

31-33R Alder Street

SEAL-WALKER
#8803-3R

COPY
BSL

CERTIFICATE
OF
COMPLIANCE

Date: December 31, 1981

CITY OF PORTLAND

Department of Urban Development
Housing Inspections Division
Telephone: 775-5451 - Extension 311 - 312

Ernest M. & Hazel B. Kinney
RFD #2 Box 179
Sawyer Road
Cape Elizabeth, Maine

Re: Premises located at 31-33 Alder St. 33-D-17 - 19 WE

Dear Mr. & Mrs. Kinney:

A re-inspection of the premises noted above was made on December 30, 1981
by Housing Inspector Gayton Bartlett.

This is to certify that you have complied with our request to correct the
violation of the Municipal Code, relating to housing conditions as
described in our "Notice of Housing Conditions" dated October 21, 1980.

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
December 1986.

Sincerely yours,

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

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

Gayton C. Bartlett
Code Enforcement Officer - Bartlett (2)

jmr

(2)

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND

DU 5

Department of Urban Development
Housing Inspection Division
Tel. 775-5451 - Ext. 311 - 312

Ch.-Blk.-Lot: 33-D-17,19
Location: 31-33 Alder Street

Project: NCP-WE
Issued: October 21, 1980
Expires: January 21, 1981

Ernest M. & Hazel B. Kinney
RFD #2 Box 179
Sawyer Road
Cape Elizabeth, Maine

OK
DATE GB 12/30/81

Dear Mr. & Mrs. Kinney:

As owner or agent, you are hereby notified that an examination was made of the premises at 31-33 Alder Street, Portland, Maine, by Housing Inspector Arthur Addato. Violations of Municipal Codes relating to housing conditions were found as described in detail on the attached housing inspection report.

In accordance with provisions of the above mentioned Codes, you are hereby requested to correct those defects on or before January 21, 1981. 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. Please contact this office if you have any questions regarding this Notice.

Your cooperation will aid this Department in it's goal to maintain all Portland residents in decent, safe, and sanitary housing.

Very truly yours,

Joseph E. Gray, Jr., Director
Urban Development

By [Signature]
Lyle D. Noyes,
Housing Code Administrator

Inspector [Signature]
Arthur Addato

Attachments:

jmr

HOUSING INSPECTION REPORT

31-33 Alder Street 33-D-17,19 NCP-WE October 21, 1980 Continued:

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

	SEC.(S)
1. LEFT FRONT EXTERIOR - foundation - buckling brick & mortar.	3-a
2. RIGHT FRONT EXTERIOR - door - damaged lock set.	3-c
* 3. REAR FLOOR RIGHT HALL - ceiling - inoperative light fixture.	3-e
* 4. RIGHT FRONT CELLAR - ceiling - missing junction box covers.	8-e
* 5. LEFT RIGHT CELLAR - ceiling - missing junction box covers.	8-e
6. FIRST FLOOR RIGHT FRONT HALL - ceiling - sagging plaster.	3-b
7. RIGHT FRONT CELLAR - chimney - missing mortar.	3-e
8. RIGHT REAR CELLAR - chimney - missing mortar.	3-e
9. OVERALL CELLAR - foundation - missing mortar & bricks.	3-a
10. MIDDLE CELLAR - foundation - missing mortar & deteriorated brick.	3-a

*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 Street, Tel. 775-5451 - to determine if any of the items listed above require a building or alteration permit.

jmr

REINSPECTION RECOMMENDATIONS

INSPECTOR BAGLETT

JK
 DATE 12/30/81

LOCATION 31-33 ALDER ST

PROJECT WCP-WE

OWNER ERNEST KINNEY

NOTICE OF HOUSING CONDITIONS
 Issued _____ Expired 10/21/80

HEARING NOTICE
 Issued _____ Expired 11/21/81

FINAL NOTICE
 Issued _____ Expired _____

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

DATE	RECOMMENDATION
<u>12/30/81</u> <u>CB</u>	ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE" <input checked="" type="checkbox"/> "POSTING RELEASE" _____ SATISFACTORY Rehabilitation in Progress Time Extended To: _____ Time Extended To: _____ Time Extended To: _____
	UNSATISFACTORY Progress Send "HEARING NOTICE" _____ "FINAL NOTICE" _____
	NOTICE TO VACATE POST Entire _____ POST Dwelling Units _____
	UNSATISFACTORY Progress "LEGAL ACTION" To Be Taken _____

3/4/81 CB
5/7/81 CB

INSPECTOR'S REMARKS: RE 1/5 - OTX - owner rehab.
RE - owner rehab - OTX

INSTRUCTIONS TO INSPECTOR: _____



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

January 15, 1988

H. H. Sawyer Realty
P.O. Box 7225, DTS
Portland, Maine

Re: 33 Alder Street, Apt. #3 33-D-17

Dear Sir:

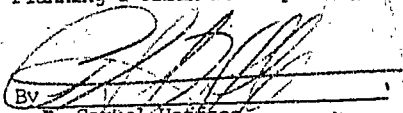
We recently received a complaint and an inspection was made by Code Enforcement Officer Burton MacIsaac of the property owned by you at 33 Alder St., Apt. #3, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

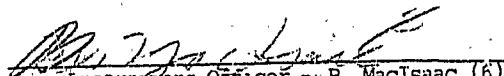
1. Heating facilities required. Every habitable room excepting rooms used primarily for sleeping purposes shall be served by heating facilities capable of providing a minimum temperature of 68° at a distance of 3 feet above floor level as required by prevailing weather conditions from September 15 to May 1 of each year. 114-2

The above mentioned conditions are in violation of Article V of the Municipal Code of the City of Portland, Maine, and must be corrected on or before January 16, 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

By 
P. Samuel Hoffses,
Chief of Inspection Services


Code Enforcement Officer - B. MacIsaac (6)

LOD



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

NOTICE OF HOUSING CONDITIONS

DU: 5
CHART-BLOCK-LOT - 33-D-17, 18
LOCATION: 31-33 Alder Street

(BAYSIDE)

DISTRICT: 6
ISSUED: March 23, 1990
EXPIRES: May 23, 1990

H. H. Sawyer Realty
P. O. 7225, D.T.S.
Portland, ME 04112

Dear Sir:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 31-33 Alder Street by Code Enforcement Officer M. Mitchell/K. Carroll. 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 May 23, 1990. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within ten (10) days from this date, we will assume the repairs to be in progress and, on re-inspection within the time set forth above, will anticipate that the premises have been brought into compliance with the Housing Code Standards.

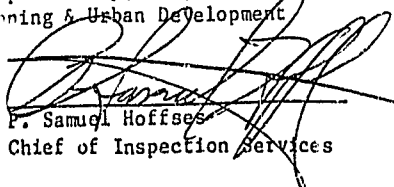
Please Note: You should consult the inspection Services Division to insure that any corrective action you undertake complies with the building, plumbing, electrical, zoning and other Article of the City Code.

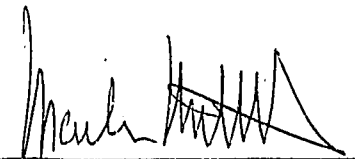
Please contact this office if you have any questions regarding this order.

Your cooperation will aid this department in its goal to maintain decent, safe, and sanitary housing for all of Portland's residents.

Very truly yours,

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

By: 
P. Samuel Hoffses
Chief of Inspection Services


Mark Mitchell/Kevin Carroll (6)
Code Enforcement Officer

Attachments

HOUSING INSPECTION REPORT

OWNER: H. H. Sawyer Realty

LOCATION: 31-33 Alder St. 33-D-17, 18

CODE ENFORCEMENT OFFICER: Mark Mitchell/Kevin Carroll (6)

HOUSING CONDITIONS DATED: March 23, 1990

EXPIRES: May 23, 1990

ITEMS LISTED BELOW ARE IN VIOLATION OF ARTICLE V OF THE MUNICIPAL CODES, "HOUSING CODE", AND MUST BE CORRECTED ON OR BEFORE THE EXPIRATION DATE.

SEC. (S)

1. FIRST FLOOR, APT. #1 - bathroom - provide flooring.
2. FIRST FLOOR, - hallway - rotted floor.
3. FIRST FLOOR, APT. #1 - living room - illegal wiring in ceiling.
4. BASEMENT - structural problem from continuous plumbing leaks.
5. SECOND FLOOR, APT. #2 - not available at time of inspection.
6. FIRST FLOOR, APT. #3 - not available at time of inspection.
7. THIRD FLOOR, APT. #5 - living room - windows loose and ready to fall.
8. THIRD FLOOR, APT. #5 - rear bedroom - change light switch.
9. THIRD FLOOR, APT. #5 - kitchen - provide G.F.I.
10. THIRD FLOOR, APT. #5 - stairs - several broken treads.
11. THIRD FLOOR, APT. #5 - stairway - holes in wall.
12. THIRD FLOOR, APT. #5 - rear stairway - broke treads.
13. THIRD FLOOR, APT. #5 - walls throughout - repair cracked walls.
14. THROUGHOUT - hollow core and broken doors.
15. BASEMENT - asbestos.

NOTE: At the time of the inspection I was unable to gain access to Apartment #2, Second Floor and Apt. #3, First Floor. I suggest that if there are any conditions which need correcting in these apartments, that you make the repairs while doing the work on the rest of the structure.

CITY OF PORTLAND
INSPECTION SERVICES DIVISION - HOUSING INSPECTION SCHEDULE

Bayside

Insp. Date: 3/13/90 Complaint 5 year Fire Inspector's Name Mitchell / Kevin Dist. 6

Property Address: 31-33 Alder C-B-L: 33-D-1718 Legal Units: Exist. Units: 5 Stories: 3

Owner or Agent H.H. Sawyer Realty Stand. 1st: N.O.H.C. L.O.D.
Address PO 7225 D.T.S. Portland

Violation No.	Ext.	Int.	Fl.	Apt.	LOCATION	VIOLATION DESCRIPTION	CODE
1			1	1	Bathroom	Provice Flooring	
2			1		Hallway	Rotted floor	
3			1	1	Living room	Illegal Wiring in ceiling	
4					Basement	Structural Problem from continual plumbing leaks	
5			2	2	N/A		
6			1	3	N/A		
7 Windows Threat			3	5	Living rm	Windows loose + ready to fall	
			3	5	Rear bedroom	Change light switch	
8			3	5	Kitchen	provide GFI	
9			3	5	stairs	several broken treads	
10			3	5	stairway	Holes in wall	
11			3	5	Rear stairway	Broken treads	
12			3	5	WALLS throughout	Repair Cracked walls	
13			Throughout		Hollow-core	+ Broken Doors	
14					Basement	Asbestos	

Inspection Services
P. Samuel Hoffses
Chief

NOVEMBER 18, 1996

CARVEL H STEVEN & HARRIS EVANS ASSC
PO BOX 10250
PORTLAND ME 04104



CITY OF PORTLAND

P 792 457 455

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

Sent to	Carvel / H Evans
Street and No	10250
PO Box and Zip	10250 04104
Postage	
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to whom and Date Delivered	
Return Receipt Showing to whom Date and Place of Delivery	
TOTAL Postage and Fees	
Postmark or D.F.	

Re 31-33 ALDER ST
CBL 033--D-017-001-01
DU: 5

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 vacant 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.; fire damage):

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,

Marlanu Wing
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

SEPTEMBER 19, 1996

CITY OF PORTLAND

CARVEL H STEVEN
& HARRIS EVANS ASSOC
P O BOX 10250
PORTLAND ME 04104

RE: 31 ALDER ST
CBL: 033- D-017
DU: 5

Dear Mr. Carvel:

The Housing Inspections Division of the Department of Planning and Urban Development has recently completed an overall inspection of the above-referred property.

Congratulations are extended to you for the general condition of your property which was found to meet the standards established by the City's Housing Code. We did, however, note the following items that could cause future problems:

- | | | |
|---|--|--------|
| 1 | INT - 2ND FL - APT #2 - BATHROOM
TOILET SEAT IS BROKEN | 111.40 |
| 2 | INT - 2ND FL - APT #2 - KITCHEN
CEILING HAS A LOOSE LIGHT FIXTURE | 113.50 |
| 3 | EXT - REAR YARD -
THERE IS MISCELLANEOUS DEBRIS ALONG THE FENCE | 109.40 |
| 4 | EXT - ROOF -
CHIMNEY APPEARS TO NEED TO BE REPOINTED | 108.50 |

Good maintenance is the best way to protect the value of your property and neighborhood.

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

Sincerely,

Handwritten signature of David Jordan in cursive.

David Jordan
Code Enforcement Officer

Handwritten signature of Tammy Munson in cursive.

Tammy Munson
Code Enfc. Offc./ Field Supv.