

City of Portland, Maine

REQUEST FOR SERVICE

INSPECTION SERVICES DIVISION

DATE RECEIVED	BY	DISTRICT
April 25, 1985	Helen	Merle
NAME OF REQUESTOR	ADDRESS	
Wanda McDonald	26 State Street - has no phone	
NAME OF OWNER	ADDRESS	
ADDRESS SERVICE REQUESTED AT		
25 State Street 1st floor apt. must be entered from back door		
CONDITIONS		
woman,s bathroom ceiling fell down, she has small children and is worried about them being hurt. she is going to call back about noontime		
COMMENTS		
<i>Sealing up in bathroom &amp; patching ceiling. Missing tiles up the patch &amp; buckled in tiles.   <del>copy some details</del></i>		
SPECIAL INSTRUCTIONS		
<i>Send a letter of deposit 248 4-25-85</i>		
ENVIRONMENTAL	HOUSING	BUILDING
ROUTINE	URGENT	SPECIAL
REPORT TO	BY DATE	

INSPECTOR'S COPY

*c file*



**CITY OF PORTLAND**

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

OK  
MAY 15 1985  
DATE

April 25, 1985

George Towle  
26 State St.  
Portland, Me 04101

Re: 26 State Street First Floor Rear Apartment

Dear Mr. Towle:

We recently received a complaint and an inspection was made by Code Enforcement Officer Merlin Leary of the property owned by you at 26 State Street Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:


- \*1. ~~Leaking conditions on the bathroom and kitchen ceilings~~ ----- 108-2
- 2. ~~Missing & damaged tiles on the bathroom and kitchen ceilings~~ ----- 108-2
- 3. ~~Inoperative smoke detector on the kitchen wall~~ --25 MRSA per. 2464

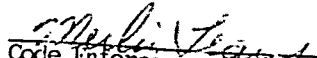
*Salliot 891-1498*

The above mentioned conditions are in violation of Article V of the Municipal Code of the City of Portland, Maine, and must be corrected on or before April 26, 1985.

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 of  
Planning & Urban Development

By   
P. Samuel Hoffses  
Chief of Inspection Services

  
Code Enforcement Officer - Merlin Leary (5)

REINSPECTION RECOMMENDATIONS

LOCATION 26 State St  
 PROJECT NDP  
 OWNER George Towle

INSPECTOR M Leary

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
<u>4-25-85</u>	<u>1-25-86</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 _____
<u>5-1-85</u>	INSPECTOR'S REMARKS: <u>I talked with Mr. Towle today that these problems still exist. He says he will not let him in till apartment is plumbers will call and work has already work.</u>
<u>5-3-85</u>	<u>I spoke with a plumber from W.P. Johnson about the problem. He'll come tomorrow today. Mr. Towle said that tenant won't let the plumber repair the problem. I confirmed that.</u>
<u>5-1-85</u>	INSTRUCTIONS TO INSPECTOR: <u>All violations corrected</u>



## CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

November 6, 1986

Mr. George Towle  
26 State Street  
Portland, ME 04101

Re: 26-28 State Street 44-C-7 NDP

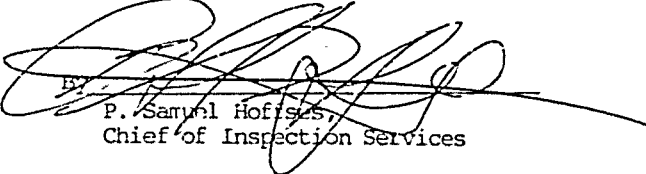
Dear Mr. Towle:

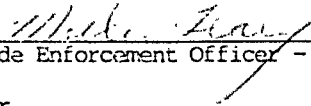
As owner or agent of the above referred property, you were ordered to correct certain substandard conditions in violation of Article V of the City of Portland Housing Code. Several re-inspections have been made and we find that you have not complied with our request.

A final reinspection was made on November 5, 1986, by Code Enforcement Officer Merlin Leary and, as a result, you are hereby ordered to correct the substandard housing conditions as described in detail on the attached "Housing Inspection Report" on or before December 6, 1986.

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 of  
Planning & Urban Development

  
P. Samuel Hoffes,  
Chief of Inspection Services

  
Code Enforcement Officer - Merlin Leary (5)

jmr

HOUSING INSPECTION REPORT

OWNER: Mr. George Towle

LOCATION: 26-28 State St. 44-C-7 NDP

CODE ENFORCEMENT OFFICER: Merlin Leary (5)

HOUSING CONDITIONS DATED: February 21, 1984

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.

Final Inspection Continued:

- \* 1. THIRD FLOOR REAR HALL - window - broken sash.
2. SECOND & THIRD FLOOR REAR HALL - windows - missing glazing and points.
- \* 3. REAR PORCH - stairs - loose and broken treads.
- \* 4. FRONT & REAR PORCHES - railings - rotten and broken.
5. BULKHEAD - door - broken.
6. THIRD FLOOR REAR SHED - ceiling - leaking.
7. SECOND FLOOR FRONT HALL - stairway - missing balusters.
8. FRONT CELLAR - floor - missing wasteline cap.
9. CELLAR - flue - excessive soot.

FIRST FLOOR FRONT APARTMENT

- \*10. BATHROOM - ceiling - inoperative light fixture.

SECOND FLOOR APARTMENT

- \*11. KITCHEN - sink - leaking.
12. LIVING ROOM - ceiling - leaking.
13. REAR HALL - pantry ceiling - broken and buckled plaster.
- \*14. REAR HALL - wall - broken and buckled plaster.

THIRD FLOOR APARTMENT

15. KITCHEN - window - missing counterbalance cords.
16. DINING ROOM - window - missing glass.

\*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.

Inspector Services  
Samuel P. Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

August 17, 1992

George Towle  
52 Continental Dr.  
Portland, ME 04103

Re: 26-28 State St  
CBL #: 044-C-007  
DU: 4

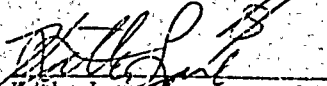
Dear Mr. Towle,

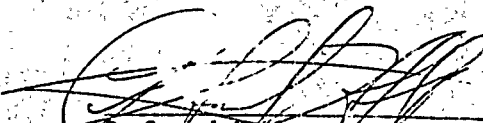
We recently received a complaint and an inspection was made at the above referred address. As a result of the inspection, you are hereby notified to correct the following substandard housing conditions:

- |  |       |
|--|-------|
| 1. Ext - Front Porch - Repair Rotted Railing       | 108-4 |
| 2. Ext - Rear Stairs - Missing Balusters           | 108-4 |
| 3. Int - 3rd fl - Rear Hall - Rotted Floor         | 108-2 |
| 4. Int - 3rd fl/throughout - Missing Screens       | 108-3 |
| 5. Int - 3rd fl - Livingroom Window - Broken Glass | 108-3 |
| 6. Int - 3rd fl - Bedroom - Missing Light Fixture  | 113-2 |
| 7. Int - 3rd fl - Bedroom - Missing Outlet Cover   | 113   |
| 8. Int - 3rd fl - Hall - Bare Wires                | 113   |
| 9. Int - 3rd fl - Hall - Damaged Ceiling           | 108-2 |
| 10. Int - 3rd fl - Bathroom - Rotted Floor         | 108-2 |
| 11. Int - 3rd fl - Bathroom - Leaking Toilet       | 111-4 |
| 12. Int - 2nd fl - Bathroom - Damaged Ceiling      | 108-2 |
| 13. Int - Cellar - Asbestos                        | 116-6 |

The above mentioned condition is in violation of Article V of the Municipal Code of the City of Portland, Maine, and must be corrected within 30 days. Failure to comply with this order may result in a complaint being filed for prosecution in District Court.

Sincerely,

  
Kathy Lowe  
Code Enforcement Officer

  
P. Samuel Hoffses  
Chief of Inspection Services

Inspection Services  
Samuel P. Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

October 1, 1992

George Towle  
52 Continental Dr  
Portland, ME 04103

Re: 26-23 State St  
CBL #: 044-C-007  
DU: 4

Dear Mr. Towle,

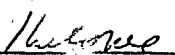
We recently received a complaint and an inspection was made of the property owned by you at the above referenced address. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

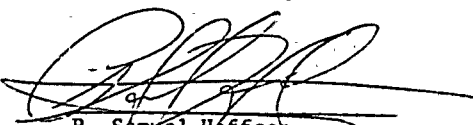
1. Heating facilities required. Every habitable room, excepting rooms used primarily for sleeping purposes, shall be served by heating facilities capable of providing a minimum temperature of at least 68 degrees Fahrenheit at a distance of 3 feet above floor level as required by prevailing weather conditions from September 15th to May 15th of each year. 6-114.2.

The above mentioned conditions are in violation of Article V of the Municipal Code of the City of Portland, Maine, and must be corrected within 24 hours of receipt of this letter.

Failure to comply with this order may result in a complaint being filed for prosecution in District Court.

Sincerely,

  
Kathleen A. Lowe  
Code Enforcement Officer

  
P. Samuel Hoffses  
Chief of Inspection Services

Inspection Services  
Samuel P. Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

October 28, 1992

George Towle  
52 Continental Dr  
Portland, ME 04103

Re: 26-28 State St  
CBL #: 044-C-007  
DU: 4

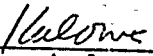
Dear Mr. Towle,

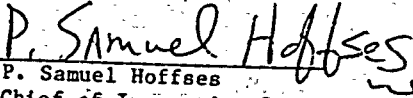
A re-inspection at the above noted property was made on October 28, 1992. This is to certify that you have complied with our request to correct the violation(s) of the Municipal Code relating to housing conditions noted on our letter dated August 17, 1992.

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.

Sincerely,

  
Kathleen A. Lowe  
Code Enforcement Officer

  
P. Samuel Hoffses  
Chief of Inspection Services

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

**CITY OF PORTLAND**

JULY 31, 1997

TOWLE GEORGE F  
52 CONTINENTAL DR  
PORTLAND ME 04103

Re: 26 STATE ST  
CBL: 044 - - C-007-001-01  
DU: 4

Dear Mr. Towle:

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 - OVERALL - 113.50  
HARD-WIRED BATTERY-BACKUP SMOKE DETECTORS ARE REQUIRED IN EACH UNIT  
- PERMIT BY MASTER ELECTRICIAN

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,

*Arthur Rowe / Lec*

Arthur Rowe  
Code Enforcement Officer

*Tammy Munson*

Tammy Munson  
Code Enfc.Offc./ Field Supv.

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

**CITY OF PORTLAND**

SEPTEMBER 24, 1997

TENANT - APARTMENT #1  
26 STATE ST  
PORTLAND ME 04101

Re: 26 STATE ST  
CBL: 044- - C-007-001-01  
DU: 4

Dear Tenant:

A recent inspection of the apartment that you are now occupying, found that it does not meet the requirements of Article V (Housing Code) of the City of Portland Municipal Code and is hereby declared unfit for human occupancy (i.e.; raw sewage throughout the basement).

The owner, George F. Towle, has been notified of the above-mentioned condition and has been directed to take immediate steps to vacate the apartment.

Sincerely,

A handwritten signature in cursive script that reads "Tammy Munson".

Tammy Munson  
Code Enfc. Offr./ Field Supv.

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

**CITY OF PORTLAND**

SEPTEMBER 24, 1997

TENANT - APARTMENT #2  
26 STATE ST  
PORTLAND ME 04101

Re: 26 STATE ST  
CBL: 044 - C-007-001-01  
DU: 4

Dear Tenant:

A recent inspection of the apartment that you are now occupying, found that it does not meet the requirements of Article V (Housing Code) of the City of Portland Municipal Code and is hereby declared unfit for human occupancy (i.e.; raw sewage throughout the basement).

The owner, George F. Towle, has been notified of the above-mentioned condition and has been directed to take immediate steps to vacate the apartment

Sincerely,

A handwritten signature in cursive script that reads "Tammy Munson".

Tammy Munson  
Code Enfc. Offr./ Field Supv.

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

**CITY OF PORTLAND**

SEPTEMBER 24, 1997

TENANT - APARTMENT #3  
26 STATE ST  
PORTLAND ME 04101

Re: 26 STATE ST  
C.I.L: 044- - C-007-001-01  
DU: 4

Dear Tenant:

A recent inspection of the apartment that you are now occupying, found that it does not meet the requirements of Article V (Housing Code) of the City of Portland Municipal Code and is hereby declared unfit for human occupancy (i.e.; raw sewage throughout the basement).

The owner, George F. Towle, has been notified of the above-mentioned condition and has been directed to take immediate steps to vacate the apartment.

Sincerely,

A handwritten signature in cursive script that reads "Tammy Munson".

Tammy Munson  
Code Enfc. Offr./ Field Supv.

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

SEPTEMBER 24, 1997

TENANT - APARTMENT #4  
26 STATE ST  
PORTLAND ME 04101

Re: 26 STATE ST  
CBL: 044 - C-007-001-01  
DU: 4

Dear Tenant:

A recent inspection of the apartment that you are now occupying, found that it does not meet the requirements of Article V (Housing Code) of the City of Portland Municipal Code and is hereby declared unfit for human occupancy (i.e.; raw sewage throughout the basement).

The owner, George F. Towle, has been notified of the above-mentioned condition and has been directed to take immediate steps to vacate the apartment.

Sincerely,

Tammy Munson  
Code Enfc. Offr./ Field Supv.

Inspection Services  
P. Samuel Hoffses  
Chief  
SEPTEMBER 24, 1997

  
Notice of Posting Against Occupancy

Planning and Urban Development  
Joseph E. Gray Jr.  
Director

TOWLE GEORGE F  
52 CONTINENTAL DR  
PORTLAND ME 04103

**CITY OF PORTLAND**

Re: 26 STATE ST  
CBL: 044- -C-007-001-01  
DU: 4

Dear Mr. Towle:

As owner or agent of the property located at the above-referred address, you are hereby notified that as the result of a recent inspection, the occupied structure is declared unfit for human occupancy (i.e.; raw sewage throughout the basement).

The above-mentioned structure is to be kept vacant until the posting notice has been removed and the violations have been corrected.


Article V, Section 6-120:

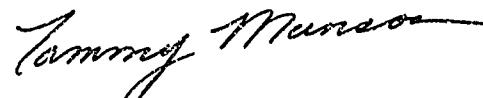
- (1) Properties which are either damaged, decayed, dilapidated, insanitary, unsafe, or vermin-infested in such a manner as to create a serious hazard to the health, safety and general welfare of the occupants or the public --
- (2) Properties which lack plumbing, ventilation, lighting or heating facilities or equipment adequate to protect the health, safety and general welfare of the occupants or the public --
- (3) Properties, which, because of their general condition, state of the premises, number of occupants, or location; are so insanitary, unsafe, overcrowded or otherwise dangerous or detrimental that they create a serious menace to the occupants or the public --
- (4) Properties in or on which the owner, operator or occupant has failed to comply with notices or orders issued under the provisions of this article.

**THE FOUR APARTMENTS MUST BE VACATED BY FRIDAY, SEPTEMBER 26, 1997, OR YOU WILL BE SERVED AND TAKEN TO COURT.**

Therefore, you will not occupy, permit anyone to occupy, or rent the above-mentioned apartments without the written consent of the Chief of Code Enforcement or his/her agent.

Sincerely,

  
P. Samuel Hoffses  
Chief of Code Enforcement

  
Tammy Munson  
Code Enfc. Offr./ Field Supv.

