

P 755 081 912

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED  
NOT FOR INTERNATIONAL MAIL

(See Reverse)

PS Form 3800, Feb 1982

Sent to Mr. Thomas L. Pearson	
Street and No. 29 Ocean Avenue	
P.O., State and ZIP Code Portland, Maine 04103	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Ret. - Receipt Showing to whom and Date Delivered	
Return receipt showing to whom, Date and Address of Deliver	
TOTAL Postage and Fees	\$
Postmark or Date	

Re: 193 Congress St. - 9. add. to -



# CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

November 29, 1984

Mr. Thomas L. Pearson  
29 Ocean Avenue  
Portland, Maine 04103

Re: 193 Congress Street

Dear Mr. Pearson:

We recently received a complaint and an inspection was made by Code Enforcement Officer Arthur Addato of the property owned by you at 193 Congress St., 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 15 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 Nov. 30, 1984.

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

Arthur Addato  
Code Enforcement Officer - Arthur Addato (7)

jmr



## CITY OF PORTLAND

JOSEPH E. McDONOUGH  
FIRE CHIEF

November 29, 1984

Mr. Thomas L. Pearson  
29 Ocean Avenue  
Portland, Maine 04103

Re: Smoke Detectors

Dear Mr. Pearson:

During a recent inspection of the property owned by you at 193 Congress Street, it was noted that smoke detectors were missing in the following areas:

Apartment #5

25 MRSa §2464 requires that approved smoke detectors be installed in each of the above listed areas. Failure to comply with this statute may result in a fine of up to \$500 for each violation.

Re-inspection of your property will be made in ten (10) days. Lack of compliance will result in referral of the matter for legal action.

Sincerely yours,  
Joseph E. McDonough  
Chief of the Fire Department  
City of Portland

*Arthur Addato*

Arthur Addato, Code Enforcement  
Officer ( 7 )

cc: Lt. James Collins, Fire Prevention Bureau

jur

PS Form 3811, July 1983

Re: 193 Congress St. - 9. Address

**SENDER: Complete items 1, 2, 3 and 4.**  
Put your address in the "RETURN TO" space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt is valid only for the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for service(s) requested.

1. ☐ Show to whom, date and address of delivery.  
2. ☐ Restricted Delivery.

3. Article Addressed to:  
Mr. Thomas L. Pearson  
29 Ocean Avenue  
Portland, Maine 04103

4. Type of Service: ☐ Registered ☐ Insured ☐ Certified ☐ COD ☒ Express Mail  
Article Number: 081 912

Always obtain signature of addressee or agent and  
DATE DELIVERED

5. Signature: *[Signature]*  
6. Signature - Agent: *[Signature]*

7. Date of Delivery: 12-1-84  
8. Addressee's Address (Only if different from above)

DOMESTIC RETURN RECEIPT





# CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

November 29, 1984

Mr. Thomas L. Pearson  
29 Ocean Avenue  
Portland, Maine 04103

Re: 193 Congress St., Apt. #5

Dear Mr. Pearson:

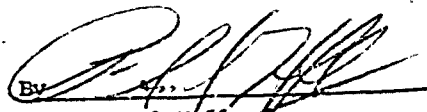
We recently received a complaint and an inspection was made by Code Enforcement Officer Arthur Addato of the property owned by you at 193 Congress St., Apt. #5, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

1. BATHROOM - ceiling - inoperative light fixture. 113
2. RADIATOR'S - inoperative. 108-2
3. BATHROOM - ceiling - leaking. 108-2
4. BATHROOM - ceiling - peeling paint. 108-2

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 December 9, 1984.

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 - Arthur Addato (7)

jmr



# CITY OF PORTLAND

JOSEPH E. McDONOUGH  
FIRE CHIEF

November 29, 1984

Mr. Thomas L. Pearson  
29 Ocean Avenue  
Portland, Maine 04103

*OK*  
*12-14-84*  
*A. Addato*

Re: Smoke Detectors

Dear Mr. Pearson:

During a recent inspection of the property owned by you at 193 Congress Street, it was noted that smoke detectors were missing in the following areas:

Apartment #5

25 MRSA §2464 requires that approved smoke detectors be installed in each of the above listed areas. Failure to comply with this statute may result in a fine of up to \$500 for each violation.

Re-inspection of your property will be made in ten (10) days. Lack of compliance will result in referral of the matter for legal action.

Sincerely yours,  
Joseph E. McDonough  
Chief of the Fire Department  
City of Portland

*Arthur Addato*  
\_\_\_\_\_, Code Enforcement  
Arthur Addato Officer ( 7 )

cc: Lt. James Collins, Fire Prevention Bureau

jmr

### REINSPECTION RECOMMENDATIONS

LOCATION 193 Congress St.

INSPECTOR Chen

PROJECT ZCP-EE

OWNER F. J. J. J.

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
11-29-84	11-9-84				

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

[illegible]

INSTRUCTIONS TO INSPECTOR:





## CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

November 29, 1984

Mr. Thomas L. Pearson  
29 Ocean Avenue  
Portland, Maine 04103

Re: 193 Congress Street

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

By P. Samuel Hoffses,  
Chief of Inspection Services

Arthur Addato  
Code Enforcement Officer - Arthur Addato (7)

jmr

REINSPECTION RECOMMENDATIONS

INSPECTOR Ad. L. L.

LOCATION 193 Congress

PROJECT 200 FE

OWNER Reverend

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
<u>11-29-84</u>	<u>11-30-84</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" _____ "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 _____

12-14-84 40 INSPECTOR'S REMARKS: BE/LD - LDC

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





## CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

November 29, 1984

Mr. Thomas L. Pearson  
29 Ocean Avenue  
Portland, Maine 04103

OK  
12-14-84  
A. Addato

Re: 193 Congress St., Apt. #5

Dear Mr. Pearson:

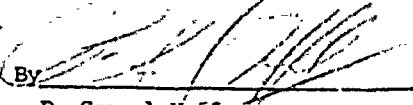
We recently received a complaint and an inspection was made by Code Enforcement Officer Arthur Addato of the property owned by you at 193 Congress St., Apt. #5, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

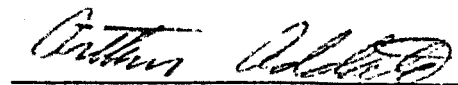
- 12/14-1. ~~BATHROOM~~ - ceiling - inoperative light fixture. 113
- 12/14-2. ~~RADIATOR'S~~ - inoperative. 108-2
- 12/14-3. ~~BATHROOM~~ - ceiling - leaking. 108-2
- 12/14-4. ~~BATHROOM~~ - ceiling - peeling paint. 108-2

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 December 9, 1984.

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 - Arthur Addato (7)

jmr

## RECOMMENDATIONS

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10. 7-2 10.5

to the promises of the future. It is

As

12A 10 ALL KY Negroes in total 100,000 to 125,000

100 is extended to:

Life extended to:

UNSAFE - FORT PROGRESS  
FORT BLANKING HOUSE

PROJ. TO VARIOUS  
1985 Entire  
1986 Dwellings

100% SATISFACTORY

$$\frac{1}{\lambda} \left( \frac{\partial^2 F}{\partial x^2} + \frac{\partial^2 F}{\partial y^2} \right) = - \frac{1}{\lambda} \left( \frac{\partial^2 F}{\partial x^2} + \frac{\partial^2 F}{\partial y^2} \right)$$

1. The first group of people who are interested in the results of the study are the researchers themselves. They want to know if the study was successful in achieving its objectives and if the data collected is reliable and valid. They also want to know if the study has contributed to the existing knowledge in the field and if it has any practical implications.

1. The first part of the paper is devoted to the study of the asymptotic behavior of the solutions of the system (1) as  $t \rightarrow \infty$ . It is shown that the solutions of the system (1) tend to zero as  $t \rightarrow \infty$  if and only if the matrix  $A$  is Hurwitz.

1. Name  
2. Address  
3. City  
4. State  
5. Zip  
6. Phone  
7. Age  
8. Sex  
9. Religion  
10. Education  
11. Occupation  
12. Marital Status  
13. Number of Children  
14. Number of Siblings  
15. Number of Pets  
16. Number of Vehicles  
17. Number of Hobbies  
18. Number of Friends  
19. Number of Acquaintances  
20. Number of Enemies

1. Name  
2. Address  
3. City  
4. State  
5. Zip  
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18. Number of Friends  
19. Number of Acquaintances  
20. Number of Enemies



# CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

September 18, 1986

OK  
9-19-86  
a.a.

John Matthews  
P.O. Box 10068  
Heritage Apts.  
Portland, ME

Re: 193 Congress Street

Dear Mr. Matthews:

We recently received a complaint and an inspection was made by Code Enforcement Officer Arthur Addato of the property owned by you at 193 Congress Street, 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 15 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 Sept. 20, 1986.

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 [Signature]  
P. Samuel Hoffses,  
Chief of Inspection Services

[Signature]  
Code Enforcement Officer - Arthur Addato (7)

jmr



## CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

February 2, 1988

Bryan Loughlan  
12 Maple Avenue  
Scarborough, ME 04074

Re: 193 Congress St. 13-M-23

Dear Mr. Loughlan:

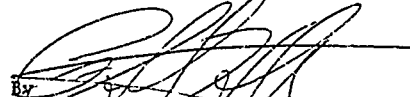
We recently received a complaint and an inspection was made by Code Enforcement Officer Arthur Addato of the property owned by you at 193 Congress Street, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

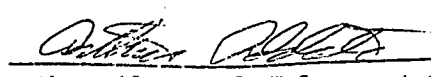
1. INTERIOR SECOND FLOOR, APT. #5 - FRONT LIVING ROOM, BEDROOM, BATHROOM - ceiling - peeling paint, cracked plaster. 108-2
2. INTERIOR SECOND FLOOR, APT. #5 - BATHROOM - floor - rotted, damaged, missing flooring. 108-2
3. INTERIOR SECOND FLOOR, APT. #5 - MIDDLE HALL - door - damaged, inoperative sealed. 108-3
4. INTERIOR SECOND FLOOR, APT. #5 - MIDDLE HALL - door - obstructed egress. 116-2
5. INTERIOR SECOND FLOOR, APT. #5 - OVERALL DWELLING UNIT - infestation roaches. 109-5
6. INTERIOR SECOND FLOOR, APT. #5 - BATHROOM - tub - leaking wasteline. 111-4
7. INTERIOR SECOND FLOOR, APT. #5 - LIVING ROOM - door - loose, damaged hardware. 108-3

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 February 9, 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 Hoffses  
Chief of Inspection Services

  
Arthur Addato, Code Enforcement Officer (7)

jmr

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



Insp. Date: 2-2-88 Complaint ☒ 5 year ☐ Fire ☐ Inspector's Name W. J. [Signature] Dist. 1

Property Address: 193 Congress St C-B-L: 13-M-23 Legal Units: 12 Exist. Units: 12 Stories: 3

Owner or Agent Bryan Loughlin Stand. 1st:        N.O.H.C.        L.O.D. ✓  
Address 12 Maple Ave. Seaboard, Me

[illegible]



# CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

February 2, 1988

Bryan Loughlan  
12 Maple Avenue  
Scarborough, ME 04074

883-9146  
761-8875 mobile

Re: 193 Congress St. 13-M-23

Dear Mr. Loughlan:

We recently received a complaint and an inspection was made by Code Enforcement Officer Arthur Addato of the property owned by you at 193 Congress Street, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

- 3-15-88  
OK
1. ~~INTERIOR SECOND FLOOR, APT. #5 - FRONT LIVING ROOM, BEDROOM, BATHROOM - ceiling - peeling paint, cracked plaster. 108-2~~
  2. ~~INTERIOR SECOND FLOOR, APT. #5 - BATHROOM - floor - rotted, damaged, missing flooring. 108-2~~
  3. ~~INTERIOR SECOND FLOOR, APT. #5 - MIDDLE HALL - door - damaged, inoperative seated. 108-3~~
  - \* 4. ~~INTERIOR SECOND FLOOR, APT. #5 - MIDDLE HALL - door - obstructed egress. 116-2~~
  - \* 5. ~~INTERIOR SECOND FLOOR, APT. #5 - OVERALL DWELLING UNIT - infestation roaches. 109-5~~
  6. ~~INTERIOR SECOND FLOOR, APT. #5 - BATHROOM - tub - leaking wasteline. 111-4~~
  - \* 7. ~~INTERIOR SECOND FLOOR, APT. #5 - LIVING ROOM - door - loose, damaged hardware. 108-3~~

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 February 9, 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. Samuels Morrissey  
Chief of Inspection Services

Arthur Addato, Code Enforcement Officer (7)

jmr



## INSPECTOR

LOCATION

PROTECT

OWNER

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

[illegible]



## CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

### NOTICE OF HOUSING CONDITIONS

DU: 12  
CHART-BLOCK-LOT - 13-M-23  
LOCATION: 193 Congress Street

DISTRICT: 7  
ISSUED: March 23, 1988  
EXPIRES: May 23, 1988

Brian Laughlin  
12 Maple Avenue  
Scarborough, Maine 04074

Dear: Mr. Laughlin:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 193 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 May 23, 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 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]  
R. Samuel Hoffses  
Chief of Inspection Services

[Signature]  
Arthur Addato (7)  
Code Enforcement Officer

Attachments

jmr

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



# HOUSING INSPECTION REPORT

OWNER: Brian Laughlin

LOCATION: 193 Congress St. 13-M-23

CODE ENFORCEMENT OFFICER: Arthur Addato (7)

HOUSING CONDITIONS DATED: March 23, 1988

EXPIRES: May 23, 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. EXTERIOR FIRST, SECOND, THIRD FLOOR - halls - inoperative smoke detectors.	
2. INTERIOR FIRST FLOOR, APT. #1 - inoperative smoke detector.	111-1
3. INTERIOR FIRST FLOOR, APT. #1 - BATHROOM - toilet - tank loose.	111-1
4. INTERIOR FIRST FLOOR, APT. #1 - BATHROOM - lavatory - leaking faucets.	111-1
5. INTERIOR SECOND FLOOR, APT. #5 - inoperative smoke detector.	108-3
6. INTERIOR SECOND FLOOR, APT. #5 - KITCHEN - door - damaged front panels.	108-2
7. INTERIOR SECOND FLOOR, APT. #5 - BATHROOM - floor - damaged and rotten.	116-2
8. INTERIOR SECOND FLOOR, APT. #6 - LIVING ROOM - door - obstructed egress.	113
9. INTERIOR SECOND FLOOR, APT. #7 - KITCHEN - ceiling light - inoperative fixture.	116-2
10. INTERIOR SECOND FLOOR, APT. #7 - LIVING ROOM - door - obstructed egress.	108-3
11. INTERIOR SECOND FLOOR, APT. #7 - LIVING ROOM - door - missing lock set.	108-2
12. INTERIOR SECOND FLOOR, APT. #7 - BEDROOM - ceiling - sagging plaster.	
13. INTERIOR SECOND FLOOR, APT. #7 - inoperative smoke detector.	
14. INTERIOR THIRD FLOOR, APT. #11 - inoperative smoke detector.	
15. INTERIOR THIRD FLOOR, APT. 12 - LIVING ROOM - window - missing sash.	108-3





## CITY OF PORTLAND

JOSEPH E. McDONOUGH  
FIRE CHIEF

March 23, 1988

Brian Laughlin  
12 Maple Avenue  
Scarborough, Maine 04074

Re: Smoke Detectors

Dear Mr. Laughlin:

During a recent inspection of the property owned by you at 193 Congress Street, it was noted that smoke detectors were missing in the following areas:

FIRST, SECOND, THIRD FLOORS - halls - inoperative smoke detectors.  
INTERIOR FIRST FLOOR, APT. #1 - inoperative smoke detector.  
INTERIOR SECOND FLOOR, APT. # 5 - inoperative smoke detector.  
INTERIOR SECOND FLOOR, APT. #7 - inoperative smoke detector.  
INTERIOR THIRD FLOOR, APT. #11 - inoperative smoke detector.

25 MRSA §2464 requires that approved smoke detectors be installed in each of the above listed areas. Failure to comply with this statute may result in a fine of up to \$500 for each violation.

Re-inspection of your property will be made in ten (10) days. Lack of compliance will result in referral of the matter for legal action.

Sincerely yours,  
Joseph E. McDonough  
Chief of the Fire Department  
City of Portland

*Arthur Addato* Code Enforcement  
Officer ( 7 )  
cc: Lt. James Collins, Fire Prevention Bureau

jmr

CITY OF PORTLAND  
INSPECTION SERVICES DIVISION - HOUSING INSPECTION SCHEDULE

Insp. Date: 3-18-88 Complaint ☒ 5 year ☐ Fire ☐ Inspector's Name Adams Dist. 7

Property Address: 193 Congress St. C-B-L: 13 M 23 Legal Units: 12 Exist. Units: 12 Stories: 3

Owner or Agent Brian Laughlin Stand. 1st: ☐ N.O.H.C. ☒ L.O.D. ☐  
Address 12 Maple Ave.  
Scarborough, Me.

Violation No.	Ext.	Int.	Fl.	Apt.	LOCATION	VIOLATION DESCRIPTION	CODE
1	X		2,3		HALL'S	INOP./SD'S	
2		X	1	1		INOP/SD	
3		X	1	1	BA/TOILET/TANK	LOOSE	111.1
4		X	1	1	BA/LAV.	LE/FAUCETS	111.1
5		X	2	5		IN/SD	
6		X	2	5	KI/DO	DAM./FR/PANELS	108.3
7		X	2	5	BA/FL	DAM./RO	108.2
8		X	2	6	LI/DO	OB./EGRESS	116.2
9		X	2	7	KI/CL/LIGHT	INOP./FIXTURE	113
10		X	2	7	LI/DO	OB./EGRESS	116.2
11		X	2	7	LI/DO	MI/LOCK-SET	108.3
12		X	2	7	BE/CL	SA/PL	108.2
13		X	2	7		IN/SD	
14		X	3	11		IN/SD	
15		X	3	12	LI/WI	MI/SASH	108.3





## CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

### CERTIFICATE OF COMPLIANCE

DATE: April 26, 1988

DU: 12

Housing Inspections Division  
Telephone: 775-5451 - Extension 311

Brian Laughlin  
12 Maple Avenue  
Scarborough, ME 04074

RE: Premises located at 193 Congress Street 13-M-23

Dear Mr. Laughlin:

A re-inspection of the premises noted above was made on April 19, 1988  
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 March 23, 1988.

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 April 1993.

Sincerely yours,

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

By:   
P. Samuel Hoffes,

Chief of Inspection Services

  
Arthur Addato (7)  
Code Enforcement Officer

jmr



## CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

### NOTICE OF HOUSING CONDITIONS

DU: 12  
CHART-BLOCK-LOT - 13-M-23  
LOCATION: 193 Congress Street

DISTRICT: 7  
ISSUED: March 23, 1988  
EXPIRES: May 23, 1988

Brian Laughlin 772-0344  
12 Maple Avenue  
Scarborough, Maine 04074

OK  
4-19-88  
QA  
COC

Dear: Mr. Laughlin:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 193 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 May 23, 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 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:

Samuel Hovvses  
Chief of Inspection Services

Arthur Addato (7)  
Code Enforcement Officer

Attachments

jmr

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

# HOUSING INSPECTION REPORT

OWNER: Brian Laughlin

LOCATION: 193 Congress St. 13-M-23

CODE ENFORCEMENT OFFICER: Arthur Addato (7)

HOUSING CONDITIONS DATED: March 23, 1988

EXPIRES: May 23, 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. ✓ EXTERIOR FIRST, SECOND, THIRD FLOOR - halls - inoperative smoke detectors.
2. ✓ INTERIOR FIRST FLOOR, APT. #1 - inoperative smoke detector.
3. ✓ INTERIOR FIRST FLOOR, APT. #1 - BATHROOM - toilet - tank loose.
4. ✓ INTERIOR FIRST FLOOR, APT. #1 - BATHROOM - lavatory - leaking faucets.
5. ✓ INTERIOR SECOND FLOOR, APT. #5 - inoperative smoke detector.
6. ✓ INTERIOR SECOND FLOOR, APT. #5 - KITCHEN - door - damaged front panels.
7. ✓ INTERIOR SECOND FLOOR, APT. #5 - BATHROOM - floor - damaged and rotten.
8. ✓ INTERIOR SECOND FLOOR, APT. #6 - LIVING ROOM - door - obstructed egress.
9. ✓ INTERIOR SECOND FLOOR, APT. #7 - KITCHEN - ceiling light - inoperative fixture.
10. ✓ INTERIOR SECOND FLOOR, APT. #7 - LIVING ROOM - door - obstructed egress.
11. ✓ INTERIOR SECOND FLOOR, APT. #7 - LIVING ROOM - door - missing lock set.
12. ✓ INTERIOR SECOND FLOOR, APT. #7 - BEDROOM - ceiling - sagging plaster.
13. ✓ INTERIOR SECOND FLOOR, APT. #7 - inoperative smoke detector.
14. ✓ INTERIOR THIRD FLOOR, APT. #11 - inoperative smoke detector.
15. ✓ INTERIOR THIRD FLOOR, APT. 12 - LIVING ROOM - window - missing sash.

~~111-1~~

~~111-1~~

~~108-3~~

~~108-2~~

~~116-2~~

~~113~~

~~116-2~~

~~108-3~~

~~108-2~~

~~108-3~~





## CITY OF PORTLAND

JOSEPH E. McDONOUGH  
FIRE CHIEF

March 23, 1988

Brian Laughlin  
12 Maple Avenue  
Scarborough, Maine 04074

Re: Smoke Detectors

Dear Mr. Laughlin:

During a recent inspection of the property owned by you at 193 Congress Street, it was noted that smoke detectors were missing in the following areas:

FIRST, SECOND, THIRD FLOORS - halls - inoperative smoke detectors.  
INTERIOR FIRST FLOOR, APT. #1 - inoperative smoke detector.  
INTERIOR SECOND FLOOR, APT. # 5 - inoperative smoke detector.  
INTERIOR SECOND FLOOR, APT. #7 - inoperative smoke detector.  
INTERIOR THIRD FLOOR, APT. #11 - inoperative smoke detector.

25 MSA §2464 requires that approved smoke detectors be installed in each of the above listed areas. Failure to comply with this statute may result in a fine of up to \$500 for each violation.

Re-inspection of your property will be made in ten (10) days. Lack of compliance will result in referral of the matter for legal action.

Sincerely yours,  
Joseph E. McDonough  
Chief of the Fire Department  
City of Portland

  
Arthur Adiato Code Enforcement  
Officer ( 7 )

cc: Lt. James Collins, Fire Prevention Bureau

jrr

## INSPECTOR

Ad. 5

PROJECT

193 Congrua St.

OSNER

Brown Langkhir

3-23-88 5-23-88

DATE \_\_\_\_\_

4-19-88 la

Send "CERTIFICATE OF COMPLIANCE"

"POSTING RELEASE"

Time Extended To:

Time Extended To:

Time Extended To:

### INSATISFACTORY Progress

Send "HEARING NOTICE"

**"FINAL NOTICE"**

"NOTICE TO VACATE"

NOTICE TO  
POST Entire

POST Dwelling Units

INSATISFACTORY Progress

## "LEGAL ACTION" To be Taken

4-19-88

INSPECTOR'S REMARKS: RE/CM/CA/- All work completed

**INSTRUCTIONS TO INSPECTOR:**

P 032 225 161

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED  
NOT FOR INTERNATIONAL MAIL

(See Reverse)

PS Form 3811, JULY 1983 447-845	Sent to <b>Brian Laughlin</b> Street and No. <b>12 Maple Avenue</b> P.O. State and ZIP Code <b>Scarborough, ME 04074</b> 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

U.S.G.P.O. 1984-446 014

Re: 193 Congress St. - A. Addato - Housing

PS Form 3811, JULY 1983 447-845 DOMESTIC RETURN RECEIPT	
1. <b>SENDER:</b> Complete items 1, 2, 3 and 4. Put your address in the "RETURN TO" space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check boxes for services requested.	
1. <input type="checkbox"/> Show to whom, date and address of delivery. 2. <input type="checkbox"/> Restricted Delivery.	
3. Article Addressed to: <b>Brian Laughlin</b> <b>12 Maple Ave.</b> <b>Scarborough, ME 04074</b>	
4. Type of Service: <input checked="" type="checkbox"/> Registered <input checked="" type="checkbox"/> Certified <input type="checkbox"/> Express Mail	Article Number <b>225 161</b>
Always obtain signature of addressee or agent and <b>DATE DELIVERED</b>	
5. Signature of Addressee <b>X</b> <i>Brian Laughlin</i>	
6. Signature - Agent <b>X</b>	
7. Date of Delivery <b>6-7-89</b>	
8. Addressee's Address (ONLY if requested and fee paid)	

Re: 193 Congress St. - A. Addato - Housing





## CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

May 30, 1989

Brian Laughlin  
12 Maple Avenue  
Scarborough, ME 04074

Re: 193 Congress Street 13-M-23

Dear Mr. Laughlin:

We recently received a complaint and an inspection was made by Code Enforcement Officer Arthur Addato of the property owned by you at 193 Congress Street, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

1. INTERIOR SECOND FLOOR, APT. #5 - LIVING ROOM FLOOR - illegal extension cord. 113
2. INTERIOR SECOND FLOOR, APT. #5 - BATHROOM LAVATORY - inoperative drain. 111-1
3. INTERIOR SECOND FLOOR, APT. #5 - BATHROOM/KITCHEN - low water pressure. 111-3
4. EXTERIOR CELLAR-OVERALL CELLAR CEILING - asbestos - friable. 115-6

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 June 9, 1989.

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 Hattis  
Chief of Inspection Services

Arthur Addato (1)

imr

Insp. Date: 5-25-89 Complaint: ✓ 5 year Fire Inspector's Name Ables Dist. 7

Property Address: 193 Congress St. C-B-L: 13-M-23 Legal Units: Exist. Units: Stories:

Owner or Agent Brian Laughlin Stand. 1st:        N.O.H.C.        L.O.D.         
Address 12 maple ave.

[illegible]



Inspection Services  
Samuel P. Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

November 5, 1991

Brian Laughlin  
12 Maple Ave  
Scarborough, ME 04074

Re: 193 Congress St  
CBL #: 13-M-023  
DU: 11

Dear Mr Loughlin,

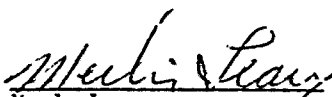
The Housing Inspections Division of the Department of Planning and Urban Development has recently completed an exterior inspection of the above referred property.

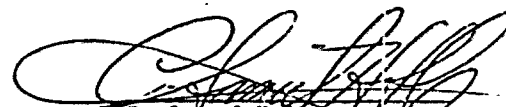
Congratulations are extended to you for the general condition of your property which was found to meet the standards established by the City's Housing Code.

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,

  
Merle Leary  
Code Enforcement Officer

  
P. Samuel Hoffses  
Chief of Inspection Services

Inspection Services  
Samuel P. Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

March 3, 1993

Eastland Management Co.  
124 Main St  
Biddeford, ME 04005

Re: 193 Congress St  
CBL: 013-M-023  
DU:

Dear Sir,

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

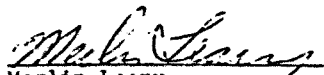
In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects within sixty (60) days. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within 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.

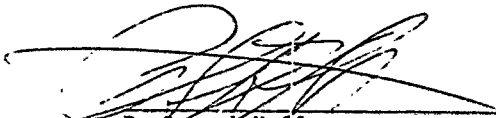
Please Note: You should consult this department to insure that any corrective action you should undertake complies with the building, plumbing, electrical, zoning and other Article of the City Code.

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.

Sincerely,

  
Merlin Leary  
Code Enforcement Officer

  
P. Samuel Hoffses  
Chief of Inspection Services

# HOUSING INSPECTION REPORT

Location: 193 Congress St  
Housing Conditions Date: March 3, 1993  
Expiration Date: May 3, 1993

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

1. Int - 2nd fl/apr 8 - Livingroom Wall - Faulty Light Switch 113-5
2. Int - 2nd fl/apr 8 - Livingroom Wall - Missing Switch Plate 113-5
3. Int - 2nd fl/apr 8 - Kitchen Ceiling - Faulty Light 113-5
4. Int - 2nd fl/apr 8 - Kitchen Window - Broken Glass 108-3



Inspection Services  
Samuel P. Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

January 27, 1994

Scott Lalumiere  
47 Portland Street  
Portland, ME 04101

Re: 193 Congress Street  
CBL: 013-M-023  
DU: 12

Dear Mr. Lalumiere:

We recently received a complaint and an inspection was made at the above referenced address. As a result of the inspection, you are hereby notified to correct the following substandard housing conditions:

- |   |       |
|---|-------|
| 1. Int - Apt #5 Bathroom Ceiling-Broken plaster | 108-2 |
| 2. Int - Bathroom ceiling- leaking conditions   | 108.2 |
| 3. Int - Bedroom window - Missing storm         | 108.3 |

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

Sincerely,

*Merle Leary*  
Merle Leary  
Code Enforcement Officer

*Samuel Hoffses*  
S. Samuel Hoffses  
Chief of Inspection Services

Inspection Services  
Samuel P. Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

January 20, 1994

LALUMIERE SCOTT  
47 PORTLAND ST  
PORTLAND ME 04101

Re: 193 Congress St  
CBL: 013- - M-023-001-01  
DU: 12

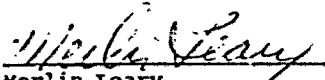
Dear Mr. Lalumiere,

We recently received a complaint and an inspection was made at the above referenced address. As a result of the inspection, you are hereby notified to correct the following substandard housing conditions:

1.	INT - APT 2 - BEDROOM LEAKING RADIATOR	114.30
2.	INT - APT 2 - BEDROOM DAMAGED FLOOR	108.20
3.	INT - APT 2 - KITCHEN HOLE IN FLOOR	108.20
4.	INT - APT 2 - BATHROOM MISSING CEILING TILES	108.20
5.	INT - APT 2 - BATHROOM ROTTEN FLOOR	108.20
6.	INT - APT 2 - BATHROOM LEAKING TOILET	111.40
	CORRECT WITHIN 24 HOURS	

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

Sincerely,

  
Karlin Leary  
Code Enforcement Officer

  
P. Samuel Hoffses  
Chief of Inspection Services

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

April 13, 1995

RAY KENNETH S  
502 STEVENS AVE  
PORTLAND ME 04103

Re: 193 Congress St  
CBL: 013- - M-023-001-01  
DU: 12

Dear Mr. Ray:

We recently received a complaint, and an inspection was made at the above referenced address. As a result of the inspection, you are hereby notified to correct the following substandard housing conditions:

1. INT - APTS #8 & #9 - 109.50  
INFESTATION OF COCKROACHES - REQUIRES A LICENSED EXTERMINATOR

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

Sincerely,

Merle Leary  
Code Enforcement Officer

Marge Schmuckai  
Asst. Chief of Inspection Services

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

June 02, 1995

S & K PROPERTIES  
47 PORTLAND ST  
PORTLAND ME 04101

Re: 193 Congress St  
CBL: 013- - M-023-001-01  
DU: 12

Dear Sir:

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.



Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

August 09, 1995

RAY KENNETH S  
47 PORTLAND ST  
PORTLAND ME 04101

Re: 193 Congress St  
CBL: 013- - M-023-001-01  
DU: 12

Dear Mr. Ray:

We recently received a complaint, and an inspection was made at the above referenced address. As a result of the inspection, you are hereby notified to correct the following substandard housing conditions:

- |  |        |
|--|--------|
| 1. INT - 2ND FL; APT #8 - FRONT & BEDROOM<br>DOORS ARE MISSING OR HAVE BROKEN PANELS | 108.30 |
| 2. INT - 2ND FL; APT #8 - KITCHEN<br>WINDOW HAS BROKEN GLASS                         | 108.30 |
| 3. INT - 2ND FL; APT #8 - KITCHEN<br>FLOOR HAS BROKEN/MISSING TILES                  | 108.20 |
| 4. INT - 2ND FL; APT #8 - LIVING ROOM<br>WINDOWS ARE MISSING SCREENS                 | 108.30 |

PRIORITY VIOLATION: #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 within 30 days. Failure to comply with this order may result in a complaint being filed for prosecution in District Court.

Sincerely,

Merle Leary  
Code Enforcement Officer

Tammy Munson  
Code Enfc. Offr./ Field Supv.

HOUSING INSPECTION REPORT

Location: 193 Congress St  
Housing Conditions Date: June 2, 1995  
Expiration Date: August 01, 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. INT - CELLAR -<br>AREA HAS ACCUMULATION OF DEBRIS & RUBBLE                     | 109.40 |
| 2. EXT - FROST WALL -<br>MORTAR IS MISSING  | 108.20 |
| 3. INT - CELLAR -<br>WALL HAS A LOOSE & HANGING OUTLET                            | 113.00 |
| 4. INT - CELLAR -<br>WALL IS MISSING AN OUTLET COVER                              | 113.00 |
| 5. INT - 1ST FLR - REAR HALL<br>WINDOW HAS BROKEN GLASS                           | 108.30 |
| 6. INT - 1ST FLR - REAR HALL<br>WALL HAS BROKEN TRIM AT THE DOOR                  | 108.20 |
| 7. INT - 1ST FL; APT #1 - BATHROOM<br>CEILING HAS DAMAGED TILE                    | 108.20 |
| 8. INT - 1ST FL; APT #2 -<br>FRONT DOOR HAS A BROKEN PANEL                        | 108.30 |
| 9. INT - 1ST FL; APT #3 - BATHROOM<br>CEILING HAS AN INOPERABLE LIGHT             | 113.00 |
| 10. INT - 3RD FL; APT #10 - BEDROOM<br>WINDOW IS MISSING A STORM & SCREEN         | 108.30 |
| 11. INT - 3RD FL; APT #12 - KITCHEN, HALLWAY<br>LINOLEUM IS LOOSE, TORN & DAMAGED | 108.20 |

PRIORITY VIOLATIONS : #'s 2, 9

Inspection Services  
F. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

June 02, 1995

S & K PROPERTIES  
47 PORTLAND ST  
PORTLAND ME 04101

Re: 193 Congress St  
CBL: 013- - M-023-001-01  
DU: 12

Dear Sir:

During a recent inspection of the property owned by you at the above referred address, it was noted that smoke detectors were missing/inoperable in some locations.

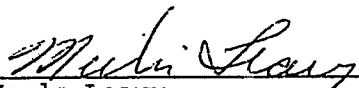
25 MRSA 2464 required that approved smoke detectors be installed in each apartment in the immediate vicinity of the bedrooms. When activated, the detector shall provide an alarm suitable to warn the occupants within the individual unit. Failure to comply with this statute may result in a fine of up to \$500 for each violation.

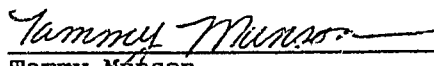
Re-inspection of your property will be made in 24 hours. Lack of compliance will result in referral of the matter for legal action.

Loss control is a responsibility of your management. Our observations are intended to assist you. Recommendations are a result of conditions observed at the time of our visits. They do not necessarily include every possible loss potential code violation, or exception to good practice.

Please read and implement the attached formal code interpretation or determination - Number 93-1 - March 10, 1993 - from the State Fire Marshall's office.

Sincerely,

  
Merle Leary  
Code Enforcement Officer

  
Tammy Monson  
Code Enfc. Offr./ Field Supv.