City of Portland | PLANNING AND URBAN DEVELOPMENT | Inspection Services Division

DWELLING UNIT SCHEDULE

1) INSP. DATE: 1 21 86

2) INSP. [illegible] 3) FORM NO.

4) TENANT'S NAME	5)Flr.#	6)Location	7)Rmg.Tp	8)#Rms.	9)#P[illegible]	[illegible]d	11)Slp.Rm
Margret Vashon	3	OA	DU	6	3		2

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
			240	MO		ELECT.	ELECT.	YES	ELECT.	0	0	0

Viol. No.	Remedy	Cond.	Violation	Location	Room Type	Area Type	Resp. Party	Code Sect Violated	Violation Rem. - Date
			IN/SD						

City of Portland

PLANNING AND URBAN DEVELOPMENT

Insp[illegible]ion Services Division

DWELLING UNIT SCHEDULE

1) INSP. DATE 1 21 8 6

2) INSP. [illegible] 3) FORM NO.

4) TENANT'S NAME: June Greenlaw

5) Flr.#	6) Location	7) Rmg.To	8) #Rms.	9) #Peo.	10) #All'd	11) Slp.Rm
2	OA	DU	6	5		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
			3.	MO.		ELECT.	ELECT.	YES	ELECT.	8	8	F

Viol. No.	Remedy	Cond.	Violation	Location	Room Type	Area Type	Resp. Party	Code Sect Violated	Violation Rem. - Date
			14/SD						

City of Portland | PLANNING AND URBAN DEVELOPMENT | Inspection Services Division

DWELLING UNIT SCHEDULE

1) INSP. DATE: 1 21 8 6

2) INSP. [illegible] 3) FORM NO.

4) TENANT'S NAME	5) Flr.#	6) Location	7) Rmg.Tp	8) #Rms.	9) #Peo.	10) #All'd	11) Slp.Rm
Yvonne The Innis	1	OA	DV	4	3		2

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
			300.	MO.		ELECT.	ELECT.	YES.	ELECT.	8	8	8

Viol. No.	Remedy	Cond.	Violation	Location	Room Type	Area	Resp. Party	Code Sect Violated	Violation Rem. - Date
3		LO	SASH	OA	DV		2	108.3	
* 4		IN	LIGHT-FIXTURE	KA	K1	C1	2	113	
* 5		LE/LO	TANK		3A	TOILET	2	111.1	
			IN/SD						

City of Portland | NEIGHBORHOOD CONSERVATION | Housing Inspection Division

5YR/INSP.

STRUCTURE INSPECTION SCHEDULE

1) Insp. Name [illegible]

2) Insp. Date	3) Insp. Type	4) Proj. Code	5) Assr's Chart	6) Bl.	7) Lot	8) Census Tract	9) Blk.	10) Insp.	11) Form No.
1-21-86	NCP	EE	13	M	28				

12) Bus. No.	13) Sec. H. No.	14) Suff.	15) Direct.	16) Street Name	17) St. Design.
173 (FA)				CONGRESS	ST.

18) Owner or Agent: RICHARD PETERSON

19) Status: RBO

20) Bldg's Rat.: .02

21) Address: 106 MILL Rd.

22) City and State: CUMBERLAND, ME Zip Code:

23) D. Units	24) Occ. D.U.s	25) Rm. Units	26) Occ. R.U.s	27) No. Occupants	28) Com'l U.	29) Bldg. Type	30) Stories	31) Const. Mat.	32) O.Bs.
3	3					DE	3	WO	—

33) C.H.	34) Photo	35) Zoned For	36) Actual Land Use	37) D.D.	38) Lks. Ad. Bth. Fam.	39) Disp.	40) Closing Date
N					Yes (No)		

Viol. No.	Remedy	Cond.	Violation Description	Fl. NO.	Loc.	Room Type	Area Type	Resp. Party	Code Sect. Viol.	Viol. Rem. Date
1		PE	PAINT	3	FR	HA	CL	2	108.2	
2		PE	"		OA	EXT.	TR.	2	108.1	

HOUSING INSPECTION REPORT

OWNER: Richard Peterson

LOCATION: 173 (FR) Congress St. 13-M-28 EE

CODE ENFORCEMENT OFFICER: Arthur Addato (7)

HOUSING CONDITIONS DATED: January 23, 1986 EXPIRES: March 23, 1986

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. THIRD FLOOR FRONT HALL - ceiling - peeling paint.	108-2
2. OVERALL EXTERIOR - trim - peeling paint.	108-1
FIRST FLOOR OVERALL	
3. OVERALL DWELLING UNIT - windows - loose sash.	108-3
* 4. KITCHEN - ceiling - inoperative light fixture.	113
* 5. BATHROOM - toilet - leaking and loose tank.	111-1
INOPERATIVE SMOKE DETECTOR.	
SECOND FLOOR OVERALL	
INOPERATIVE SMOKE DETECTOR.	
THIRD FLOOR OVERALL	
INOPERATIVE SMOKE DETECTOR.	

*WHEN MAKING YOUR REPAIRS, FIRST PRIORITY IS TO BE GIVEN TO ITEMS WITH ASTERISKS, AS THEY CONSTITUTE EXTREME HAZARDS TO THE HEALTH OR SAFETY OF THE OCCUPANTS OF THIS STRUCTURE.

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

Department of Planning & Urban Development
Inspection Services Division
Tel. 775-5451 - Ext. 311 - 316

Richard Peterson
106 Mill Road
Cumberland, ME 04021

DU 3

CH. 13 BLK. M LOT 28

LOCATION: 173 (FR) Congress St

PROJECT: NCP-EE
ISSUED: January 23, 1986
EXPIRES: March 23, 1986

Dear Mr. Peterson:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 173 (FR) 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 March 23, 1986. 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 any 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. Gray, Jr., Director
Planning & Urban Development

By: P. Samuel Hoffses
Chief of Inspection Services

Code Enforcement Officer - Arthur Addato (7)

Attachments

jmr

REINSPECTION RECOMMENDATIONS

LOCATION 173 Congress Ave.
PROJECT NCR - EE
OWNER Richard Pelaum

INSPECTOR [illegible]

NOTICE OF HOUSING CONDITIONS Issued	Expired	HEARING NOTICE Issued	Expired	FINAL NOTICE Issued	Expired
1-23-86	3-23-86				

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

DATE		
6-27-86	aa	ALL VIOLATIONS HAVE BEEN CORRECTED ✓ "POSTING RELEASE" Send "CERTIFICATE OF COMPLIANCE" ✓
		SATISFACTORY Rehabilitation in Progress
3-18-86	aa	Time Extended To: 4-23-86 OTx 30 6-23-86 - OTx 30 - 7-23-86
4-23-86		Time Extended To: 5-23-86 OTX 30
5-20-86	aa	Time Extended To: 6-23-86 OTX 30
		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: BE/CT-SP-OTx 30

3-18-86 aa BE/CO-CT-SP-OTX 30
4-23-86 aa BE/CO-CT-SP-OTX 30
5-20-86 aa BE/" " " OTX 30
6-23-86 aa BE/CO-CT-COC
6-27-86 aa

INSTRUCTIONS TO INSPECTOR:

HOUSING INSPECTION REPORT

OWNER: Richard Peterson LOCATION: 173 (FR) Congress St. 13-M-28 EE

CODE ENFORCEMENT OFFICER: Arthur Addato (7)

HOUSING CONDITIONS DATED: January 23, 1986 EXPIRES: March 23, 1986

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. THIRD FLOOR FRONT HALL - ceiling - peeling paint.~~ ~~108-2~~
~~2. OVERALL EXTERIOR - trim - peeling paint.~~ ~~108-1~~

FIRST FLOOR OVERALL
~~3. OVERALL DWELLING UNIT - windows - loose sash~~ ~~108-3~~
~~*4. KITCHEN - ceiling - inoperative light fixture.~~ ~~113~~
~~*5. BATHROOM - toilet - leaking and loose tank.~~ ~~111-1~~
~~INOPERATIVE SMOKE DETECTOR.~~

SECOND FLOOR OVERALL
~~INOPERATIVE SMOKE DETECTOR.~~

THIRD FLOOR OVERALL
~~INOPERATIVE SMOKE DETECTOR.~~

2-27-86

*WHEN MAKING YOUR REPAIRS, FIRST PRIORITY IS TO BE GIVEN TO ITEMS WITH ASTERISKS, AS THEY CONSTITUTE EXTREME HAZARDS TO THE HEALTH OR SAFETY OF THE OCCUPANTS OF THIS STRUCTURE.

OK 6-27-86
aa

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

DU 3

Department of Planning & Urban Development
Inspection Services Division
Tel. 775-5451 - Ext. 311 - 3-6

CH. 13 BLK. M LOT 28

LOCATION: 173 (FR) Congress St

Richard Peterson
106 Mill Road
Cumberland, ME 04021

PROJECT: NCP-EE
ISSUED: January 23, 1
EXPIRES: March 23, 198

Dear Mr. Peterson:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 173 (FR) 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 March 23, 1 . 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 any 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. Gray, Jr., Director
Planning & Urban Development

By: P. Samuel Hoffses
Chief of Inspection Services

Code Enforcement Officer - Arthur Addato (7)

Attachments

jmr

CERTIFICATE
OF
COMPLIANCE

DATE: July 1, 1986

DU: 3

CITY OF PORTLAND

Department of Planning & Urban Development
Housing Inspections Division
Telephone: 775-5451 - Extension 311 - 318

Richard Peterson
106 Mill Road
Cumberland, ME 04021

Re: Premises located at 173 (FR) Congress Street 13-M-28 EE

Dear Mr. Peterson:

A re-inspection of the premises noted above was made on June 27, 1986
by Code Enforcement Officer Arthur Addato.

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 January 23, 1986.

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 July 1991.

Sincerely yours,

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

By
P. Samuel Hoffses,
Chief of Inspection Services

Code Enforcement Officer Arthur Addato (7)

jmr

C E R T I F I C A T E

O F

C O M P L I A N C E

CITY OF PORTLAND

October 3, 1990

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

Mr. Dennis Quinn
102 Gorham Road
Scarborough, Maine 04074

Re: Premises located at 153 Congress Street [illegible] 3-11-23

Dear Mr. Quinn:

A re-inspection of the premises noted above was made on October [illegible], 1990 by Housing Inspector Kevin Carroll.

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 March 12, 1990.

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 October 1995.

Sincerely yours,

Joseph E. Gray, Jr. Director
Urban Development

By Lyle D. Noyes
Lyle D. Noyes
Housing Code Administrator

Inspector Kevin Carroll

jmr

ADMINISTRATIVE HEARING DECISION

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

Date April 30, 1980

Mr. Dennis Quinn
102 Gorham Road
Scarborough, Maine 04074

OK
BY
DATE

Re: Premises located at 173 Congress Street, Apt. 3-N-28

Dear Mr. Quinn:

You are hereby notified that a reinspection and your request for additional time

on April 28, 1980. regarding our "Notice of Housing Conditions" at the above referred premises resulted in the decision noted below.

X Expiration time extended to May 30, 1980 in order to complete the work new exterior violations created during re-construction.

____ 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.

In Attendance:

Mr. Dennis Quinn

K. Carroll

Very truly yours,
Joseph E. Gray, Jr., Director
Neighborhood Conservation

By Lyle D. Noyes
Lyle D. Noyes,
Housing Code Administrator

Remaining Housing Code Violations to be corrected within time extension granted on attached "Administrative Decision" NOHC - March 12, 1980

173 Congress Street NCP-MN 13-M-28

Additional violations found on April 23, 1980

~~OVERALL EXTERIOR - repair or replace broken and missing siding.~~ 3-a

jmr

NOTICE OF HOUSING CONDITIONS

DU 3

CITY OF PORTLAND
Department of Neighborhood Conservation
Housing Inspections Division
Tel. 775-5451- Ext. 358 - 448

Ch.-Bl.-Lot: 13-M-28
Location: 173 Congress Street
Project: NCP-MN
Issued: March 12, 1980
Expired: May 12, 1980

Mr. Dennis Quinn
162 Gorham Road
Scarborough, Maine 04074

Dear Mr. Quinn:

An examination was made of the premises at 173 [illegible] Portland, Maine, by Housing Inspector K. Carroll. 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 May 12, 1980. 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 and
Inspection Services

By Lyle D. Noyes
Lyle D. Noyes
Housing Code Administrator

Inspector K. Carroll
K. Carroll

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

~~1. REAR CELLAR - floor - enclose exposed oil line.~~ 9-c
~~2. FIRST, SECOND AND THIRD FLOOR - rear porches - determine the reason and remedy the condition causing porches to sag.~~ 3-a
~~3. FRONT MIDDLE CELLAR - ceiling - replace missing electrical junction box covers.~~ 8-c
~~4. REAR MIDDLE CELLAR CHIMNEY - remove excessive soot and properly dispose of it.~~ 3-e
~~5. THIRD FLOOR REAR PORCH SAFETY RAIL - replace missing balusters.~~ 3-d
~~6. THIRD FLOOR REAR PORCH - floor - replace rotted decking.~~ 3-d
~~7. SECOND AND THIRD FLOOR REAR PORCH - stairs - repair or replace loose treads.~~ 3-d
~~8. SECOND FLOOR REAR PORCH - wall - replace illegal light switch.~~ 8-c
~~9. FIRST FLOOR REAR PORCH - stairs - repair loose and broken handrail.~~ 3-d
~~10. FIRST AND SECOND FLOOR REAR PORCH - repair the loose staircase.~~ 3-d

SECOND FLOOR

~~11. RIGHT FRONT BEDROOM - window - repair or replace broken sash.~~ 3-c
~~12. KITCHEN - ceiling - repair sagging ceiling.~~ 3-b
~~13. BATHROOM - ceiling - repair loose and broken ceiling panels.~~ 3-b

Continued

1[illegible]ress Street - NCP-MN - 13-M-28 - NOHC March 12, 1980 Continued:

SECOND FLOOR CONTINUED

~~*14. BATHROOM - sink - repair leaking wasteline. 6-d~~
~~*15. PANTRY - ceiling - repair loose light fixture. 3-b~~
~~*16. LIVING ROOM - window - replace missing frame. 3-c~~

THIRD FLOOR

~~17. KITCHEN - sink - repair leaking wasteline. 6-d~~
~~18. Correct condition that causes toilet to flush continually. 6-d~~
~~19. KITCHEN - sink - replace missing wasteline trap. 6-d~~
~~*20. BATHROOM - ceiling - replace missing light fixture. 8-c~~
~~21. BATHROOM - window - repair broken sash. 3-c~~
~~*22. KITCHEN - ceiling - repair loose light fixture. 8-c~~
~~23. KITCHEN - door - repair or replace the broken door. 3-d~~

4-23-80

*WHEN MAKING YOUR REPAIRS, FIRST PRIORITY IS TO BE GIVEN TO ITEMS WITH ASTERISKS, AS THEY CONSTITUTE EXTREME HAZARDS TO THE HEALTH OR SAFETY OF THE OCCUPANTS OF THIS STRUCTURE.

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

jmr

4-23-80

~~RR RE BR MI siding O/A EX SA~~

REINSPECTION RECOMMENDATIONS

LOCATION 173 Congress

PROJECT MN

OWNER Dunn

INSPECTOR Carmen

NOTICE OF HOUSING CONDITIONS Issued	Expired	HEARING NOTICE Issued	Expired	FINAL NOTICE Issued	Expired
3/12/80	5/12/80				

OK BY DATE 10-1-80

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

DATE		
10-1-80		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

INSPECTOR"S REMARKS:

4-16-80 Re Co - Major Rehab - in Progress under NCP - OTK 30 days

4-23-80 Re Co - all previous violations corrected - some new ones created on criteria of bldg during reconstruction (cosmetic type) Release 1, 2 3rd floor Dlls from posting - 30 day OTK on bal of bldg

10-1-80 Re - All violations Corrected - COC

INSTRUCTIONS TO INSPECTOR:

c
M.F.

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

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

DATE: June 6, 1990

DU:

Housing Inspections Division
Telephone: 874-8300

Richard Petersen
105 Mill Road
Cumberland Center, ME 04021

RE: Premises located at 173 Congress St., Apt. #1

Dear Mr. Petersen:

A re-inspection of the premises noted above was made on June 4, 1990 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 "Letter of Defects" dated December 7, 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 resident building at least once every five years, although a property is subject to re-inspection at any time during the said five-year period.

Sincerely yours,

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

By
P. Samuel Hoffses,
Chief of Inspection Services

Arthur Addato (7)
Code Enforcement Officer

jmr

OK
6-8-90
aa

CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

December 7, 1989

892 9511
829-5336

Richard Petersen
106 Mill Road
Cumberland Center, ME 04021

Re: 173 Congress St., Apt. #1

Dear Mr. Petersen:

We recently received a complaint and an inspection was made by Code Enforcement Officer Merlin Le of the property owned by you at 173 Congress St., Apt. #1, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

1. Broken frame rear door. 108-3
2. Missing counterbalance cords in the bedroom windows. 108-3
*3. Broken plaster on the kitchen wall. 108-2
~~4.~~ Trash stored in the 1st., 2nd. and 3rd. front halls. ~~109-4~~

The above mentioned conditions are in violation of Article V of the Municipal Code of the City of Portland, Maine, and must be corrected on or before January 7, 1990

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
P. Samuel Hoffses
Chief of Inspection Services

Merlin Leary
Merlin Leary (A)

jmr

REINSPECTION RECOMMENDATIONS

LOCATION 173 Congress St.

PROJECT EE

INSPECTOR Colletto

OWNER Richard Peterson

NOTICE OF HOUSING CONDITIONS Issued	Expired	HEARING NOTICE Issued	Expired	FINAL NOTICE Issued	Expired	
12-7-89	1-7-89					

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 _____
		INSPECTOR'S REMARKS:
1-3-90	aa	RE/LD - SP
1-12-90	aa	RE/LD - CO - SP
1-19-90	aa	RE/LD - SP
2-8-90	aa	RE/LD - SP
2-20-90	aa	RE/LD - Tenant being evicted by 2-28-90. Work will commence then plus restor. of damage inflicted by tenant.
3-6-90	aa	RE/LD - RB/SP
4-2-90	aa	INSTRUCTIONS TO INSPECTOR: RE/LD/SP
5-8-90	aa	RE/LD - LDC
6-4-90	aa	LDC

Inspection Services
Samuel P. Hoffses
Chief

Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

Notice of Housing Conditions
FIVE YEAR INSPECTION

October 24, 1991

DU: 3
CHART,BLOCK,LOT: 13-M-28
LOCATION: 173 Congress St.

District: M. Leary
Issued: 10/24/91
Expires: 12/24/91

Richard & Norma Peterson
106 Mill Road
Cumberland, Maine 04021

Dear Mr. and Mrs. Peterson:

You are hereby notified, as owner or agent, that an inspection was made of the premises at ~~156~~ 173 Congress St. by Code Enforcement Officer Merle Leary. 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 on or before December 24th, 1991. 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 it's goal to maintain decent, safe, and sanitary housing for all of Portland's residence.

Sincerely,

Merle Leary
Code Enforcement Officer

P. Samuel Hoffses
Chief of Inspection Services

HOUSING INSPECTION REPORT

Location: 173 Congress St. Owner: Richard & Norma Peterson
CEO: M. Leary
Housing Conditions Date: 10/24/91
Expiration Date: 12/24/91

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

1.	Interior - 2nd floor Apt. 2	Livingroom/Bedroom Windows Missing Counterbalance Cords	108-3
2.	Interior - 2nd floor Apt. 2	Livingroom Windows Loose Sashes	108-3
3.	Interior - Cellar	Illegal Jack Post	108-3

C E R T I F I C A T E
O F
C O M P L I A N C E

CITY OF PORTLAND

October 8, 1980

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

Mr. Dennis Quinn
162 Gorham Road
Scarborough, Maine 04074

Re: Premises located at 175 Congress Street NCP-MN 13-M-28

Dear Mr. Quinn:

A re-inspection of the premises noted above was made on October 1, 1980 by Housing Inspector Kevin Carroll.

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 March 11, 1980.

Thank you for your cooperation and your efforts to help us maintain decent, safe and sanitary housing for all Portland residents.

In order to aid in the preservation of Portland's existing housing inventory, it shall be the policy of this department to inspect each residential building at least once every five years. Although a property is subject to re-inspection at any time during the said five-year period, the next regular inspection of this property is scheduled for October 1985.

Sincerely yours,

Joseph E. Gray, Jr. Director
Urban Development

By Lyle D. Noyes
Lyle D. Noyes
Housing Code Administrator

Inspector Kevin Carroll
Kevin Carroll

jmr

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND
Department of Neighborhood Conservation
Housing Inspections Division
Tel. 775-5451- Ext. 358 - 448

DU 3

Ch.-Bl.-Lot: 13-M-28
Location: 175 Congress Street
Project: NCP-Munjoy North
Issued: March 11, 1980
Expired: May 11, 1980

Mr. Dennis Quinn
162 Gorham Road
Scarborough, Maine 04074

OK
BY CO
DATE 10/1/80

Dear Mr. Quinn:
An examination was made of the premises at 175 Congress Street Portland, Maine, by Housing Inspector K. Carroll. 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 May 11, 1980. 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 and
Inspection Services

Inspector
K. Carroll

By
Lyle D. Noyes
Housing Code Administrator

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

~~*1. FIRST FLOOR LEFT REAR EXTERIOR WALL - replace or repair the burned siding. 3-a~~
*2. FRONT YARD, PORCHES AND RIGHT ALLEY - remove trash and debris and properly dispose of it.
3. LEFT REAR EXTERIOR FOUNDATION - point up foundation. 4-b
*4. SECOND FLOOR RIGHT FRONT EXTERIOR PORCH - replace the rotted and broken decking. 3-a
*5. SECOND AND THIRD FLOOR RIGHT FRONT EXTERIOR PORCH WALL - repair or replace the inoperative light fixtures. 3-d
*6. REAR MIDDLE CELLAR CEILING - secure loose electrical cable. 8-e
*7. RIGHT REAR CELLAR FLOOR - remove all debris and trash front cellar floor and properly dispose of it. 8-e
*8. FRONT MIDDLE CELLAR CEILING - repair loose electrical junction box. 8-e
*9. THIRD FLOOR RIGHT HALL WINDOW - replace broken glass. 3-c
*10. FIRST FLOOR FRONT MIDDLE HALL STAIRS - replace missing handrail. 3-d
*11. SECOND FLOOR AND THIRD FLOOR FRONT MIDDLE HALL - provide adequate illumination. 8-e

FIRST FLOOR
*12. WALLS & CEILINGS OVERALL - repair broken wall board and plaster. 3-b
*13. OVERALL FLOORS & WINDOWS - replace broken glass. 3-c
*14. RIGHT REAR BEDROOM WINDOW - replace broken glass. 3-c
~~*15. RIGHT REAR BEDROOM WINDOW - secure loose glass by replacing points and/or reglazing. 3-c~~

continued

175 Congress Street - NORC - March 11, 1980 - NCP-Munjoy North - 13-M-28 Continued:

FIRST FLOOR continued

~~*16. BATHROOM - repair loose and broken ceiling light.~~ 8-e

17. BATHROOM - replace missing ceiling tile. 3-b

*18. KITCHEN CEILING - repair the sagging kitchen ceiling. 3-b

*19. LIVINGROOM WINDOW - replace broken glass and storm glass. 3-c

20. REAR MIDDLE BEDROOM - repair broken wall. 3-b

*21. REAR MIDDLE BEDROOM - repair sagging ceiling. 3-b

SECOND FLOOR

22. LIVINGROOM WINDOWS - replace broken counter balance cords allowing window sash to remain elevated when opened. 3-c

23. BATHROOM CEILING - determine the reason and remedy the condition causing signs of leakage. 3-b

*24. BATHROOM CEILING - repair broken light. 8-e

25. BATHROOM SINK - repair leaking faucet. 6-d

*26. KITCHEN WINDOW - replace broken glass. 3-c

*27. RIGHT REAR BEDROOM WALL - replace the missing switch cover. 8-e

*28. REAR MIDDLE BEDROOM WINDOW - replace broken glass. 3-c

*29. LIVINGROOM STORM WINDOW - replace broken glass. 3-c

*30. LIVINGROOM CEILING - repair broken ceiling light. 8-e

*31. LIVINGROOM WALL - replace missing outlet cover. 8-e

THIRD FLOOR

*32. THIRD FLOOR PANTRY WINDOW - replace broken glass. 3-c

*33. PANTRY SINK - repair or replace broken faucets. 6-d

*34. KITCHEN DOOR - repair or replace broken door. 3-c

*35. KITCHEN WALL - repair inoperative duplex outlet. 8-e

*36. BATHROOM WALL - repair broken plaster. 3-b

*37. RIGHT REAR BEDROOM WINDOW - replace broken glass. 3-c

*38. RIGHT REAR BEDROOM WALL - repair loose light fixture. 8-e

39. RIGHT REAR BEDROOM WALL - repair broken plaster. 3-b

*40. RIGHT REAR BEDROOM DOOR - repair broken door. 3-c

41. RIGHT REAR BEDROOM WINDOW - repair or replace the rotted sash. 3-c

42. LIVINGROOM WINDOW - repair or replace the rotted sash. 3-c

43. LIVINGROOM WINDOW - repair or replace missing parting bead. 3-c

44. PANTRY AND BATHROOM SINKS - repair leaking faucets. 6-d

*45. BATHROOM CEILING - repair inoperative light fixture. 8-e

*46. KITCHEN CEILING AND WALLS - remove illegal electrical wiring. 8-e

*47. KITCHEN HEATER AND HOT WATER HEATER - repair loose flue pipes. 9-c

*48. LEFT REAR BEDROOM WINDOWS - replace broken glass and storm glass. 3-c

49. LEFT REAR BEDROOM WALL - repair broken plaster. 3-b

*50. LEFT REAR BEDROOM WALL - repair broken light fixture. 8-e

*51. LIVINGROOM CEILING - repair inoperative light fixture. 8-e

52. PORCH OVERALL - remove peeling paint and make the exterior walls of the porch weathertight and watertight by painting or any other suitable means. 3-a

*53. SECOND FLOOR FRONT PORCH - repair or replace broken balusters. 3-d

*54. FIRST, SECOND AND THIRD FLOOR PORCHES - repair loose supports. 3-d

~~*55. SECOND FLOOR FRONT PORCH - secure loose stairs.~~ 3-d

*WHEN MAKING YOUR REPAIRS, FIRST PRIORITY IS TO BE GIVEN TO ITEMS WITH ASTERISKS, AS THEY CONSTITUTE EXTREME HAZARDS TO THE HEALTH OR SAFETY OF THE OCCUPANTS OF THIS STRUCTURE.

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

jmr

ADDRESS OF REHABILITATION: 175 Congress

OWNER: MN

OWNER: Carroll

OK BY B DATE 10/1/80

NOTICE OF VIOLATING CONDITIONS			FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
3/11/80	5/11/80				

An inspection was made of the above premises and I recommend the following action:

DATE		
10/1/80	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	
10/1/80	INSPECTOR'S REMARKS: Rec/COC All violations Corrected through HRP	

INSTRUCTIONS TO INSPECTOR:

City of Portland | PLANNING AND URBAN DEVELOPMENT | Inspection Services Division

DWELLING UNIT SCHEDULE

1) INSP. DATE: 1 / 31 / 86

2) INSP. Adolfs

3) FORM NO.

4) TENANT'S NAME	5) Flr. #	6) Loc.	7) Rmg. Tp.	8) #Rms.	9) #Fec.	10) #Ill'd	11) Slp. R
Bob Davis	3	OA	DU	5	1		2

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) Plus
			185.	NO.		EL.	EL.	YES	EL.			

Viol. No.	Remedy	Cond.	Violation	Location	Room Type	Area Type	Resp. Party	Code Sect Violated	Violation Rem. - Date
9		DAF/LO	SASH	OA	DU	W1	2	108.3	
10		CR/M1	PLASTER		K1	WA	2	108.2	
11		CR/M1	"		L1	WA	2	108.2	
12		CR/M1	"		PA	WA	2	108.2	
13		M1	FLUE-COVER		K1	Ch	2	114.1	
14		BR	GLASS	BE	BE	W1	2	108.3	

City of Portland | PLANNING AND URBAN DEVELOPMENT | Inspection Services Division

DWELLING UNIT SCHEDULE

1) INSP. DATE: 1 31 86

2) INSP. Adolf

3) FORM NO.

4) TENANT'S NAME: Albert Rosborough

5) Flr. #	6) Location	7) Rmg. To	8) #Rms.	9) #Peo.	10) #All'd	11) Slp. Rm
2	OA	DU	5	2		2

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
			285.	Mo.		EL.	EL.	YES	EL.	P	P	P

Viol. No.	Remedy	Cond.	Violation	Location	Room Type	Area Type	Resp. Party	Code Sect Violated	Violation Rem. - Date
8		DA/LO	SASH	OA	DU	W1	2	108.3	

City of Portland

PLANNING AND URBAN DEVELOPMENT

Inspection Services Division

DWELLING UNIT SCHEDULE

1) INSP. DATE: 1 / 31 / 86

2) INSP. [illegible]

4) TENANT'S NAME: [illegible] Marie Cook

5) Flr. #	6) Location	7) Rmg. To	8) #Rms.	9) #Peo.	10) [illegible]	11) Slp.
1	OA	DU	5	4		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
			275.	MO.		EL.	EL.	YES	EL	8	8	8

Viol. No.	Remedy	Cond.	Violation	Location	Room Type	Area Type	Resp. Party	Code Sect Violated	Violation Rem. - Date
7		OA/LO	SASH SD/OK	OA	DU	W1	2	108.3	

City of Portland | Health Department | Housing Inspection Division

STRUCTURE INSPECTION SCHEDULE

1) Insp. Name: Adlato

5YR/INSP.

2) Insp. Date	3) Insp. Type	4) Proj. Code	5) Assr's: Chart	6) Bl.	7) Lot	8) Census: Tract	9) Blk.	10) Insp.	11) Form No.
1-31-86	NCP	EF	13	M	28				

12) House No.	13) Sec. H. No.	14) Suff.	15) Direct	16) Street Name	17) St. Design.
175				CONGRESS	ST.

18) Owner or Agent: RICHARD PETERSON

19) Status: ABO

20) Bldg's Rat.: .03

21) Address: 106 MILL Rd.

22) City and State: CUMBERLAND ME. Zip Code: 04021

23) D. Units	24) Occ. D.U.s	25) Rm. Units	26) Occ. R.U.s	27) No Occupants	28) Com'l U.	29) Bldg. Type	30) Stories	31) Const. Mat.	32) O.Bs
3	3					DE	3	WO	—

33) C.H.	34) Photo	35) Zoned For	36) Actual Land Use	37) D.D.	38) Less Ad Bldg Fac.	39) Disp	40) Closing Date
—					Yes		

Viol. No.	Remedy	Cond.	Violation Description	Fl No.	Lt	Room Type	Area Type	Resp. Party	Code Sect Viol.	Viol. Rem. Date
*1		MI	LIGHT-FIXTURE	2	FR	HA	CL	2	113	
*2		EXP	WIREING	2	"	"	WA/CL	2	113	
*3		ob	EGRESS	1/2	"	"	SR	2	116.2	
4		DA/LO	SASH	1/2/3	"	"	WI	2	108.3	
5		MI	PLASTER		CE	SRW	WA	2	108.2	
6		DET. MI	BRICK-MORTAR			CE	FO	2	108.2	

HOUSING INSPECTION REPORT

OWNER: Richard Peterson LOCATION: 175 Congress St. 13-M-28 EE

CODE ENFORCEMENT OFFICER: Arthur Addato (7)

HOUSING CONDITIONS DATED: Feb. 3, 1986 EXPIRES: Apr. 3, 1986

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.	SECOND FLOOR FRONT HALL - ceiling - missing light fixture.	113
* 2.	SECOND FLOOR FRONT HALL - wall & ceiling - exposed wiring.	113
* 3.	FIRST & SECOND FLOOR FRONT HALL - stairs - obstructed egress.	116-2
4.	FIRST, SECOND & THIRD FLOOR FRONT HALL - windows - damaged and loose sashes.	108-3
5.	CELLAR STAIRWAY - wall - missing plaster.	108-2
6.	CELLAR - foundation - deteriorated and missing brick and mortar.	108-2
FIRST FLOOR		
7.	OVERALL DWELLING UNIT - windows - damaged and loose sashes.	108-3
SECOND FLOOR		
8.	OVERALL DWELLING UNIT - windows - damaged and loose sashes.	108-3
THIRD FLOOR		
9.	OVERALL DWELLING UNIT - windows -damaged and loose sashes.	108-3
10.	KITCHEN - wall - cracked and missing plaster.	108-2
11.	LIVING ROOM - wall - cracked and missing plaster.	108-2
12.	PANTRY - wall - cracked and missing plaster.	108-2
13.	KITCHEN - chimney - missing flue cover.	114-1
14.	REAR BEDROOM - window - broken glass.	108-3

*WHEN MAKING YOUR REPAIRS, FIRST PRIORITY IS TO BE GIVEN TO ITEMS WITH ASTERISKS, AS THEY CONSTITUTE EXTREME HAZARDS TO THE HEALTH OR SAFETY OF THE OCCUPANTS OF THIS STRUCTURE.

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

Department of Planning & Urban Development
Inspection Services Division
Tel. 775-5451 - Ext. 311 - 346

Richard Peterson
106 Mill Road
Cumberland, ME 04021

DU 3

CH. 13 BLK. M LOT 28

LOCATION: 175 Congress St.

PROJECT: NDP-EE
ISSUED: February 3, 1986
EXPIRES: April 3, 1986

Dear Mr. Peterson:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 175 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 April 3, 1986. 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 any 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. Gray, Jr., Director
Planning & Urban Development

By: P. Samuel Hoffses
Chief of Inspection Services

Code Enforcement Officer - Arthur Addato (7)

Attachments

jmr

REINSPECTION RECOMMENDATIONS

LOCATION 175 Congress St.
PROJECT ACP EE
OWNER Richard Peterson

INSPECTOR [illegible]

NOTICE OF HOUSING CONDITIONS Issued	Expired	HEARING NOTICE Issued	Expired	FINAL NOTICE Issued	Expired
2-3-86	4-3-86				

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

DATE		
6-27-86	aa	ALL VIOLATIONS HAVE BEEN CORRECTED ✓ "POSTING RELEASE" ____ Send "CERTIFICATE OF COMPLIANCE" ✓
		SATISFACTORY Rehabilitation in Progress
4-1-86	aa	Time Extended To: 5-1-86 OTx30
5-5-86	aa	Time Extended To: 6-5-86 " "
6-4-86	aa	Time Extended To: 7-4-86 " "
		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:

4-1-86 aa RE/CT's-CO-SP-OTx30
5-5-86 aa RE/CT-SP-OTx30
6-4-86 aa RE/CT-SP - " "
6-27-86 aa RE/CO-CT-COC

INSTRUCTIONS TO INSPECTOR:

HOUSING INSPECTION REPORT

OWNER: Richard [illegible]

LOCATION: 175 Congress St. 13-M-28 EE

CODE ENFORCEMENT OFFICER: Arthur Addato (7)

HOUSING CONDITIONS DATED: Feb. 3, 1986 EXPIRES: Apr. 3, 1986

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)
6-27-86	
* 1. ✓ ~~SECOND FLOOR FRONT HALL - ceiling - missing light fixture.~~	~~113~~
* 2. ✓ ~~SECOND FLOOR FRONT HALL - wall & ceiling - exposed wiring.~~	~~113~~
* 3. ✓ ~~FIRST & SECOND FLOOR FRONT HALL - stairs - obstructed egress.~~	~~116-2~~
4. ✓ ~~FIRST, SECOND & THIRD FLOOR FRONT HALL - windows - damaged and loose sashes.~~	~~108-3~~
5. ✓ ~~CELLAR STAIRWAY - wall - missing plaster.~~	~~108-2~~
6. ✓ ~~CELLAR - foundation - deteriorated and missing brick and mortar.~~	~~108-2~~
FIRST FLOOR	
7. ✓ ~~OVERALL DWELLING UNIT - windows - damaged and loose sashes.~~	~~108-3~~
6-27-86	
SECOND FLOOR	
8. ✓ ~~OVERALL DWELLING UNIT - windows - damaged and loose sashes.~~	~~108-3~~
THIRD FLOOR	
9. ✓ ~~OVERALL DWELLING UNIT - windows - damaged and loose sashes.~~	~~108-3~~
10. ✓ ~~KITCHEN - wall - cracked and missing plaster.~~	~~108-2~~
11. ✓ ~~LIVING ROOM - wall - cracked and missing plaster.~~	~~108-2~~
12. ✓ ~~PANTRY - wall - cracked and missing plaster.~~	~~108-2~~
13. ✓ ~~KITCHEN - chimney - missing flue cover.~~	~~108-2~~
14. ✓ ~~REAR BEDROOM - window - broken glass.~~	~~108-3~~

*WHEN MAKING YOUR REPAIRS, FIRST PRIORITY IS TO BE GIVEN TO ITEMS WITH ASTERISKS, AS THEY CONSTITUTE EXTREME HAZARDS TO THE HEALTH OR SAFETY OF THE OCCUPANTS OF THIS STRUCTURE.

OK
6-27-86
A.A.

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

Department of Planning & Urban Development
Inspection Services Division
Tel. 775-5451 - Ext. 311 - 346

Richard Peterson 829-3336
106 Mill Road
Cumberland, ME 04021

DU 3

CH. 13 BLK. M LOT 28

LOCATION: 175 Congress St.

PROJECT: NDP-EE
ISSUED: February 3, 1986
EXPIRES: April 3, 1986

Dear Mr. Peterson:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 175 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 April 3, 1986. 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 any 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. Gray, Jr., Director
Planning & Urban Development

By: _____
P. Samuel Hoffses
Chief of Inspection Services

Code Enforcement Officer - Arthur Addato (7)

Attachments

jmr

C E R T I F I C A T E
O F
C O M P L I A N C E

DATE: July 1, 1986

DU: 3

CITY OF PORTLAND

Department of Planning & Urban Development
Housing Inspections Division
Telephone: 775-5451 - Extension 311 - 318

Richard Peterson
106 Mill Road
Cumberland, ME 04021

Re: Premises located at 175 Congress Street 13-M-28 EE

Dear Mr. Peterson:

A re-inspection of the premises noted above was made on June 27, 1986 by Code Enforcement Officer Arthur Addato.

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 February 3, 1986.

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 July 1991.

Sincerely yours,

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

By _____
P. Samuel Hoffses,
Chief of Inspection Services

Code Enforcement Officer - Arthur Addato (7)

jmr

Inspection Services
Samuel P. Hoffses
Chief

Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

Notice of Housing Conditions
FIVE YEAR INSPECTION

October 29, 1991

DU: 3
CHART,BLOCK,LOT: 13-M-28
LOCATION: 175 Congress St.

District: M. Leary
Issued: 10/29/91
Expires: 12/29/91

Richard & Norma Peterson
106 Mill Road
Cumberland, ME 04021

Dear Mr. and Mrs. Peterson:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 175 Congress St. by Code Enforcement Officer Merle Leary. 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 on or before December 29th, 1991. 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 it's goal to maintain decent, safe, and sanitary housing for all of Portland's residence.

Sincerely,

Merle Leary
Code Enforcement Officer

P. Samuel Hoffses
Chief of Inspection Services

389 Congress Street · Portland, Maine 04101 · (207) 874-8704

HOUSING INSPECTION REPORT

Location: 175 Congress St.Rear Owner: Richard & Norma Peterson
CEC: M. Leary
Housing Conditions Date: 10/29/91
Expiration Date: 12/29/91

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

1.	*Interior-2nd Fl. Apt. 2	Kitchen Wall	Broken Elec. Themostat	113-5
2.	Interior-2nd Fl. Apt. 2	Kitchen Wall	Missing Plate Cover	113-5
3.	Interior-3rd Fl. Apt. 3	Diningroom Window	Missing Sashes	108-3
4.	Interior-3rd Fl. Apt. 3	Livingroom/Diningroom	Missing Electric Thermostat Cover	113-3
5.	Interior-3rd Fl. Apt. 3	Utility Room	Missing Ceiling Tiles	108-2
6.	Interior-3rd Fl. Apt. 3	Bathroom	Broken Toilet Tank Cover	111-1
7.	Interior-1st Fl. Apt. 1	Front Hall	Obstructed Egress	116-2
8.	*Interior-1/2 Fl.	Front Hall	Missing Illumination	113-5
9.	*Interior-1/2 Fl.	Front Hallway	Missing Safety Rails	108-4
10.	Interior	Cellar	Temporary Jack Posts	108-2

* Items to be corrected in 10 days.

Inspection Services
Samuel P. Hoffses
Chief

CITY OF PORTLAND

Planning and Urban Development
Joseph E. Gray Jr.
Director

August 23, 1993

PETERSON RICHARD E
106 MILL RD
CUMBERLAND CENTER ME 04021

Re: 173 Congress St
CBL: 013- - M-028-001-01
DU: 0

Dear Mr. Peterson,

A re-inspection at the above noted property was made on August 20, 1993.

This is to certify that you have complied with our request to correct the violation(s) of the Municipal Code relating to housing conditions noted on our letter dated October 24, 1991.

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 three years.

Sincerely,

Merlin Leary
Code Enforcement Officer

P. Samuel Hoffses
Chief of Inspection Services

Inspection Services
Samuel P. Hoffses
Chief

CITY OF PORTLAND

Planning and Urban Development
Joseph E. Gray Jr.
Director

January 12, 1994

PETERSON RICHARD E
106 MILL RD
CUMBERLAND CENTER ME 04021

Re: 173 Congress St
CBL: 013- - M-028-001-01
DU: 0

Dear Mr. Peterson,

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:

108.20

1. EXT - RIGHT EXTERIOR WALL -
   TORN AND MISSING SIDING

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,

Merlin 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

August 31, 1994

CALASKA PARTNERS LTD
C/O DEAN STILPHEN
FIVE MILK ST
PORTLAND ME 04101

Re: 175 Congress St
CBL: 013- - M-028-001-02
DU: 3

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

Marge Schmuckal
Asst. Chief of Inspection Services

389 Congress Street • Portland, Maine 04101 • (207) 874-8704 • FAX 874-8716 • TTY 874-8936

HOUSING INSPECTION REPORT

Location: 175 Congress St
Housing Conditions Date: August 31, 1994
Expiration Date: October 30, 1994

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; APT #2 - KITCHEN WALL HAS BROKEN ELECTRICAL THERMOSTAT	113.50
2.	INT - 2ND FL; APT #2 - KITCHEN WALL IS MISSING A PLATE COVER	113.50
3.	INT - 3RD FL; APT #3 - DINING ROOM WINDOW IS MISSING SASHES	108.30
4.	INT - 3RD FL; APT #3 - LIVING ROOM IS MISSING ELECTRIC THERMOSTAT COVER	113.30
5.	INT - 3RD FL; APT #3 - UTILITY ROOM CEILING IS MISSING TILES	108.20
6.	INT - 3RD FL; APT #3 - BATHROOM TOILET TANK COVER IS BROKEN	111.10
7.	INT - 1ST/2ND FLOORS - FRONT HALLWAY IS MISSING SAFETY RAILS	108.40
8.	INT - CELLAR - TEMPORARY JACK POSTS	108.20

PRIORITY VIOLATION NUMBER(S):#'s 1 & 7

Inspection Services
P. Samuel Hoffses
Chief

Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

February 23, 1995

CRONE ROBERT T
P O BOX 445
CASTINE, ME 04421

Re: 175 Congress St
CBL: 013- - M-028-001-02
DU: 3

Dear Mr. Crone:

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

Marge Schmuckal
Asst. Chief of Inspection Services

389 Congress Street • Portland, Maine 04101 • (207) 874-8704 • FAX 874-8716 • TTY 874-8936

HOUSING INSPECTION REPORT

Location: 175 Congress St
Housing Conditions Date: February 23, 1995
Expiration Date: April 23, 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 - 2ND FL; APT #2 - KITCHEN WALL HAS BROKEN ELECTRICAL THERMOSTAT	113.50
2.	INT - 2ND FL; APT #2 - KITCHEN WALL IS MISSING A PLATE COVER	113.50
3.	INT - 3RD FL; APT #3 - DINING ROOM WINDOW IS MISSING SASHES	108.30
4.	INT - 3RD FL; APT #3 - LIVING ROOM IS MISSING ELECTRIC THERMOSTAT COVER	113.30
5.	INT - 3RD FL; APT #3 - UTILITY ROOM CEILING IS MISSING TILES	108.20
6.	INT - 3RD FL; APT #3 - BATHROOM TOILET TANK COVER IS BROKEN	111.10
7.	INT - 1ST/2ND FLOORS - FRONT HALLWAY IS MISSING SAFETY RAILS	108.40
8.	INT - CELLAR - TEMPORARY JACK POSTS	108.20

PRIORITY VIOLATIONS: NUMBERS 1, 7

Inspection Services
P. Samuel Hoffses
Chief

Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

JUNE 28, 1996

CRONE ROBERT T
PO BOX 350
PLYMOUTH NH 03264

Re: 173 CONGRESS ST
CBL: 013- M-028
DU: 3

Dear Mr. Crone:

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,

Merle Leary
Merle Leary
Code Enforcement Officer

Tammy Munson
Tammy Munson
Code Enfc.Offc./ Field Supv.

Inspection Services
P. Samuel Hoffses
Chief

Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

November 22, 1995

CRONE ROBERT T
PO BOX 445
CASTINE ME 04421

Re: 175 Congress St
CBL: 013- - M-028-001-02
DU: 3

Dear Mr. Crone:

A re-inspection at the above noted property was made on November 15, 1995.

This is to certify that you have complied with our request to correct the violations of the Municipal Code relating to housing conditions noted on our letter dated February 23, 1995.

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 three years.

Sincerely,

Merle Leary
Merle Leary
Code Enforcement Officer

Tammy Munson
Tammy Munson
Code Enfc. Offr./ Field Supv.

389 Congress Street • Portland, Maine 04101 • (207) 874-8704 • FAX 874-8716 • TTY 874-8936