

93 William Street

117-D-7



CITY OF PORTLAND

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

March 30, 1983

DU: 3

Ms. Bella Zimmelman  
93 William Street  
Portland, Maine 04102-04103

Re: 93 William St. 117-D-7 NCP-OAK.


The Housing Inspections Division of the Department of Planning & Urban Development has recently completed an overall inspection of your property.

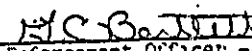
Congratulations are extended to you for the general condition of your property which was found to meet the standards established by the City's Housing Code.

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

By   
Lyle D. Hoyer  
Inspection Services Division

  
Code Enforcement Officer - G. Bartlett (6)

jmr



City of Portland

Housing Inspection Division

DWELLING UNIT SCHEDULE

1) INSP. Date

032183

2) INSP.

06

3) FORM NO.

4) TENANT'S NAME

5) Flr. #

1st

6) Location

0A

7) Rmg. Tp.

DU

8) #Rms.

7

9) #Pco

2

10) #All'd

10

11) Slp. Rms.

3

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) Flush

OFF

YES

YES

PL

PB

PF

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

03 21 83

2) INSP.

016

3) FORM NO.

4) TENANT'S NAME

OWNER

5) Flr #

2

6) Location

0A

7) Rmg. Tp

JU

8) #Rms

7

9) #Peo

1

10) #All'd

10

11) SLP

2

12) Child Under 10

13) Child 1-6

14)

15) Rent

16) Rent Code

17) Furn

18) Heat

19) Hot Water

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24) Flusi

OFF

YES

YES

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Code Sect Violated

Violation Rem.-Date

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City of Portland

INSPECTION SERVICES DIVISION

Housing Inspection

DWELLING UNIT SCHEDULE

1) INSP DATE

03 21 83

2) INSP

06

3) FORM NO.

4) TENANT'S NAME

5) Flr #

3

6) Location

OA

7) Rng. To

JU

8) #Rms

7

9) #Peo.

2

10) #Apt. d.

10

11) Slip

2

12) Child Under 10

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22) Lav.

23) Bath

24) Flush

Viol No

Remedy

Cond.

Violation

Location

Room Type

Area Type

Resp Party

Code Sect Violated

Violation Rem. - Date

X

CERTIFICATE  
OF  
COMPLIANCE

CITY OF PORTLAND

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

January 18, 1978

Mr. Shaya Zimelman  
93 William Street  
Portland, Maine 04103

Re: Premises located at 93 William Street - 117-D-7 - NCP-Oakdale

Dear Mr. Zimelman:

A re-inspection of the premises noted above was made on January 17, 1978  
by Housing Inspector Bartlett.

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 October 12, 1977.

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

By

  
Lyle D. Noyes  
Chief of Housing Inspections

Inspector G. Bartlett  
G. Bartlett

NOTICE OF HOUSING CONDITIONS

DU 3

City of Portland  
Department of Neighborhood Conservation  
Housing Inspections Division  
Tel. 775-5451 - Ext. 358 - 448

Shaya and Bella Zimelman  
93 William Street  
Portland, Maine 04103

OK  
DATE 1-12-78 GAB

Ch.-Bl.-Lot: 117-D-7  
Location: 93 William Street  
Project: NCP-Oakdale  
Issued: Oct. 12, 1977  
Expired: Jan. 12, 1978

Dear Mr. & Mrs. Zimelman:

An examination was made of the premises at 93 William Street, Portland, Maine, by Housing Inspector Bartlett. 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 Jan. 12, 1978. 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 help this Department in its goal to maintain all Portland residents in decent, safe and sanitary housing.

Very truly yours,

Joseph E. Gray, Jr. Director  
Neighborhood Conservation

Inspector G. Bartlett  
G. Bartlett

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

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

- ~~1. OVERALL WALLS - remove peeling paint. 3a~~
  - ~~2. FIRST FLOOR FRONT PORCH CEILING - remove peeling paint. 3d~~
  - ~~3. THIRD FLOOR REAR HALL CEILING - remove peeling paint. 3b~~
  - ~~4. SECOND & THIRD FLOOR - REAR HALL CEILING - Repair or replace loose and broken plaster. 3b~~
  - ~~5. RIGHT MIDDLE CELLAR WINDOW - replace broken glass. 3c~~
  - ~~6. LEX. REAR STEPS - Repair or replace broken tread. 3d~~
- THIRD FLOOR
- ~~7. KITCHEN, & RIGHT FRONT BEDROOM WINDOWS - replace broken glass. 3c~~
  - ~~8. DINING ROOM WINDOW - Repair or replace broken counter balance cords allowing window sash to remain elevated when opened. 3c~~

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







# CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

## NOTICE OF HOUSING CONDITIONS

DU: 3  
CHART-BLOCK-LOT - 117-D-7  
LOCATION: 93 William Street

DISTRICT: 6  
ISSUED: July 15, 1988  
EXPIRES: September 15, 1988

Bella Zimmerman  
93 William Street  
Portland, Maine 04103

Dear: Ms. Zimmerman:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 93 William Street by Code Enforcement Officer Arthur Addato. 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 Sept 15, 1988. 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.

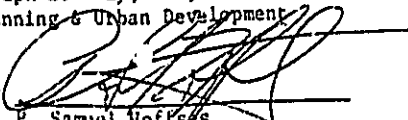
Please Note: You should consult the inspection Services Division to insure that any corrective action you undertake complies with the building, plumbing, electrical, zoning and other Article of the City Code.


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

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

Very truly yours,

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

By:   
P. Samuel Hoffses  
Chief of Inspection Services

  
Arthur Addato (7)  
Code Enforcement Officer

Attachments

(District 6 area)

- CR  
B-L  
M.F.

HOUSING INSPECTION REPORT

OWNER: Bella Zimmerman

LOCATION: 93 William St. 117-D-7

CODE ENFORCEMENT OFFICER: Arthur Addato (7)

HOUSING CONDITIONS DATED: July 15, 1988

EXPIRES: September 15, 1988

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. INTERIOR THIRD FLOOR, APT. #3 - KITCHEN - ceiling - sagging, damaged plaster. 108-2
2. EXTERIOR FIRST, SECOND, THIRD FLOORS - FRONT PORCH - decks - rotted, damaged, missing gutters 108-1
3. EXTERIOR FIRST FLOOR FRONT PORCH - stairs - spauling, damaged concrete. 108-1
4. EXTERIOR FIRST FLOOR REAR PORCH - deck - sagging, rotted, damaged supports. 108-4
5. EXTERIOR MIDDLE CELLAR - furnace - missing thermo cut-off. 114-2



Inspection Services  
Samuel P. Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

## CITY OF PORTLAND

August 5, 1993

Bella Zimelman  
93 Williams St.  
Portland, ME 04103

Re: 93 Williams St.  
117-D-007  
DU: 3

Dear Ms. Zimelman:

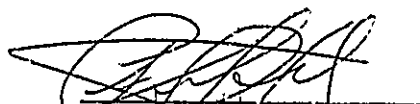
We recently received a complaint and an inspection was made by Code Enforcement Officer Marland Wing, of the property owned by you at 93 William Street, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

- |                                       |                                  |         |
|---------------------------------------|----------------------------------|---------|
| 1. Ext. 1st Fl. Front Door Window     | Broken glass                     | 108-3   |
| 2. Ext. 1st Fl. Front Door Window     | Missing door knob                | 108-3   |
| *3. Int. 1st Fl. Pantry Window        | Broken glass                     | 108-3   |
| 4. Int. 1st Fl. Rear Bedroom Window   | Broken glass                     | 108-3   |
| 5. Int. 1st Fl. Pantry Wall           | Missing Plaster                  | 108-2   |
| 6. Int. 1st Fl. Rear Bedroom Window   | Broken screen                    | 108-3   |
| 7. Int. 1st Fl. Dining room Window    | Missing Screen                   | 108-3   |
| 8. Int. 1st Fl. Overall windows       | Missing Counter Balance<br>Cords | 108-3   |
| 9. Int. 1st Fl. Bathroom tub paneling | Loose and buckled                | 108-2   |
| 10. Int. Cellar Pipes & Boiler        | Friable asbestos                 | 116-146 |
| 11. Int. Front Cellar Window          | Broken lock                      |         |
| 12. Int. 1st fl. Cellar Door          | Broken lock                      |         |

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 days. \*3. must be corrected in twenty days. Failure to comply with this order may result in a complaint being filed for prosecution in District Court.

Sincerely,

  
Marland Wing  
Code Enforcement Officer

  
S. Samuel Hoffses  
Chief of Inspection Services

/el

Dated: August 2, 1993

Since moving into the premises at 93 William Street, Apartment 1 (first floor) on August 1, the following serious and potentially dangerous conditions have already become apparent. The Lessor in this case, Bellah Zimelman, has steadfastly refused to attend to virtually all of the problems.

1. The boiler, which provides heat and hot water is currently inoperative. We were not informed of this problem prior to taking possession of the premises. The implication is that we are without hot water necessary for basic hygiene and cleaning.
2. Many of the windows and screens are broken and missing/damaged respectively. This poses at least two problems. The first concerns the problem of winter heat loss; the second concerns, at least, the threat of bug and/or rodent and/or stray animal infestation. In addition, the front door window pane is also cracked--damage which Mrs. Zimelman is attempting to force us to correct, in spite of the fact that we are certain the damage was done before, not while, we moved in.
3. There are also problems associated with the plumbing. Apparently (according to the previous tenants) water backs up into the bathtub and up our washer connection when laundry facilities on the second and third floors are in use.
4. Further re: the bathroom. The bathroom sink is in a serious state of deterioration to say the least. It is pocked and peeling over the entire surface. This is neither sanitary, nor I would suggest, safe.
5. The stove, which we were told was included in the rent is

unredeemably filthy. Moreover, I suspect that it is in fact a fire hazard. Mrs. Zimelman denies ever having said that the stove was included, thereby suggesting that it is our responsibility to replace if we so desire.

6. Also re: electrical problems. Again, it is my guess that the wiring in this apartment is seriously inadequate. None of the outlets - which are very few - have a ground. The fact that there were no lightbulbs in the chandeliers when we moved in suggests to me that there might be a problem with them as well.

7. Although we were told that the apartment would be cleaned when the previous tenants vacated, the opposite was in fact the case. The kitchen and bathroom were particularly gruesome. Not only was a considerable amount of unbagged trash left behind; so too was an equally considerable amount of dirt and grime.

8. The basement of these premises is less than secure. The windows and exterior door are easily accessed from ground level. In spite of this, there is no lock of any kind - let alone a security lock - on our interior basement door. Similarly, there is no door knob/handle on the front exterior door. Also re: the front door, the mail slot is irreparably damaged such that it is essentially a huge hole in the door. Yet again with respect to the front entranceway, the doorbell is inoperative.

9. In spite of the size of the apartment, there is but one minimalist smoke alarm which was not furnished with a battery upon our arrival.

10. Front exterior light switch is inoperative

Barry Perry

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph B. Gray Jr.  
Director

CITY OF PORTLAND

APRIL 25, 1997

BAKER LAURA CHAFFEE  
350 MAIN ST  
SACO ME 04072

Re: 93 WILLIAM ST  
CBL: 117--D-007-001-01  
DU: 3

Dear Ms. Baker:

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:

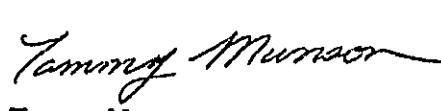
1. INT - OVERALL - 113.50  
HARD-WIRED BATTERY-BACK/UP SMOKE DETECTORS ARE REQUIRED IN EACH UNIT

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,

  
David Johnson  
Code Enforcement Officer

  
Tammy Munson  
Code Enfc. Offc./ Field Supv.