housing for all of Portland's residents.

Sincerely,

Amy Simpson
Code Enforcement Officer

Marge Schmuckal
Asst. Chief of Inspection Services

HABITAT INSPECTION REPORT

Location: 37 Clarendon St

Housing Conditions Date: September 13, 1994

Expiration Date: November 13, 1994

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

- | | |
|---|--------|
| 1. INT - 3RD FL APT 2 - KITCHEN
ILLEGAL WIRING AT SINK PROVIDE GFI | 113.50 |
| 2. INT - - THRU-OUT
REPAIR CRACKED AND BROKEN PLASTER | 106.10 |
| 3. INT - - INT. WY
CRACK OF JOINTS | 116.10 |

PRIORITY * LOCATION NUMBER(S):

1

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

September 19, 1994

BECKER KURT H & HOPF M JTS
PO BOX 507
GORHAM ME 04038

Re: 37 Crescent St
CBL: 053- - E-001-001-01
DU: 5

Dear Mr. & Mrs. Becker:

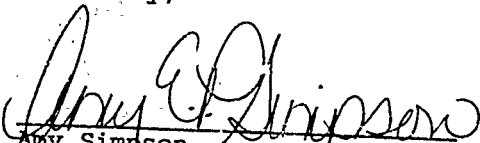
During a recent inspection of the property owned by you at the above referred address, it was noted that smoke detectors were non-functional in apartments # 1 and #4.

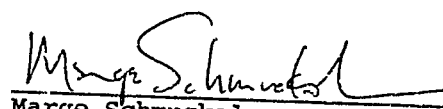
25 MRSA 2464 required that approved smoke detectors be installed in each apartment in the immediate vicinity of the bedrooms. When activated, the detector shall provide an alarm suitable to warn the occupants within the individual unit. Failure to comply with this statute may result in a fine of up to \$500 for each violation.

Re-inspection of your property will be made in 24 hours. Lack of compliance will result in referral of the matter for legal action.

Loss control is a responsibility of your management. Our observations are intended to assist you. Recommendations are a result of conditions observed at the time of our visits. They do not necessarily include every possible loss potential code violation, or exception to good practice.

Sincerely,


Amy Simpson
Code Enforcement Officer


Marge Schmuckal
Asst. Chief of Inspection Services