

148 Beacon Street

124-C-14


SHAW-WALKER
#8503-1R

lda/76

NOTICE OF LEAD-BASED PAINT HAZARD

CITY OF PORTLAND
Health & Social Services Dept.
Housing Division
Telephone 775-5451 - Ext. 448

Mr. Charles K. Hawkins
150 Beacon Street
Portland, Maine 04103

Ch.-Bl.-Lot: 124-C-14
Address: 148 Beacon Street
D.U. Location: Second Floor
Occupant: Mrs. Martha Winslow
Issued: 4-12-76
Expires: 5-12-76

Dear Mr. Hawkins:

An examination was made of the premises at 148 Beacon Street, Portland, Maine, in which a child has been found to have an elevated blood lead level. Violations of the Municipal Codes and State Law (Chapter 239) relating to lead-based paint hazards were found as described in detail on the enclosed inspection report.

In accordance with provisions of the above mentioned Codes, you are hereby ordered to correct these defects on or before May 12, 1976. 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 reinspection within the time set forth above, will anticipate that the lead-based paint hazard has been removed in accordance with the City's Code Standards.

Your cooperation will help this Department in its goal to eliminate the incidence of lead-based paint poisoning from all children in the City of Portland.

Sincerely yours,

David C. Bittenbender
Director - Health & Social Services

Inspector

R. P. Berg
R. P. Berg

By

Julia D. Hoye
Chief of Housing Inspections

EXCERPTS FROM CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" SECTION 9A:

"When the Health Officer, or his duly authorized agent, determines that the presence of lead-based paint upon any premises creates a health hazard to children, he shall issue an order in writing to the owner of said premises setting forth the conditions found and fixing a time limit within which said conditions shall be corrected by removing all accessible layers of lead-based paint to the base surface up to a distance of five feet from the floor level and by scraping and removing from said premises all peeling or loose lead-based paint above said five-foot level. In lieu of removal of such paint to base surface, said surfaces shall be completely covered with a durable, protective material adjudged satisfactory by the Health Officer based on a finding that such material will permanently prevent the ingestion of lead-based paint."

Encl.

PS Form 3811, Jan. 1975

● SENDER: Complete items 1, 2, and 3. Add your address in the "RETURN TO" space on reverse.

1. The following service is requested (check one).

Show to whom and date delivered..... 15¢

Show to whom, date, & address of delivery.. 35¢

RESTRICTED DELIVERY.
Show to whom and date delivered..... 65¢

RESTRICTED DELIVERY.
Show to whom, date, and address of delivery 85¢

2. ARTICLE ADDRESSED TO:

3. ARTICLE DESCRIPTION:

REGISTERED NO.	CERTIFIED NO.	INSURED NO.
	235455	

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE Addressee Authorized agent

Charles R. Hampton

4. DATE OF DELIVERY *2/14/76* PGS: MARK

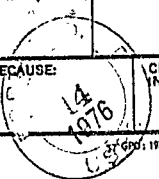
5. ADDRESS (Complete only if requested)

6. UNABLE TO DELIVER BECAUSE:

CLERK'S INITIALS

ST 001 1975-O-522-047

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL
 148
 Berman SA



CITY OF PORTLAND - DEPARTMENT OF HEALTH & SOCIAL SERVICES
LEAD POISONING AND LEAD-BASED PAINT DETOXIFICATION PROGRAM

Address: 148 Beacon Street Date: 8-28-75
 D.U. Location: Second Floor Owner/Agent: Mr. Charles R. Hawkins
 Occupant: Mrs. Martha Winslow Address: 150 Beacon Street
 Children: 2 Ages: 1 and 3 Patient's Name: Paul and Jeffrey Winslow
 Referred By: Nursing Blood Lead Level: Paul, 37 ug - Jeffrey 34 ug

DIGITAL ANALYZER (LEAD DETECTOR) READINGS Mg/cm²

INTERIOR ROOMS:	Kitchen	Bath	Living	Dining	Bd. #1	Bd. #2	Bd. #3	Bd. #4	Other
W. Sills	16.6	2.5	35.2	31.7	28.5	35.5			
Doors	38.7	32.9	32.8	40.5	17.1	25.9			
Walls	13.8	11.7		32.2					
M. Board	17.3	2.4	30.0	19.6	4.2	28.5			
Cabinets	25.3			27.5					
Door Frames	26.8	28.2	27.9	26.8	21.7	27.5			
Other									
COMMON AREAS:	2nd Fl. Hall	Stair	1st. Fl. F. Porch	R. Porch	2nd Fl. R. Hall Entry	Other	Other	Other	Other
Steps	24.8				10.8				
Rails			7.3						
Doors	27.6		9.4		30.6				
Walls									
M. Boards									
Other	21.7								

ALL ABOVE AREAS HAVING A READING OF 2 OR MORE (mg/cm²) DENOTE AN UNACCEPTABLE LEVEL OF LEAD-BASED PAINT. THESE AREAS MUST BE MADE HAZARD FREE ON OR BEFORE May 12, 1976 IN ACCORDANCE WITH CITY AND STATE CODE STANDARDS.

Please call this office if you have any questions regarding this notice. Housing Inspections Division - Tel. 775-5451 - Ext. 448.

Housing Inspector

R. Berg
R. Berg

Health & Social Services Department
Housing Inspections Division
Lyle D. Noyes, Chief of Housing Inspections

NURSING DIVISION

HOUSING INSPECTIONS DIVISION

LABORATORY

LEAD PAINT REMOVAL FINANCIAL INCENTIVE PROGRAM

CITY OF PORTLAND
Department of Health & Social Services
Housing Inspections Division
Telephone 775-5451 - Extension 448

DATE 4-12-76

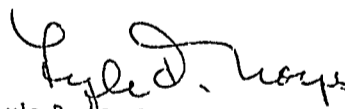
Mr. Charles R. Hawkins
150 Beacon Street
Portland, Maine 04103

THE EXISTENCE OF LEAD-BASED PAINT IN A LARGE PORTION OF DWELLING UNITS IN PORTLAND PRESENTS THE POTENTIAL HEALTH HAZARD OF LEAD POISONING TO PRE-SCHOOL CHILDREN OF THE CITY. IN ORDER TO REDUCE THAT HAZARD IN THE DWELLING UNITS AND COMMON AREAS WHERE A CHILD HAS BEEN IDENTIFIED BY THE NURSING DIVISION OF THE DEPARTMENT OF HEALTH & SOCIAL SERVICES AS HAVING LEAD POISONING, OR INCREASED LEAD ABSORPTION, THE CITY IS OFFERING A LEAD-PAINT REMOVAL FINANCIAL INCENTIVE PROGRAM TO THE OWNERS OF THOSE DWELLING UNITS.

THIS INCENTIVE PROGRAM IS TO ASSIST PROPERTY OWNERS IN THE RELIEF OF COSTS INVOLVED IN THE REDUCTION OF THE HEALTH HAZARD. AFTER THE LEAD PAINT HAZARD IS REDUCED IN THE DWELLING UNIT, THE OWNER WILL BE PAID 50% OF THE COST OF THE REMOVAL TO A MAXIMUM OF \$1,000. PER DWELLING UNIT. PAYMENT WILL BE BASED ON CONTRACTOR ESTIMATES AND DOCUMENTED EXPENSES. IN CASES WHERE THERE ARE UNUSUAL CIRCUMSTANCES AND IT WOULD BE NECESSARY TO GO BEYOND THE USUAL RECOMMENDATIONS IN ORDER TO REDUCE THE HAZARD, AN APPEAL FOR ADDITIONAL FUNDS MAY BE MADE TO THE CITY COUNCIL HOUSING COMMITTEE.

IN ORDER TO PARTICIPATE IN THIS PROGRAM, PLEASE SIGN THE ATTACHED APPLICATION.

David C. Bittenbender, Director
Health & Social Services


Lyle D. Noyes
Chief of Housing Inspections


R.P. BERG
Housing Inspector

LEAD PAINT HAZARD
DETOXIFICATION INCENTIVE PROGRAM

CITY OF PORTLAND

Department of Health & Social Services
Housing Inspections Division
Telephone 775-5451 - Extension 448

DATE _____

Mr. Charles R. Hawkins
150 Beacon Street
Portland, Maine 04103

APPLICATION FOR LEAD PAINT REMOVAL INCENTIVE PROGRAM

I _____, AS OWNER OF _____
Dwelling Unit

AT _____
Building Address

WHERE A LEAD PAINT HAZARD HAS BEEN IDENTIFIED BY THE CITY OF PORTLAND, HOUSING INSPECTION DIVISION/HEALTH AND SOCIAL SERVICES DEPARTMENT, WISH TO PARTICIPATE IN THE LEAD PAINT REMOVAL INCENTIVE PROGRAM.

AFTER APPROPRIATE REDUCTION OF THE LEAD PAINT HAZARD IN THE ABOVE DWELLING UNIT AS EXPLAINED TO ME BY THE CITY'S HOUSING INSPECTOR AND CERTIFICATION BY THE INSPECTOR AT COMPLETION, I UNDERSTAND I WILL RECEIVE THE AMOUNT OF 50% OF THE COST OF THE LEAD PAINT REMOVAL (BASED ON DOCUMENTED EXPENSES), NOT TO EXCEED \$1,000. PER DWELLING UNIT.

SIGNATURE

CITY OF PORTLAND
Department of Health & Social Services
Housing Inspections Division
Telephone 775-5451 - Extension 448

DATE 4-12-76

Mr. Charles R. Hawkins
150 Beacon Street
Portland, Maine 04103

DEAR Mr. Hawkins:

A LEAD-PAINT HAZARD HAS BEEN IDENTIFIED IN Second Floor
APARTMENT # _____ LOCATION _____
Mrs. Martha Winslow
OCCUPIED BY _____
148 Beacon Street, Portland, Maine
ADDRESS _____

IF YOU WISH TO REVIEW THE ENCLOSED HOUSING INSPECTORS LEAD PAINT HAZARD REPORT; A PERSONAL EXPLANATION OF THE CITY'S FINANCIAL INCENTIVE PROGRAM FOR LEAD-BASED PAINT HAZARD REMOVAL; OR, A PERSONAL EXPLANATION OF THE FOLLOWING RECOMMENDATIONS FOR REMOVAL OF THE IDENTIFIED LEAD HAZARD, PLEASE CALL THIS OFFICE AT YOUR CONVENIENCE.

THE FOLLOWING ARE OUR RECOMMENDATIONS FOR PROCEDURES TO USE TO REDUCE THE LEAD PAINT HAZARD. PLEASE NOTE: WE DO NOT RECOMMEND CHEMICAL STRIPPING AGENTS OR BURNING, UNLESS PERFORMED BY A PROFESSIONAL. THOSE PROCEDURES REQUIRE EXTREME PRECAUTIONS IN ORDER TO PREVENT CREATION OF FURTHER HAZARDS BY THE INHALATION OF LEAD FUMES, FIRE, ETC.

GENERAL RECOMMENDATIONS

1. DO ONLY ONE ROOM AT A TIME. KEEP IT CLOSED OFF FROM THE REST OF THE DWELLING.
2. CHILDREN, IF AT ALL POSSIBLE, SHOULD NOT BE IN THE HOUSE WHILE WORK IS IN PROGRESS.
3. PROVIDE FOR ADEQUATE VENTILATION IN THE WORK AREA.
4. WHEN SCRAPING AND SANDING, USE A RESPIRATOR* TO PREVENT INHALATION OF THE DUST.
5. USE A VACUUM CLEANER AT FREQUENT INTERVALS TO CLEAN UP THE CHIPS AND DUST. KEEP THE ROOM AS FREE OF DUST AS POSSIBLE WHILE WORKING.
6. DISPOSE OF THE DEBRIS BY SEALING IN A PLASTIC OR PAPER BAG TO BE DISPOSED OF AT THE DUMP OR PICKED UP BY RUBBISH DISPOSAL SERVICE.
7. NON LEAD PAINT PRIMER SHOULD BE USED TO COVER ALL AREAS FROM WHICH LEAD PAINT IS REMOVED.

* AVAILABLE AT HARDWARE AND PAINT STORES.

RECOMMENDATIONS FOR REMOVAL OF DESIGNATED LEAD PAINT HAZARD AREAS

I. WALLS & CEILINGS

A. PAINT

1. SCRAPE ALL FLAKING, PEELING, OR LOOSE PAINT FROM THE AREAS OF THE WALLS THAT ARE IDENTIFIED FOR YOU BY THE INSPECTOR.
2. SAND THESE AREAS TO A FEATHERED EDGE.

B. PLASTER

1. FILL HOLES IN PLASTER WITH A PLASTER-FILL OR A SPACKLING COMPOUND.
2. IN CASE OF PLASTER DETERIORATION, WALLS MAY BE COVERED WITH PANELLING TO A DISTANCE OF FIVE FEET ABOVE THE FLOOR.
3. IT MAY BE NECESSARY TO REPLACE A CEILING IN CASE OF SERIOUS PLASTER DETERIORATION.

II. WOODWORK

A. INTERIOR WINDOWSILLS

1. SCRAPE ALL LEAD-BASED PAINT TO BARE SURFACE.

B. DOORS, WINDOW CASINGS, MOULDING, CHAIR RAILS, STAIR TREADS, RAILINGS, NIP BOARDS

1. SCRAPE ALL FLAKING, PEELING OR LOOSE PAINT FROM IDENTIFIED AREAS.
2. SAND TO A FEATHERED EDGE ALL CHIPPED EDGES OF THESE AREAS. ALL PAINT SHOULD BE REMOVED AT LEAST TWO INCHES BACK FROM THE EDGES OF DOORS, ETC.
3. IN EXTREME CASES IT MAY BE LESS COSTLY TO REPLACE SOME WOOD WORK WITH NEW MATERIALS.

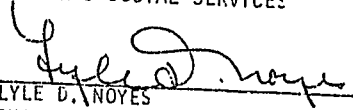
III. EXTERIOR OF HOUSE

- A. REMOVE ALL LOOSE AND PEELING PAINT. CARE SHOULD BE TAKEN NOT TO ALLOW LOOSE PAINT TO FILTER ONTO AREAS ACCESSIBLE TO CHILDREN. SCRAPINGS OF LOOSE PAINT SHOULD BE DISPOSED OF IN A PROPER MANNER.

IF YOU HAVE ANY QUESTION, FEEL FREE TO CALL THE HOUSING INSPECTOR WHEN YOU FEEL THAT THE WORK IS COMPLETE. THE INSPECTOR WILL DO A RE-INSPECTION TO CERTIFY THAT THE IMMEDIATE HAZARD HAS BEEN ELIMINATED.

IT IS IMPORTANT TO UNDERSTAND THAT WE ARE REQUIRING REDUCTION OF THE IMMEDIATE HEALTH HAZARD AS IT NOW EXISTS. WE ARE NOT REQUIRING REMOVAL OF ALL LEAD PAINT. HOWEVER, UNLESS ALL LEAD PAINT IS REMOVED, A POTENTIAL HAZARD STILL EXISTS. IN ORDER TO PREVENT FUTURE HAZARDOUS CONDITIONS FROM OCCURRING, ALL PAINT AND PLASTER COVERED WITH LEAD PAINT MUST BE KEPT IN GOOD CONDITION. IF IT IS ALLOWED TO START PEELING OR FLAKING, A NEW HEALTH HAZARD WILL BE CREATED.

SINCERELY YOURS,
DAVID C. BITTENBENDER, DIRECTOR
HEALTH & SOCIAL SERVICES


LYLE D. NOYES
CHIEF OF HOUSING INSPECTIONS


R. P. BERG
HOUSING INSPECTOR

CITY OF PORTLAND - HEALTH DEPARTMENT
LEAD POISONING and LEAD BASE PAINT DETECTION PROGRAM

Address: 148 Beacon Street 124-C-14 Date: 8-28--75
 D.U. Location: Second Floor Owner: Mr. Charles R. Hawkins
 Occupant: Mrs. Martha Winslow Owner's Address: 150 Beacon Street
 Children: 2 Ages: 1 and 3 Project Area: General
 Referred By: Nursing Patient's Name: Paul and Jeffry Winslow
 Building Type: Detached Building Condition: Good No. D.U.:

DIGITAL ANALYZER (LEAD DETECTOR) READINGS Mg/cm2

INTERIOR ROOMS:	Kitchen	Bath	Living	Dining	Bd#1	Bd#2	Bd#3	Bd#4	Other
W. Sills	16.6	2.5	35.2	31.7	28.5	35.5			
Doors	38.7	32.9	32.8	40.5	17.1	25.9			
Walls	13.8	11.7		32.2					
M. Board	17.3	2.4	30.0	19.6	4.2	28.5			
Cabinets	25.3			27.5					
Furniture									
Door Frames Other	26.8	28.2	27.9	26.8	21.7	27.5			
COMMON AREAS:	2 Fl. L. Hall	Stair	1 Fl. F. Porch	R. Porch	2 Fl. R. Hall Entry	Other	Other	Other	Other
Steps	24.8				10.8				
Rails			7.3						
Doors	27.6		9.4		30.6				
Walls									
M. Boards Other	21.7								

THE AREAS ABOVE CONTAIN A HIGH CONCENTRATION OF LEAD BASED PAINT (OVER 2.0 mg/cm2). THESE AREAS MUST BE DETOXIFIED. ON OR BEFORE OCTOBER 3, 1975.

Comments: IF YOU HAVE ANY QUESTIONS REGARDING THIS MATTER, PLEASE DO NOT HESITATE TO CALL THIS OFFICE.

Housing Inspector: R. Berg Health Dept. - Housing Division - 775-5451
 Ext. 448

PORTLAND HEALTH DEPARTMENT - NURSING DIVISION - HOUSING INSPECTIONS DIVISION - LABORATORY

PS Form 3811, Nov 1973

SENDER: Complete items 1 and 2. Add your address in the "RETURN TO" space reverse.

1. The following service is requested (check one):

- Show to whom and date delivered. 15¢
- Show to whom, date, & address of delivery. 35¢
- DELIVER ONLY TO ADDRESSEES and show to whom and date delivered. 65¢
- DELIVER ONLY TO ADDRESSEE and show to whom, date, and address of delivery. 85¢

2. ARTICLE ADDRESSED TO:

3. ARTICLE DESCRIPTION:
 REGISTERED NO. | CERTIFIED NO. | INSURED NO.
 | 487568 | |

(Always obtain signature of addressee or agent)

I have received the article described above.
 SIGNATURE
Charles M. ...

4. DATE OF DELIVERY | POSTMARK
 | [Circular Postmark] |

5. ADDRESS (Complete only if requested)

UNABLE TO DELIVER BECAUSE: | CLERK'S INITIALS

145 BERRY ST

U.S. POST OFFICE

© GPO 1974 O-527-803

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph Gray Jr.
Director

CITY OF PORTLAND

October 29, 1991

Jeffrey Fink
P.O. Box 853
Portland, ME 04104

Re: ~~146~~-150 Beacon Street
CBL #: 124-C-14
DU: 4

Dear Mr. Fink:

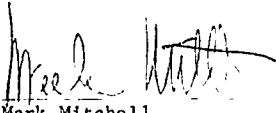
The Housing Inspections Division of the Department of Planning and Urban Development has recently completed an overall inspection of the above referred property.

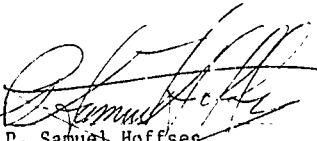
Congratulations are extended to you for the general condition of your property which was found to meet the standards established by the City's Housing Code.

Good maintenance is the best way to protect the value of your property and neighborhood.

Please feel free to call on us if we can be of assistance to you.

Sincerely,


Mark Mitchell
Code Enforcement Officer


P. Samuel Hoffses
Chief of Inspection Services

/el

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

June 17, 1994

FINK MICHAEL G
PO BOX 853
PORTLAND ME 04104

Re: 148 Beacon St
CBL: 124- - C-014-001-01
DU: 4

Dear Mr. Fink:

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 X 9697 between 7:00-8:00 or 3:00-3:30PM to make arrangements to inspect the building.

Sincerely,

A handwritten signature in cursive script, appearing to read "Arthur Rowe".

Arthur Rowe
Code Enforcement Officer

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

OCTOBER 24, 1996

FINK MIKE G
PO BOX 853
PORTLAND ME 04104

Re: 148 BEACON ST
CBL: 124- - C-014-001-01
DU: 4

Dear Mr. Fink:

The Housing Inspections Division of the Department of Planning and Urban Development has recently completed an overall inspection of the above-referred property.

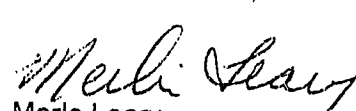
Congratulations are extended to you for the general condition of your property which was found to meet the standards established by the City's Housing Code. We did, however, note the following items that could cause future problems:

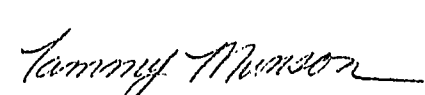
1. INT - 1ST FL - APT #1, RIGHT - KITCHEN 113.50
THERE IS AN EXTENSION CORD FROM THE WALL TO THE SHED
2. INT - 2ND FL - RIGHT, REAR - 116.20
HALL IS USED FOR STORAGE
3. INT - 3RD FL - APT #2 - BEDROOM 108.20
WALL HAS BROKEN PLASTER

Good maintenance is the best way to protect the value of your property and neighborhood.

Please feel free to call on us if we can be of assistance to you.

Sincerely,


Merle Leary
Code Enforcement Officer


Tammy Munson
Code Enfc. Offc./ Field Supv.