

REQUEST FOR SERVICE		PORTLAND HEALTH DEPARTMENT	
DATE RECEIVED	7-12-83	BY	Lyle Mayra
REQUEST BY	NAME	Human Services	
	ADDRESS	25 Cedar St	
OWNER	NAME		
	ADDRESS		
CONDITIONS	ADDRESS	25 Cedar St	
<p>Check for utilities int-off. Check condition of residence. Room 2 - second - 1 of 4 - 1st floor</p>			
COMMENTS	7-12-83 NA 7-13-83 NA		
SPECIAL INSTRUCTIONS	<p>THIS IS JUSTIFIED HOUSE TO BE POSTED 7/19/83</p>		
DIVISION	SANITATION	HOUSING	NURSING
	ROUTINE	SPECIAL	REPORT TO
PRIORITY	URGENT	<p>7/26/HOUSE MEANT-8/1/83</p>	

POSTED
VACANT

CERTIFICATE
OF
COMPLIANCE

September 13, 1973

CITY OF PORTLAND
Health Department - Housing Division
Tel. 775-5451 Ext 448

Mrs. Daniel Wone
25 Cedar Street
Portland, Maine

Re: Premises located at 25 Cedar Street, Portland, Maine

Dear Mrs Wone:

A re-inspection of the premises noted above was made on September 12, 1973
by Housing Inspector Bailey, of the Health Department.

This is to certify that you have complied with our request to correct the violations
of the Municipal Codes relating to housing conditions described in our "Notice of
Housing Conditions" dated September 1, 1972.

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

Sincerely yours,

Arthur A. Hughson, CPH, MPH
Health Director

By Lyle D. Woyce
Chief of Housing Inspections

Inspector

CW

ADMINISTRATIVE HEARING DECISION

City of Portland
Health Department - Housing Division
Tel. 775-5451 Ext. 226

Date January 26, 1973

Mrs. Daniel Wone
25 Cedar Street
Portland, Maine

Re: Premises located at 25 Cedar Street, Portland, Maine

Dear Mrs. Wone:

You are hereby notified that as a result of a reinspection and your request for additional
time

on January 22, 1973, regarding our "NOTICE OF HOUSING CONDITIONS" at the
above referred premises resulted in the decision noted below.

Expiration time extended to

☒ Notice modified as follows: Time is extended to March 30, 1973 to correct the following
exterior items that cannot be reasonably be corrected during the winter months due to
weather conditions: Items: # 2 - 5 - 13 - 14

Please notify this office if all violations are corrected before the above mentioned date,
so that a "CERTIFICATE OF COMPLIANCE" may be issued.

In Attendance

Very truly yours,

Arthur A. Hughson, LPH MPH
Health Director

By Lyle D. Hayes / PIC
Chief of Housing Inspections

CW
Encl.

LDR/9-71

NOTICE OF HOUSING CONDITIONS

DU 1

CITY OF PORTLAND
Health Department - Housing Division
Telephone 775-5451 - Extension 226

Location: 25 Cedar Street
Project: NDP/3
Issued: 9/1/72
Expires: 10/1/72

Mr. Daniel Wono
25 Cedar Street
Portland, Maine

Dear Mr. Wono:

An examination was made of the premises at 25 Cedar Street
Portland, Maine, by Housing Inspector Holmes. Violations of Municipal Codes
relating to housing conditions were found as described in detail below.

In accordance with provisions of the above mentioned Codes, you are requested to correct these
defects on or before October 1, 1972. 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
premises have been brought into compliance with Code Standards.

Your cooperation will help this Department in its goal to maintain all Portland residents in
decent, safe and sanitary housing.

Very truly yours,

Arthur A. Hughson, CPH, MPH
Health Director

Inspector

Harold H. Gilmore

By

Paul J. Jones
Chief of Housing Inspections

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" - Section(s)

1. Replace the rotted gutters on the left side. 3(a)
2. Point up the foundation overall. 3(a)
3. Repair the loose brick on the rear foundation. 3(a)
4. Repair the structural crack in the left foundation. 3(a)
5. Point up the chimney above the roof line. 9/12/72 3(a)
6. Determine the reason and remedy the condition which causes the cellar to floor when it rains. 3(a)
- First Floor
7. Replace the loose plaster on the kitchen ceiling and walls. 3(b)
8. Replace the rotted sash cord in the front bedroom and den window. 3(c)
9. Replace the rotted sash cord on the second floor front bedroom window. 3(c)
10. Remove the peeling paint from the bathroom ceiling. 3(b)
11. Replace the broken toilet in the bathroom. 6(a)
12. Provide a drain for the lavatory in the bathroom. 6(a)

* FIRST PRIORITY IS TO BE GIVEN TO ITEMS NUMBERS 11 and 12 WHEN MAKING YOUR REPAIRS AS THEY
CONSTITUTE EXTREME HAZARDS TO THE HEALTH AND SAFETY OF THE OCCUPANTS OF THE STRUCTURE

The following violations, in addition to those listed above were found on reinspection and
must be corrected within time extension granted on attached Administrative Decision.

13. Replace the broken window on the left side, in the cellar. 9/12/72 BB
14. Replace the rotted roof flashing on the left side. 9/12/72 BB

INSPECTOR

R. Bailey

LOCATION 25 Cedar ST
PROJECT NOP
OWNER D. WONE

INSPECTOR <u>R Bailey</u>		HEARING NOTICE		FINAL NOTICE	
		issued	Expired	Issued	Expired
NOTICE OF HOLDING CONDITIONS	Expired	1/26/73	3/30/73		
issued	9/1/72	10/1/72			

Issued 9/1/72 Expired 10/1/72 1261
 A reinspection was made of the above premises and I recommend the following action:
 CONDITIONS HAVE BEEN CORRECTED ☒ "POSTING RELEASE

A reinspection was made of the above premises		ALL VIOLATIONS HAVE BEEN CORRECTED		"POSTING RELEASE"	
DATE	BB	Send "CERTIFICATE OF COMPLIANCE"			
7/15/73		SATISFACTORY Rehabilitation in Progress			
		Time Extended To			
		Time Extended To			
		Time Extended To			
		UNSATISFACTORY Progress		"FINAL NOTICE"	
		Send "HEARING NOTICE"			
		"NOTICE TO VACATE"			
		POST Entire			
		POST Dwelling Units			
		UNSATISFACTORY Progress			
		Request "LEGAL ACTION" Be Taken			

INSPECTOR'S REMARKS:

INSTRUCTIONS TO INSPECTOR:

C-100
BSL

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

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

Ms. Rosemary Wheeler
25 Cedar St
Portland, Me 04101

DU 2

CH. 26 BLK. C LOT 1

LOCATION: 25 Cedar St

PROJECT: GEN
ISSUED: February 21, 1985
EXPIRES: April 21, 1985

Dear Ms. Wheeler:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 25 Cedar St by Code Enforcement Officer Michael Nugent. 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 April 21, 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 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: [Signature]
P. Samuel Hoffses
Chief of Inspection Services

[Signature]
Code Enforcement Officer - Mike Nugent (10)

Attachments

HOUSING INSPECTION REPORT

OWNER: Rosemary Wheeler

LOCATION: 25 Cedar St, Portland
25-C-1, GEN

CODE ENFORCEMENT OFFICER: Michael Nugent

HOUSING CONDITIONS DATED: February 21, 1985 EXPIRES: April 21, 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.

	<u>SEC. (S)</u>
1. BASEMENT - WINDOW - broken glass window	108-3
2. LEFT & RIGHT GUTTER - missing down spout	108-1
3. OVERALL WINDOW - missing window glass (in storms)	108-3
4. FIRST & SECOND FLOOR FRONT STAIRWAY - loose hand rail	108-4
*5. BASEMENT FURNACE - cracked boiler	114-2
<u>FIRST FLOOR</u>	
6. OVERALL - ALL WINDOWS - missing sash cords	108-3
7. BATHROOM WINDOW - loose window frame	108-3
8. OVERALL - ALL WALLS - broken plaster (holes drilled in walls)	108-2
9. LIVING ROOM - CEILING - cracked plaster	108-2
*10. KITCHEN/BATHROOM - inoperative water/sewage - due to lack of heat	111-3
11. KITCHEN FLOOR - missing floor tiles	108-2
<u>SECOND FLOOR</u>	
*12. OVERALL - KITCHEN BATHROOM - inoperative water/ sewage	111-3
13. OVERALL - ALL WALLS - broken plaster (holes drilled in walls)	108-2
14. KITCHEN - WALL/CEILING - peeling paint	108-2
15. OVERALL - ALL WINDOWS - missing sash cords	108-3
16. LIVING ROOM - CEILING - missing tiles	108-2
17. FRONT BEDROOM WINDOW - broken window glass	108-3
18. FRONT BEDROOM - WALL/CEILING - peeling paint	108-2
19. REAR BEDROOM - WALL/CEILING - peeling paint	108-2
20. BATHROOM - WALL/CEILING - peeling paint	108-2

*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.

We suggest you contact the City of Portland Building Inspection Department, 389 Congress St. 775-5451 to determine if any of the items listed above require a building or alteration permit.

Housing Inspection Division

1) Insp. Name NIGENT

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.
2/13/85	GRANT	GEN	26	C	1			10	1
12) House No.	13) Sec H. No.	14) Suff.	15) Direct	16) Street Name				17) St. Design.	
25				CEDAR				SE	
18) Owner or Agent: ROSEMARY WHEELER								19) Status 20) Bldg's Rat.	
21) Address: 25 CEDAR ST								00 3	
22) City and State: PORTLAND, ME, 04101								Zip Code: 04101	
23) D. Units	24) Occ. D. U's	25) Rm. Units	26) Occ. R. U's	27) No. Occupants	28) Com'l U.	29) Bldg. Type	30) Stair	31) Const. Mat	32) O.B.
2	1	0	0	1	0	W.D.	2	W.D.	0
33) C.H.	34) Photo	35) Zoned For	36) Actual Land Use	37) D.D.	38) Like Ad Bldg Fac	39) Disp	40) Closing Date		
				(Yes)					

Viol. No.	Remedy	Cond.	Violation Description	F1 No.	Room Type	Area Type	Resp. Party	Code Sect. Viol.	Viol. Rem Date
1		BR	WINDOW GLASS	BS		WI		108-3	
2		MI	DOWN SPOUT	KE/RI		GU		108-1	
3		MI	WINDOW GLASS (IN STORMS)	OA/OA		WI		108-3	
4		LO	HAND RAIL	1/2 FR	SR			108-4	
*5		CR	BOILER	BS		FU		114-2	

Cit. of Portland

NO SMOKE DETECTOR INSPECTION SERVICES DIVISION

Housing Inspection

DWELLING UNIT SCHEDULE

1) INSP. DATE				2) INSP.				3) FORM NO				
0 2 1 2 8 5				1 0				0 2				
4) TENANT'S NAME				5) Flr #	6) Location	7) Rmgs. Tp	8) #Rms	9) #Pco	10) All'd	11) Slp		
114 E. ELER, ROSEMARY				1	OA	DU	7	1	10 1/2	2		
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) Flus
0						NONE	KL	YES	GAS	INOPERATIVE	PL	PF
Viol No	Remedy	Cond	Violation	Location	Room Type	Area Type	Resp Party	Code Sect Violated	Violation Rm. - Date			
6		MI	SASH CORDS	CA	ALL	WI		108-3				
7		LO	WINDOW FRAME		BA	WI		108-3				
8		BR	PLASTER (HOLE DRILLED IN WALLS)	OA	ALL	WA		108-2				
9		CR	PLASTER (HOLE TO LACK OF)	KL	CL			108-2				
*10		IN	WATER/SEWAGE LEAK	11/BA				111-3				
11		MI	FLOOR TILES		KI	FL		108-2				

City of Portland

INSPECTION SERVICES DIVISION

Housing Inspection

DWELLING UNIT SCHEDULE

1) INSP. DATE

2) INSP.

3) FORM NO.

02/12/85				1C		03						
4) TENANT'S NAME				5) Flr #	6) Location	7) Rmgs. To	8) Rmgs.	9) Pco	10) All'd	11) Sln		
VACANT				2	OA	DU	4	0	6	2		
12) Child	13) Child	14)	15) Rent	16) Rent Code	17) Furn	18) Heat	19) Hot Water	20) Dual Egress	21) Cl'ng	22) Lav	23) Bath	24) Fius
Under 10	1-6					None	EC	Yes	EC	PC	NO	PC
Viol No	Remedy	Cond	Violation	Location	Room Type	Area Type	Resp Party	Code Sect Violated	Violation Rem. Date			
#12		IN	WATER / LEAKAGE	OA	BA			111-3				
13		BR	PLASTER (HOLE'S DRILLED IN WALLS)	OA	ALL	WA		108-2				
14		PE	PAINT		K1	WA		108-2				
15		MI	SASH CORDS.	OA	ALL	WI		108-3				
16		MI	TILES		LI	CL		108-2				
17		BR	WINDOW GLASS	FR	BD	WI		108-3				
18		PE	PAINT	FR	BD	WA		108-2				
19		PE	PAINT	RE	BD	WA		108-2				
20		PE	PAINT		BA	WA		108-2				



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

September 9, 1986

Rose Mary Wheeler
25 Cedar Street
Portland, ME 04101

Re: 25 Cedar St. 26-C-1

Dear Ms. Wheeler:

We recently received a complaint and an inspection was made by Code Enforcement Officer Arthur Rowe of the property owned by you at 25 Cedar Street, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

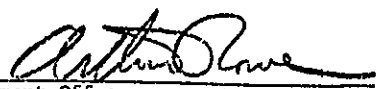
1. Broken glass.
2. Missing front step.
3. Missing trim boards.

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 September 19, 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

By 
P. Samuel Hoffner
Chief of Inspection Services


Code Enforcement Officer - Arthur Rowe (10)

jmr



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

December 3, 1986

Rosemary Wheeler
25 Cedar Street
Portland, ME 04101

Re: 25 Cedar Street

Dear Ms. Wheeler:


We recently received a complaint and an inspection was made by Code Enforcement Officer Arthur Rowe of the property owned by you at 25 Cedar Street, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:


1. SECOND FLOOR - windows - broken glass.
2. FIRST FLOOR - windows - broken glass.
3. FRONT INTERIOR STAIRS handrail loose.
4. FIRST FLOOR BATHROOM - ceiling - missing.
5. YARD - rubble poses a rodent attraction.
6. FRONT EXTERIOR - stairs - missing.
7. CHIMNEY - holes.

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 January 3, 1987

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

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


P. Samuel Hoffes
Chief of Inspection Services


Code Enforcement Officer - Arthur Rowe (10)

jmr

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr
Director

CITY OF PORTLAND

November 4, 1991

Colan Erderly
25 Cedar St
Portland, ME

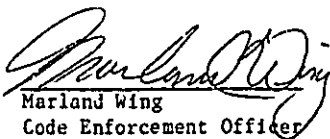
Re: 25 Cedar St
CBL #: 26-C-001
DU: 1

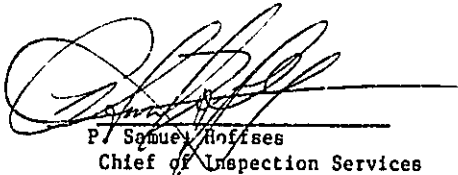
Dear Mr. Erderly,

A recent inspection by Code Enforcement Officer Marland Wing of the unit 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 habitation.

The owner, Rosemary Wheeler, has been notified of the above mentioned conditions and has been directed to take immediate steps to vacate the apartment.

Sincerely,


Marland Wing
Code Enforcement Officer


P. Samuel Hoffses
Chief of Inspection Services



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

November 17, 1989

S.P.A.R.K. International, Inc.
25 Cedar Street
Portland, ME 04101

cc: Willie Robinson, Mgr.
100 Fore Street
Portland, ME 04101

Re: 25 Cedar St. 26-C-1 - Entire

Dear Sir or Madam:

As owner or agent of the property located at 25 Cedar Street,
Portland, Maine, you are hereby notified that as the result of a recent (inspection ~~XXXX~~)
the Entire Building (is ~~XXXX~~) hereby declared unfit for
human occupancy.

You must take immediate steps to vacate the 2nd. Floor room occupied by Robert
Hutchins.

and (it or they) is/are to be kept vacant so long as the following conditions continue
to exist thereon. You are ordered to commence legal eviction proceedings no later than
immediately.

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.

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

Code Enforcement Officer -

by the building authority. Property unfit for human habitation shall include but not be limited to:

- (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, ventilating, 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. (Code 1968, § 307.14; Ord. No. 475-86, § 11, 4-7-86)

Sec. 6-121. Notice of condemnation and posting; order to vacate.

The building authority shall give notice in writing to the property owner or operator of such condemnation and posting, and in the event such property is occupied, he or she shall give like notice to the occupant, which shall also include a reasonable time limit within which such property shall be vacated. (Code 1968, § 307.15; Ord. No. 475-86, § 12, 4-7-86)

Sec. 6-122. Property not to be occupied again for habitation.

No property which has been condemned and posted against occupancy shall again be used for the purpose of habitation until the building authority shall in writing approve of its use and shall likewise authorize the removal of the posted notice. (Code 1968, § 307.16)

Sec. 6-123. Notices not to be removed; property not to be used or let; exception.

It shall be a violation of this article for any person to deface or remove any such posted notice without the prior approval of the building authority, and it shall also be a violation of this article for any person to occupy or let to another for occupancy any property which has been condemned and posted as provided above without receiving the prior approval of the building authority. (Code 1968, § 307.17)

Sec. 6-124. Property to be secured if not improved.

If the owner or operator of any property which has been condemned as unfit for habitation does not proceed to make the necessary corrections to bring the property into compliance with the provisions of this article, such owner or operator shall proceed to make the property safe and secure so that not danger to life or property or fire hazard shall exist. (Code 1968, § 307.18)



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

November 17, 1989

Robert Hutchins
2nd. Floor Room
25 Cedar Street
Portland, ME 04101

Re: 25 Cedar St. 26-C-1

Dear Mr. Hutchins:

A recent inspection by Code Enforcement Officer Hubert Irving of the 2nd. Floor Room 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 habitation.

The owner/agent, S.P.A.R.K. International, Inc. has been notified of the above mentioned conditions and has been directed to take immediate steps to vacate the apartment.

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

By P. Samuel Hoffses
Chief of Inspection Services

Officer - Hubert Irving (10)

P 032 225 238

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL

(See Reverse)

Sent to Robert Hutchins	
Street and No. 2nd. Fl. Room 25 Cedar Street	
P.O. State and ZIP Code Portland, ME 04101	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to whom and Date Delivered	
Return receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	\$
Postmark or Date	

* U.S.G.P.O. 1984-460-014

PS Form 3800, Feb. 1982

Re: 25 Cedar St. - H. Irving - Housing

P 032 224 770

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL

(See Reverse)

U.S.G.P.O. 1984-45-014

Sent to	
Rosenary Wheeler	
Street and No Franklin Towers	
211 Cumberland Ave.	
P.O. State and ZIP Code	
Portland, ME 04101	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to whom and Date Delivered	
Return receipt showing to whom Date, and Address of Delivery	
TOTAL Postage and Fees	\$
Postmark or Date	
R. Wheeler Ricker 8/12/88	

PS Form 3800, Feb. 1982

Re: 25 Cedar St. - A. Adato - Housing



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

August 12, 1988

Rosemary Wheeler
Franklin Towers
211 Cumberland Avenue
Portland, Maine 04101

S.P.A.R.K. International, Inc.
25 CEDAR ST.
PORTLAND, ME 04101

Re: 25 Cedar St. 26-C-1

Dear Ms. Wheeler:

As owner or agent of the property located at 25 Cedar St. - 6 rooming units,
Portland, Maine, you are hereby notified that as the result of a recent (inspection ~~xxx~~
~~fixes~~), the 6 rooming units (is or are) hereby declared unfit for
human occupancy.

You must take immediate steps to vacate the 6 rooming units

and (it or they) is/are to be kept vacant so long as the following conditions continue
to exist thereon. You are ordered to commence legal eviction proceedings no later than
immediately.

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.

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

Code Enforcement Officer - Arthur Addato (7)

jmr

FOR ARTHUR ROWE



CITY OF PORTLAND

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

August 12, 1988

Rosemary Wheeler
Franklin Towers
211 Cumberland Avenue
Portland, Maine 04101

c Fall
S.P.A.R.K. INTERNATIONAL, INC.
25 CEDAR ST.
PORTLAND, ME. 04101

Re: Change of Use - no permit. Single Family to 6 Unit Lodging House. 25 Cedar St.

Dear Ms. Wheeler:

A recent inspection was made by Code Enforcement Officer Arthur Addato of the property owned by you at 25 Cedar-6 units, Portland, Maine. As a result of the inspection, you are ordered to correct the following conditions that exist: Unlawful Change of Use


103.2 Change in use: It shall be unlawful to make any change in the use or occupancy of any structure or portion thereof which would subject it to any special provisions of this code without approval of the building official, and the building official's certification that such structure meets the intent of the provisions of law governing building construction for the proposed new use and occupancy, and that such change does not result in any greater hazard to public safety or welfare.

The above mentioned conditions are in violation of Section 103.2 of the 1984 BOCA Building Code, and must be corrected on or before August 22, 1988. Failure to comply with this order will result in a complaint being filed for prosecution in District Court.

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

Very truly yours,


P. Samuel Hoffes
Chief of Inspection Services


Code Enforcement Officer - Arthur Addato (7)

PSH/jmr



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

August 12, 1988

Tenants
25 Cedar St.
Portland, Maine 04101

Re: 25 Cedar Street

Dear


A recent inspection by Code Enforcement Officer Arthur Addato of the apartment 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 habitation.

The owner/agent, Rosemary Wheeler has been notified of the above mentioned conditions and has been directed to take immediate steps to vacate the apartment.

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

By


P. Samuel Hoffman
Chief of Inspection Services


Code Enforcement Officer - Arthur Addato (7)

jmr



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

August 16, 1988

S.P.A.R.K. International, Inc.
25 Cedar Street
Portland, Maine 04101

Re: 25 Cedar Street 26-C-1

Dear

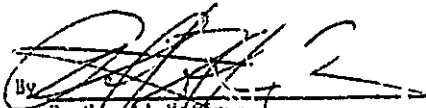
We recently received a complaint and an inspection was made by Code Enforcement Officer Arthur Addato of the property owned by you at 25 Cedar Street, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:


1. EXTERIOR SIDE YARD - rubbish, debris, rubble. 109-4
2. INTERIOR 1ST./2ND. FLOOR - front hall - debris and rubble. 109-4
3. INTERIOR 1ST./2ND. FLOOR - rear hall - obstructed egress. 116-2
4. INTERIOR CELLAR - rubbish, debris, rubble. 109-4
5. EXTERIOR OVERALL EXTERIOR - windows - missing storm - sashes. 108-3
6. INTERIOR OVERALL INTERIOR - windows - loose, damaged sashes. 108-3
7. INTERIOR OVERALL DWELLING UNIT - general clean-up. 109-4
8. INTERIOR OVERALL DWELLING UNIT - infestation roaches, mice, fleas. 109-5
9. INTERIOR OVERALL DWELLING UNITS - damaged door frames. 108-3
10. INTERIOR OVERALL DWELLING UNITS - walls, ceilings - missing & cracked plaster. 108-2
11. INTERIOR OVERALL DWELLING UNITS - windows - missing sash cords. 108-3
12. Provide Smoke detectors.
13. Obtain legal change of use.

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 immediately

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 Morris
Chief of Inspection Services


Arthur Addato, Code Enforcement Officer (7)
for Arthur Rowe (10)

jmr

**CITY OF PORTLAND
INSPECTION SERVICES DIVISION - HOUSING INSPECTION SCHEDULE**

Insp. Date: 08/12/88 Complaint V 5 year Fire Inspector's Name Adams Dist. Plan

Property Address: 25 Cedar St. C-B-L: _____ Legal Units: 1 Exist. Units: 2 Stories: 2

Owner or Agent Rosmary Wheeler Grand. Ist: _____ N.O.H.C. _____ L.O.D. ✓
Address 211 Cumberland Ave

Violation No.	Ext.	Int.	Fl.	Apt.	LOCATION	VIOLATION DESCRIPTION	CODE
1	X				SIDE/YARD	R.U-DEB-RUBBLE	109.4
2		X	1/2		FR/HA	DEBRIS - "	109.4
3		X	1/2		RE/HA	OBSTRUCTED-EGRESS	116.2
4		X			CELLER	RU-DEB-RUBBLE	109.4
5	X				OA/EXT./WI	MI/STORM-SASH	108.3
6		X			OA/INTER./WI	LO/OA/SASH	108.3
7		X			OA/DU'S	GENERAL-CLEAN-UP	109.4
8		X			OA/DU'S	INFEST./ROACHES, MICE, FLIES	109.5
9		X			OA/DU	DA/DO/FRAMES	108.3
10	OBTAIN LEGAL-CHANGE-OF-USE						
11	PROVIDE-SMOKE-DETECTORS						
12		X			OA/DU'S/WA/CL	MIS MI/PL-CR/PL	108.2
13		X			OA/DU/WI	MI/SASH/CORD'S	108.3

Dear Bldg Dept: % Sam. Hoffner, 8-12-88

This is to call to your attention, 8-11-88, you, Enthal Addato spread with the Builder & 5 witnesses that you would supply a list of what you request done & within 60 days or 30 days, he would do anything necessary to comply. We have 2 dwelling units, 2 kitchens & 2 baths & no more than 2 rooms each. Now all share the kitchen & bath. We want to stay small scale. SPARK.
25 Cedar St. - Portland



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

Rosemary Wheeler
Franklin Towers
211 Cumberland, Inc.

8-12-88

Re: *25 Cedar St. 26-C-1*

Dear

As owner or agent of the property located at *25 Cedar St.*,
Portland, Maine, you are hereby notified that as the result of a recent (inspection or
~~test~~), the *6 units* (~~are~~ are) hereby declared unfit for
human occupancy.

You must take immediate steps to vacate the *6 units*
living rooming

and (it or they) is/are to be kept vacant so long as the following conditions continue
to exist thereon. You are ordered to commence legal eviction proceedings no later than
immediately.

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.

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

[Signature]

Enforcement Officer -

Arthur Powers Area

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

June 25, 1993

S P A R K International Inc
c/o Rosemary Wheeler
25 Cedar St
Portland, Me 04101

Re: 25 Cedar St
CBL: 026- - C-001-001-01
DU: 2

Dear Ms. Wheeler,

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 hereby declared unfit for human occupancy.

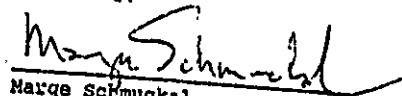
The above mentioned structure is to be vacated so long as the following conditions continue to exist thereon.

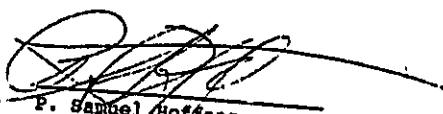
Article v Section 6-120

(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;

Therefore, you will not occupy, permit anyone to occupy, or rent the above mentioned structure without the written consent of the Health Officer or his/her agent.

Sincerely,


Marge Schmuckal
Asst Chief of Inspection Services


P. Samuel Hoffses
Chief of Inspection Services

cc: Rosemary Wheeler, 12735 Sarah Ave, SanFernando Valley, North Hollywood, CA 91605
Sandy Maher, 112 Coyle St, Portland, ME 04103
Certified and Regular Mail

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

June 25, 1993

Mark Porter
25 Cedar St
Portland Me

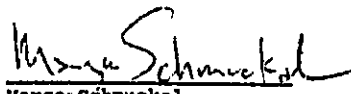
Re: 25 Cedar St
CBL: 026- - C-001-001-01
DU: 2

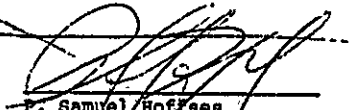
Dear Mr. Porter,

A recent inspection of the space (second floor front) 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.

The owner, S P A R K International Inc, has been notified of the above mentioned condition and has been directed to take immediate steps to vacant the structure.

Sincerely,


Marge Schmuckal
Asst Chief of Inspection Services


S. Samuel Hoffses
Chief of Inspection Services

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

June 25, 1993

Tenant
25 Cedar St
Second Floor Rear
Portland Me 04101

Re: 25 Cedar St
CBL: 026-- - C-001-001-01
DU: 2

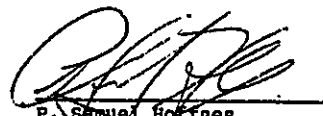
Dear Tenant,

A recent inspection of the space (second floor rear) 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.

The owner, S P A R K International Inc, has been notified of the above mentioned condition and has been directed to take immediate steps to vacant the structure.

Sincerely,


Marge Schmuckal
Asst Chief of Inspection Services


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

November 02, 1993

Certified Mail: P 792 456 851

WHEELER ROSEMARY
12735 SARAH AVE
SAN FERNANDO, VALLEY
NO HOLLYWOOD, CA 91605 :

Re: 25 Cedar St
CBL: 026- - C-001-001-01
DU: 2

Dear Ms. Wheeler,

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,

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

December 02, 1993

S P A R K INTERNATIONAL INC
25 CEDAR ST
PORTLAND ME 04101

Sparks International, Inc
c/o Rosemary Wheeler
12735 Sarah Ave
San Fernando Valley, CA 91605

Re: 25 Cedar St
CBL: 026- - C-001-001-01
DU: 2

Dear Ms. Wheeler,

This is to inform you, as owner or agent of the property located at the above referenced address, that we have released the second floor only (for use as a single family dwelling) from posting.

Therefore, you may rent this dwelling unit to others or occupy it yourself.

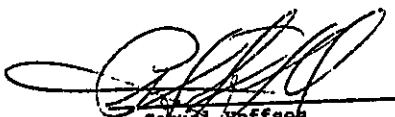
The first floor remains posted! It is not to be occupied until the posting has been released from this department.

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

Sincerely,



Marge Schmuckal
Asst Chief of Inspection Services



S. Samuel Hoffses
Chief of Inspection Services

cc: John Hayman, 42 Hampshire St (Apt 3), Portland, ME 04101

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTIONS

LIMITED CERTIFICATE OF OCCUPANCY
Second Floor - Single Family Only

LOCATION: 25 Cedar Street

ISSUED TO: S P A R K . I N C . Date of Issue Dec. 1, 1993

This is to certify that the above location, altered as to use under Building Permit No. 92-4409 has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for LIMITED OCCUPANCY, as indicated below:

Portion of Building or Premises
2nd Floor Only

Approved Occupancy
1 family only - (2 bedrooms, midtile & Rear)

Limiting Conditions:

No rooming units or roomers permitted. This Certificate is subject to the permanent injunction issued by the 9th District Court on March 5th, 1993.

Approved:

12/1/93
Date

Inspector)

Inspector of Buildings



CITY OF PORTLAND

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

8-12-88

Rosmary Wheeler
Franklin Towers
211 Cumberland Ave.
City

Re: *Change of use, N.P. - SF to 6 unit lodging house*
Dear

A recent inspection was made by Code Enforcement Officer *Adler* of the property owned by you at *25 Cedar St.*, Portland, Maine. As a result of the inspection, you are ordered to correct the following conditions that exist: Unlawful Change of Use

- 103.2 Change in use: It shall be unlawful to make any change in the use or occupancy of any structure or portion thereof which would subject it to any special provisions of this code without approval of the building official, and the building official's certification that such structure meets the intent of the provisions of law governing building construction for the proposed new use and occupancy, and that such change does not result in any greater hazard to public safety or welfare.

The above mentioned conditions are in violation of Section 103.2 of the 1981 BOCA Building Code, and must be corrected on or before *10da.* Failure to comply with this order will result in a complaint being filed for prosecution in District Court.

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

Very truly yours,

P. Samuel Hoffses
Chief of Inspection Services

Adler
Code Enforcement Officer -

PSH/jmr

Arthur Rowe Pres

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

January 7, 1994

S P A R K INTERNATIONAL INC
25 CEDAR ST
PORTLAND ME 04101

Sparks International, Inc.
c/o Rosemary Wheeler
12735 Sarah Ave
San Fernando Valley, CA 91605

Re: 25 Cedar St
CBL: 026- - C-001-001-01
DU: 2

Dear Ms. Wheeler,

This is to inform you, as owner or agent of the property located at the above referenced address, that we have released the first floor unit from posting.

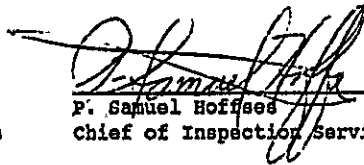
Therefore, you may rent this unit as a single family dwelling to others or occupy it yourself.

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

Sincerely,



Marge Schmuckal
Asst. Chief of Inspection Services



P. Samuel Hoffses
Chief of Inspection Services

cc: John Hayman, 25 Cedar St, Portland, ME 04101

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTIONS
CERTIFICATE OF OCCUPANCY

TWO FAMILY ONLY

LOCATION: 25 CEDAR STREET

ISSUED TO: S.P.A.R.K., INC.

DATE OF ISSUE: 12/23/93

This is to certify that the building at the above location, altered as to use under Building Permit No. 92-4409 and renovation under 93-1212 has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City and is hereby approved for OCCUPANCY, as indicated below:

Portion of Building or Premises

Approved Occupancy

1st floor ONLY
2nd floor ONLY

1 family only (1 bedroom in front) (1 bedroom middle front)
1 family only (2 bedrooms, middle & rear)

Limited Conditions:

No rooming units or roomers permitted. This Certificate is subject to the permanent injunction issued by the 9th District Court on March 6th, 1993

Approved:

1/5/94
Date

Margaret Schmidt
Inspector


Inspector of Buildings

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

July 29, 1994

S P A R K INTERNATIONAL INC
25 CEDAR ST
PORTLAND ME 04101

Re: 25 Cedar St
CBL: 026- - C-001-001-01
DU: 2

Dear Sir:

You are hereby notified, as owner or agent, that an inspection was made of the above referenced 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 within sixty (60) days. 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 this department to insure that any corrective action you should undertake complies with the building, plumbing, electrical, zoning and other Articles 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.

Sincerely,

Tammy Munson
Tammy Munson
Code Enforcement Officer

Marge Schmuckal
Marge Schmuckal
Asst. Chief of Inspection Services

cc: Rosemary Wheeler; c/o Franklin Towers, Apt. # 1611
211 Cumberland Ave.; Portland, ME 04101

HOUSING INSPECTION REPORT

Location: 25 Cedar St
Housing Conditions Date: July 29, 1994
Expiration Date: September 27, 1994

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 - 1ST FLOOR - HALLWAY
BLOCKED WITH FURNITURE | 116.30 |
| 2. | INT - 2ND FLOOR - BATHROOM
OPEN STORAGE OF DEBRIS | 109.20 |
| 3. | INT - 2ND FLOOR - HALLWAY
MISSING LIGHT | 113.30 |
| 4. | INT - 2ND FLOOR - REAR BEDROOM
CLOSET DOOR IS MISSING HINGES | 108.20 |
| 5. | INT - 1ST FLOOR - REAR BEDROOM
DOOR KNOB IS MISSING | 108.20 |
| 6. | EXT - FRONT -
WINDOW IS CRACKED & BROKEN | 108.30 |
| 7. | EXT - BRICK FOUNDATION -
NEEDS POINTING & REPAIR | 108.10 |
| 8. | EXT - OVERALL -
SIDING - BROKEN & MISSING | 108.10 |
| 9. | EXT - RIGHT SIDE OF BUILDING -
ACCUMULATED DEBRIS, RUBBISH, OPEN PAINT CANS | 109.40 |
| 10. | INT - KITCHEN -
GAS STOVE IS MISSING PROTECTIVE SHIELD(S) | 114.30 |

2 carry over from
7/8/94 LOD

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

November 21, 1994

S P A R K INTERNATIONAL INC
25 CEDAR ST
PORTLAND ME 04101

Re: 25 Cedar St
CBL: 026- - C-001-001-01
DU: 2

Dear Sir:

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

- | | |
|---|--------|
| 1. INT - 1ST FLR -
HALLS HAVE MISCELLANEOUS TRASH | 116.30 |
| 2. INT - 1ST FLR -
MIDDLE BEDROOM HAS NO DOOR KNOBS | 108.20 |
| 3. INT 1ST FLR -
KITCHEN HAS FIRE PENETRATIONS BETWEEN CEILING & WALLS | 108.20 |
| 4. INT - 1ST FLR -
BATHROOM HAS A DAMAGED CEILING | 108.20 |
| 5. EXT - 1ST & 2ND FLRS - THROUGHOUT
STORM WINDOWS ARE MISSING | 108.30 |
| 6. INT - BASEMENT -
BROKEN & LOOSE TREADS | 108.40 |
| 7. INT - BASEMENT -
WALLS ARE DAMAGED | 108.10 |
| 8. INT - BASEMENT - THROUGHOUT
BRICKS ARE MISSING | 108.10 |
| 9. INT - BASEMENT - THROUGHOUT
STORAGE OF FLAMMABLES | 116.10 |
| 10. INT - BASEMENT - LEFT REAR
NO VACUUM BREAKER ON THE HOT WATER HEATER | 111.40 |
| 11. INT - BASEMENT - LEFT REAR
STORAGE OF FLAMMABLES TOO CLOSE TO THE HOT WATER HEATER | 116.10 |
| 12. INT - BASEMENT - MIDDLE
CLEAN OUT - FULL OF SOOT | 108.50 |

Inspection Services
Samuel P. Hoffses
Chief

CITY

July 08, 1994

S P A R K INTERNATIONAL INC
25 CEDAR ST
PORTLAND ME 04101

P 792 456 836
RECEIPT FOR CERTIFIED MAIL
NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL
(See Reverse)

Sent to	SPARK Intl
Street and No	25 Cedar St
P.O. or Registered Office	Portland ME 04101
Postage	\$
Certified Fee	\$
Special Delivery Fee	\$
Restricted Delivery Fee	\$
Return Receipt showing to whom and Date Delivered	
Return Receipt showing to whom Date, and Address of Delivery	
TOTAL Postage and Fees	\$
Postmark or Date	

PS Form 3800, June 1985

Re: 25 Cedar St
CBL: 026- - C-001-001-01
DU: 2

Dear Sir:

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 hereby declared unfit for human occupancy.

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

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;

(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 public;

AND: Illegal use of rooms; and violation of the Certificate of Occupancy which was issued on 12/23/93 -(using as a rooming house rather than a two-family dwelling).

Therefore, you will not occupy, permit anyone to occupy, or rent the above mentioned structure without the written consent of the Health Officer or his/her agent.

Sincerely,

Tammy Munson
Tammy Munson
Code Enforcement Officer

Marge Schmuckai
Marge Schmuckai
Asst. Chief of Inspection Services

cc Rosemary Wheeler
c/o Franklin Towers; Apt. #1611
211 Cumberland Ave.; Ptd, ME 04101

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

July 08, 1994

S P A R K INTERNATIONAL INC
25 CEDAR ST
PORTLAND ME 04101

Re: 25 Cedar St
CBL: 026- - C-001-001-01
DU: 2


Dear Sir:

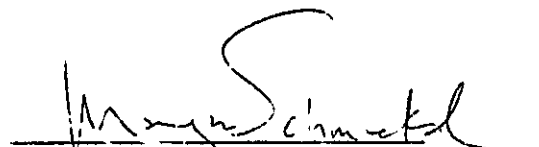
We recently received a complaint and an inspection was made at the above referenced address. As a result of the inspection, you are hereby notified to correct the following substandard housing conditions:

- | | |
|---|--------|
| 1. INT - HALLWAYS -
BLOCKED WITH FURNITURE & DEBRIS | 116.30 |
| 2. INT - 2ND FLOOR - BATHROOM
LARGE STORAGE OF PAINTS | 116.10 |
| 3. INT - 2ND FLOOR -
REAR BEDROOM - FRAYED WIRES | 113.50 |
| 4. EXT - THROUGHOUT -
MISSING SCREENS | 108.30 |
| 5. EXT - RIGHT REAR SIDE OF BUILDING
ACCUMLATED DEBRIS, RUBBISH, OPEN PAINT CANS | 109.10 |
| 6. INT - THROUGHOUT - INOPERABLE SMOKE DETECTORS | |
| 7. INT - THROUGHOUT - ILLEGAL USE OF ROOMS AND VIOLATION OF CERTIFICATE
OF OCCUPANCY (USING AS A ROOMING HOUSE AND NOT A TWO-FAMILY) | |

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

Sincerely,


Tammy Munson
Code Enforcement Officer


Marge Schmucka
Asst. Chief of Inspection Services

cc: Rosemary Wheeler
c/o Franklin Towers, Apt. # 1611
211 Cumberland Ave; Portland, ME 04101

Inspection Service
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr
Director

CITY OF PORTLAND

July 8, 1994

S P A R K INTERNATIONAL INC
25 CEDAR ST
PORTLAND ME 04101

Re: 25 Cedar St
CBL: 026- - C-001-001-01
DU: 2

Dear Sir:

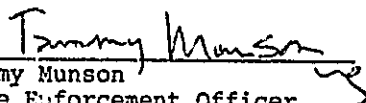
During a recent inspection of the property owned by you at the above referred property, it was noted that smoke detectors were missing/inoperable in some locations.

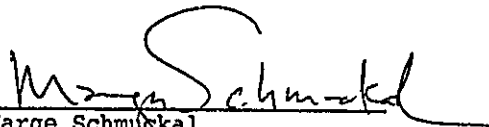
25 MRSA 2464 required that approved smoke detectors be installed in each apartment in the immediate vicinity of the bedrooms. When activated, the detector shall provide an alarm suitable to warn the occupants within the individual unit. Failure to comply with this statute may result in a fine of up to \$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,


Tammy Munson
Code Enforcement Officer


Marge Schmuskal
Asst. Chief of Inspection Services

cc: Rosemary Wheeler
c/o Franklin Towers, Apt. #1611
211 Cumberland Ave.; Ptld, ME 04101

re: 25 Cedar St.


13. INT - BASEMENT - THROUGHOUT STORAGE OF EXCESSIVE AMOUNTS OF JUNK	116.10
14. INT - 2ND FLR - FRONT RIGHT ROOM HAS ILLEGAL DOOR & LOCK SET	108.20
15. INT - 2ND FLR - FRONT RIGHT ROOM HAS AN OPEN HOLE	108.20
16. INT - 2ND FLR - FRONT LEFT KITCHEN IS MISSING PLASTER	108.20
17. INT - 2ND FLR - BATHROOM HAS LOOSE FLOORBOARDS	108.20
18. INT - 2ND FLR - MIDDLE BEDROOM HAS ILLEGAL LOCK ON DOOR	108.20
19. INT - 2ND FLR - HALL TO REAR MISCELLANEOUS RUBBLE & FLAMMABLES BLOCK EGRESS	116.30
20. INT - 1ST FLR TO 2ND FLR - REAR FIRE SEPARATION REMOVED FROM OLD STAIRCASE	108.20
21. INT - 2ND FLR - REAR BEDROOM TO ATTIC - IS NOT SECURED	108.20


PRIORITY VIOLATION NUMBER(S): 2, 3, 6, 9, 11, 12, 13, 14, 18, 20

THE FRONT RIGHT ROOM ON THE SECOND FLOOR IS ILLEGALLY BEING USED AS A BEDROOM.

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

Sincerely,


Tammy Munson
Code Enforcement Officer


Marge Schmauckal
Asst. Chief of Inspection Services

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

November 21, 1994

S P A R K INTERNATIONAL INC
25 CEDAR ST
PORTLAND ME 04101

Re: 25 Cedar St
CBL: 026- - C-001-001-01
DU: 2

Dear Sir:

During a recent inspection of the property owned by you at the above referred address, it was noted that smoke detectors were missing/inoperable in some locations (1st flr - middle bedroom; 2nd flr - front right living room; 2nd flr - hall to rear; 2nd flr - rear bedroom).

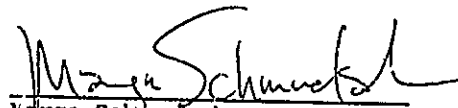
25 MRSA 2464 required that approved smoke detectors be installed in each apartment in the immediate vicinity of the bedrooms. When activated, the detector shall provide an alarm suitable to warn the occupants within the individual unit. Failure to comply with this statute may result in a fine of up to \$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,


Tammy Johnson
Code Enforcement Officer


Marge Schmuckal
Asst. Chief of Inspection Services

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

April 20, 1995

CITY OF PORTLAND

S P A R K INTERNATIONAL INC
25 CEDAR ST
PORTLAND ME 04101

Re: 25 Cedar St
CBL: 026- - C-01-001-01
DU: 2

Dear Sir/Madam:

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

- | | |
|---|--------|
| 1. INT - 1ST FLR - LEFT ENTRANCE | 113.50 |
| LIGHT SWITCH IS NOT FLUSH WITH THE WALL | |
| 2. INT - 2ND FLR - LEFT LANDING | 108.40 |
| BALUSTERS ARE MISSING | |
| 3. INT - 2ND FLR - BATHROOM | 108.20 |
| PLASTER IS LOOSE | |
| 4. INT - 2ND FLR - HALL | 116.10 |
| FLAMMABLES ARE STORED | |
| 5. INT - 2ND FLR - REAR BEDROOM | 108.20 |
| LOCK IS ILLEGAL | |
| 6. INT - 2ND FLR - COMMON AREA | 109.20 |
| CONDITIONS ARE UNSANITARY | |
| 7. INT - 1ST FLR - FRONT ROOM | 113.50 |
| OUTLET COVER IS MISSING | |
| 8. INT - 1ST FLR - MIDDLE ROOM | 108.20 |
| LOCK IS ILLEGAL | |
| 9. INT - 1ST FLR - BATHROOM | 111.40 |
| PLUMBING FIXTURES ARE REVERSED | |
| 10. INT - 1ST FLR - BATHROOM | 108.20 |
| CEILING IS IN DISREPAIR | |
| 11. INT - 1ST FLR - BATHROOM | 109.20 |
| BATHTUB IS BEING USED AS A LITTERBOX | |
| 12. INT - 1ST FLR - RIGHT MIDDLE | 116.30 |
| EXIT IS BLOCKED | |
| 13. INT - BASEMENT - | 116.10 |
| FLAMMABLES ARE STORED | |
| 14. INT - BASEMENT - | 116.40 |
| THERE IS AN ACCUMULATION OF JUNK | |

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 thirty (30) days. Failure to comply with this order may result in a complaint being filed for prosecution in District Court.

Sincerely,

Tammy Munson
Tammy Munson

Code Enforcement Officer/ Field Supvr.

Inspection Services
P. Samuel Hoffes
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

April 20, 1995

S P A R K INTERNATIONAL INC
25 CEDAR ST
PORTLAND ME 04101

Re: 25 Cedar St
CBL: 026- - C-001-001-01
DU: 2

Dear Sir/Madam:

During a recent inspection of the property owned by you at the above referred address, it was noted that smoke detectors were missing/inoperable in some locations -

First floor - hall & right middle room.
Second floor - hall & rear room.

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

Please read and implement the attached formal code interpretation or determination - Number 93-1 - March 10, 1993 - from the State Fire Marshall's office.

Sincerely,

Tammy Munson
Tammy Munson
Code Enforcement Officer/Field Supvr.

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

JULY 25, 1996

SPARK INTERNATIONAL INC
25 CEDAR ST
PORTLAND ME 04101

Re 25 CEDAR ST
CBL 026- - C-001-001-01
DU 2

Dear Madam:

This is to inform you, as owner or agent of the property located at the above-referenced address, that we have released the entire structure from posting.

Therefore, you may rent this building to others or occupy it yourself

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

Sincerely,

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

Tammy Munson
Code Enfc Offr./ Field Sv., v

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

June 10, 1996

Elizabeth Sturdivant
25 Cedar Street
Portland, Maine 04101

RE: 25 Cedar Street
CBL 026 - - C - 001 - 001 - 01
DU: 2

Dear Ms. Sturdivant:

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

The owner, Rosemay Wheeler, SPARK INTERNATIONAL INC., has been notified of the above mentioned condition and has been directed to take immediate steps to vacate the apartment. The apartment should be vacated immediately.

Sincerely,

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

Tammy Munson
Code Enforcement Off, Field Supervisor