



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

NOTICE OF HOUSING CONDITIONS

DU: 3
CHART-BLOCK-LOT - 22-L-4
LOCATION: 32 So. Anderson Street (BAYSIDE)

DISTRICT: 7
ISSUED: May 7, 1990
EXPIRES: July 7, 1990

Ramsdell & Deman
26 Anderson Street
Portland, ME 04101

Dear Sirs:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 32 So. Anderson Street by Code Enforcement Officer Hubert Irving/Arthur Adato. 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 July 7, 1990. 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.

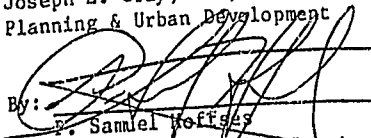
Please Note: You should consult the inspection Services Division to insure that any corrective action you undertake complies with the building, plumbing, electrical, zoning and other Article of the City Code.

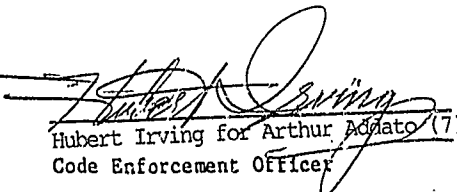
Please contact this office if you have any questions regarding this order.

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: 
Samuel Hoffes
Chief of Inspection Services


Hubert Irving for Arthur Adato (7)
Code Enforcement Officer

Attachments

jmr

389 CONGRESS STREET • PORTLAND, MAINE 04101 • TELEPHONE (603) 775-5100

OK
2-4-91
COC

HOUSING INSPECTION REPORT

OWNER: Ramsdell & Deman

LOCATION: 32 So. Anderson St. 22-L-4

CODE ENFORCEMENT OFFICER: Hubert Irving for Arthur Acdato (7)

HOUSING CONDITIONS DATED: May 7, 1990

EXPIRES: July 7, 1990

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)

- 2-4-91
OK {
1. ✓ EXTERIOR - rear side steps dangerous broken concrete - open crack.
 2. ✓ EXTERIOR - rear left side - rotted sill exposed. Right side - deteriorated sill.
 3. ✓ EXTERIOR - overall - combos on exterior windows - middle sections - screen.

~~108-3~~

~~108-2~~

~~108-3~~

REINSPECTION RECOMMENDATIONS

LOCATION #32 Anderson

PROJECT EE

INSPECTOR Adelstein

OWNER Ramsdell & Demar

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
5-7-90	7-7-90				

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

DATE 2-4-91 aa 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 _____

6-4-90 aa INSPECTOR'S REMARKS: BE/NO

7-9-90 aa BE/NO

9-17-90 aa BE/NO

10-3-90 aa BE/NO - COC - Hold for lead paint
as of 10-2-90 in apt. 2.

11-6-90 aa BE/NO - Same

12-3-90 aa BE/NO - INC.

1-2-91 aa BE/NO - SP

2-4-91 aa BE/NO - COC

INSTRUCTIONS TO INSPECTOR: _____



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

NOTICE OF HOUSING CONDITIONS

DU: 3
CHART-BLOCK-LOT - 22-L-4
LOCATION: 32 So. Anderson Street

(BAYSIDE)

DISTRICT: 7
ISSUED: May 7, 1990
EXPIRES: July 7, 1990

Ramsdell & Deman
26 Anderson Street
Portland, ME 04101

Dear Sirs:

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In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects on or before July 7, 1990. 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.

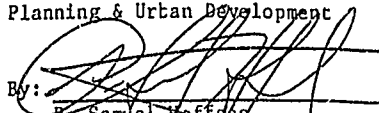
Please Note: You should consult the inspection Services Division to insure that any corrective action you undertake complies with the building, plumbing, electrical, zoning and other Article of the City Code.

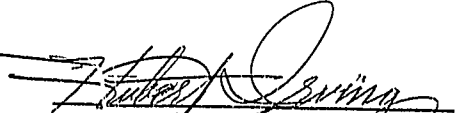
Please contact this office if you have any questions regarding this order.

Your cooperation will aid this department in its 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: 
F. Samuel Hoffes
Chief of Inspection Services


Hubert Irving for Arthur Addato (7)
Code Enforcement Officer

Attachments

jmr 389 CONGRESS STREET • PORTLAND, MAINE 04101 • TELEPHONE (207) 799-5100

HOUSING INSPECTION REPORT

OWNER: Ramsdell & Deman

LOCATION: 32 So. Anderson St. 22-L-4

CODE ENFORCEMENT OFFICER: Hubert Irving for Arthur Addato (7)

HOUSING CONDITIONS DATED: May 7, 1990

EXPIRES: July 7, 1990

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.

- | | <u>SEC. (S)</u> |
|---|-----------------|
| 1. EXTERIOR - rear side steps, dangerous broken concrete - open crack. | 108-3 |
| 2. EXTERIOR - rear left side - rotted sill exposed. Right side - deteriorated sill. | 108-2 |
| 3. EXTERIOR - overall - combos on exterior windows - middle sections - screen. | 108-3 |

BACK BAY SURVEY

By Hugh for A. Adlato

CITY OF PORTLAND
INSPECTION SERVICES DIVISION - HOUSING INSPECTION SCHEDULE

Insp. Date: 3/22/90 Complaint 5 year Fire Inspector's Name Hugh for A. Adlato Dist. 9

Property Address: 32 S. ANDERSON C-B-L: 22-L-4 Legal Units: 3 Exist. Units: 3 Stories: 2 1/2

Owner or Agent Ramsdell & Deman Stand. Ist: N.O.H.C. L.O.D. 1
Address 26 ANDERSON ST

Violation No.	Ext.	Int.	Fl.	Apt.	LOCATION	VIOLATION DESCRIPTION	CODE
1	X				REAR Side Steps	Dangerous Broken Concrete - main deck -	108-3
2	X				REAR L/S. Rotted sill exposed	R/Det sill -	108-2
3	X				Overall	Comb's Ex/WI MI/SECTIONS, SCREEN	108-3

BACK BAY SURVEY
Hugh for A. Adlato



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

CERTIFICATE OF COMPLIANCE

DATE: February 5, 1991

DU: 3

Housing Inspections Division
Telephone: 775-5451 - Extension 311

Ramsdell & Deman
26 Anderson Street
Portland, ME 04101

RE: Premises located at 32 So. Anderson Street, 22-L-4

Dear Sirs:

A re-inspection of the premises noted above was made on Feb. 4, 1991
by Code Enforcement Officer Arthur Addato.

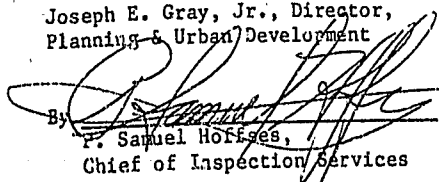
This is to certify that you have complied with our request to correct the violation(s) of the Municipal Code relating to housing conditions as described in our "Notice of Housing Conditions" dated May 7, 1990.

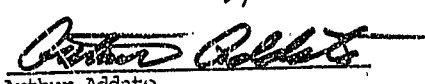
Thank you for your cooperation and your efforts to help us maintain decent, safe and sanitary housing for all Portland residents.

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 Feb. 1996.

Sincerely yours,

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

By 
P. Samuel Hoffes,
Chief of Inspection Services


Arthur Addato
Code Enforcement Officer (7)

jmr

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

January 31, 1992

5 YEAR INSPECTION

Ramsdell & Daman
23 Anderson St
Portland, ME 04101

Ross James Management
213 Congress St
Portland, ME 04101

Re: 32 So. Anderson St
CBL #: 022-L-004
DU: 3

Dear Sirs,

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

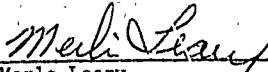
In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects on or before April 2, 1992. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within 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.

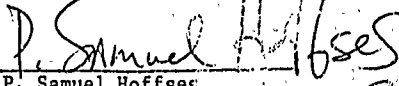
Please Note: You should consult this department to insure that any corrective action you should undertake complies with the building, plumbing, electrical, zoning and other Article of the City Code.

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 residence.

Sincerely,


Merle Leary
Code Enforcement Officer


P. Samuel Hoffses
Chief of Inspection Services

HOUSING INSPECTION REPORT

Location: 32 So. Anderson St
Owner: Ramsdell & Daman/Ross James Management
Housing Conditions Date: January 31, 1992
Expiration Date: April 2, 1992

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

1. Int - Front Hall - Storing Furniture, Etc. 109-4
2. Ext - Left Rear Porch - Broken Door Canopy 108-1
3. Int - Cellar Stairs - Broken Treads 108-2
4. Int - Cellar Flue - Excessive Soot 114-1
5. Int - Cellar - Friable Asbestos 116-6
6. Int - Cellar Stairway - Broken Plaster 108-4
7. Int - Left Rear Porch - Missing Ballusters 108-4
8. Int - 2nd fl/aprt 2-Bed/Livingroom/Kitchen Windows - Missing Storms 108-3
9. Int - 2nd fl/aprt 2 - Left/Middle Bedrom Ceilings - frayed light fixture 113-5
10. Int - 3rd fl/aprt 3 - Bedroom Windows - Missing Cords & Storms 108-3

Item numbered 9 is to take priority!

SMOKE DETECTOR & ORDINANCE

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

Date 1/31/92

Name Ross James Management Co.
Address 213 Congress St.
Address Portland, ME 04101

Re: Building Address 32 South Anderson St.
CBL #: 22-L-4
DU: 3

Dear Sir:

During a recent inspection of the property owned by you at 32 So Anderson St., it was noted that smoke detectors were missing/inoperable in some locations.

25 MRSA 2464 required that approved smoke detectors be installed in each apartment in the immediate vicinity of the bedrooms. When actuated, 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,

Merle Leary
Merle Leary
Code Enforcement Officer

P. Samuel Hoffses
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

July 23, 1992

Bruce Damon
108 Alba St
Portland, ME 04101

Re: 32 So. Anderson St
CBL #: 022-L-004
DU: 3

Dear Mr. Damon,

You are hereby notified, as owner or agent, that an inspection was made of the above referred 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 on or before September 23, 1992. 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 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 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 residence.

Sincerely,


Merlin Leary
Code Enforcement Officer


P. Samuel Hoffses
Chief of Inspection Services

HOUSING INSPECTION REPORT

Location: 32 So. Anderson St
Housing Conditions Date: July 23, 1992
Expiration Date: September 23, 1992

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

1. Int - Front Hall - Storing Furniture, Etc. 109-4
2. Ext - Left Rear Porch - Broken Door Canopy 108-1
3. Int - Cellar Stairs - Broken Treads 108-2
4. Int - Cellar Flue - Excessive Soot 114-1
5. Int - Cellar Flue - Friable Asbestos 116-6
6. Int - Cellar Stairway - Broken Plaster 108-4
7. Int - Left Rear Porch - Missing Ballusters 108-4
8. Int - 2nd fl/apt 2 - Bedrm/Livingrm/Kitchen Windows-Missing Storms 108-3
9. Int - 2nd fl/apt 2-Lit/Middle Bedrm Ceilings-Frayed Light Fixtures 113-5
10. Int - 3rd fl/apt 3 - Bedroom Window - Missing Cords & Storms 108-3

Items number 9 is to be priority!!!

This letter is a copy of letter dated January 31, 1992 and mailed to:

Ramsdell & Daman
26 Anderson St
Portland, ME 04101

Ross James Management
213 Congress St.
Portland, ME 04101

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

AUGUST 29, 1996

PAPI JAMES J
113 ANTHOINE ST
SOUTH PORTLAND ME 04106

Re: 32 SOUTH ANDERSON ST
CBL: 022-- L-004-001-01
DU: 3

Dear Mr. Papi:

The Housing Inspections Division of the Department of Planning and Urban Development has recently completed an overall inspection of the above-referenced 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,

Merle Leary

Merle Leary
Code Enforcement Officer

Tammy Munson

Tammy Munson
Code Enfc. Offr./ Field Supv.

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

November 2, 1993

Bankers Trust of California
NA Merchants Commercial B
4 Albany St - Seventh Fl
New York, NY 10006

Re: 26 S Anderson St
CBL: W22- - L-004-001-01
DU: 3

Dear Sir,

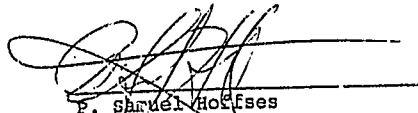
As owner or agent of the above referred property, you are hereby notified that as a result of its opened condition, the structure poses a serious threat to the public health and safety.

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 damage 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 completed the order by November 12, 1993.

If you have any questions regarding this action, please do not hesitate to contact this office.

Sincerely,


F. Samuel Hoffses
Chief of Inspection Services

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

November 29, 1993

RAMSDELL & DAMAN
108 ALBA ST
PORTLAND ME 04103

Michael Jacobson
King Realty Brokerage Dev Co
198 Saco Ave
Old Orchard Beach, ME 04064

Re: 26 S Anderson St
CBL: 023- - L-004-001-01
DU: 3

Dear Sirs,

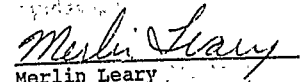
As owner or agent of the above referred property, you are hereby notified that as a result of its opened condition, the structure poses a serious threat to the public health and safety.

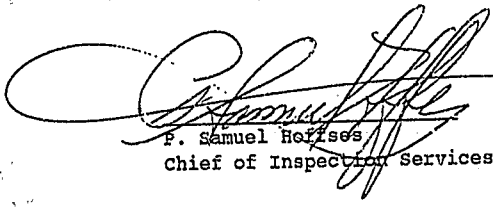
You are hereby ordered to make the structure secure by boarding up all doors, windows and other openings on all vertical walls of the structure, so that no damage to life or property or fire hazard shall exist. You must also remove all debris, if any, from the yard surrounding the structure.

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 completed the order by December 9, 1993.

If you have any questions regarding this action, please do not hesitate to contact this office.

Sincerely,


Merlin Leary
Code Enforcement Officer


S. P. Hoffses
Chief of Inspection Services

Inspection Services
Samuel P. Hoffses
Chief



CITY OF PORTLAND

Planning and Urban Development
Joseph E. Gray Jr.
Director

October 15, 1993

RAMSDELL & DAMAN
108 ALBA ST
PORTLAND ME 04103

Re: 26 S Anderson St
CBL: 022- - L-004-001-01
DU: 3

Dear sir,

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 damage 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 completed the order by October 22, 1993.

If you have any questions regarding this action, please do not hesitate to contact this office.

Sincerely,

Merlin Leary
Merlin Leary
Code Enforcement Officer

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

389 Congress Street - Portland, Maine 04101 - (207) 874-8704

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

AUGUST 29, 1996

PAPI JAMES J
113 ANTHOINE ST
SOUTH PORTLAND ME 04106

Re: 32 SOUTH ANDERSON ST
CBL: 022--L-004-001-01
DU: 3

Dear Mr. Papi:

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

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Merle Leary
Merle Leary
Code Enforcement Officer

Tammy Munson
Tammy Munson
Code Enfc. Offr./ Field Supv.