ĝ 2-40 Alder Strect



CITY OF PORTLAND

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

Septem : 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:

work, floors etc. throughout the apartment.

 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

y Lyle D. Noyes Inspection Services Division

Code Enforcement Officer - B. MacIsaac (6)

jmr

389 CONGRESS STREET • PORTLAND MAINE 04101 • TELEPHONE (207) 775-5451

P 398 534 896

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

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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-PILD - 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:

- 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 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. Woyes

Inspection Services Division

Officer - B. MacIsaac (6)

jmr

389 CONGRESS STREET • PORTLAND, MAINE 04101 • TELEPHONE (207) 775-5451

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

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 it's 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

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 041.02

DU

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 _by Code Enforcement Officer at 38-40 Alder Street, Portland, Maine -. Violations of Chapter 307 of the Municipal Codes (Minimum Gayton Bartlett 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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> Very truly yours, seph E. Gray, Jr., Director of . Lanning & Urban Development

Lyle D. Hoyes, Inspection Services Division

Code Enforcement Officer - Gayton Bartlett (6)

Attachments:

jmr

HOUSING INSPECTION REPORT

OWNER:	Jeffrey A.	& Linda A	. Gray		COD	E ENFORCEMEN	VT OFFIC	ER	- Gayton	Bartlett	(6)
	lder Street, June 1, 198		, Maine SEPTEMBER	33- 1,	·	NCP-PTLD	Notice	of	Housing	Conditions	;

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

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

HOUSING INSPECTION REPORT

OWNER:	Jeffrey A. & Linda A. Gray	COD	E ENFORCEME	NT OFFICER	- Gayton	Bartlett (6
38-40 A	der Street, Portland, Maine June 1, 1983 SEPTEMBEF	22 0 10	NCPPILD			
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THIRD FIGUREN - Ceiling - broken and missing tiles.

FOURTH FLOCK LEFT

13. BEDROOM - ceiling - damaged tiles.

FOURTH FLOOR RIGHT 14. KITCHEN - ceiling - damaged tiles.

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STRUCTURE	INSPECTION	SCHEDULE

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City of Portland

INSPECTION SERVICES DIVISION

Housing Inspection

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INSPECTION SERVICES DIVISION

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INSPECTION SERVICES DIVISION

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INSPECTION SERVICES DIVISION

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Housing Inspection

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City of Portland

INSPECTION SERVICES DIVISION

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City of Portland

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City of Portland

INSPECTION SERVICES DIVISION

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CERTIFICATE 0 F 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

Premises located at 40 Alder Streat, Portland, Maine 33-C-19 Gen.

Dear Mr. Gray:

A re-inspection of the premises noted above was made on _September 5, 1978

This is to certify that you have complied with our request to correct the violation of 'he Municipal Codes relating to housing conditions as described in our "Notice o lousing 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, Chief of Housing Inspections

Inspect

NOTICE OF HOUSING CONDITIONS

DEPARTMENT OF NEIGHBORHOOD CONSERVATION HOUSING INSPECTIONS DIVISION Telephone 775-5451 - Extension #448 - #358 Hotel Mr. & Mrs. Jeffrey A. & Linda A. Gray 174-6105 59 Edwards Street Portland, Maine 04102 Dear Mr. & Mrs. Gr. J: An examination was made of the premises at 40 Al by Housing Inspector Larry housing conditions were found as described in detail	Expired: May 15, 1977 ICTER REPORT BUTLED HRS NELSON-HOR der Street 772-6142 # 2A Approximation to the street
In accordance with provisions of the above mentioned these defects on or before May 15, 1977. You may confactory repair schedule if you are unable to make so we will assume the repairs to be in progress if we conform this date and, on reminspection within the time that the premises have been brought into compliance this office if you have any questions regarding this	ontact this office to arrange a satis- uch repairs within the specified time. do not hear from you within ten days a set forth above, will anticipate with Code Standards. Please contact is Notice.
Your cooperation will help this Department in its go in decent, safe and sanitary housing.	pal to maintain all Portland residents
ATO CARDER APTS	Sincerely yours,
ALDER APTS PO BOX 8224 InspectorPTLD, ME	Joseph E. Gray, Jr., Director
/ PO BOX 6227	Neighborhood Conservation
Inspector PTLD, ME	By figle langua
in wary	Lyle D. Noyes, Chief of Housing Inspections
EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDA	RDS FOR HOUSING" - SECTION(S)
1. SECOND FLOOR - APT. #4	
BATHROOM - install a 3-piece bathroom consisti	ng of a bathtub or shower,
Tavatory and a flush tollet.	6a
2. SEGOND FLCOR ANT #2	
BATHWOOM installed piece bathroom consists	ng of taxatary, bathleb or
3 GEOCKO FLOOR - AFT: 75	
WITHOUT Install a D piece both consisting o	f a shower or but and a lower of
SECOND FLOOR AFT. 67	The state of the s
1 22 THE SON - Install of place bath consisting of	f a clush totlete levelory of the
bathtub or phowers	
127/77INIRD FL OR - APT. #9 COHEMED WITH #!	
5. LATIRCOM - Install a 3-piece back consisting o	f a fitte toilet; lavatory end a
Varinesis de sauver,	
THIRD FLOOR - APT, # 10	
6. BATHROOM - install a 3-piece bath consisting o	f a bathtub or shouer, flush toilet
TITED FLOOD ARE 410	16/20/78 G
THIRD FLOOR - APT #12	
7. BATHROOM install a 3-piece bath consisting o	a riush tollet, bathtub or shower
continued	
VW \	
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40 Alder Street continued

Dear Greg, I wanted you to how that apt 10 3rd floor of 40 aller ff. and asked her to movenous the hall into apt 14 when Mr. Naslean moves in May. All agreed to do this so in May, I'll fe wiching ast 10 (Single room) inta apt 12. This will take apt 10 ff the violation list and eliminate the need for me to

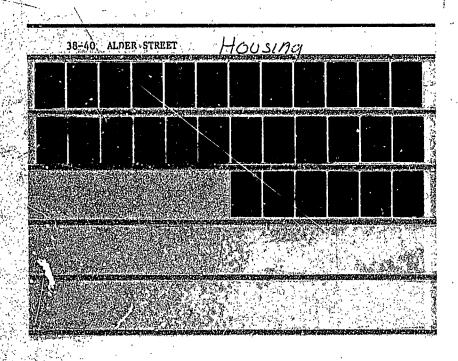
P. O. BOX 8224 PORTLAND, MAINE 04104

3-15-17

City of Portland Dept. of Neighborhood Conservation Housing Interestions Division Portland, Main 104104

Attn: Greg

REINSPECT	ION F	ECOMMENDATIONS LOCATION 40 Ald of St
		PROJECT General
INSPECTOR		
	/	MROWKA DELLIEV H. GIEL
	HOUS	ING CONDITIONS HEARING NOTICE FINAL NOTICE
Issued		Expired I Resund of Fundamental hours and a second of the
3-15-	22	5-15-27 Sylved Issued Expired
A reinspec	tion	was made of the above-premises-and-laccommend the following action:
DATE	T	ALL VIOLATIONS HAVE BEEN CORRECTED
95	GM	Send "CERTIFICATE OF COMPLIANCE" "POSTING RELEASE"
	 	SATISFACTORY Rehabilitation in Progress
	GB	Time Extended To: WTX (60 DAYS) 8/27/47
: 11-0 los		
01/09/78	<u>G</u> M	Time Extended To: OTX (30dag) 03/09/28
03/09/78	GM	Time Extended To: OTX 30 luy 64/09/75
		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	THE CHEAT TO TOUCH WITHE GILLY Y NAVE NIM COLLEGED APPAILTHEAT
6/27/77	FB	2APTS TAKEN CARE OFF. G REMAINING (WTX)
ulortra	5M	talled 2 Mgs. Says Nothing is done will call owner
5/22/78	Gm	OTX 30 days 1/SP.
10/26/78	GM	
915/78	cm	
•		
	l . I I	
		INSTRUCTIONS TO INSPECTOR:



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

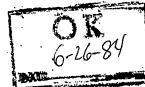
Re:	Premises	located at	38-40 Alder St	. 33-C-19	PILD	CENI	
Dear	Mr. & M	rs. Gray:			•	, ,	
by C	cce Enfor	cement Office	emises noted aboverBurton M	acisaac		'	
the Con	Municipal litions" d	. Codes relati lated <u>Ju</u>	ou have complied ing to nousing one 1, 1983	JOHN CTONS C.	- *		2 .
w-n	ale trout for	'vour cooper	ation and your e Portland reside	efforts to he	elp us mai	ntain decent, s	afe and
	in re: pro fi	ventory, it s sidential bui operty is sub ve-year perio	in the preserv hall be the pol lding at least ject to re-insp d, the next reg June 1989	icy of this once every f ection at an	ive years. v time du	. Although a ring the said	ch
					Sincerely	yours, Gray, Jr., Dire	ctor of
			•	1	Planning a	nd Urban Develo	opment
-			<i>:</i>	Aust	By OC.	E Jon.	stel.
	ae Eniorc	PG///	GOSAGA Burton MacI		Citter o	- mpooder, oc	• • • •

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



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

Project: NCP-PTID 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. 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 decent, safe, and sanitary housing for all of Portland's residents.

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

Lyle

Lyle Di Noyes, Inspection Services Division

Coge Enforcement

Attachments:

jmr

HOUSING INSPECTION REPORT

CODE ENFORCEMENT OFFICER - Gayton Bartlett (6) OWNER: Jeffrey A. & Linda A. Gray 38-40 Alder Street, Portland, Maine 33-C-19 NCP-PTLD Notice of Housing Conditions DATED: June 1, 1983 SEPTEMBER 1, 1983 DATED: June 1, 1983 ITEMS LISTED BELOW ARE IN VIOLATION OF "CHAPTER 307 OF THE MUNICIPAL CODES - MINIMUM STANDARDS FOR HOUSING" AND MUST BE CORRECTED. 1. OVERALL - trim - peeling paint.
2. FIRST & THIRD FICOR REAR - porch - rotted decking.
3. SECOND FICOR LEFT REAR HALL - window broken glass. OK 6-/9-84
4. SECOND FICOR RIGHT REAR HALL ceiling - peeling paint.
5. FOURTH PROOF FRONT HALL - ceiling - damaged titles. PASEMENT - wall - missing circuit breaker panel. FIRST FLOOR RIGHT REAR

7. BATHROOM - ceiling - damaged-tiles. SECOND FLOOR LEFT FRONT

8. DEDROOM ceiling damaged plaster.

9. DEDROOM window broken glass. SECOND FLOOR RIGHT FRONT
10. BEDROOM closet - frayed wiring. -OK 6-25 6-26 SECOND FLOOR RIGHT REAR

11. - RAWHROOM - Walls - damaged plaster. THIRD FLOOR LEFT REAR D FLOOR LEFT REAR
KITCHEN - ceiling - broken and missing tiles OK 6-19-84 - 3-b 6-26 FOURTH FLOOR LEFT

_13 -- BEDROOM - ceiling - damaged tiles. 6-20 FOURTH FLOOR RIGHT
14. KITCHEN - celling - damaged tires.



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT INSPECTION SERVICES DIVISION

March 23, 1988

	· W	10 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
Jeffrey & Linda Gray	C Clink	
c/o Comp. Mkt. Systems	The Contract of the Contract o	A toking
P.O. Box, 28065	20013	140
-Portland, ME Wash, D.C.	Re: 38 Alder St. 3	3-C-19 .
to the same of the first of the same of th	2nd. Floor, Apt.	#7
Dear Mr. & Mrs. Gray:		1

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

- Duplex outlets illegally located in floors. 6-113
 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 Planning & Urban Development

Chief of Caspection Services