

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

JANUARY 14, 1997

TENANT
25 CEDAR ST
PORTLAND ME 04101

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

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.

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

Sincerely,

Arthur Rcwe
Code Enforcement Officer

Tammy Munson
Code Enfc. Offr./ Field Supv.

cc: Dana Bailey, Mgr.

Inspection Services
P. Samuel Hoffses
Chief



JANUARY 14, 1997

CITY OF PORTLAND

SPARK INT'L 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 kept vacant so long as the following conditions continue to exist thereon (i.e.; illegal use as a rooming house):

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 --

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,

Arthur Rowe
Code Enforcement Officer

Tammy Munson
Code Enfc. Offr./ Field Supv.

cc: Dana Bailey, Mgr.

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

JANUARY 15, 1997

JAMES CLIFFORD
25 CEDAR ST, 1ST FLR
PORTLAND ME 04101

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

Dear Mr. Clifford:

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.

The owner, Rosemary Wheeler, 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, appearing to read "Arthur Rowe".

Arthur Rowe
Code Enforcement Officer

A handwritten signature in cursive script, appearing to read "Tammy Munson".

Tammy Munson
Code Enfc. Offr./ Field Supv.

cc: Dana Bailey, Mgr.

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

JANUARY 15, 1997

VALERIE DECESERO
25 CEDAR ST, 1ST FLR
PORTLAND ME 04101

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

Dear Ms. DeCesero:

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.

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

Sincerely,

Handwritten signature of Arthur Rowe.

Arthur Rowe
Code Enforcement Officer

Handwritten signature of Tammy Munsen.

Tammy Munsen
Code Enfc. Offr./ Field Supv.

cc: Dana Bailey, Mgr.

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

JANUARY 15, 1997

TAMMY DECESERO
25 CEDAR ST, 1ST FLR
PORTLAND ME 04101

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

Dear Ms. DeCesero:

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.

The owner, Rosemary Wheeler, 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, likely belonging to Arthur Rowe.

Arthur Rowe
Code Enforcement Officer

A handwritten signature in cursive script, likely belonging to Tammy Munson.

Tammy Munson
Code Enfc. Offr. / Field Supv.

cc: Dana Bailey, Mgr.

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

JANUARY 15, 1997

RICHY PAYNE
25 CEDAR ST, 1ST FLR
PORTLAND ME 04101

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

Dear Mr. Payne:

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.

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

Sincerely,

Arthur Rowe
Code Enforcement Officer

Tammy Munson
Code Enfc. Offr./ Field Supv.

cc: Dana Bailey, Mgr.

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

JANUARY 15, 1997

MEGAN SMITH
25 CEDAR ST, 1ST FLR
PORTLAND ME 04101

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

Dear Ms. Smith:

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.

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

Sincerely,

Arthur Rowe
Code Enforcement Officer

Tammy Munson
Code Enfc. Offr./ Field Supv.

cc: Dana Bailey, Mgr.

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

JANUARY 15, 1997

ROBERT IRVING
25 CEDAR ST, 1ST FLR
PORTLAND ME 04101

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

Dear Mr. Irving:

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.

The owner, Rosemary Wheeler, 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, likely belonging to Arthur Rowe.

Arthur Rowe
Code Enforcement Officer

A handwritten signature in cursive script, likely belonging to Tammy Munson.

Tammy Munson
Code Enfc. Offr./ Field Supv.

cc: Dana Bailey, Mgr.

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

JANUARY 15, 1997

DAVID SMITH
25 CEDAR ST, 1ST FLR
PORTLAND ME 04101

Re: 25 CEDAR ST
CBL: 026- - C-J01-001-01
DU: 2

Dear Mr. Smith:

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.

The owner, Rosemary Wheeler, 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 dark ink, appearing to read "Arthur Rowe".

Arthur Rowe
Code Enforcement Officer

A handwritten signature in dark ink, appearing to read "Tammie Munson".
Tammie Munson
Code Enfc. Offr./ Field Supv.

cc: Dana Bailey, Mgr.

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

JANUARY 15, 1997

JOSH PRETTE
25 CEDAR ST, 2ND FLR
PORTLAND ME 04101

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

Dear Mr. Prette:

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.

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

Sincerely,

Arthur Rowe
Code Enforcement Officer

Tammy Munson
Code Enfc. Offr. Field. supv.

cc: Dana Bailey, Mgr.

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph B. Gray Jr.
Director

CITY OF PORTLAND

JANUARY 15, 1997

BRENDON SCHWANK
25 CEDAR ST, 2ND FLR
PORTLAND ME 04101

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

Dear Mr. Schwank:

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.

The owner, Rosemary Wheeler, 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, appearing to read "Arthur Rowe".

Arthur Rowe
Code Enforcement Officer

A handwritten signature in cursive script, appearing to read "Tammy Munson".

Tammy Munson
Code Enfc. Offr. / Field Supv.

cc: Dana Bailey, Mgr.

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

JANUARY 15, 1997

BRENDON SCHWANK
25 CEDAR ST, 2ND FLR
PORTLAND ME 04101

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

Dear Mr. Schwank:

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.

The owner, Rosemary Wheeler, 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, likely belonging to Arthur Rowe.

Arthur Rowe
Code Enforcement Officer

A handwritten signature in cursive script, likely belonging to Tammy Munson.

Tammy Munson
Code Enfc. Offr./Field Supv.

cc: Dana Bailey, Mgr.

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

JANUARY 15, 1997

SHANE O'NEIL
25 CEDAR ST, 2ND FLR
PORTLAND ME 04101

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

Dear Mr. O'Neil:

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.

The owner, Rosemary Wheeler, 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 dark ink, appearing to read "Arthur Rowe".

Arthur Rowe
Code Enforcement Officer

A handwritten signature in dark ink, appearing to read "Tammy Munson".

Tammy Munson
Code Enfc. Offr./Field Supv.

cc: Dana Bailey, Mgr.

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

JANUARY 15, 1997

APRIL O'NEIL
25 CEDAR ST, 2ND FLR
PORTLAND ME 04101

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

Dear Ms. O'Neil:

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.

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

Sincerely,

Arthur Rowe
Code Enforcement Officer

Tammy Munson
Code Enfc. Offr./ Field Supv.

cc: Dana Bailey, Mgr.

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

APRIL 1, 1997

SPARK INTERNATIONAL INC
25 CEDAR ST
PORTLAND ME 04101

Re: 25 CEDAR ST
CBL: 026 - C-001-001-C1
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, as of March 31, 1997.

Therefore, you may rent these two units to others or occupy them yourself.

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

Sincerely,

Handwritten signature of Arthur Rowe in cursive.

Arthur Rowe
Code Enforcement Officer

Handwritten signature of Tammy Munson in cursive.

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

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
Code Enforcement Officer/Field Supvr.

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-001-001-01
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
LIGHT SWITCH IS NOT FLUSH WITH THE WALL | 113.50 |
| 2. INT - 2ND FLR - LEFT LANDING
BALUSTERS ARE MISSING | 108.40 |
| 3. INT - 2ND FLR - BATHROOM
PLASTER IS LOOSE | 108.20 |
| 4. INT - 2ND FLR - HALL
FLAMMABLES ARE STORED | 116.10 |
| 5. INT - 2ND FLR - REAR BEDROOM
LOCK IS ILLEGAL | 108.20 |
| 6. INT - 2ND FLR - COMMON AREA
CONDITIONS ARE UNSANITARY | 109.20 |
| 7. INT - 1ST FLR - FRONT ROOM
OUTLET COVER IS MISSING | 113.50 |
| 8. INT - 1ST FLR - MIDDLE ROOM
LOCK IS ILLEGAL | 108.20 |
| 9. INT - 1ST FLR - BATHROOM
PLUMBING FIXTURES ARE REVERSED | 111.40 |
| 10. INT - 1ST FLR - BATHROOM
CEILING IS IN DISREPAIR | 108.20 |
| 11. INT - 1ST FLR - BATHROOM
BATHTUB IS BEING USED AS A LITTERBOX | 109.20 |
| 12. INT - 1ST FLR - RIGHT MIDDLE
EXIT IS BLOCKED | 116.30 |
| 13. INT - BASEMENT -
FLAMMABLES ARE STORED | 116.10 |
| 14. INT - BASEMENT -
THERE IS AN ACCUMULATION OF JUNK | 116.40 |

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.

389 Congress Street • Portland, Maine 04101 • (207) 874-8704 • FAX 874-8716 • TTY 874-8936

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

Inspection Services
P. Samuel Hoffses
Chief

January 04, 1996

CITY OF I

S P A R K INTERNATIONAL INC
C/O ROSEMARY WHEELER
211 CUMBERLAND AVE - #1611
PORTLAND ME 04101



P 792 457 196
RECEIPT FOR CERTIFIED MAIL
NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL
(See Reverse)

Sent to	SPARK Intl
Street and No	211 Cumberland A
P.O. Box and ZIP Code	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	

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 first floor is hereby declared unfit for human occupancy.

The above-mentioned first floor 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 the public --

(i.e.; illegal locks and illegal running of a rooming house)

AND: Illegal use of rooms; and violation of the Certificate of Occupancy which was issued on December 1, 1993 - (use as as rooming house rather than a two-family dwelling).

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

Sincerely,

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

cc: Andrew Michaelson, Community Policing

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

January 04, 1996

STEPHEN A HOWLAND
25 CEDAR ST - 1ST FLR; FRONT ROOM
PORTLAND ME 04111

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

Dear Mr. Howland:

A recent inspection of the building 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.; illegal locks and illegal running of a rooming house).

The owner, SPARK Inc, c/o Rosemary Wheeler, has been notified of the above-mentioned condition and has been directed to vacate the entire first floor immediately.

Sincerely,

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

cc: Andrew Michaelson, Community Policing

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

January 04, 1996

WILLIAM HUDSON
25 CEDAR ST - 1ST FLR; MIDDLE ROOM
PORTLAND ME 04111

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

Dear Mr. Hudson:

A recent inspection of the building 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.; illegal locks and illegal running of a rooming house).

The owner, SPARK Inc, c/o Rosemary Wheeler, has been notified of the above-mentioned condition and has been directed to vacate the entire first floor immediately.

Sincerely,

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

cc: Andrew Michaelson, Community Policing

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

January 04, 1996

DERREN J. PETERSON
25 CEDAR ST - 1st FLR; REAR ROOM
PORTLAND ME 04101

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

Dear Mr. Peterson:

A recent inspection of the building 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.; illegal locks and illegal running of a rooming house).

The owner, SPARK Inc, c/o Rosemary Wheeler, has been notified of the above-mentioned condition and has been directed to vacate the entire first floor immediately.

Sincerely,

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

cc: Andrew Michaelson, Community Policing

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

May 20, 1996

SPARK INTERNATIONAL INC
25 CEDAR STREET
PORTLAND, MAINE 04101

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

Dear Madam:

We recently made an inspection of the **FIRST FLOOR** apartment that is occupied at the above referred property. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions.

1. Accomplish a general clean-up of the premises by washing all paintwork, floors, etc. throughout the apartment.
2. Accomplish a general clean-up of the bathroom by removing and properly disposing of all urine saturated items.
3. Accomplish a general clean-up of the bathroom by properly sanitizing all urine saturated areas.

The above mentioned conditions are in violation of Article V of the Municipal Code of the City of Portland and must be corrected on or before 24 hours upon receipt of this letter.

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

Sincerely,

Tammy M. Munson

Tammy M. Munson
Code Enforcement Officer / Field Supervisor

Inspection Services
P. Samuel Hoffses
Chief

CITY OF PORTLAND

April 04, 1996

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 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. EXT - FRONT & LEFT - SIDING IS MISSING OR BROKEN | 108.10 |
| 2. EXT - FRONT - WINDOW IS BROKEN | 108.30 |
| 3. INT - 1ST FLR - FRONT ROOM DOOR IS BROKEN | 108.20 |
| 4. INT - 1ST FLR - FRONT ROOM CEILING HAS EVIDENCE OF LEAKS | 108.20 |
| 5. INT - 1ST FLR - FRONT ROOM CEILING HAS DAMAGED PLASTER | 108.20 |
| 6. INT - 1ST FLR - MIDDLE ROOM DOOR HAS AN ILLEGAL LOCKSET | 108.20 |
| 7. INT - 1ST FLR - MIDDLE ROOM THERE IS A HOLE IN THE PANELING | 108.20 |
| 8. INT - 1ST FLR - MIDDLE HALL PLASTER IS CRACKED | 108.20 |
| 9. INT - 1ST FLR - BATHROOM LINOLEUM IS TORN | 108.20 |
| 10. INT - 1ST FLR - BATHROOM THERE IS A HOLE IN THE FLOOR | 111.40 |
| 11. INT - 1ST FLR - BATHROOM THE SINK FAUCET LEAKS | 108.20 |
| 12. INT - 1ST FLR - BATHROOM THE CEILING IS CAVING IN | 116.10 |
| 13. INT - 1ST FLR - MIDDLE HALL REMOVE THE JUNK - AS IT IS BLOCKING EGRESS | 108.20 |
| 14. INT - 1ST FLR - LIVING ROOM - LFT/MDL THE CHINA CABINET IS MISSING A PANE OF GLASS | 114.30 |
| 15. INT - 1ST FLR - LIVING ROOM - LFT/MDL THE HEATING PIPE HAS PEELING PAINT | 108.20 |
| 16. INT - 1ST FLR - LIVING ROOM - LFT/MDL THERE IS DAMAGED PLASTER AROUND THE HEATING PIPE | |

re: 25 Cedar St

17.	INT - 1ST FLR - RGT/REAR ROOM THE CLOSET IS BEING ILLEGALLY USED AS A SLEEPING AREA	110.40
18.	INT - BASEMENT - STAIR TREADS ARE BROKEN	108.40
19.	INT - BASEMENT - HANDRAIL IS LOOSE	108.40
20.	INT - BASEMENT - ILLEGAL STORAGE OF TOXIC MATERIALS	116.10
21.	INT - BASEMENT - LARGE ACCUMULATION OF JUNK, WHICH IS A SEVERE FIRE HAZARD	116.50
22.	INT - BASEMENT - THE WATER METER IS NOT PROPERLY GROUNDED	111.40
23.	INT - BASEMENT - THERE IS ILLEGAL WIRING ALONG THE PIPES	113.50
24.	INT - 1ST FLR - STAIRCASE TO SECOND FLR THE LIGHT SWITCH IS LOOSE	113.50
25.	INT - LEFT - STAIRCASE TO SECOND FLR THE HANDRAIL IS LOOSE	108.40
26.	INT - 2ND FLR - LANDING BALUSTERS ARE MISSING	108.40
27.	INT - 2ND FLR - BATHROOM THE TOILET IS CRACKED	111.40
28.	INT - 2ND FLR - RIGHT FRONT ROOM THERE IS AN ILLEGAL DOOR	108.20
29.	EXT - 2ND FLR - RIGHT FRONT ROOM SASH IS MISSING	108.30
30.	EXT - 2ND FLR - RIGHT FRONT ROOM JAMBS ARE BROKEN	108.30
31.	INT - 2ND FLR - KITCHEN THE FAUCET IS LOOSE	111.40
32.	INT - 2ND FLR - KITCHEN STORAGE OF TOXIC MATERIALS UNDER THE SINK	116.10
33.	INT - 2ND FLR - REAR HALL - LEFT THE OLD, EXISTING STAIRCASE NEEDS TO FIRE-RATED	116.50
34.	INT - 2ND FLR - REAR ROOM SECURE THE DOOR TO THE ATTIC	108.20
35.	INT - 2ND FLR - REAR ROOM THE CLOSET DOOR IS NOT PROPERLY HINGED	108.20
36.	INT - 2ND FLR - REAR ROOM THERE IS AN ILLEGAL LOCKSET	108.20
37.	EXT - 1ST FLR - RIGHT SIDE THERE IS AN ACCUMULATION OF JUNK THAT IS BLOCKING THE EXITS	116.20
38.	EXT - RIGHT/MIDDLE - DOOR THERE ARE HOLES IN THE TRIM	108.10

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

April 04, 1996

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 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 on the second floor - 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 Enfc. Offr. / Field Supv.

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

November 17, 1905

MR. BUSHEY
25 CEDAR ST - 2ND FL, REAR
PORTLAND ME 04111

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

Dear Mr. Bushey:

A recent inspection of the building 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., illegal locks and illegal running of a rooming house).

The owner, SPARK Inc, c/o Rosemary Wheeler, has been notified of the above-mentioned condition and has been directed to vacate the entire second floor immediately.

Sincerely,

Tammy Munson

Tammy Munson
Code Enfc. Offr./ Field Supv.

cc: Andrew Michaelson, Community Policing

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

November 17, 1905

MR. & MRS IRISH
25 CEDAR ST - 2ND FL, FRONT
PORTLAND ME 04111

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

Dear Mr. & Mrs. Irish:

A recent inspection of the building 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., illegal locks and illegal running of a rooming house).

The owner, SPARK Inc, c/o Rosemary Wheeler, has been notified of the above-mentioned condition and has been directed to vacate the entire second floor immediately.

Sincerely,

Tammy Munson

Tammy Munson
Code Enfc. Offr./ Field Supv.

cc: Andrew Michaelson, Community Policing

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

November 17, 1905

MR. LUBEN
25 CEDAR ST - 2ND FL, MIDDLE
PORTLAND ME 04111

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

Dear Mr. Luben:

A recent inspection of the building 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., illegal locks and illegal running of a rooming house).

The owner, SPARK Inc, c/o Rosemary Wheeler, has been notified of the above-mentioned condition and has been directed to vacate the entire second floor immediately.

Sincerely,

Tammy Munson

Tammy Munson
Code Enfc. Offr./ Field Supv.

cc: Andrew Michaelson, Community Policing

Inspection Services
P. Samuel Hoffses
Chief

November 17, 1995

CITY

S P A R K INTERNATIONAL INC
C/O ROSEMARY WHEELER
211 CUMBERLAND AVE - # 1611
PORTLAND ME 04101

P 792 457 192
RECEIPT FOR CERTIFIED MAIL
NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL
(See Reverse)

Sent to	Rosemary Wheeler
Street and No.	211 Cumberland Ave
P.O. Box	P.O. Box 1611
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	\$

Postmaster's Office

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 second floor is hereby declared unfit for human occupancy.

The above-mentioned second floor is to be vacated immediately 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 the public --

(i.e.; illegal locks and illegal running of a rooming house)
AND: Illegal use of rooms; and violation of the Certificate of Occupancy which was issued on December 1, 1993 - (use as a rooming house rather than a two-family dwelling).

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

Sincerely,

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

cc: Andrew Michealson, Community Policing

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

MAY 20, 1996

CITY OF PORTLAND

S P A R K INTERNATIONAL INC
25 CEDAR ST
PORTLAND ME 04101
ATTN: Rosemary Wheeler

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

Dear Ms. Wheeler:

During a recent inspection of the property owned by you at the above-referred address, it was noted that smoke detectors were missing on the first floor.

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.

Reinspection of your property will be made in twenty-four (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,

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

Tammy Munson
Code Enfc. Offr./ Field Supv.

Inspection Services
P. Samuel Hoffses
Chief
SEPTEMBER 16, 1996

CITY

S P A R K INTERNATIONAL INC
C/O ROSEMARY WHEELER
25 CEDAR ST
PORTLAND ME 04101

P 792 457 450

RECEIPT FOR CERTIFIED MAIL
NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL
(See Reverse)

Sent to	R Wheeler
Street and No.	25 Cedar St
P.O. Box and ZIP Code	P.O. Box 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	

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 second floor is hereby declared unfit for human occupancy.

The above-mentioned second floor is to to be kept vacant 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 the public --
(i.e.; illegal locks and illegal running of a rooming house)

AND: Illegal use of rooms; and violation of the Certificate of Occupancy which was issued on December 1, 1993 - (use 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,



Arthur Rowe
Code Enforcement Officer



Tammy Munson
Code Enfc. Offr./ Field Supv.

cc: Andrew Michaelson, Community Policing

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

SEPTEMBER 16, 1996

MR. PARENT
25 CEDAR ST
PORTLAND ME 04101

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

Dear Mr. Parent:

A recent inspection of the building 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.; illegal use as a rooming house).

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

Sincerely,

Arthur Rowe
Code Enforcement Officer

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 16, 1996

S. WALTERS
25 CEDAR ST
PORTLAND ME 04101

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

Dear Mr. Walters:

A recent inspection of the building 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.; illegal use as a rooming house).

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

Sincerely,

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

Arthur Rowe
Code Enforcement Officer

A handwritten signature in cursive script, appearing to read "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 16, 1996

MR. BERTRAND
25 CEDAR ST
PORTLAND ME 04101

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

Dear Mr. Bertrand:

A recent inspection of the building 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.; illegal use as a rooming house).

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

Sincerely,

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

Arthur Rowe
Code Enforcement Officer

A handwritten signature in cursive script, appearing to read "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 16, 1996

MR. HARRIS
25 CEDAR ST
PORTLAND ME 04101

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

Dear Mr. Harris:

A recent inspection of the building 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.; illegal use as a rooming house).

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

Sincerely,

Handwritten signature of Arthur Rowe.

Arthur Rowe
Code Enforcement Officer

Handwritten signature of 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 16, 1996

MS. STURDIVANT
25 CEDAR ST
PORTLAND ME 04101

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

Dear Ms. Sturdivant:

A recent inspection of the building 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.; illegal use as a rooming house).

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

Sincerely,

Handwritten signature of Arthur Rowe in cursive.

Arthur Rowe
Code Enforcement Officer

Handwritten signature of Tammy Munson in cursive.

Tammy Munson
Code Enfc. Offr./ Field Supv.

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph B. Gray Jr.
Director

CITY OF PORTLAND

SEPTEMBER 16, 1996

MR. BARLOW
25 CEDAR ST
PORTLAND ME 04101

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

Dear Mr. Barlow:

A recent inspection of the building 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.; illegal use as a rooming house).

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

Sincerely,

Arthur Rowe
Code Enforcement Officer

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 16, 1996

JUSTIN HANNAFORD
25 CEDAR ST
PORTLAND ME 04101

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

Dear Mr. Hannaford:

A recent inspection of the building 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.; illegal use as a rooming house).

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

Sincerely,

Handwritten signature of Arthur Rowe in cursive.

Arthur Rowe
Code Enforcement Officer

Handwritten signature of Tammy Munson in cursive.

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

JULY 25, 1996

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 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 Supv.

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

DECEMBER 10, 1996

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 Madam:

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 and the second floor from posting, as of October 21, 1996.

Therefore, you may rent these two floors to others or occupy them yourself.

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

Sincerely,

Arthur Rowe
Code Enforcement Officer

Tammy Munson
Code Enfc. Offr. / Field Supv