

Memo

City of

Portland

To: Mark Adelson/Director of Housing & Neighborhood Services

From: Mike Nugent/Manager of Inspection Services

Date: 12/13/99

Re: 583-591 Congress St. (037 E002)

The following information is from our Housing and Building Files for the above location:

- Building Permit #00626 dated 7/25/78 w/floor plans. This permit appears to be for the area where the 12/11/99 fire occurred. It was for a single unit. Today there are two in that area
- Building Permit #01226 dated 11/13/81 w/ conditions. This permit is for \$310,000. worth of renovations to the second & third floors. This was for 10 units. There are currently 13 units. A 6/17/82 Certificate of Occupancy was issued, but does not give specific information with regard to number of units.
- 2-Notices of violation from Arthur Rowe dated 12/4/97, One indicating a violation with the division of the space, the other citing the egress issue.
- A Certificate of Compliance with conditions 6/15/98, indicating that the units were vacant and must remain so until such time as proper permits and compliance is achieved.

It appears that the 1978 permit was for the renovation of the third floor above 591 Congress St. they obtained the permit representing a single dwelling unit. The floor plan is similar to apartments L and M at 591 Congress St.

Sometime after that the unit was divided without a record of a valid permit into two separate units. Each with a single means of legal egress.

In December 1997, Inspector Rowe notified the owner and wife that this was a violation. In April 1998, as documented by the 6/15/98 letter, the units were vacant and not to be reoccupied in any way until these issues were resolved.