

13. Crescent Street

Housing

To Be Typed

C #3 BB BSL
Full

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

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

Mr. & Mrs. Mahlon 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:

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.

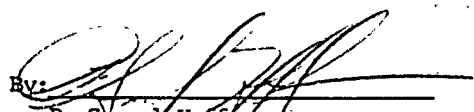
Please Note: You should consult the Inspection Services Division to insure that any corrective action you undertake complies with the building, plumbing, electrical, zoning and any other Article of the City Code.


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

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.

Inspection Services Division

1) Insp. Name

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.		
9-2-15	NCP	DVD									
12) Hous. No.	13) Sec. H. No.	14) Suff.	15) Direct.	16) Street Name			17) St. Design.				
13							5				
18) Owner or Agent:							19) Status		20) Bldg's Rat.		
Mr & Mrs Mahlon E & Shirley E Welch Jr											
21) Address:							22) City and State:				
A3 Narragansett Street							ABO 3				
							Zip Code: 0403F				
23) D. Units	24) Occ. D. U. s	25) Rm. Units	26) Occ. R. U. s	27) No. Occu.	28) Com'l U.	29) Bldg. Type	30) Stories	31) Const. Mat.	32) O. Bx		
2	2					DE	3	Wood	Ni		
33) C. H.	34) Photo	35) Zoned For	36) Actual Land Use	37) D. D.	38) Lks. Ad. Bth. Fac.	39) Disp.	40) Closing Date				
Yes	No	R-3	Res								
Viol. No.		Remedy	Cond.	Violation Description	Fl. No.	Loc.	Room Type	Area Type	Resp. Party	Code Sect. Viol.	Viol. Rem. Date
*1		LO/PE		Paint	2	FR		CL	2	10F-2	
2				704	2		Bath tub		2	111-1	
*3				et	2		Jb	CL	2	10F-2	
*4		IN		Light Fixture			CE	CL	2	113-5	
*5				Illegal 11119			CE	CL	2	113-5	
*6				Not approved ext	2		Bath room		2	10-2	

City of Portland

PLANNING AND URBAN DEVELOPMENT

Inspection Services Division

DWELLING UNIT SCHEDULE

1) INSP. DATE

2) INSP.

3) FORM NO.

4) TENANT'S NAME

5) Flr. #

6) Location

7) Rm. To

8) #Rms.

9) #Peo.

10) #All'd

11) Slp. Rm.

12) Child
Under 1013) Child
1-614) Child
7-17

15) Rent

16) Rent
Code

17) Furn.

18) Heat

19) Hot
Water20) Dual
Egress

21) Ck'ng

22) Lav.

23) Bath

24) Flush

Viol.

No.

Remedy

Cond.

Violation

Location

Room
TypeArea
TypeResp.
PartyCode Sect
ViolatedViolation
Rem. - Date

* 1

* 2

Fray Wiring
in Light Switch

K1

CL

2

113-5

K1

WA

2

113-5

City of Portland

PLANNING AND URBAN DEVELOPMENT

Inspection Services Division

DWELLING UNIT SCHEDULE

1) INSP. DATE

9/25/85

2) INSP.

5

3) FORM NO.

4) TENANT'S NAME

George Wisniewski

5) Flr.#

2

6) Location

2

7) Rm. Tp

RM

8) #Rms.

1

9) #Peo.

1

10) #All'd

2

11) Slp. R

1

12) Child
Under 1013) Child
1-6

14)

15) Rent

16) Rent
Code

17) Furn.

18) Heat

19) Hot
Water20) Dual
Egress

21) Ck'ng

22) Lav.

23) Bath

24) Flus

Viol.
No.

Remedy

Cond.

Violation

Location

Room
TypeArea
TypeResp.
PartyCode Sect
ViolatedViolation
Rem. - Date

*10

M1

Flush toilet, lavatory
& Bathtub or shower

2

III-1

Inspection Services Division

1) INSP. DATE

2) INSP.

3) FORM NO.

4) TENANT'S NAME

5) Flr.# 6) Location 7) Fmg. To 8) #Rms. 9) #Peo. 10) #All'd 11) Slp. R

John Howard

2	#	3	RM	/	2	2	/
---	---	---	----	---	---	---	---

2)Child Under 10	13)Child 1-6	14)	15)Rent	16)Rent Code	17)Furn.	18)Heat	19)Hot Water	20)Dual Egress	21)Ck'ng	22)Lav.	23)Bath	24)Flus
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[illegible]

* 11	MI	Flush Toilet, lavatory						
	✓	Bath tub or shower				2	III - 1	

[illegible]

City of Portland

PLANNING AND URBAN DEVELOPMENT

Inspection Services Division

DWELLING UNIT SCHEDULE

1) INSP. DATE

9/25/85

2) INSP.

5

3) FORM NO.

4) TENANT'S NAME

Ralph R. Roy

5) Fir. #

7

6) Location

4

7) Rng. To

124

8) #Rms.

1

9) #Peo.

1

10) #All'd

2

11) Slp. Pr

1

12) Child
Under 16

13) Child
1-6

14)

15) Rent

16) Enc
Code

17) Furn.

18) Heat

19) Hot
Water

20) Dual
Egress

21) Ck'ng

22) Lav.

23) Bath

24) Flush

Viol.

Vo.

Remedy

Cond.

Violation

Location

Room
Type

Area
Type

Resp.
Party

Code Sect
Violated

Violation
Rem. - Date

Flt

M1

Flush toilet

1

Bath tub or shower

7

111-1

Inspection Services Division

DWELLING UNIT SCHEDULE

3) FORM NO.

5	1	1	1			
---	---	---	---	--	--	--

15) Flr. # 16) Location 17) Rm. To 18) # Rms. 19) # Peo. 10) # All'd 11) Slp. R.

2	#	5	Ra	/	/	/	/
---	---	---	----	---	---	---	---

2)Child nder 10	13)Child 1-6	14)	15)Rent	16)Rent Code	17)Furn.	18)Heat	19)Hot Water	20)Dual Egress	21)Ck'ng	22)Lav.	23)Bath	24)Flus
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Viol.	Room	Area	Resp.	Code Sect	Violation
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[illegible]

City of Portland

PLANNING AND URBAN DEVELOPMENT

Inspection Services Division

DWELLING UNIT SCHEDULE

1) INSP. DATE

9/25/55

2) INSP.

3) FORM NO.

4) TENANT'S NAME

Charles Hill

5) Flr. #

2

6) Location

DU

7) Rm. #

4

8) Rms.

2

9) Peo.

6

10) All'd

1

12) Child Under 10

13) Child 1-6

14)

15) Rent

16) Rent Code

17) Furn.

18) Heat

19) Hot Water

20) Dual Egress

21) Ck'ng

22) Lav.

23) Bath

24) Flush

Viol. No.

Remedy

Cond.

Violation

Location

Room Type

Area Type

Resp. Party

Code Sect Violated

Violation Rem. - Date

474

M, Flush toilet in lavatory
" Bathtub or shower

2

111-1



CITY OF PORTLAND

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

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 it's 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 2356, 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 775-4451, Ext. 344 or 346.

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

By _____
P. Samuel Hoffses,
Chief of Inspection Services


Code Enforcement Officer - Arthur Alcato (7)

jmr



CITY OF PORTLAND

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

December 2, 1984

*Trans
to New
Owner!!*

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

Re: 75 Cumberland Avenue

Dear Ms. Green:

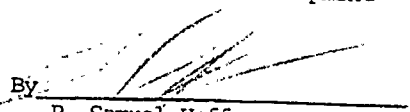
As owner or agent of the above referred property, you are hereby notified that as a result of it's opened condition, the structure poses a serious threat to the public health and safety.

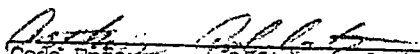
You are hereby ordered to make the structure secure by boarding up all doors, windows, and other openings on all vertical walls of the structure so that no danger to life or property, or fire hazard shall exist. You must also remove all debris, if any, from the yard surrounding the structure.

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


Code Enforcement Officer - Arthur Addato (7)

jmr



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.

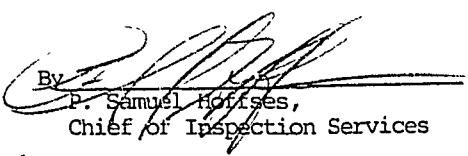
The above mentioned structure is to be kept vacant so long as the following conditions
continue to exist thereon:

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



Code Enforcement Officer - Arthur Addato (7)

jmr



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

October 16, 1984

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

Re: 75 Cumberland Avenue

*Transf.
To
New Owner*

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

TELEPHONE (207) 775 5451

REINSPECTION RECOMMENDATIONS

INSPECTOR Colletti

LOCATION 75 Cumberland
PROJECT 26P EE
OWNER Green

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

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 aa INSPECTOR'S REMARKS: RE/CO - told her property must be secured by boarding up.
11-30-84 aa RE/PO/VA - Windows being broken on a constant basis.
1-24-85 aa RPV - NP - Condition same. cannot reach owner by phone.
2-10-85 aa RE/PO/VA NO PEN
5-9-85 aa RE/PO/VA - "
8-15-85 aa RE/PO - NO rehab. in progress
9-25-85 aa Trans to New owner.

INSTRUCTIONS TO INSPECTOR: _____

CC
File

CERTIFICATE
OF
COMPLIANCE

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.

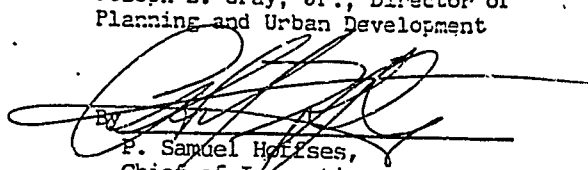
This is to certify that you have complied with our request to correct the violation of
the Municipal Codes relating to housing conditions as described in our "Notice of Housing
Conditions" dated September 26, 1985.


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


Code Enforcement Officer - Merlin Leary (5)

jar

leary

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 5-12-87

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

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

[Signature]
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)
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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
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* 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

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