

13 Crescent Street

Housing

To Be Typed

C #3 BB BSL
GA

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

DU 2

Department of Planning & Urban Development
Inspection Services Division
Tel. 775-5451 - Ext. 311 - 346

CH. 53 BLK. F LOT 6

Mr. & Mrs. Mahlon E. & Shirley E. Welch Jts.
83 Narragansett Street
Gorham, Maine 04038

LOCATION: 13 Crescent St.

PROJECT: NCP-WE
ISSUED: Sept. 26, 1985
EXPIRES: Nov. 26, 1985

Dear Mr. & Mrs. Welch:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 13 Crescent Street by Code Enforcement Officer Merlin Leary. Violations of Article V of the Municipal Ordinance (Housing Code) 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 Nov. 26, 1985. 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 the inspection Services Division to insure that any corrective action you undertake complies with the building, plumbing, electrical, zoning and any other Article 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.

Very truly yours,

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

Joseph E. Gray
By: *P. Samuel Hoffses*
P. Samuel Hoffses
Chief of Inspection Services

Merlin Leary
Code Enforcement Officer - Merlin Leary (5)

Attachments

jmr

HOUSING INSPECTION REPORT

ITEMS LISTED BELOW ARE IN VIOLATION OF ARTICLE V OF THE MUNICIPAL CODES, "HOUSING CODE", AND MUST BE CORRECTED ON OR BEFORE THE EXPIRATION DATE.

SEC. (S)

* 1. SECOND FLOOR FRONT HALL - ceiling - loose and peeling paint.	108-2
2. SECOND FLOOR BATHROOM - tub - cross connection.	111-1
* 3. SECOND FLOOR BATHROOM - ceiling - buckled and broken plaster.	108-2
* 4. CELLAR - ceiling - inoperative light fixture.	113-5
* 5. CELLAR - ceiling - illegal wiring.	113-5
* 6. SECOND FLOOR BATHROOM - not approved exit.	10-2

FIRST FLOOR RIGHT

* 7. KITCHEN - ceiling - frayed wiring. 113-5
 * 8. KITCHEN - wall - inoperative light switch. 113-5

FIRST FLOOR - #1

* 9. BATHROOM - missing flush toilet, lavatory & bathtub or shower. 111-1

SECOND FLOOR - #2

* 10. BATHROOM - missing flush toilet, lavatory and bathtub or shower. 111-1

SECOND FLOOR - #3

* 11. BATHROOM - missing flush toilet, lavatory and bathtub or shower. 111-1

SECOND FLOOR - #4

* 12. — BATHROOM — missing flush toilet, lavatory and bathtub or shower. 111-1

*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.

City of Portland

PLANNING AND URBAN DEVELOPMENT

Inspection Services Division

DWELLING UNIT SCHEDULE

INSPECTION DATE

9 12585
1) TENANT'S N. E

2) INSP.

3) FORM NO.

4) TENANT'S N. T.

Sedip Mar

5) Flr. # 6) Location 7) Rq. To 8) Rms 9) # Pcs 10) All 11) S

R1 DU 3 1 4 /
n. 18) Heat 19) Hot Water 20) Dual Farsess 21) Ck'ng 22) Lav. 23) Bath 24) Flush

City of Portland

PLANNING AND URBAN DEVELOPMENT

Inspection Services Division

DWELLING UNIT SCHEDULE

1) INSP. DATE

9112151F15
1) TECHNICALS NAME

2) INSP.

3) FORM NO.

1) TENANT'S NAME

!5)Flr.# 6)Location 7)Rmgs.Tb 8) #Rms. 9) #Peo. 10) #All'd 11)Slp.R

John St. Heller RM 2 ✓
12) Child 13) Child 14) 15) Relv 16) Rent 17) Furn. 18) Heat 19) Hot 20) Dual 21) Ck'ng 22) Lav. 23) Bath 24) Plus
Under 10 1-6 Code Water Egress

Viol. No.	Remedy	Cond.	Violation	Location	Room Type	Area Type	Resp. Party	Code Sect Violated	Violation Rem. - Date
#9	M1	Flush toilet, lavatory & Bathtub or shower					2	111-1	

City of Portland

PLANNING AND URBAN DEVELOPMENT

Inspection Services Division

DWELLING UNIT SCHEDULE

1) INSP. DATE

91 12151515

2) INSP.

31 FORM NO.

1) TENANT'S NAME

5) Flr. # 6) Location 7) Rmgs. Tr 8) #Rms. 9) #Peo. 10) #All 'd 11) Slp. Rm.

George Wissell

2 2 RM 1 1 1 3 1

2) Child 13) ~~enilā~~ 14)
Under 10 1-6

15) Rent 16

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Block 'ng | 22

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12/24/Flus.

• City of Portland

PLANNING AND URBAN DEVELOPMENT

Inspection Services Division

1) INSP. DATE

91125115
1) TENANT'S NAME

RENTANT'S NAME
Ralph Riley

12) Child 13) Ch

15) Child 14) 15) Rent 16)
Under 10 1-6 C

THEORY OF THE STATE

Viol.

Remedy

3) INSP.

3 FORM NO.

5) Fir. #	6) Location	7) Rms. To	8) # Rms.	9) # Peo.	10) # All'd	11) Slip. R.	
7	4	1,4	/	/	2	/	
n.	18) Heat	19) Hot Water	20) Dual Egress	21) Ck'ng	22) Lav.	23) Bath	24) Plus

City of Portland

PLANNING AND URBAN DEVELOPMENT DEVELOPMENT SCHEME

Inspection Services Division

) INSPECTION DATE

9112151515
LV TENNIS NAME

2) INSP.

3) FORM NO

1) TENANT'S NAME

Chapter 11.

5) Flr. # 6) Location 7) Rng. To 8) # Rms. 9) # Peo. 10) # All 11) Slip. P.

12) Child 13) Child 14) 15) Rent 16) Rent 17) Furn. 18) Heat 19) Hot 20) Dual 21) Ck'n 22) Lav. 23) Bath 24) Flush
Under 10 1-6 Code Water Egress



C. Gray
CITY OF PORTLAND

JOSEPH E. GRAY, JR.
DIRECTOR OF PLANNING
AND URBAN DEVELOPMENT
T.B.
September 17, 1985

Bill Carlson
461 Capisic Street
Portland, ME 04102

Re: 75 Cumberland Ave.

Dear Mr. Carlson:

As owner or agent of the above referred property, you are hereby notified that as a result of its opened condition, the structure poses a serious threat to the public health and safety.

You are hereby ordered to make the structure secure by boarding up all doors, windows, and other openings on all vertical walls of the structure so that no danger to life or property, or fire hazard shall exist. You must also remove all debris, if any, from the yard surrounding the structure.

Pursuant to State Statute 17, MRSA Section 2856, the City has the right, and may exercise that right, to secure the structure and to recover from you the expense in so doing if you have not complied with this order on or before October 4, 1985.

If you have any questions regarding this action, you may contact this office by calling 775-451, Ext. 541 or 346.

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

By

P. Samuel Hoffses
P. Samuel Hoffses,
Chief of Inspection Services

Arthur Micato
Code Enforcement Officer - Arthur Micato (7)

jmr



CITY OF PORTLAND

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

December 3, 1984

Irene Green
P. O. Box 6437
Pine Tree Shopping Center
Portland, Maine 04102

Re: 75 Cumberland Avenue

Dear Ms. Green:

As owner or agent of the above referred property, you are hereby notified that as a result of its opened condition, the structure poses a serious threat to the public health and safety.

You are hereby ordered to make the structure secure by boarding up all doors, windows, and other openings on all vertical walls of the structure so that no danger to life or property, or fire hazard shall exist. You must also remove all debris, if any, from the yard surrounding the structure.

Pursuant to State Statute 17, MRSA Section 2856, the City has the right, and may exercise that right, to secure the structure and to recover from you the expense in so doing if you have not complied with this order on or before

If you have any questions regarding this action, you may contact this office by calling 775-5451, Ext. 311 or 318.

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

By

P. Samuel Hoffses,
Chief of Inspection Services

Arthur Addato
Code Enforcement Officer - Arthur Addato (7)

jmr

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CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

September 26, 1985

Bill Carlson
461 Capisic Street
Portland, Maine 04102

Re: 75 Cumberland Avenue

Dear Ms. Green:

As owner or agent of the property located at 75 Cumberland Avenue,
Portland, Maine, you are hereby notified that as the result of a recent Inspection,
the vacant structure is hereby declared unfit for human occupancy.

The above mentioned structure is to be kept vacant so long as the following conditions
continue to exist thereon:

Article V - 120 - The property is damaged, decayed, deteriorated, insanitary
and unsafe (or vermin infested) in such a manner as to
create a serious hazard to the health, safety and general
welfare of the occupants or the public.

Therefore, you will not occupy, permit anyone to occupy, or rent the above mentioned
without the written consent of the Health Officer or his agent, certifying that the
conditions have been corrected.

You are also hereby ordered to make the above mentioned property safe and secure so that
no danger to life or property or fire hazard shall exist thereon. This can be accom-
plished by boarding up doors and windows and other openings at all levels of the
structure. You are ordered to do this on or before October 10, 1985, or we will have
no choice but to refer this matter to the Corporation Counsel for legal action as the law
allows.

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

By
P. Samuel Hoffses,
Chief of Inspection Services

Arthur Addato

Code Enforcement Officer - Arthur Addato (7)

jmr



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

October 16, 1984

*Transf.
to
new owner*

Ms. Irene Green
P. O. Box 6437
Pine Tree Shopping Center
Portland, Maine 04102

Re: 75 Cumberland Avenue

Dear Ms. Green:

As owner or agent of the property located at 75 Cumberland Avenue, Portland, Maine, you are hereby notified that as the result of a recent (inspection or fire), the vacant structure is hereby declared unfit for human occupancy.

The above mentioned structure is to be kept vacant so long as the following conditions continue to exist thereon:

Article V - 120 - The property is damaged, decayed, deteriorated, insanitary and unsafe (or vermin infested) in such a manner as to create a serious hazard to the health, safety and general welfare of the occupants or the public.

Therefore, you will not occupy, permit anyone to occupy, or rent the above mentioned without the written consent of the Health Officer or his agent, certifying that the conditions have been corrected.

You are also hereby ordered to make the above mentioned property safe and secure so that no danger to life or property or fire hazard shall exist thereon. This can be accomplished by boarding up doors and windows and other openings at all levels of the structure. You are ordered to do this on or before October 30, 1984, or we will have no choice but to refer this matter to the Corporation Counsel for legal action as the law allows.

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

By
[Signature]
P. Samuel Hoffses,
Chief of Inspection Services

[Signature]
Code Enforcement Officer - Arthur Addato (7)

jmr

TELETYPE 12071775 5451

RE INSPECTION RECOMMENDATIONS

LOCATION 75 Cumberland
PROJECT NCP ET
OWNER Greco

INSPECTOR DeLoach

NOTICE OF HOUSING CONDITIONS	HEARING NOTICE	FINAL NOTICE	
Issued	Expired	Issued	Expired
<u>10-16-84</u>	<u>10-130/84</u>		

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"
	SATISFACTORY Rehabilitation in Progress	
	Time Extended To:	
	Time Extended To:	
	Time Extended To:	
	UNSATISFACTORY Progress Send "HEARING NOTICE" --	"FINAL NOTICE"
	NOTICE TO VACATE POST Entire	
	POST Dwelling Units	
	UNSATISFACTORY Progress "LEGAL ACTION" To Be Taken	

10-29-84 CD INSPECTOR'S REMARKS: RE/CG - told her property must be secured by boarding up.

11-30-84 00 RE/PO/VSC - Windows being broken on a consistent basis.

1-24-85 00 RPV - NP - Condition same. Contact with owner by phone.

2-10-85 00 RE/PO/V&P - OPEIV

5-9-85 00 RE/PO/V&P - "

8-15-85 00 RE/PO - NO rehab. in progress

9-25-85 00 Trans to New owner

INSTRUCTIONS TO INSPECTOR:

CC
JUL
7/11

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

DATE: June 11, 1987

DU: 2

CITY OF PORTLAND

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

Mr. & Mrs. Mahlon E. & Shirley E. Welch Jts.
83 Narragansett Street
Gorham, Maine 04038

Re: Premises located at 13 Crescent St. 53-F-6 District 5

Dear Mr. & Mrs. Welch:

A re-inspection of the premises noted above was made on May 13, 1987
by Code Enforcement Officer Merlin Leary.

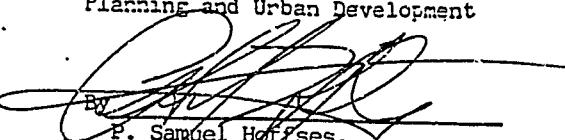
This is to certify that you have complied with our request to correct the violation of
the Municipal Codes relating to housing conditions as described in our "Notice of Housing
Conditions" dated September 26, 1985.

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 June 1992.

Sincerely yours,

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


P. Samuel Hoffses,
Chief of Inspection Services

Merlin Leary
Code Enforcement Officer - Merlin Leary (5)
Leary
JMR

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

Department of Planning & Urban Development
Inspection Services Division
Tel. 775-5451 - Ext. 311 - 346

Mr. & Mrs. Mhlon E & Shirley E. Welch Jts.
83 Narragansett Street
Gorham, Maine 04038

DU 2

CH. 53 BLK. F LOT 6

LOCATION: 13 Crescent St.

PROJECT: NCP-WE
ISSUED: Sept. 26, 1985
EXPIRES: Nov. 26, 1985

Dear Mr. & Mrs. Welch:

OK
DATE 26/7
5-12/85

You are hereby notified, as owner or agent, that an inspection was made of the premises at 13 Crescent Street by Code Enforcement Officer Merlin Leary. Violations of Article V of the Municipal Ordinance (Housing Code) 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 Nov. 26, 1985. 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.

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

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Very truly yours,

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

By:

P. Samuel Hoffses
Chief of Inspection Services

Code Enforcement Officer - Merlin Leary (5)

Attachments

jmr

HOUSING INSPECTION REPORT

OWNER: Mr. & Mrs. Mahlon E. & Shirley E. Welch Jts. LOCATION: 13 Crescent St. 53-F-6 WE

CODE ENFORCEMENT OFFICER: Merlin Leary (5)

HOUSING CONDITIONS DATED: Sept. 26, 1985 EXPIRES: Nov. 26, 1985

ITEMS LISTED BELOW ARE IN VIOLATION OF ARTICLE V OF THE MUNICIPAL CODES, "HOUSING CODE", AND MUST BE CORRECTED ON OR BEFORE THE EXPIRATION DATE.

	SEC. (S)
* 1. SECOND FLOOR-FRONT HALL - ceiling - loose and peeling paint.	108-2
* 2. SECOND FLOOR-BATHROOM - tub - cross connection.	111-1
* 3. SECOND FLOOR-BATHROOM - ceiling - buckled and broken plaster.	108-2
* 4. CELLAR - ceiling - inoperative light fixture.	113-5
* 5. CELLAR - ceiling - illegal wiring.	113-5
* 6. SECOND FLOOR-BATHROOM - not approved exit.	10-2
 FIRST FLOOR RIGHT	
* 7. KITCHEN - ceiling - frayed wiring.	113-5
* 8. KITCHEN - wall - inoperative light switch.	113-5
 FIRST FLOOR - #1	
* 9. BATHROOM - missing flush toilet, lavatory & bathtub or shower.	111-1
 SECOND FLOOR - #2	
* 10. BATHROOM - missing flush toilet, lavatory and bathtub or shower.	111-1
 SECOND FLOOR - #3	
* 11. BATHROOM - missing flush toilet, lavatory and bathtub or shower.	111-1
 SECOND FLOOR - #4	
* 12. BATHROOM - missing flush toilet, lavatory and bathtub or shower.	111-1
 SECOND FLOOR - #5	
* 13. BATHROOM - missing flush toilet, lavatory and bathtub or shower.	111-1
 SECOND FLOOR	
* 14. BATHROOM - missing flush toilet, lavatory and bathtub or shower.	111-1

*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.