

601-686-688 Congress Street 55-2-35

LONGF-SQ (



SHAW-WALKER

#8503-1R

CERTIFICATE

OF

COMPLIANCE

May 24, 1972

CITY OF PORTLAND
Health Department - Housing Division
Tel. 775-5451 Ext 226

Mr. Harry Shwartz
10 Congress Square
Portland, Maine 04101

Re: Premises located at 67A Congress Street, Portland, Maine

Dear Mr. Shwartz:

A re-inspection of the premises noted above was made on May 19, 1972
by Housing Inspector Oliver of the Health Department.

This is to certify that you have complied with our request to correct the violations
of the Municipal Codes relating to housing conditions described in our "Notice of
Housing Conditions" dated 11/9/72.

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

Sincerely yours,

Arthur A. Hughson, CPH, MPH
Health Director

By [Signature]
Chief of Housing Inspections

Inspector [Signature]

lp

7752344

ADMINISTRATIVE HEARING DECISION

MAY 8, 1972

Date January 17, 1972

City of Portland
Health Department - Housing Division
Tel. 775-5451 Ext. 226
Mr. Harry Schwartz
10 Congress Square
Portland, Maine 04101

OK

Re: Premises located at 684 Congress Street, Portland, Maine
Mr. Schwartz:

Dear _____
You are hereby notified that _____ as a result of a phone conversation between you and
Housing Inspector Oliver _____

on January 10, 1972, regarding our "NOTICE OF HOUSING CONDITIONS" at the
above referred premises resulted in the decision noted below.

X Expiration time extended to February 17, 1972 in order to complete work now in
progress to correct the one (1) remaining INTERIOR Housing Code deficiency listed on
the attached sheet:

X Notice modified as follows: The remaining two (2) EXTERIOR Housing Code deficiencies
to be completed in April, as per the attached sheet.

Please notify this office if all violations are corrected before the above mentioned date,
so that a "CERTIFICATE OF COMPLIANCE" may be issued.

In Attendance _____

Very truly yours,
Arthur A. Hughson, CPH MPH
Health Director
By Lyle D. Royce
Chief of Housing Inspections

gh
Encl. 3-L (22)

Re: 584 Congress Street, Portland, Maine

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

1. ~~Point up the base of the exterior chimney at the rear of the structure below the roof line.~~ 4/4/72 *app* Section 3(e)

2. ~~Install a private bathtub or shower within second floor, first apartment, right side.~~

Section 5(e) 4/17/72 *app*

3. ~~Reglaze the window glass in the bedroom third floor, left side, apartment #22.~~ 5/17/72 *app*

Section 3(e)

LDN/9-71

CITY OF PORTLAND
Health Department - Housing Division
Telephone 775-5451 - Extension 226

NOTICE OF HOUSING CONDITIONS

DU 2
RM 19

Location: 684 Congress Street
Project: Longfellow Square
Issued: 11/9/71
Expires: 1/9/72

Mr. Harry Schwartz
10 Congress Square
Portland, Maine 04101

Dear Mr. Schwartz:

An examination was made of the premises at 684 Congress Street, Portland, Maine, by Housing Inspector Oliver. 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 January 9, 1972. 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.

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

Very truly yours,

Arthur A. Hughson, CPH, MPH
Health Director

By [Signature]
Chief of Housing Inspections

Inspector Anthony J. Calvia

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

1. Point up the right front chimney above the roof line.
2. Point up the base of the exterior chimney at the rear of the structure below the roof line.
3. Repair or replace the broken plaster on the ceiling of the first floor front entrance.
4. Repair or replace the broken plaster on the ceiling and walls of the rear stairway from the first to the second floor.
5. Determine the reason and remedy the condition which causes the signs of leakage on the ceiling of the third floor hallway.
6. Repair or replace the broken plaster on the ceiling and walls of the third floor hallway.
7. Second Floor Right Apartment #6
Repair or replace the broken plaster on the ceiling and walls of the bathroom.
8. Second Floor Bathroom - Left Side
Repair or replace the broken plaster on the walls.
9. Correct the condition at the fixture that causes a cross connection at the bathtub in the bathroom.
10. Second Floor Right Apartment #5
Determine the reason and remedy the condition which causes the signs of leakage on the ceiling and walls of the bedroom.
11. Repair or replace the broken plaster on the ceiling and walls of the bedroom.

3(b)

3(b)

3(b)

3(b)

3(b)

3(b)

6(d)

3(b)

3(b)

continued

684A Congress Street - continued

Section(s)

12. ~~Second Floor First Apartment-Right Side~~
~~Install a private bathtub or shower within this dwelling unit.~~ 2/17/72 080 6(a)
13. ~~Third Floor Bathroom~~
~~Repair or replace the broken plaster on the walls.~~ 12-10-71 080 3(b)
14. ~~Third Floor Right Side Middle Apartment #18~~
~~Repair or replace the broken plaster on the walls of the bathroom.~~ 12-10-71 080 3(b)
15. ~~Third Floor Right Side Apartment #17~~
~~Repair or replace the broken plaster on the walls of the bedroom.~~ 1/10/72 080 3(b)
16. ~~Third Floor Left Side Apartment #22~~
~~Reglaze the window glass in the bedroom.~~ 5/19/72 3(c)

* FIRST PRIORITY IS TO BE GIVEN TO THE ITEM NUMBERED 12 WHEN MAKING YOUR REPAIRS AS IT CONSTITUTES AN EXTREME HAZARD TO THE HEALTH OR SAFETY OF THE OCCUPANTS OF THIS STRUCTURE.

775-2344

4/8

Jan:1971

REINSPECTION RECOMMENDATIONS

INSPECTOR

QJO

LOCATION

684 Congress St

Project

Longfellow

Owner

Henry Schwartz

NOTICE OF HOUSING CONDITIONS
Issued Expired

11-9-71

1-9-72

HEARING NOTICE
Issued ExpiredFINAL NOTICE
Issued Expired

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

Date

5/19/72 QJO

ALL VIOLATIONS HAVE BEEN CORRECTED

Send "CERTIFICATE OF COMPLIANCE"

"POSTING RELEASE"

1/15/72 QJO

SATISFACTORY Rehabilitation In Progress

Time Extended To MAY-1-1972

Time Extended To

Time Extended To

UNSATISFACTORY Progress

Send "HEARING NOTICE"

"FINAL NOTICE"

"NOTICE TO VACATE"

POST Entire

POST Dwelling Units

UNSATISFACTORY Progress

Request "LEGAL ACTION" Be Taken

12-10-71 QJO

INSPECTOR'S REMARKS: 4 items left - #2-12-15-16. active

1/10/72 QJO

3 items left 2-12-16- C.O. he will have all work done by the end of April also he will work out something with Mrs Bell about putting a shower in the 1st apt Right side 2nd floor He will call me back.

1/13/72 QJO

Contacted Mrs Bell she will install shower.

2/10/72 QJO

Inspection work completed - 2 section of porches left

4/14/72 QJO

1 item left C.O. will do windows in warm weather

INSTRUCTIONS TO INSPECTOR: Recheck in two weeks to a month

4/20/72 QJO

Same -

5/3/72 QJO

C.O. will have a man contact me in a couple of days to do the windows

C BSL ✓
BB

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

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

Rebecca Rice
655 Congress Street
Portland, Maine 04101

DU 23-R4

CH. 55 BLOCK E LOT 35

LOCATION: 684 Congress Street

PROJECT: MCP-NDP
ISSUED: December 4, 1984
EXPIRES: February 4, 1985

Dear Ms. Rice:

You are hereby notified, as owner or agent, that an inspection was made of the premises at
684 Congress Street by Code Enforcement Officer Arthur Rowe.
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 February 4, 1985. If you are unable to make
such repairs within the specified time, you may contact this office to arrange a satisfac-
tory 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.

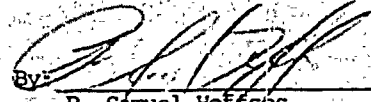
Please Note: You should consult the inspection Services Division to insure that any
corrective action you undertake complies with the building, plumbing, electrical, zoning
and any other Article of the City Code.

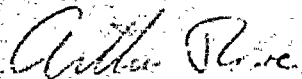
Please contact this office if you have any questions regarding this order.

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 of
Planning & Urban Development

By: 
P. Samuel Hoffses
Chief of Inspection Services



Code Enforcement Officer - Arthur Rowe (8)

Attachments

jmr

HOUSING INSPECTION REPORT

OWNER: Rebecca Rice

LOCATION: 684 Congress St. 55-E-35 NDP

CODE ENFORCEMENT OFFICER: Arthur Rowe (8)

HOUSING CONDITIONS DATED: Dec. 4, 1984

EXPIRES: Feb. 4, 1985

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.

1. SMOKE DETECTORS - missing throughout 23 rooming units.	SEC.(S)
2. SECOND FLOOR BATHROOM - wall & floor - damaged.	108-2
3. THIRD FLOOR BATHROOM - ceiling - peeling paint.	103-2
4. ROOF ABOVE APT. #20 - leaking.	108-2
<u>APARTMENT #10</u>	
5. BATHROOM - wall - peeling paint.	108-2
<u>APARTMENT #20</u>	
6. CEILING - peeling paint.	103-2
<u>APARTMENT #17</u>	
7. CEILING - peeling paint.	108-2



CITY OF PORTLAND

JOSEPH E. McDONOUGH
FIRE CHIEF

December 4, 1984

Mrs. Rebecca Rice
655 Congress Street
Portland, Maine 04101

Re: Smoke Detectors

Dear Mrs. Rice:

During a recent inspection of the property owned by you at 684 Congress Street, it was noted that smoke detectors were missing in the following areas:

23 Rooming Units.

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

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

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


Arthur Rowe Code Enforcement
Officer (8)

cc: Lt. James Collins, Fire Prevention Bureau

jmr

Housing Inspection Division

1) Insp. Name Kowe

2) Insp. Date 11/15/89	3) Insp. Type NCP	4) Proj. Code NDA	5) Acsr's: Chart 55	6) Bl. E	7) Loc 35	8) Census: act	9) Blk.	10) Insp. 3+8	11) Form No.	
12) Hous. No. 684	13) Sec. H. No.	14) Suff.	15) Direct.	16) Street Name Congress			17) St. Design. Street			
18) Owner or Agent: Rebecca Ruiz							19) Status ABO		20) Bldg's Rat. 2	
21) Address: 655 Congress St. D/C.							Zip Code:			
22) City and State										
23) D. Units 23	24) Occ. D. U. s 23	25) Rm. Units 23	26) Occ. R. U. s 23	27) No. Occupants 23	28) Com'l U. Att. Ltd	29) Bldg. Type 2	30) Stories 2	31) Const. Mat. Brick	32) O. Bs. N	
33) C. H.	34) Photo	35) Zoned For Res	36) Actual Land Use Res	37) D. D.	38) Lks. Ad. Bth. Fac. Yes	39) Disp. (No)	40) Closing Date			
Viol. No.	Remedy	Cond.	Violation Description	Fl. NO.	Loc.	Room Type	Area Type	Resp. Party	Code Sect. Viol.	Viol. Rem. Date
1		MA	smoke detectors thru-out					2		
			23 Rm Units							
2		DA	common bathroom	2nd Floor			WAF/FL	2	108-2	
3		PE	paint bathroom	3rd Floor			CE	2	108-2	
4		LE	roof above	Apt 20				2	108-2	

City of Portland

PLANNING AND URBAN DEVELOPMENT

Inspection Services Division

DWELLING UNIT SCHEDULE

1) INSP. DATE

11/15/81

2) INSP.

8

3) FORM NO.

4) TENANT'S NAME

Fox

5) Flr. #

6) Location

7) Rm. To

8) Units

9) Bx.

10) All'd

11) Slp. R.

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) Plus

Viol.
No.

Remedy

Cond.

Violation

Location

Room
TypeArea
TypeResp.
PartyCode Sect
ViolatedViolation
Ren. - Date

05

PE

Paint

BA

WA

2

108-2

City of Portland

PLANNING AND URBAN DEVELOPMENT

Inspection Services Division

DWELLING UNIT SCHEDULE

1) INSP. DATE

11/15/84

2) INSP.

378

3) FORM NO.

4) TENANT'S NAME

Reeve

5) Flr. #

6) Location

7) Rm. Tp

8) #Rms.

9) #Peo.

10) #All'd

11) Slp. R.

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) Flus

Viol.
No.

Remedy

Cond.

Violation

Location

Room
Type

Area
Type

Resp.
Party

Code Sect
Violated

Violation
Rem. - Date

6

PF

paint

CE

2

108-2

City of Portland

PLANNING AND URBAN DEVELOPMENT

Inspection Services Division

DWELLING UNIT SCHEDULE

1) INSP. DATE

11/15/84

2) INSP.

378

3) FORM NO.

4) TENANT'S NAME

Ellsman

5) Flr. #

Apt 17

6) Location

7) Rm. Tp.

8) #Rms.

9) #Peo.

10) #All'd

11) Slp. R.

12) Child
Under 1013) Child
1-14

15) Rent

16) Rent
Code

17) Furn.

18) Heat

19) Hot
Water20) Dual
Egress

21) Ck'ng

22) Lav.

23) Bath

24) Flus

Viol.
No.

Remedy

Cond.

Violation

Location

Room
TypeArea
TypeResp.
PartyCode Sect
ViolatedViolation
Rem. - Date

7

PE

Paint

CF

2

108-2

55 E-35

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

April 29, 1991

Geoffrey I. Rice
655 Congress St.
Portland, Maine 04101

Re: 686 Congress St.
55-E-35

Dear Mr. Rice:

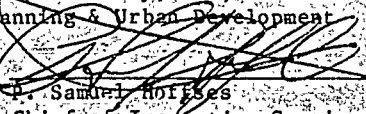
We recently received a complaint and an inspection was made by Code Enforcement Officer Marland Wing of the property owned by you at 686 Congress St., Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

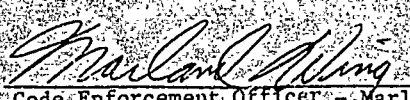
INTERIOR	first floor	Overall ceiling leaks	108-2
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The above mentioned conditions are in violation of Article V of the Municipal Code of the City of Portland, Maine, and must be corrected on or before May 14, 1991.

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 
Samuel P. Hoffses
Chief of Inspection Services


Code Enforcement Officer - Marland Wing

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

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

April 29, 1991

Geoffrey I. Rice
635 Congress St.
Portland, Maine 04101

Re: 686 Congress St.

Dear Mr. Rice:

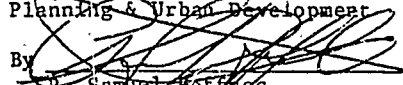
We recently received a complaint and an inspection was made by Code Enforcement Officer Marland Wing of the property owned by you at 686 Congress St., Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

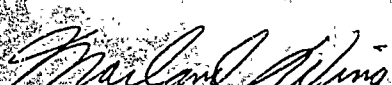
INTERIOR	first floor	Overall ceiling leaks	108-2
----------	-------------	-----------------------	-------

The above mentioned conditions are in violation of Article V of the Municipal Code of the City of Portland, Maine, and must be corrected on or before May 14, 1991

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 
Samuel P. Hoffses
Chief of Inspection Services


Code Enforcement Officer - Marland Wing

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

Inspection Services
Samuel P. Hoffses
Chief



CITY OF PORTLAND

Planning and Urban Development
Joseph E. Gray Jr.
Director

January 29, 1993

Geoffrey Rice
655 Congress St
Portland, ME 04101

Re: 684 Congress St
CBL: 055-E-035
DU: 25

Dear Mr. Rice,

As owner or agent of the property located at the above referred address, you are hereby notified that as the result of a recent inspection, the occupied rooms (#12 & #25) are hereby declared unfit for human occupancy.

The above mentioned rooms are to be vacated, and kept vacant so long as the following conditions continue to exist thereon.

Article v Section 120

(3) Properties which, because of their general condition, state of the premises, number of occupants, or location, are so insanitary, unsafe, overcrowded or otherwise dangerous or detrimental that they create a serious menace to the occupants or the public
Rooms do not meet minimum space required. 110.1

Therefore, you will not occupy, permit anyone to occupy, or rent the above mentioned rooms without the written consent of the Health Officer or his/her agent, certifying that the conditions have been corrected.

Sincerely,

Kathleen A. Lowe
Kathleen A. Lowe
Code Enforcement Officer

Samuel P. Hoffses
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

January 29, 1993

Tenant (Rm# 25)
684 Congress St
Portland, ME 04101

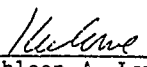
Re: 684 Congress St
CBL #: 055-E-035
DU: 25

Dear Tenant,

A recent inspection of the room (#25) that you are now occupying, found that it does not meet the requirements of Article V (Housing Code) of the City of Portland Municipal Code and is hereby declared unfit for human occupation.

The owner, Mr. Geoffrey Rice, has been notified of the above mentioned condition and has been directed to take immediate steps to vacate the apartment.

Sincerely,


Kathleen A. Lowe
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 29, 1993

Tenant (Rm# 12)
684 Congress St
Portland, ME 04101

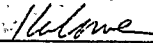
Re: 684 Congress St
CBL #: 055-E-035
DU: 25

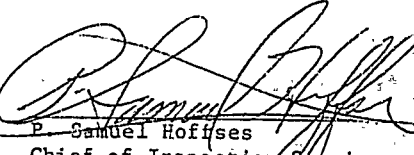
Dear Tenant,

A recent inspection of the room (#12) that you are now occupying, found that it does not meet the requirements of Article V (Housing Code) of the City of Portland Municipal Code and is hereby declared unfit for human occupation.

The owner, Mr. Geoffrey Rice, has been notified of the above mentioned condition and has been directed to take immediate steps to vacate the apartment.

Sincerely,


Kathleen A. Lowe
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

January 29, 1993

Geoffrey Rice
653 Congress St
Portland, ME 04101

Re: 694 Congress St
CBL #: 055-E-035
DU: 25

Dear Mr. Rice,

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 Housing Code. We did, however, note the following items that could cause future problems.

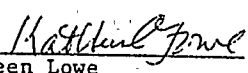
1. Eliminate Cockroach Infestation

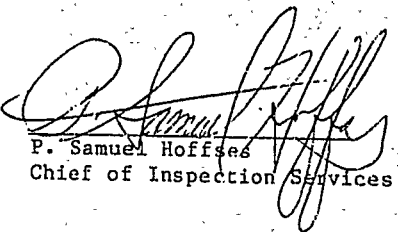
109-5

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,


Kathleen Lowe
Code Enforcement Officer


P. Samuel Hoffses
Chief of Inspection Services

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

March 15, 1993

Geoffrey Rice
653 Congress St
Portland, ME 04101

Re: 684 Congress St
CBL: 055-E-035
DU: 25

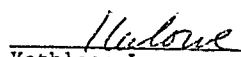
Dear Mr. Rice,

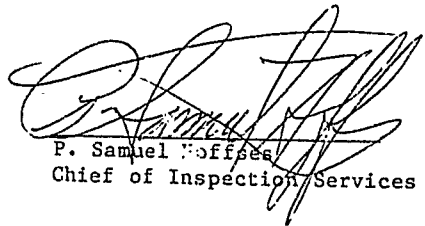
A re-inspection at the above noted property was made on March 15, 1993. This is to certify that you have complied with our request to correct the violation(s) of the Municipal Code relating to housing conditions noted on our letter dated January 29, 1993.

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.

Sincerely,


Kathleen Lowe
Code Enforcement Officer


P. Samuel Hoffses
Chief of Inspection Services

