

159 Congress Street

13-L-15

W. Wescott & M. LeClerc

INLET NO.



SHAW-WALKER

285043R

CERTIFICATE
OF
COMPLIANCE

November 26, 1979 ✓

CITY OF PORTLAND

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

Mr. William Wescott
181 Wayside Drive
Portland, Maine 04102

Re: Premises located at 159 Congress Street, Portland, Maine 13-L-15 NCP-MN

Dear Mr. Wescott:

A re-inspection of the premises noted above was made on 11/21/79
by Housing Inspector 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 10/26/76.

Thank you for your cooperation and your efforts to help us maintain decent, safe
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 November 1984.

Sincerely yours,
Joseph E. Gray, Jr., Director
Neighborhood Conservation

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

Inspector R. Carroll

dld

26
AB LA
10-26-76
LAR
OK to 6-26-79
ADMINISTRATIVE HEARING DECISION

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

Mr. William Wescott
181 Way Side Drive
Portland, Maine 04102

NOC
10-26-76
Date May 31, 1977

Re: Premises located at 159 Congress Street, Portland, Maine 13-L-15 MN

Dear Mr. Wescott:

You are hereby notified that as a result of an Administrative Hearing and your request for additional time

on May 31, 1977, regarding our "Notice of Housing Conditions" at the above referred premises resulted in the decision noted below.

XX Expiration time extended to July 1, 1977 in order to complete work now in progress to correct the remaining seventeen (17) Housing Code Violations as shown on the attached list.

Notice modified as follows:

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

Very truly yours,

Joseph E. Gray, Jr.
Director Neighborhood Conservation

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

In Attendance:

Mr. Wescott

K. Carroll

B. MacIsaac

Encl.

VW

Remaining Housing Code violations to be corrected within the extension granted on attached "Administrative Housing Decision":

Additional Violations: 01/11/

To the date 24 Feb 1964
1. REPAIR FLOOR - replace rotted and missing cornice.
2. GYMNASIUM - replace broken seat.
Y-13-79 3. FIRST FLOOR HALL - FIRST FLOOR - repair broken door.
7/3 4. THIRD FLOOR CORRIDOR WINDOW - replace broken glass.

Review scheduled to start 4/1/19

CITY OF PORTLAND, MAINE
DEPARTMENT OF NEIGHBORHOOD CONSERVATION
HOUSING INSPECTIONS DIVISION

NOTICE OF HEARING

May 17, 1977

To: Mr. William Wescott
181 Wayside Drive
Portland, Maine 04102

Re: Premises located at 159 Congress Street, Portland, Maine 13-L-15 MN

Dear Mr. Wescott:

Because of your failure to comply with previous NOTICES, you are hereby invited to appear in Room 317, City Hall, 389 Congress Street, Portland, Maine at 9:30 a.m. on May 31, 1977, to show cause why legal action should not be taken against you for violations of the Municipal Codes relating to housing conditions at the above referred premises, as described more fully in the attached copy of the original NOTICE received by you on or about October 26, 1976.

FAILURE TO APPEAR MAY RESULT IN PROSECUTION

Please notify this office at once if you have corrected all violations before the above noted hearing date. Telephone 775-5451 Extension 448 - 358.

Joseph E. Gray, Jr., Director
Neighborhood Conservation

Requested by
Inspector

K. Carroll

By

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

vw Enclosure

ADMINISTRATIVE HEARING DECISION

City of Portland
Health & Social Services - Housing Division
Telephone: 775-5451 - Ext. 448

Date January 17, 1977

Mr. William Wescott
181 Wayside Drive
Portland, Maine 04102

Re: Premises located at 159 Congress Street, Portland, Maine 13-L-15 H.NO.

Dear Mr. Wescott:

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

on January 14, 1977, regarding our "Notice of Housing Conditions" at the above re-
ferred premises resulted in the decision noted below.

X Expiration time extended to February 17, 1977 - in order to complete the work now
in progress to correct the remaining thirteen (13) housing code violations as shown on
attached list.

X Notice modified as follows: Due to winter weather -conditions, Items #1, 2, 3 and 4
are extended to April 1, 1977.

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

Very truly yours,

David C. Bittenbender, Director
Health & Social Services

By [Signature]
Chief of Housing Inspections

In Attendance:

Mr. William Wescott

Housing Inspector Gendreau

Encl.
/ss

ADMINISTRATIVE HEARING DECISION

City of Portland
Health & Social Services - Housing Division
Telephone: 775-5451 - Ext. 448

Date January 17, 1977

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181 Wayside Drive
Portland, Maine 04102

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that a "Certificate of Compliance" may be issued.

Very truly yours,

David C. Bittenbender, Director
Health & Social Services

By J. P. [Signature]
Chief of Housing Inspections

In Attendance:

Mr. William Wescott

Housing Inspector Gendreau

Encl.
/SS

159 Congress Street - Munjoy North - (NOMC 10-26-76)

Remaining Housing Code violations to be corrected within time extension granted on attached "Administrative Hearing Decision":

1. SECOND FLOOR REAR PORCH - floor - replace the rotted, broken decking, stringers and supports. 3-d
2. TRIM - right middle eave - remove the peeling paint. 3-a
3. TRIM - front right eave - replace the rotted and broken trim. 3-a
4. EXTERIOR WALL - left middle - replace missing elbows of downspouts. 3-b
5. FIRST FLOOR REAR HALL - walls - replace missing plaster. 3-d
6. SECOND FLOOR REAR HALL - stairs - repair loose and broken treads. 3-b
7. SECOND FLOOR REAR HALL - ceiling - replace loose and missing plaster. 3-d
8. CELLAR - stairs - repair the loose treads and handrail. 3-d
9. First Floor
PANTRY - ceiling - replace the imperative light fixture. 8-a
10. LIVING ROOM - windows - secure the loose glass by reglazing. 3-c
11. LIVING ROOM - windows - replace the missing counter balance cords allowing window sash to remain elevated when opened. 3-b
12. SHED - walls - remove peeling paint. 3-b
13. SHED DOOR - window - replace the broken glass. 3-c

RE/MICHAEL HIF

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NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND
DEPARTMENT OF HEALTH & SOCIAL SERVICES
HOUSING DIVISION
Telephone 775-5451 - Extension 48

Mr. & Mrs. Wescott
181 Jayside Drive
Portland, Maine 4102

Dear Mr. & Mrs. Wescott:

Ch.-Bl.-Lot
Location:
Project:
Issued:
Expired:

DU 2
13-1-15
MUNICIPAL NORTH
159 CONGRESS STREET
OCT. 26, 1976
DEC. 27, 1976

An examination was made of the premises at 159 Congress Street, Portland, Maine by Housing Inspector Gendreau. 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 Dec. 27, 1976. 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 re-inspection within the time set forth above, will anticipate that the premises have been brought into compliance with Code Standards. Please contact this office if you have any questions regarding this Notice.

Your cooperation will help this Department in its goal to maintain all Portland residents in decent, safe and sanitary housing.

Sincerely yours,
David C. Bittenbender, Director
Health & Social Services

By Chief of Housing Inspections

Inspector D. Gendreau

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" - SECTION(S)
#1. 2nd FLOOR REAR PORCH - Floor - Replace the rotted, broken decking, stringer and supports. 3d
2. RIGHT MIDDLE EAVE - Trim - Remove the peeling paint. 3a
3. RIGHT FRONT EAVE - Trim - Replace the rotted, broken trim. 3a
4. LEFT MIDDLE EXTERIOR - Wall - Replace missing elbows of downspouts. 3b
*5. 1st FL. REAR HALL - Wall - Replace the missing plaster. 3d
6. 2nd FL. REAR HALL - Stairs - Repair loose, broken treads. 3b
7. 2nd FL. REAR HALL - Ceiling - Replace loose, missing plaster. 3d
*8. CELLAR - Repair the loose treads and handrail.

FIRST FLOOR

9. KITCHEN - Windows - Repair the inoperative sashes. 3c 12/29
10. PANTRY - Ceiling - Replace the inoperative light fixture. 8a
11. BATHROOM - Lavatory - Repair the leaking faucet and inoperative overflow. 6d 12/25
*12. LIVING ROOM - Windows - Replace the broken glass. 3c 12/29
13. LIVING RM - Windows - Secure the loose glass by reglazing. 3c
14. LIVING ROOM - Windows - Replace missing counterbalance cords allowing window sash to remain elevated when opened. 3c
15. FRONT BEDRM - Windows - " " " " 3c
16. SHED WALLS - Paint - Remove peeling paint. 3b
CONTINUED.....

159 Congress Street

3c
3b 1/29

13-16 SHED - Door Window - Replace the broken glass.
17 SHED - Door - Repair the broken hinge.

SECOND FLOOR

215	KITCHEN	Window	Replace broken glass.	3c
	LIVINGRM	Window	"	3c
216	PANTRY	Window	Replace broken glass.	3c
217	KITCHEN	Window	Replace missing counterbalance cords allowing window sash to remain elevated when opened.	3c
	PANTRY	Window	Secure loose glass by reglazing.	3c
218	FRONT BEDROOM	Window	"	3c
219	LEFT REAR BEDRM	"	"	3c
220	FRONT BEDROOM	Window	Replace missing counter balance cords allowing window sash to remain elevated when opened.	3c
221	LEFT REAR BEDRM	"	Replace broken glass.	3c
222	FRONT BEDRM	Window	"	3c
223	RIGHT REAR BEDRM	"	"	3c

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

LDW:rl

REINSPECTION RECOMMENDATIONS

LOCATION

159 CONGRESS ST.

PROJECT

MUNICIPALITY NORTH

OWNER

WESCOTT

INSPECTOR GENDREAU #11

NOTICE OF HOUSING CONDITIONS

Issued Expired

10/26/77 12/27/78

HEARING NOTICE

Issued Expired

FINAL NOTICE

Issued Expired

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

DATE	11-21-77	ALL VIOLATIONS HAVE BEEN CORRECTED	✓
		Send "CERTIFICATE OF COMPLIANCE"	✓
		"POSTING RELEASE"	
		SATISFACTORY Rehabilitation in Progress	
		Time Extended To:	
		Time Extended To:	
		Time Extended To:	
	5/13/77	UNSATISFACTORY Progress	
		Send "HEARING NOTICE"	✓
		"NOTICE TO VACATE"	
		POST Entire	
		POST Dwelling Units	
		UNSATISFACTORY Progress	
		"LEGAL ACTION" To Be Taken	
1/26/76		INSPECTOR'S REMARKS: RE-SP-C/O-WTX-5/1/77	
3/21/77		RE-WORKING - HOLD TIL-4/1/77	
5/13/77		MR. WESTER called and advised that on 5/31/77 - Sup. the will be present with his attorney	
5/31/77		WTX 210 1/2	
5-31-77		RE/SP/CT- CTX 30 200	
7/5/77		RE/CO/CT- SP- CTX- 3000 1/2 in. Perimeter - All Homeowner repairs	
4-13-77		INSTRUCTIONS TO INSPECTOR: 1. 1/2 in. of water to be done by Contractor - 3000 1/2 in. 60 Amps	
11-21-77		Re/ all violations corrected through NCP - JUNE COC	

(3)



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

January 18, 1984

Mr. William Westcott
181 Wayside Drive
Portland, Maine 04102

Re: 159 Congress St. 13-L-15 EE

Dear Mr. Westcott:

During a recent inspection of the property owned by you at 159 Congress Street, it was noted that smoke detectors were missing in the following areas:

"PER THE MAINE STATE STATUTES, "SEC. 1.25 MRSA 2464", WITHIN TEN (10) DAYS OF THE DATE OF THIS NOTICE, A SMOKE ALARM MUST BE INSTALLED IN EACH AREA OF THIS STRUCTURE, AS LISTED BELOW:

First Floor
Second Floor
Third Floor

Re-inspection will be made in ten (10) days for compliance. Lack of compliance may result in legal action.

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

By Lyle D. Noyes
Lyle D. Noyes
Inspection Services Division

Arthur Addato
Code Enforcement Officer - Arthur Addato (7)

jmr

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

Department of Planning & Urban Development
Inspection Services Division
Tel. 775-5451 - Ext. 311 - 318 - 319

William Westcott
181 Wayside Drive
Portland, Maine 04102

DU 2

CH. 13 BLK. L LOT 15

LOCATION: 159 Congress Street

PROJECT: NCP-EE
ISSUED: January 18, 1984
EXPIRES: March 18, 1984

Dear Mr. Westcott:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 159 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 18, 1984. 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: Lyle D. Noyes
Lyle D. Noyes
Inspection Services Division

Arthur Addato
Code Enforcement Officer - Arthur Addato (7)

Attachments

jmr

HOUSING INSPECTION REPORT

OWNER: William Westcott

LOCATION: 159 Congress St. 13-L-15 EE

CODE ENFORCEMENT OFFICER: Arthur Addato (7)

HOUSING CONDITIONS DATED: Jan. 18, 1984 , EXPIRES: Mar. 18, 1984

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. MIDDLE CELLAR - furnace - missing thermo cut-off.	114-2
* 2. CELLAR BUCKLED - stairs - damaged treads.	108-4
3. FRONT CELLAR - foundation - leaking.	108-2
4. FRONT CELLAR - foundation - loose and missing masonry.	108-2
* 5. LEFT REAR PORCH - stairs - damaged treads.	108-4
* 6. FIRST FLOOR REAR HALL - wall - missing light fixture.	113
* 7. FIRST FLOOR REAR HALL - stairs - damaged treads.	108-4
* 8. SECOND FLOOR HALL - stairs - egress obstruction.	116-2
* 9. SECOND FLOOR REAR HALL - stairs - deteriorated.	109-4
*10. MIDDLE CELLAR - ceiling - faulty wiring.	113
<u>FIRST FLOOR OVERALL</u>	
11. BATHROOM - tub - cross connection.	111.1
12. LIVING ROOM - ceiling - cracked and sagging plaster. NO SMOKE DETECTOR.	108-2
<u>SECOND & THIRD FLOOR OVERALL</u>	
*13. BATHROOM - toilet - leaking seal.	111.1
*14. DINING ROOM - ceiling - illegal wiring.	113
15. REAR KITCHEN - door - inoperative lock set.	108-3
*16. LIVING ROOM - wall - inoperative light switch.	113
*17. KITCHEN SINK - disposal and KITCHEN - floor - exposed wiring.	113
*18. BATHROOM - tub - inoperative drain mechanism.	111-3
19. BATHROOM - lavatory - inoperative drain mechanism.	111-3
20. BATHROOM - wall - loose tile.	108-2
*21. BATHROOM - lavatory - cracked.	111-1
*22. OVERALL DWELLING UNIT - needs cleaning up. NO SMOKE DETECTOR.	109

*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 - 318 - 319

William Westcott
181 Wayside Drive
Portland, Maine 04102

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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 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: Lyle D. Noyes
Lyle D. Noyes
Inspection Services Division

Arthur Addato
Code Enforcement Officer - Arthur Addato (7)

Attachments

jmr

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CODE ENFORCEMENT OFFICER: Arthur Addato (7)

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QUEST FOR SERVICE

PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	12-29-83	BY	Joyl	DISTRICT	9. addato
REQUEST BY	NAME	Thomas Reavey - 772-2301 2 FL			
	ADDRESS				
OWNER	NAME	William Wescott			
	ADDRESS				
CONDITIONS	ADDRESS	159 Congress St.			

Bare wires in kitchen, Toilet leaks at base, question as to security of building.

COMMENTS	No/SD - Se/Seal - Toilet - IL/WI/CL-DI In./lock - no - RE/DO - STAR/RE/HA/2FL No/EGG - 3 FL - IN/WI/SW-LI/WA - Fan/WI/KI/SI/DIS				
SPECIAL INSTRUCTIONS	LE/WAIST/CE-DA/LI/EL-MI/CE/CL-DA/TA/RE/PO LO/HR/2FL - FE/FE - NOC to be sent 12-30-83 RR				
DIVISION	SANITATION	HOUSING	NURSING		
PRIORITY	ROUTINE	SPECIAL	REPORT TO	BY	DATE
	URGENT				

City of Portland

INSPECTION SERVICES DIVISION

Housing Inspection

DWELLING UNIT SCHEDULE

1) INSP DATE

2) INSP

3) FORM NO

4) TENANT'S NAME

5) Flr #

6) Location

7) Rm. Tp

8) #Rms

9) #Peo

10) #All'd

11) Slip

12) Child
Under 1013) Child
1-6

14)

15) Rent

16) Rent
Code

17) Furn

18) Heat

19) Hot
Water20) Dual
Egress

21) Cl'ng

22) Lav

23) Bath

24) Flus

Viol
No

Remedy

Cond

Violation

Location

Room
TypeArea
TypeResp
PartyCode Sect
ViolatedViolation
Recn. Date

10

CROSS-CONNECTION

BA

Tub

2

111.1

12

CR/SA

PLASTER

L1

CL

2

108.2

NO

SMOKE-DETECTOR

City of Portland

INSPECTION SERVICES DIVISION

Housing Inspection

DWELLING UNIT SCHEDULE

1) INSP. DATE				2) INSP. <i>Adapt</i>				3) FORM NO			
12 30 8 3											
4) TENANT'S NAME				5) Flr #				6) Location			
<i>Thomas Peavey</i>				2-3				<i>OA DU</i>			
12) Child Under 10				13) Child 1-6				14) Rent			
				250.				16) Rent Code			
				MO				17) Furn			
				OFF				18) Heat			
				ELECT.				19) Hot Water			
				YES				20) Dual Egress			
				ELECT.				21) Ck'ng			
				B				22) Lav			
				P				23) Bath			
				P				24) Flus			
				3							
Viol No				Remedy				Conc			
				Violation				Location			
				Room Type				Area Type			
				Resp Party				Code Sect Violated			
				Violation Rem. - Date							
*13				LE SEAL				BA TOILET			
*14				LE WIREING				DI CL			
*15				IN LOCK-SET				RE KI DO			
*16				IN LIGHT-SWITCH				LI WA			
*17				EXP. WIREING				DISPOSAL KI SI/FL			
*18				IN DRAIN-MECHANISM				7 Tub			
19				IN "				3A LHK			
20				LO TILE				BA WA			
*21				CR				BA LHK			
*22				CU				OA DU			
				NO SMOKE-DETECTOR							

P 755 081 239

RECEIPT FOR CERTIFIED MAIL
NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL

(See Reverse)

PS Form 3800, 1-9-92

* U.S.G.P.O. 1993-403-517

Sent to William Westcott	
Street and No. 181 Wayside Drive	
P.O., State and ZIP Code Portland, Me. 04102	
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	

(Handwritten: Re: 159 Congress St. - a. Adits)

Re: 159 Congress St. - a. Adits (House)

PS Form 3811, Dec. 1990

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

1. The following service is requested (check one): ☐ Show to whom and date delivered ☐ Show to whom, date, and address of delivery ☐ RESTRICTED DELIVERY (The restricted delivery fee is charged in addition to the return receipt fee.)		2. ARTICLE ADDRESSED TO: William Westcott 181 Wayside Drive Portland, Maine 04102	
3. TYPE OF SERVICE: ☐ REGISTERED ☐ INSURED ☐ CERTIFIED ☐ COO ☐ EXPRESS MAIL		ARTICLE NUMBER 081 839	
I have received the article described above. (Always obtain signature of addressee or agent) SIGNATURE ☐ Addressee ☐ Authorized agent <i>William Westcott</i> DATE OF DELIVERY NOV 19 1990			
6. ADDRESSEE'S ADDRESS (Only if requested)			
7. UNABLE TO DELIVER REASON:			
7A. EXCEPTOR'S INITIALS			

C. Gile

CITY OF PORTLAND, MAINE
DEPARTMENT OF URBAN DEVELOPMENT
HOUSING INSPECTIONS DIVISION

NOTICE OF HEARING

DATE: September 25, 1984

William Westcott
181 Wayside Drive
Portland, Maine 04102

Re: Premises located at 159 Congress St. 13-L-15 EE

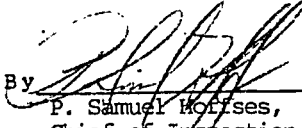
Dear Mr. Westcott:

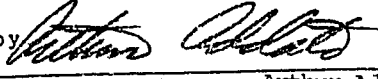
Because of your failure to comply with previous NOTICES, you are hereby invited to appear in Room 315, City Hall, 389 Congress Street, Portland, Maine at 9:00 a.m. on October 12, 1984 (Friday), to show cause why legal action should not be taken against you for violations of the Municipal Codes relating to housing conditions at the above referred premises, as described more fully in the attached copy of the original NOTICE received by you on or about January 18, 1984.

FAILURE TO APPEAR MAY RESULT IN PROSECUTION

Please notify this office at once if you have corrected all violations before the above noted hearing date. Telephone 775-5451 Extension 311 - 318.

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

By 
P. Samuel Morris,
Chief of Inspection Services

Requested by 
Code Enforcement Officer - Arthur Addato (7)

Enclosure

JMF

HOUSING INSPECTION REPORT

OWNER: William Westcott

LOCATION: 159 Congress St. 13-L-15 EE

CODE ENFORCEMENT OFFICER: Arthur Addato (7)

HOUSING CONDITIONS DATED: Jan. 18, 1984 , EXPIRES: Mar. 18, 1984

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. MIDDLE CELLAR - furnace - missing thermo cut-off.	114-2
// * 2. CELLAR - stairs - damaged treads.	108-4
// * 3. FRONT CELLAR - foundation - leaking.	108-2
// * 4. FRONT CELLAR - foundation - loose and missing masonry.	108-2
// * 5. LEFT REAR PORCH - stairs - damaged treads.	108-4
* 6. FIRST FLOOR REAR HALL - wall - missing light fixture.	113
* 7. FIRST FLOOR REAR HALL - stairs - damaged treads.	108-4
// * 8. SECOND FLOOR HALL - stairs - egress obstruction.	116-2
// * 9. SECOND FLOOR REAR HALL - stairs - deteriorated.	109-4
// * 10. MIDDLE CELLAR - ceiling - faulty wiring.	113

FIRST FLOOR OVERALL

11. BATHROOM - tub - cross connection.	111.1
12. LIVING ROOM - ceiling - cracked and sagging plaster. NO SMOKE DETECTOR.	108-2

SECOND & THIRD FLOOR OVERALL

*13. BATHROOM - toilet - leaking seal.	111.1
*14. DINING ROOM - ceiling - illegal wiring.	113
15. REAR KITCHEN - door - inoperative lock set.	108-3
*16. LIVING ROOM - wall - inoperative light switch.	113
*17. KITCHEN SINK - disposal and KITCHEN - floor - exposed wiring.	113
*18. BATHROOM - tub - inoperative drain mechanism.	111-3
19. BATHROOM - lavatory - inoperative drain mechanism.	111-3
20. BATHROOM - wall - loose tile.	108-2
*21. BATHROOM - lavatory - cracked.	111-1
*22. OVERALL DWELLING UNIT - needs cleaning up. NO SMOKE DETECTOR.	109

*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.

CERTIFICATE
OF
COMPLIANCE

DATE: October 18, 1984

DJ: 2

CITY OF PORTLAND

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

William Westcott
181 Wayside Drive
Portland, Maine 04102

Re: Premises located at 159 Congress St. 13-L-15 FF

Dear Mr. Westcott:

A re-inspection of the premises noted above was made on October 16, 1984
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 18, 1984.

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 1989.

Sincerely yours,

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

By 
P. Samuel Hoffer,
Chief of Inspection Services


Code Enforcement Officer - Arthur Addato (7)

Jm

CITY OF PORTLAND, MAINE
DEPARTMENT OF URBAN DEVELOPMENT
HOUSING INSPECTIONS DIVISION

OK
10-16-84
a addato

NOTICE OF HEARING

DATE: September 25, 1984

William Westcott 773-0775
161 Wayside Drive
Portland, Maine 04102

Re: Premises located at 159 Congress St. 13-L-15 EE

Dear Mr. Westcott:

Because of your failure to comply with previous NOTICES, you are hereby invited to appear in Room 315, City Hall, 369 Congress Street, Portland, Maine at 9:00 a.m. on October 12, 1984 (Friday), to show cause why legal action should not be taken against you for violations of the Municipal Codes relating to housing conditions at the above referred premises, as described more fully in the attached copy of the original NOTICE received by you on or about January 18, 1984.

FAILURE TO APPEAR MAY RESULT IN PROSECUTION

Please notify this office at once if you have corrected all violations before the above noted hearing date. Telephone 775-5451 Extension 311 - 318.

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

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

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

Enclosure

JEF

HOUSING INSPECTION REPORT

OWNER: William Westcott

LOCATION: 159 Congress St. 13-L-15 FE

CODE ENFORCEMENT OFFICER: Arthur Addato (7)

HOUSING CONDITIONS DATED: Jan. 18, 1984 , EXPIRES: Mar. 18, 1984

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)
1/16 * 1. MIDDLE CELLAR furnace - missing thermo cut off.	114-2
1/16 * 2. CELLAR BUCKLED stairs - damaged treads.	108-4
1/16 3. FRONT CELLAR foundation - leaking.	108-2
1/16 4. FRONT CELLAR - foundation - loose and missing masonry.	108-2
1/16 * 5. LEFT REAR PORCH stairs - damaged treads.	108-4
1/16 * 6. FIRST FLOOR REAR HALL wall - missing light fixture.	113
10/16 * 7. FIRST FLOOR REAR HALL - stairs - damaged treads.	108-4
1/16 * 8. SECOND FLOOR HALL stairs - egress obstruction.	116-2
1/16 * 9. SECOND FLOOR REAR HALL stairs - deteriorated.	109-4
1/16 * 10. MIDDLE CELLAR - ceiling - faulty wiring.	113
1/16 FIRST FLOOR OVERALL	111-1
11. BATHROOM tub - cross connection.	108-2
12. LIVING ROOM - ceiling - cracked and sagging plaster.	
1/16 NO SMOKE DETECTOR.	
SECOND & THIRD FLOOR OVERALL	111-1
10/16 * 13. BATHROOM - toilet - leaking seal.	113
10/16 * 14. DINING ROOM - ceiling - illegal wiring.	108-3
10/16 * 15. REAR KITCHEN - door - inoperative lock set.	113
10/16 * 16. LIVING ROOM - wall - inoperative light switch.	113
10/16 * 17. KITCHEN SINK - disposal and KITCHEN - floor - exposed wiring.	111-3
10/16 * 18. BATHROOM - tub - inoperative drain mechanism.	111-3
10/16 * 19. BATHROOM - lavatory - inoperative drain mechanism.	108-2
10/16 * 20. BATHROOM - wall - loose tile.	111-1
10/16 * 21. BATHROOM - lavatory - cracked.	105
10/16 * 22. OVERALL DWELLING UNIT - needs cleaning up.	
1/16 NO 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.



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

January 18, 1984

Mr. William Westcott
181 Wayside Drive
Portland, Maine 04102

Re: 159 Congress St. 13-L-15 EE

Dear Mr. Westcott:

During a recent inspection of the property owned by you at 159 Congress Street, it was noted that smoke detectors were missing in the following areas:

"PER THE MAINE STATE STATUTES, "SEC. 1.25 MRSA 2464", WITHIN TEN (10) DAYS OF THE DATE OF THIS NOTICE, A SMOKE ALARM MUST BE INSTALLED IN EACH AREA OF THIS STRUCTURE, AS LISTED BELOW:

First Floor
Second Floor
Third Floor

Re-inspection will be made in ten (10) days for compliance. Lack of compliance may result in legal action.

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

By Lyle D. Noyes
Lyle D. Noyes
Inspection Services Division

Arthur Addato
Code Enforcement Officer - Arthur Addato (7)

jmr

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

Department of Planning & Urban Development
Inspection Services Division
Tel. 775-5451 - Ext. 311 - 318 - 319

William Westcott 773-0775
181 Wayside Drive
Portland, Maine 04102

DU 2

CH. 13 BLK. 1 LOT 15

LOCATION: 159 Congress Street

PROJECT: NCP-EE
ISSUED: January 18, 1984
EXPIRES: March 18, 1984

Dear Mr. Westcott:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 159 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 18, 1984. 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.

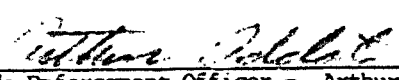
Please contact this office if you have any questions regarding this order.

Your cooperation will aid this department in 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: _____
Lyle D. Noyes
Inspection Services Division


Code Enforcement Officer - Arthur Addato (7)

Attachments

jmr

HOUSING INSPECTION REPORT

OWNER: William Westcott

LOCATION: 159 Congress St. 13-L-15 EE

CODE ENFORCEMENT OFFICER: Arthur Addato (7)

HOUSING CONDITIONS DATED: Jan. 18, 1984 . EXPIRES: Mar. 18, 1984

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. MIDDLE CELLAR - furnace - missing thermo cut-off.	114-2
7/16 * 2. CELLAR BUCKLED - stairs - damaged treads.	108-4
7/16 * 3. FRONT CELLAR - foundation - leaking.	108-2
7/16 * 4. FRONT CELLAR - foundation - loose and missing masonry.	108-2
* 5. LEFT REAR PORCH - stairs - damaged treads.	108-4
* 6. FIRST FLOOR REAR HALL - wall - missing light fixture.	113
* 7. FIRST FLOOR REAR HALL - stairs - damaged treads.	108-4
7/16 * 8. SECOND FLOOR HALL - stairs - egress obstruction.	116-2
7/16 * 9. SECOND FLOOR REAR HALL - stairs - deteriorated.	109-1
7/16 * 10. MIDDLE CELLAR - ceiling - faulty wiring.	114-2

FIRST FLOOR OVERALL

11. BATHROOM - tub - cross connection.	111.1
12. LIVING ROOM - ceiling - cracked and sagging plaster. NO SMOKE DETECTOR.	108-2

SECOND & THIRD FLOOR OVERALL

*13. BATHROOM - toilet - leaking seal.	111.1
*14. DINING ROOM - ceiling - illegal wiring.	113
15. REAR KITCHEN - door - inoperative lock set.	108-3
*16. LIVING ROOM - wall - inoperative light switch.	113
*17. KITCHEN SINK - disposal and KITCHEN - floor - exposed wiring.	113
*18. BATHROOM - tub - inoperative drain mechanism.	111-3
19. BATHROOM - lavatory - inoperative drain mechanism.	111-3
20. BATHROOM - wall - loose tile.	108-2
*21. BATHROOM - lavatory - cracked.	111-1
*22. OVERALL DWELLING UNIT - needs cleaning up. NO SMOKE DETECTOR.	109

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CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

January 18, 1984

Mr. William Westcott
181 Wayside Drive
Portland, Maine 04102

Re: 159 Congress St. 13-L-15 EE

Dear Mr. Westcott:

During a recent inspection of the property owned by you at 159 Congress Street, it was noted that smoke detectors were missing in the following areas:

"PER THE MAINE STATE STATUTES, "SEC. 1.25 MRSA 2464", WITHIN TEN (10) DAYS OF THE DATE OF THIS NOTICE, A SMOKE ALARM MUST BE INSTALLED IN EACH AREA OF THIS STRUCTURE, AS LISTED BELOW:

First Floor
Second Floor
Third Floor

Re-inspection will be made in ten (10) days for compliance. Lack of compliance may result in legal action.

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

By Lyle D. Moyes
Lyle D. Moyes
Inspection Services Division

Arthur Addato
Code Enforcement Officer - Arthur Addato (7)

jmr

REINSPECTION RECOMMENDATIONS

LOCATION

PROJECT

OWNER

INSPECTOR

NOTICE OF HOUSING CONDITIONS

Issued

Expired

HEARING NOTICE

Issued

Expired

FINAL NOTICE

Issued

Expired

1-18-84 3-18-84

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"

10-16-84 aa

SATISFACTORY Rehabilitation in Progress

3-18-84 aa

Time Extended To: 4-18-84 OTX 30 - 7-18-84 OTX

4-18-84 aa

Time Extended To: 5-18-84 OTX 30

5-17-84 aa

Time Extended To: 6-18-84 OTX 30

9-25-84 aa

UNSATISFACTORY Progress

Send "HEARING NOTICE"

Hearing Held 10-3-84 4 30 aa

"FINAL NOTICE"

NOTICE TO VACATE

POST Entire

POST Dwelling Units

UNSATISFACTORY Progress

"LEGAL ACTION" To Be Taken

3/16/84 aa

INSPECTOR'S REMARKS: RE/NOG/CO-CT. Work delayed because of injury to owner. Requested extension.

4-18-84 aa

RE/CO-SP. Work to be completed within 30 day ext. time. OTX 30.

5-17-84 aa

RE/ST-30-SP

6-22-84 aa

RE/CO-SP-OTX - 7-18-84

7-17-84 aa

RE/INC. T-O-NA

7-20-84 aa

RE/NP-owner away on vacation

8-16-84 aa

RE/NP " " " "

9-17-84 aa

RE/T/O-NA-INC. : E/NOT

9-18-84 aa

RE/ " " " " " "

9-25-84 aa

RE/T/O-NA does not return calls.

INSTRUCTIONS TO INSPECTOR: send H. N.

10-3-84 aa

RE-Hearing. - Met with owner. All viol. have been corrected except #1. Therma cut-off will be in this week. Owner is complying.

10-16-84 aa

RE/CO. OK for COC.

Inspection Services
P. Samuel Hoffses
Chief



Planning and I.

Department
Ray Jr.
Director

OCTOBER 9, 1997

CITY OF PORTLAND

JACOBS GERALD L
63 WARD RD
WINDHAM ME 04062

Re: 159 CONGRESS ST
CBL: 013- - L-000-001-01
DU: 3

Dear Mr. Jacobs:

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. A reinspection for code compliance will be made within thirty (30) days, to check on progress. If no progress has taken place, an administrative hearing may take place within forty-five (45) days. If the violations have not been corrected at the end of sixty (60) days, this matter will be referred to Corporation Counsel for legal action.

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 its goal to maintain decent, safe, and sanitary housing for all of Portland's residents.

Sincerely,

Marland Wing
Marland Wing
Code Enforcement Officer

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

