

38-40 Alder Street

33-C-19

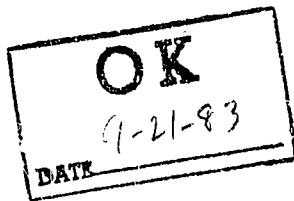


CITY OF PORTLAND

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

September 13, 1983

Mr. Frank Cressey  
38-40 Alder Street  
Apartment #5  
Portland, Maine 04101



cc: Mr. Jeffrey A. Gray  
59 Edwards St.  
Portland, Me. 04102

Re: 38-40 Alder St. 33-C-19  
NCP-PTLD - Apt. #5

Dear Mr. Cressey:

We recently received a complaint and an inspection was made by Code Enforcement Officer B. MacIsaac of the property occupied by you at 38-40 Alder Street Portland, ME. 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 paint-work, floors, etc. throughout the apartment.~~
- ~~2. Accomplish a general clean-up of the premises by removing all disposing of all litter and debris.~~

The above mentioned conditions are in violation of Chapter 307 of the Municipal Code of the City of Portland, Maine, and must be corrected on or before September 20, 1983.

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 \_\_\_\_\_  
Lyle D. Noyes  
Inspection Services Division

Code Enforcement Officer - B. MacIsaac (6)

jmr

P 398 3J4 896

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—  
NOT FOR INTERNATIONAL MAIL

(See Reverse)

Sent to	
Mr. Frank Cressey	
Street and No.	
38-40 Alder Street	
P O., State and ZIP Code	
Portland, Maine 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, Feb. 1982

Re: 38-40 Alder St. - MacIsaac



CITY OF PORTLAND

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

September 13, 1983

Mr. Frank Cressey  
38-40 Alder Street  
Apartment #5  
Portland, Maine 04101

cc: Mr. Jeffrey A. Gray  
59 Edwards St.  
Portland, Me. 04102

Re: 38-40 Alder St. 33-C-19  
NCP-PTLD - Apt. #5

Dear Mr. Cressey:

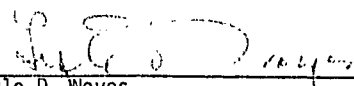
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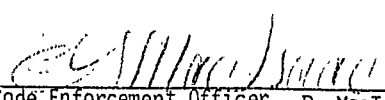
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Planning & Urban Development

By   
Lyle D. Noyes  
Inspection Services Division

  
Code Enforcement Officer - B. MacIsaac (6)

jmr

C 2 CB

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

Department of Planning & Urban Development  
Inspections Services Division  
Tel. 775-5451 - Ext. 311 - 318 - 319

Jeffrey A. & Linda A. Gray  
59 Edwards Street  
Portland, Maine 04102

DU 14

Ch. 33 Blk. C Lot 19  
Location: 38-40 Alder St.

Project: NCP-PTLD - Gen.  
Issued: June 1, 1983  
Expires: Sept. 1, 1983

Dear Mr. & Mrs. Gray:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 38-40 Alder Street, Portland, Maine by Code Enforcement Officer Gayton Bartlett. Violations of Chapter 307 of the Municipal Codes (Minimum Standards for Housing) 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 Sept. 1, 1983. 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 Code Standards.

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

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 of  
Planning & Urban Development

By \_\_\_\_\_  
Lyle D. Noyes,  
Inspection Services Division

Code Enforcement Officer, - Gayton Bartlett (6)

Attachments:

jmr

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

Department of Planning & Urban Development  
Inspections Services Division  
Tel. 775-5451 - Ext. 311 - 318 - 319

Jeffrey A. & Linda A. Gray  
59 Edwards Street  
Portland, Maine 04102

DU 14

Ch. 33 Blk. C Lot 19  
Location: 38-40 Alder St.

Project: NCP-PTLD  
Issued: June 1, 1983  
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Joseph E. Gray, Jr., Director of  
Planning & Urban Development

By \_\_\_\_\_  
Lyle D. Hoyer,  
Inspection Services Division

Code Enforcement Officer - Gayton Bartlett (6)

Attachments:

jmr

HOUSING INSPECTION REPORT

OWNER: Jeffrey A. & Linda A. Gray CODE ENFORCEMENT OFFICER - Gayton Bartlett (6)

38-40 Alder Street, Portland, Maine 33-C-19 NCP-PTLD Notice of Housing Conditions  
DATED: June 1, 1983 SEPTEMBER 1, 1983

ITEMS LISTED BELOW ARE IN VIOLATION OF "CHAPTER 307 OF THE MUNICIPAL CODES - MINIMUM STANDARDS FOR HOUSING" AND MUST BE CORRECTED.

	<u>SEC. (S)</u>
1. OVERALL - trim - peeling paint.	3-a
2. FIRST & THIRD FLOOR REAR - porch - rotted decking.	3-d
3. SECOND FLOOR LEFT REAR HALL - window - broken glass.	3-c
4. SECOND FLOOR RIGHT REAR HALL - ceiling - peeling paint.	3-b
5. FOURTH FLOOR FRONT HALL - ceiling - damaged tiles.	3-b
6. BASEMENT - wall - missing circuit breaker panel.	8-e
 <u>FIRST FLOOR RIGHT REAR</u>	
7. BATHROOM - ceiling - damaged tiles.	3-b
 <u>SECOND FLOOR LEFT FRONT</u>	
8. BEDROOM - ceiling - damaged plaster.	3-b
9. BEDROOM - window - broken glass.	3-c
 <u>SECOND FLOOR RIGHT FRONT</u>	
10. BEDROOM - closet - frayed wiring.	8-e
 <u>SECOND FLOOR RIGHT REAR</u>	
11. BATHROOM - walls - damaged plaster.	3-b
 <u>THIRD FLOOR LEFT REAR</u>	
12. KITCHEN - ceiling - broken and missing tiles.	3-b
 <u>FOURTH FLOOR LEFT</u>	
13. BEDROOM - ceiling - damaged tiles.	3-b
 <u>FOURTH FLOOR RIGHT</u>	
14. KITCHEN - ceiling - damaged tiles.	3-b

HOUSING INSPECTION REPORT

OWNER: Jeffrey A. & Linda A. Gray CODE ENFORCEMENT OFFICER - Gayton Bartlett (6)

38-40 Alder Street, Portland, Maine 33-C-19 NCP-PTLD Notice of Housing Conditions  
DATED: June 1, 1983 SEPTEMBER 1, 1983

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<u>FOURTH FLOOR RIGHT</u>	
14. KITCHEN - ceiling - damaged tiles.	3-b























City of Portland

INSPECTION SERVICES DIVISION

Housing Inspection

DWELLING UNIT SCHEDULE

1) INSP. DATE

05 24 83

2) INSP.

06

3) FORM NO.

4) TENANT'S NAME

5) Flr #

6) Location

7) Rmg. Tp

8) #Rms

9) #Peo.

10) #All'd.

11) St

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

Viol No

Remedy

Cond.

Violation

Location

Room Type

Area Type

Resp Party

Code Sect Violated

Violation Rem.-Date

OK







City of Portland

INSPECTION SERVICES DIVISION

Housing Inspection

DWELLING UNIT SCHEDULE

1) INSP DATE: 05 24 83  
2) INSI: 06  
3) FORM NO.

4) TENANT'S NAME: [Blank]  
5) Flr #: 1ST  
6) Location: LER  
7) Rmg. Tp: DU  
8) #Rms: 3  
9) #Peo: 1  
10) #All'd: -  
11) Slip: 1

12) Child Under 10: [Blank]  
13) Child 1-6: 1-6  
14) [Blank]  
15) Rent: [Blank]  
16) Rent Code: [Blank]  
17) Furn: [Blank]  
18) Heat: OFF  
19) Hot Water: YES  
20) Dual Egress: YES  
21) Ck'ng: LG  
22) Lav: PL  
23) Bath: PB  
24) Flus: OF

Viol No	Remedy	Cond.	Violation	Location	Room Type	Area Type	Resp Party	Code Sect Violated	Violation Rem. Date
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OK

City of Portland

INSPECTION SERVICES DIVISION

Housing Inspection

DWELLING UNIT SCHEDULE

1) INSP. DATE

05 24 83

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06

3) FORM NO

4) TENANT'S NAME

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Viol No

Remedy

Cond.

Violation

Location

Room Type

Area Type

Resp Party

Code

Sect Violated

Violation

Rem. - Date

OK

K

CERTIFICATE  
OF  
COMPLIANCE

CITY OF PORTLAND

Department of Neighborhood Conservation  
Housing Inspections Division  
Telephone: 775-5451 - Extension 448 - 358

September 6, 1978 ✓

Mr. Jeffrey A. Gray  
Alder Apartments  
P. O. Box 8224  
Portland, Maine

Re: Premises located at 40 Alder Street, Portland, Maine 33-C-19 Gen.

Dear Mr. Gray:

A re-inspection of the premises noted above was made on September 5, 1978  
by Housing Inspector Mrowka.

This is to certify that you have complied with our request to correct the violation  
of the Municipal Codes relating to housing conditions as described in our "Notice  
of Housing Conditions" dated 3-15-77.

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

In order to aid in the preservation of Portland's existing housing  
inventory, it shall be the policy of this department to inspect  
each residential building at least once every five years.  
Although a property is subject to re-inspection at any time during  
the said five year period, the next regular inspection of this  
property is scheduled for 1983.

Sincerely yours,  
Joseph E. Gray, Jr., Director  
Neighborhood Conservation

*Lyle D. Noyes*  
by Lyle D. Noyes  
Chief of Housing Inspections

Inspector *G. Mrowka*  
G. Mrowka

/88



AFT 11130  
6/27/77

NOTICE OF HOUSING CONDITIONS

DU 17

CITY OF PORTLAND  
DEPARTMENT OF NEIGHBORHOOD CONSERVATION  
HOUSING INSPECTIONS DIVISION  
Telephone 775-5451 - Extension #448 - #358  
Mr. & Mrs. Jeffrey A. & Linda A. Gray 774-6105  
59 Edwards Street  
Portland, Maine 04102

Ch.-Bl.-Lot: 33-C-19  
Location: 40 Alder Street  
Project: General  
Issued: March 15, 1977  
Expired: May 15, 1977

Dear Mr. & Mrs. Gray:

An examination was made of the premises at 40 Alder Street, Portland, Maine  
by Housing Inspector Laery. 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 May 15, 1977. You may contact this office to arrange a satis-  
factory 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 re-inspection within the time set forth above, will anticipate  
that the premises have been brought into compliance with Code Standards. Please contact  
this office if you have any questions regarding this Notice.

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

sent to { ALDER APTS  
PO BOX 8224  
PORTLAND, ME

Sincerely yours,  
Joseph E. Gray, Jr., Director  
Neighborhood Conservation

Inspector M. Leary

By Lyle D. Noyes  
Lyle D. Noyes,  
Chief of Housing Inspections

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" - SECTION(S)

- 1. ~~SECOND FLOOR - APT. #4  
BATHROOM - install a 3-piece bathroom consisting of a bathtub or shower,  
lavatory and a flush toilet. 6a~~
- 2. ~~SECOND FLOOR - APT. #2  
BATHROOM - install a 3-piece bathroom consisting of lavatory, bathtub or  
shower and a flush toilet. 6a~~
- 3. ~~SECOND FLOOR - APT. #5  
BATHROOM - install a 3-piece bath consisting of a shower or tub and a lavatory. 6a~~
- 4. ~~SECOND FLOOR - APT. #7  
BATHROOM - install a 3-piece bath consisting of a flush toilet, lavatory and a  
bathtub or shower. 6a~~
- 5. ~~THIRD FLOOR - APT. #9 CONTINUED WITH #11  
BATHROOM - install a 3-piece bath consisting of a flush toilet, lavatory and a  
bathtub or shower. 6a~~
- 6. ~~THIRD FLOOR - APT. #10  
BATHROOM - install a 3-piece bath consisting of a bathtub or shower, flush toilet  
and a lavatory. 6a~~
- 7. ~~THIRD FLOOR - APT. #12  
BATHROOM - install a 3-piece bath consisting of a flush toilet, bathtub or shower  
and a lavatory. 6a~~

continued  
vw

40 Alder Street continued

~~4/27/87 THIRD FLOOR - APT. #13~~

~~BARBARA - install a 3-piece bath consisting of a flush toilet, bathtub or shower and a lavatory.~~

6a

3-9-78

Dear Greg,

I wanted you to know that I have talked with Mrs. Martin, apt 10 3<sup>rd</sup> floor of 40 Allen St. and asked her to move across the hall into apt 14 when Mr. Nozeman moves in May. She agreed to do this so in May, I'll be including apt 10 (single room) into apt 12. This will take apt 10 off the violation list and eliminate the need for me to install a bath.

Thank you  
Mr. Gray

THE ALDER APTS.  
P. O. BOX 8224  
PORTLAND, MAINE 04104



3-15-77

City of Portland  
Dept. of Neighborhood Conservation  
Housing Inspectors Division  
Portland, Maine 04104

Attn: Greg

REINSPECTION RECOMMENDATIONS

LOCATION 40 Alder St

INSPECTOR M. Leary  
MROWKA

PROJECT General

OWNER Jeffrey P Gray

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
<u>3-15-77</u>	<u>5-15-77</u>	<u>BY GM</u>			
DATE <u>9/5/78</u>					

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

DATE		ALL VIOLATIONS HAVE BEEN CORRECTED	Send "CERTIFICATE OF COMPLIANCE"	Send "POSTING RELEASE"
<u>9/5</u>	<u>GM</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		SATISFACTORY Rehabilitation in Progress		
	<u>GB</u>	Time Extended To: <u>WTX (60 DAYS) 8/27/77</u>		
<u>01/09/78</u>	<u>GM</u>	Time Extended To: <u>OTX (30 days) 03/09/78</u>		
<u>03/09/78</u>	<u>GM</u>	Time Extended To: <u>OTX 30 days 04/09/78</u>		
		UNSATISFACTORY Progress		
		Send "HEARING NOTICE" _____ "FINAL NOTICE" _____		
		"NOTICE TO VACATE"		
		POST Entire _____		
		POST Dwelling Units _____		
		UNSATISFACTORY Progress		
		"LEGAL ACTION" To Be Taken _____		

INSPECTOR'S REMARKS:

6/23/77 GB TALKED WITH MGR. WILL GET IN TOUCH W/ MR GRAY & HAVE HIM COLLECT APPOINTMENT

6/27/77 GB 2 APTS TAKEN CARE OFF, 6 REMAINING (WTX)

11/01/77 GM talked 2 mgr. says nothing is done will call owner

5/22/78 GM OTX 30 days U.S.D.

6/26/78 GM C.T./C.O. 2 Violation Corrected OTX 7/26/78

9/5/78 GM Rhdmd

INSTRUCTIONS TO INSPECTOR: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



CERTIFICATE  
OF  
COMPLIANCE

DATE: June 26, 1984

DU: 14

CITY OF PORTLAND

Department of Planning & Urban Development  
Housing Inspections Division  
Telephone: 775-5451 - Extension 311 - 318

Jeffrey A. & Linda A. Gray  
59 Edwards Street  
Portland, Maine 04102

Re: Premises located at 38-40 Alder St. 33-C-19 PTLD G-2V1

Dear Mr. & Mrs. Gray:

A re-inspection of the premises noted above was made on June 26, 1984  
by Code Enforcement Officer Burton MacIsaac.

This is to certify that you have complied with our request to correct the violation of  
the Municipal Codes relating to housing conditions as described in our "Notice of Housing  
Conditions" dated June 1, 1983.

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

In order to aid in the preservation of Portland's existing housing  
inventory, it shall be the policy of this department to inspect each  
residential building at least once every five years. Although a  
property is subject to re-inspection at any time during the said  
five-year period, the next regular inspection of this property is  
scheduled for June 1989.

Sincerely yours,

Joseph E. Gray, Jr., Director of  
Planning and Urban Development

By John E. Vandenberg

Asst. Samuel Hoffses,  
Chief of Inspection Services

Burton MacIsaac  
Code Enforcement Officer - Burton MacIsaac (6)

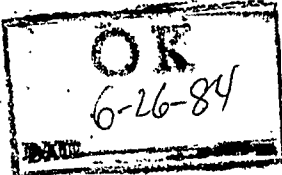
jmr

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

Department of Planning & Urban Development  
Inspections Services Division  
Tel. 775-5451 - Ext. 311 - 318 - 319

Jeffrey A. & Linda A. Gray  
59 Edwards Street  
Portland, Maine 04102



DU 14

Ch. 33 Blk. C Lot 19  
Location: 38-40 Alder St.

Project: NCP-PTLD  
Issued: June 1, 1983  
Expires: Sept. 1, 1983

Dear Mr. & Mrs. Gray:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 38-40 Alder Street, Portland, Maine by Code Enforcement Officer Gayton Bartlett. Violations of Chapter 307 of the Municipal Codes (Minimum Standards for Housing) 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 Sept. 1, 1983. 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 Code Standards.

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

By Lyle D. Noyes  
Lyle D. Noyes,  
Inspection Services Division

G. Bartlett  
Code Enforcement Officer - Gayton Bartlett (6)

Attachments:

jmr



HOUSING INSPECTION REPORT

OWNER: Jeffrey A. & Linda A. Gray CODE ENFORCEMENT OFFICER - Gayton Bartlett (6)

38-40 Alder Street, Portland, Maine 33-C-19 NCP-PTLD Notice of Housing Conditions  
DATED: June 1, 1983 SEPTEMBER 1, 1983

ITEMS LISTED BELOW ARE IN VIOLATION OF "CHAPTER 307 OF THE MUNICIPAL CODES - MINIMUM STANDARDS FOR HOUSING" AND MUST BE CORRECTED.

	SEC. (S)
<del>1. OVERALL - trim - peeling paint.</del>	<del>3-a</del>
<del>2. FIRST &amp; THIRD FLOOR REAR - porch - rotted decking.</del>	<del>3-d</del>
<del>3. SECOND FLOOR LEFT REAR HALL - window - broken glass. OK 6-19-84</del>	<del>3-c</del>
<del>4. SECOND FLOOR RIGHT REAR HALL - ceiling - peeling paint.</del>	<del>3-b</del>
<del>5. FOURTH FLOOR FRONT HALL - ceiling - damaged tiles.</del>	<del>3-b</del>
<del>6. BASEMENT - wall - missing circuit breaker panel.</del>	<del>8-a</del>
<u>FIRST FLOOR RIGHT REAR</u>	
<del>7. BATHROOM - ceiling - damaged tiles. G-20</del>	<del>3-b</del>
<u>SECOND FLOOR LEFT FRONT</u>	
<del>8. BEDROOM - ceiling - damaged plaster. 6-19-84</del>	<del>3-b</del>
<del>9. BEDROOM - window - broken glass.</del>	<del>3-c</del>
<u>SECOND FLOOR RIGHT FRONT</u>	
<del>10. BEDROOM - closet - frayed wiring. OK 6-25</del>	<del>8-e</del>
<u>SECOND FLOOR RIGHT REAR</u>	
<del>11. BATHROOM - walls - damaged plaster. G-26</del>	<del>3-b</del>
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<del>12. KITCHEN - ceiling - broken and missing tiles. OK 6-19-84</del>	<del>3-b</del>
<u>FOURTH FLOOR LEFT</u>	
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<u>FOURTH FLOOR RIGHT</u>	
<del>14. KITCHEN - ceiling - damaged tiles. G-20</del>	<del>3-b</del>





## CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

March 23, 1988

Jeffrey & Linda Gray  
c/o Comp. Mkt. Systems  
P.O. Box 28065

~~Portland, ME~~

Wash., D.C. 20013

Re: 38 Alder St. 33-C-19  
2nd Floor, Apt. #7

Dear Mr. & Mrs. Gray:

We recently received a complaint and an inspection was made by Code Enforcement Officer Burton MacIsaac of the property owned by you at 38 Alder St., 2nd Floor Apt., Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

1. KITCHEN - door - broken. 6-108
2. BATHROOM - showerhead - leaking. 6-111
3. BATHROOM - toilet - loose. 6-111
4. THROUGHOUT - broken sashcords. 6-108
5. Duplex outlets illegally located in floors. 6-113
6. KITCHEN - ceiling - missing electric junction box cover. 6-113

The above mentioned conditions are in violation of Article V of the Municipal Code of the City of Portland, Maine, and must be corrected on or before April 23, 1988.

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

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

  
P. Samuel Hoffes  
Chief of Inspection Services

  
Burton MacIsaac (6) C. E. O.

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