



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

CERTIFICATE OF COMPLIANCE

DATE: August 31, 1989

DU: 3

Housing Inspections Division
Telephone: 775-5451 - Extension 311

Gregory Curran
151 Stanford Street
South Portland, ME 04106

RE: Premises located at 205 Congress St. 13-M-18

Dear Mr. Curran:

A re-inspection of the premises noted above was made on August 14, 1989
by Code Enforcement Officer Arthur Addato.

This is to certify that you have complied with our request to correct the
violation(s) of the Municipal Code relating to housing conditions as
described in our "Notice of Housing Conditions" dated May 3, 1989.

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 August 1994.

Sincerely yours,

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

By P. Samuel Hoffses
P. Samuel Hoffses,
Chief of Inspection Services

Arthur Addato
Arthur Addato
Code Enforcement Officer (7)

jmr



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

OK
COC
8-14-89
QA

ADMINISTRATIVE DECISION

Date: July 19, 1989

Gregory Curran
151 Stanford Street
South Portland, ME 04106

Re: Premises located at 205 Congress Street 13-M-18

Dear Mr. Curran:

You are hereby notified that a reinspection and your request for additional time on July 18, 1989, regarding our "Notice of Housing Conditions", at the above referred premises, resulted in the decision noted below.

X Expiration time extended to August 3, 1989 in order to complete the work in progress to correct the remaining 9 Housing Code violations as listed on attached Notice of Housing Conditions.

Notice modified as follows:

Please notify this office if all violations are corrected before the above mentioned dates, so that a "Certificate of Compliance" may be issued.

Very truly yours,

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

By P. Samuel Hoffses
Chief of Inspection Services

In Attendance:

Arthur Addato, C.E.O.
Gregory Curran

Encl.

RECEIVED

AUG 07 1989

OFFICE OF BUILDING INSPECTION
CITY OF PORTLAND

jmr

389 CONGRESS STREET • PORTLAND, MAINE 04101 • TELEPHONE (707) 776 5451

HOUSING INSPECTION REPORT

OWNER: Gregory Curran

LOCATION: 205 Congress St. 13-11-18

CODE ENFORCEMENT OFFICER: Arthur Addato (7)

HOUSING CONDITIONS DATED: May 3, 1989

EXPIRES: July 3, 1989

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.

	<u>SEC.(S)</u>
1. EXTERIOR CELLAR FLOOR - storage near oil tanks.	114-2
2. EXTERIOR CELLAR CHIMNEY - missing/deteriorated brick.	114-1
3. EXTERIOR CELLAR CHIMNEYS - excessive soot.	114-1
4. EXTERIOR CELLAR STAIRS - damaged treads, missing hand rail.	108-4
5. EXTERIOR LEFT YARD - relocate gas tank.	114-2
6. EXTERIOR OVERALL ROOF - missing-worn shingles.	108-2
7. INTERIOR THIRD FLOOR, APT. #3 - KITCHEN CEILING - missing and damaged ceiling.	108-2
8. INTERIOR FIRST FLOOR, APT. #1 - OVERALL DWELLING UNIT WINDOWS - loose sashes, missing window cords.	108-3
9. INTERIOR FIRST FLOOR, APT. #1 - BEDROOM FLOOR - close up floor grate.	108-2



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

NOTICE OF HOUSING CONDITIONS

DU: 3
CHART-BLOCK-LOT - 13-M-18
LOCATION: 205 Congress Street

DISTRICT: 7
ISSUED: May 3, 1989
EXPIRES: July 3, 1989

Gregory Curran
151 Stanford Street
South Portland, ME 04106

799 4272

Dear Mr. Curran:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 205 Congress 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 July 3, 1989. 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 [Signature]
P. Samuel Horsey
Chief of Inspection Services

[Signature]
Arthur Addato (7)
Code Enforcement Officer

Attachments

jmr

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

HOUSING INSPECTION REPORT

OWNER: Gregory Curran

LOCATION: 205 Congress St. 13-M-18

CODE ENFORCEMENT OFFICER: Arthur Addato (7)

HOUSING CONDITIONS DATED: May 3, 1989

EXPIRES: July 3, 1989

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.

- | | <u>SEC.(S)</u> |
|--|----------------|
| 1. ✓ EXTERIOR CELLAR FLOOR - storage near oil tanks. | 114-2 |
| 2. ✓ EXTERIOR CELLAR CHIMNEY - missing/deteriorated brick. | 114-1 |
| 3. ✓ EXTERIOR CELLAR CHIMNEYS - excessive soot. | 114-1 |
| 4. ✓ EXTERIOR CELLAR STAIRS - damaged treads, missing hand rail. | 108-4 |
| 5. ✓ EXTERIOR LEFT YARD - relocate gas tank. | 114-2 |
| 6. ✓ EXTERIOR OVERALL ROOF - missing-worn shingles. | 108-2 |
| 7. ✓ INTERIOR THIRD FLOOR, APT. #3 - KITCHEN CEILING - missing and damaged ceiling. | 108-2 |
| 8. ✓ INTERIOR FIRST FLOOR, APT. #1 - OVERALL DWELLING UNIT WINDOWS - loose sashes, missing window cords. | 108-3 |
| 9. ✓ INTERIOR FIRST FLOOR, APT. #1 - BEDROOM FLOOR - close up floor grate. | 108-2 |

INSPECTOR

2425

LOCATION

205 Congress St

PROJECT

22

OWNER

Reg. Carson

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

DATE		ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE"	_____ <i>[Signature]</i>	"POSTING RELEASE"
8-14-89	aa	SATISFACTORY Rehabilitation in Progress		
7-16-89		Time Extended To: 8-3-89		
		Time Extended To:		
		Time Extended To:		
		UNSATISFACTORY Progress Send "WARNING NOTICE"		"FINAL NOTICE"
		"NOTICE TO VACATE" FOST Entire FOST Dwelling Units	_____ _____ _____	
		UNSATISFACTORY Progress "LEGAL ACTION" To be Taken	_____ _____	
7-18-89	aa	INSPECTOR'S REMARKS: RE/CT-CO - WTX - Aug. 3-1989		
8-7-89	aa	RE/INC. owner did not return call.		
8-14-89	aa	RE/all viol. corr.		
		INSTRUCTIONS TO INSPECTOR:		



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

ADMINISTRATIVE DECISION

Date: July 19, 1989

Gregory Curran
151 Stanford Street
South Portland, ME 04106

Re: Premises located at 205 Congress Street 13-M-18

Dear Mr. Curran:

You are hereby notified that a reinspection and your request for additional time on July 19, 1989, regarding our "Notice of Housing Conditions", at the above referred premises, resulted in the decision noted below.

1 Expiration time extended to August 3, 1989 in order to complete the work in progress to correct the remaining 9 Housing Code violations as listed on attached Notice of Housing Conditions.

1 Notice modified as follows:

Please notify this office if all violations are corrected before the above mentioned dates, so that a "Certificate of Compliance" may be issued.

Very truly yours,

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

By [Signature]
P. Samuel Hennessey,
Chief of Inspection Services

In Attendance:

[Signature]
Arthur Addato, C.E.O.
Gregory Curran

Encl.

jmr

389 CONGRESS STREET • PORTLAND, MAINE 04101 • TELEPHONE (207) 775-5151

HOUSING INSPECTION REPORT

OWNER: Gregory Curran

LOCATION: 205 Congress St. 13-M-18

CODE ENFORCEMENT OFFICER: Arthur Addato (7)

HOUSING CONDITIONS DATED: May 3, 1989

EXPIRES: July 3, 1989

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.

	<u>SEC.(S)</u>
1. EXTERIOR CELLAR FLOOR - storage near oil tanks.	114-2
2. EXTERIOR CELLAR CHIMNEY - missing, deteriorated brick.	114-1
3. EXTERIOR CELLAR CHIMNEYS - excessive soot.	114-1
4. EXTERIOR CELLAR STAIRS - damaged treads, missing hand rail.	108-4
5. EXTERIOR LEFT YARD - relocate gas tank.	114-2
6. EXTERIOR OVERALL ROOF - missing-worn shingles.	108-2
7. INTERIOR THIRD FLOOR, APT. #3 - KITCHEN CEILING - missing and damaged ceiling.	108-2
8. INTERIOR FIRST FLOOR, APT. #1 - OVERALL DWELLING UNIT WINDOWS - loose sashes, missing window cords.	108-3
9. INTERIOR FIRST FLOOR, APT. #1 - BEDROOM FLOOR - close up floor grate.	108-2

P 032 225 101

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL

(See Reverse)

* U.S.G.P.O. 1984-46-014 PS Form 3800, Feb. 1982	Sent to	Ross James Mgt.
	Street and No.	P.O. Box 8612
	P.O., State and Zip Code	Ft. Me 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		

PERMIT # _____ CITY OF Portland BUILDING PERMIT APPLICATION

MAP # _____ LOT# _____

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Gregory and Marie Curran

Address: 151 Stanford St. So. Prld.

LOCATION OF CONSTRUCTION 205 Congress St. (203)

CONTRACTOR: Adelade Assoc. SUBCONTRACTORS: 799-4272

ADDRESS: 151 Stanford St. So. Prld. Me. 04016 (Gregory Curran)

Est. Construction Cost: 500.00 Type of Use: # 3 unit plus home studio

Prop. Use: 3 unit 3 + home occupation studio

Building Dimensions L W Sq. Ft. # Stories Lot Size

Proposed Use: Seasonal Condominium Apartment

Conversion - Explain Change of use XXXXXX

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE XXXXXX, closing doorway

Residential Buildings Only: to create separate 1 room studio

Of Dwelling Units # Of New Dwelling Units as per plans

Foundation:

1. Type of Soil:
2. Set Backs - Front Rear Side(s)
3. Footings Size:
4. Foundation Size:
5. Other

Floor:

1. Sills Size: Sills must be anchored.
2. Girder Size:
3. Lally Column Spacing: Size:
4. Joists Size: Spacing 16" O.C.
5. Bridging Type: Size:
6. Floor Sheathing Type: Size:
7. Other Material:

Exterior Walls:

1. Studding Size Spacing
2. No. windows
3. No. Doors
4. Header Sizes Span(s)
5. Bracing: Yes No
6. Corner Posts Size
7. Insulation Type Size
8. Sheathing Type Size
9. Siding Type Weather Exposure
10. Masonry Materials
11. Metal Materials

Interior Walls:

1. Studding Size Spacing
2. Header Sizes Span(s)
3. Wall Covering Type
4. Fire Wall if required
5. Other Materials

For Official Use Only	
Date <u>March 2, 1988</u>	Subdivision: Yes / No <u> </u>
Inside Fire Limits <u> </u>	Name <u> </u>
Bldg Code <u> </u>	Lot <u> </u>
Time Limit <u> </u>	Block <u> </u>
Estimated Cost <u>500.00</u>	Permit Expiration: <u> </u>
Value/Structure <u> </u>	Ownership: <u> </u> Public <u> </u> Private <u> </u>
Fee <u>25.00</u>	

Ceiling:

1. Ceiling Joists Size: Spacing
2. Ceiling Strapping Size
3. Type Ceiling: Size
4. Insulation Type
5. Ceiling Height:

Roof:

1. Truss or Rafter Size Span
2. Sheathing Type Size
3. Roof Covering Type
4. Other

Chimneys:

Type: Number of Fire Places

Heating:

Type of Heat:

Electrical:

Service Entrance Size: Smoke Detector Required Yes No

Plumbing:

1. Approval of soil test if required OK No
2. No. of Tubs or Showers
3. No. of Flushes
4. No. of Lavatories
5. No. of Other Fixtures

Swimming Pools:

1. Type: Square Footage
2. Pool Size: x
3. Must conform to National Electrical Code and State Law.

Zoning:

District B-2 Street Frontage Req. Provided

Review Required:

Required Setbacks: Front Back Side Side

Zoning Board Approval: Yes No Date

Planning Board Approval: Yes No Date

Conditional Use: Variance Site Plan Subdivision

Shore and Floodplain Mgmt Special Exception

Other (Explain):

Date Approved March 2, 1988

Permit Received By

Deborah Goode

Signature of Applicant

[Signature] Date 3/2/88

Signature of CEO

[Signature] Date 3/2/88

Inspection Dates

White-Tax Assessor

Yellow-GPCOG

White Tag-CEO

Copyright GPCOG 1987

PLOT PLAN

N



FEES (Breakdown From Front)
Base Fee \$ 25.00
Subdivision Fee \$
Site Plan Review Fee \$
Other Fees \$
(Explain)
Late Fee \$

Type

Inspection Record

Date

COMMENTS

Signature of Applicant

Date

3/2/89



CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND, MAINE 04101
(207)874-8300

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

205 Congress St.

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

June 9, 1989

Mr. Gregory Curran
151 Stanford Street
South Portland, Maine 04106

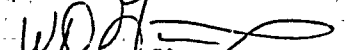
Dear Mr. Curran:

This is in reference to your application for a building permit for an artist's studio at 205 Congress Street in the B-1 Business Zone. We cannot approve your permit as requested, because there already are three apartment units on this lot, which contains only 2,436 square feet of land area.

Based on the R-6 density, on which residential uses in the B-1 Zone are dependent, you need 1,000 square feet of land area for each apartment unit. There are presently three apartments in your building. It would therefore be impossible to grant an additional apartment for an artist's studio due to the minimum apartment size of 600 square feet and the above described density problem.

This application for a permit is therefore denied. You may apply for a refund of your permit fee, if you will bring your receipt for the fee to this office and request same. Refunds are subject to a 10 percent reduction for administrative costs.

Sincerely,


William D. Giroux
Zoning Enforcement Officer

cc: Joseph E. Gray, Jr., Director, Planning & Urban Development
P. Samuel Hoffses, Chief, Inspections Services
Arthur Addato, Code Enforcement Officer
Warren J. Turner, Administrative Assistant
Charles A. Lane, Associate Corporation Counsel

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

September 25, 1995

CURRAN GREGORY M
181 HARRIET ST
SOUTH PORTLAND ME 04106

Re: 205 Congress St
CBL: 013- - M-018-001-01
DU: 3

Dear Mr. Curran:

You are hereby notified, as owner or agent, that an inspection was made of the above referenced property. Violations of Article V of the Municipal Ordinance (Housing Code) were found as described in detail on the attached "Housing Inspections Report".


In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects within sixty (60) days. 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.

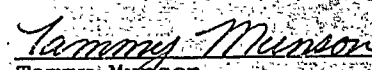
Please Note: You should consult this department to insure that any corrective action you should undertake complies with the building, plumbing, electrical, zoning and other Articles of the City Code.

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.

Sincerely,


Merle Leary
Code Enforcement Officer


Tammy Munson
Code Enfc. Offr. / Field Supv.

HOUSING INSPECTION REPORT

Location: 205 Congress St
Housing Conditions Date: September 25, 1995
Expiration Date: November 24, 1995

Items listed below are in violation of Article V of the Municipal Codes, "Housing Codes", and must be corrected before the expiration date:

- | | | |
|----|---|--------|
| 1. | EXT - LEFT/REAR -
PORCH DECK IS SAGGING | 108.40 |
| 2. | EXT - LEFT/REAR -
PORCH HAS A BROKEN TREAD & RISER | 108.40 |
| 3. | INT - CELLAR -
THERE APPEARS TO BE FRIABLE ASBESTOS | 116.60 |
| 4. | EXT - 1ST FL; APT #1 - FRONT DOOR
TOP GLASS IS BROKEN | 108.30 |
| 5. | INT - 2ND FLR - REAR HALL
CEILING HAS PEELING PAINT | 108.20 |
| 6. | INT - 3RD FL; APT #3 - KITCHEN
WINDOW IS MISSING CORDS | 108.30 |
| 7. | INT - 3RD FL; APT #3 - KITCHEN
WINDOW IS MISSING STORM | 108.30 |
| 8. | INT - 3RD FL; APT #3 - LIVING ROOM
SPACE HEATER IS INOPERABLE | 114.30 |
| 9. | INT - OVERALL -
HARD-WIRED BATTERY-BACK/UP SMOKE DETECTORS ARE REQUIRED IN EACH UNIT | 113.50 |

PRIORITY VIOLATION : #3