

34 Congress Street

3-A-9



SEAWALKER

#8503-1R

CERTIFICATE
OF
COMPLIANCE

November 14, 1979 /

CITY OF PORTLAND

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

Mr. David E. Nichols
34 Congress Street
Portland, Maine 04103

Re: Premises located at 34 Congress Street, Portland, Maine NCP-EE 3-A-9

Dear Mr. Nichols:

A re-inspection of the premises noted above was made on 11/8/79
by Housing Inspector 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 7/28/78.

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 ~~November 1984~~.

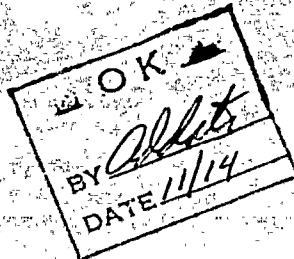
Sincerely yours,
Joseph E. Gray, Jr., Director
Neighborhood Conservation

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

Inspector A. Addato

A. Addato

dld



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

NOTICE OF HEARING

October 30, 1979

To: Mr. David E. Nichols
~~43 Higgins Street~~ *34 Congress St.*
Portland, Maine 04103

Re: Premises located at 34 C ress Street, Portland, Maine NCP-EE 3-A-9

Dear Mr. Nichols:

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 on Thursday, November 8, 1979, 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 July 28, 1978.

Hearing held 11/8/79
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

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

Requested by
Inspector *A. Addato*

dld

Enclosure

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: 3-A-9
Location: 34 Congress Street
Project: MCP-East End
Issue: July 28, 1978
Expired: October 28, 1978

Mr. David E. Nichols
12 Higgins Street
Portland, Maine 04103

Dear Mr. Nichols:

An examination was made of the premises at 34 Congress Street, Portland, Maine, by Housing Inspector Wing. 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 October 28, 1978. 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

Inspector H. Wing

By Lyle D. Noyes,
Chief of Housing Inspections

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

1. FRONT PORCH - replace missing balusters.	3d
2. FRONT PORCH FLOOR - replace broken and missing boards.	5d
3. REAR BUILDING WALL - replace missing mortar.	5d
4. CHIMNEY - repair leak in flue.	6d

THIRD FLOOR

11/9/79 - a a 4d.
~~At the time of the survey, we were unable to gain access to the third floor apartment. We suggest that if there are any conditions which need correcting in this apartment that you make the repairs while doing the work on the rest of the structure.~~

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

vw

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

NOTICE OF HEARING

July 18, 1978

To: ~~Mr. EDWARD J. Manning~~ *Mr. David E. Nichols*
~~75 Greenwood Lane~~ *12 Higgins St.*
~~Portland, Maine 04103~~ *Portland, Me.*

Re: Premises located at 34 Congress Street, Portland, Maine NCP-EE 3-A-9

Dear Mr. Manning:

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 10:00 A.M. on Aug. 1, 1978, 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 12, 1977.

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

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

Requested by *Richard A. King*
Inspector *H. King*

Enclosure

vw

NOTICE OF HOUSING CONDITIONS

DU 3

City of Portland
Department of Neighborhood Conservation
Housing Inspections Division
Tel. 775-5451 - Ext. 355 - 448

Mr. Edward J. Manning
75 Greenwood Lane
Portland, Maine 04103

✓ Ch.-Bl.-Lot: 3-A-9
Location: 34 Congress Street
Project: NCP-East End
Issued: October 12, 1977
Expired: Jan. 12, 1978

Dear Mr. Manning:

An examination was made of the premises at 34 Congress Street, Portland, Maine, by Housing Inspector Wing. 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 Jan. 12, 1978. 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

Inspector Masland Wing
M. Wing

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

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" -		Section(s)
1. FRONT PORCH - replace missing balusters.		3d
2. FRONT PORCH FLOOR - replace broken and missing boards.		3d
3. REAR BULKHEAD WALL - replace missing mortar.		3d
4. RIGHT FRONT CELLAR WINDOW - replace broken glass.		3c
5. CELLAR SINK - repair leak in faucet.		6d
6. FRONT CELLAR CHIMNEY - remove soot and properly dispose of it.		3e
<u>FIRST FLOOR</u>		
7. BATHROOM CEILING - replace missing plaster.		3b
<u>SECOND FLOOR</u>		
8. DINING ROOM WINDOW - replace missing counter balance cords allowing window sash to remain elevated when opened.		3c

THIRD FLOOR
At the time of the survey, we were unable to gain access to the third floor apartment. We suggest that if there are any conditions which need correcting in this apartment that you make the repairs while doing the work on the rest of the structure.

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

ADMINISTRATIVE HEARING DECISION

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

Date February 8, 1978

Mr. Edward J. Manning
75 Greenwood Lane
Portland, Maine 04103

Re: Premises located at 34 Congress Street, Portland, Maine NCP-EE 3-A-9

Dear Mr. Manning:

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

on Feb. 2, 1978, regarding our "Notice of Housing Conditions" at the above referred premises resulted in the decision noted below.

XX Expiration time extended to April 8, 1978 in order to complete the work in progress to correct the remaining six (6) Housing Code violations as shown on the attached "Notice of Housing Conditions" dated Oct. 12, 1977.

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: [Signature]
Lyle D. Noyes
Chief of Housing Inspections

In Attendance:

Mr. Manning

Marland Wing

vw
Encl.

NOTICE OF HOUSING CONDITIONS

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

Mr. Edward J. Manning
75 Greenwood Lane
Portland, Maine 04103

DU 3

✓ Ch.-Bl.-Lot: 3-A-9
Location: 34 Congress Street
Project: NCP-East End
Issued: October 12, 1977
Expired: Jan. 12, 1978

Dear Mr. Manning:

An examination was made of the premises at 34 Congress Street, Portland, Maine, by Housing Inspector Wing. 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 Jan. 12, 1978. 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

Inspector Maaland Wing
M. Wing

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

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" -		Section(s)
1. FRONT PORCH - replace missing balusters.		
2. FRONT PORCH FLOOR - replace broken and missing boards.		3d
3. REAR BULKHEAD WALL - replace missing mortar.		3d
4/10/77 4. RIGHT FRONT CELLAR WINDOW - replace broken glass.		3d
5. CELLAR SINK - repair leak in faucet.		3c
6. FRONT CELLAR CHIMNEY - remove soot and properly dispose of it.		6d
		3e
<u>FIRST FLOOR</u>		
7. BATHROOM CEILING - replace missing plaster.		3b
<u>SECOND FLOOR</u>		
8. DINING ROOM WINDOW - replace missing counter balance cords allowing window sash to remain elevated when opened.		3c
<u>THIRD FLOOR</u>		

At the time of the survey, we were unable to gain access to the third floor apartment. We suggest that if there are any conditions which need correcting in this apartment that you make the repairs while doing the work on the rest of the structure.

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

DU _____

Ch.-B1.-Lot: 3-A-9
Location: 34 Congress Street
Project: NCP-East End
Issued: October 12, 1977
Expired: Jan. 12, 1978

Dear Mr. Manning:

In accordance with provisions of the above mentioned Codes, you are requested to correct these defects on or before Jan. 12, 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 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.

Very truly yours,

Inspector _____
H. Wing

P,
Lyle D. Noyes
Chief of Housing Inspections

1.	FRONT PORCH - replace missing balusters.	3d
2.	FRONT PORCH FLOOR - replace broken and missing boards.	3d
3.	REAR BULKHEAD WALL- replace missing mortar.	3d
4.	RIGHT FRONT CELLAR WINDOW - replace broken glass.	3c
5.	CELLAR SINK- repair leak in faucet.	6d
6.	FRONT CELLAR CHIMNEY - remove soot and properly dispose of it.	3a

1/5 ~~BATHROOM CEILING - replace missing plaster,~~ 35

1/5 ~~3. DINING ROOM WINDOW - replace missing counter balance cords allowing window sash to~~
~~remain elevated when opened.~~ 3c

At the time of the survey, we were unable to gain access to the third floor apartment. We suggest that if there are any conditions which need correcting in this apartment that you make the repairs while doing the work on the rest of the structure.

3451 to determine if any of the items listed above require a building or alteration permit.

55

REINSPECTION RECOMMENDATIONS

INSPECTOR

Addato
11/10/79

LOCATION

34 Congress Street

PROJECT

HCP-East End

OWNER

Mr. Edward J. Manning

NOTICE OF HOUSING CONDITIONS

Issued

Expired

HEARING NOTICE

Issued

Expired

FINAL NOTICE

Issued

Expired

10/12/77

1/12/78

7/1/78

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"

11/8/79

SATISFACTORY Rehabilitation in Progress

2/6/78 MW

Time Extended To: *60 days WTX April 6, 78*

4/10/78 MW

Time Extended To: *OTX 30 days 5/10/78*

5/26/78 MW

Time Extended To: *6/26/78*

10/29/79

UNSATISFACTORY Progress

Send "HEARING NOTICE"

"FINAL NOTICE"

"NOTICE TO VACATE"

POST Entire

PGST Dwelling Units

UNSATISFACTORY Progress

"LEGAL ACTION" To Be Taken

INSPECTOR'S REMARKS:

1/5/78 MW

2 violations corrected, 6 remaining

1/14/78 MW

Int. Progress / contacted Mr. Manning he will take care of remaining inside violations

2/6/78 MW

S. P. WTX 60 days

4/10/78 MW

1 violation corrected S. P. CO / OTX 30

5/26/78 MW

OTX CO / said work would be completed in 30 days

7/1/78 MW

RE: NO PROGRESS / send Hearing Notice

2-13-78 MW

RE/CT / RE/NTA

5/14/78

RE/TINA / INP/EXT

10/29/79

RE/NTA / send hearing notice

INSTRUCTIONS TO INSPECTOR:

11/8/79

RE/CO / COC

(2)

34 CONGRESS STREET

HOUSLEY



NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

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

Mr. David E. Nichols
34 Congress Street
Portland, Maine 04101

DJ 3

CH. 3 BLK. A LOT 9

LOCATION: 34 Congress Street

PROJECT: NCP-MS
ISSUED: February 16, 1984
EXPIRES: April 16, 1984

Dear Mr. Nichols:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 34 Congress Street by Code Enforcement Officer Marland Wing. 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 16, 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
Lyle D. Noyes
Inspection Services Division

Marland Wing
Code Enforcement Officer Marland Wing (1)

Attachments

jmr

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

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

Mr. David E. Nichols
34 Congress Street
Portland, Maine 04101

DU 3

CH. 3 BLK. A LOT 9

LOCATION: 34 Congress Street

PROJECT: NCP-MS
ISSUED: February 16, 1984
EXPIRES: April 16, 1984

Dear Mr. Nichols:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 34 Congress Street by Code Enforcement Officer Marland Wing. 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 16, 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 Service 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

Marland Wing
Code Enforcement Officer - Marland Wing (1)

Attachments

jnr

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

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

Mr. David E. Nichols
34 Congress Street
Portland, Maine 04101

DU 3

CH. 3 BLK. A LOT 9

LOCATION: 34 Congress Street

PROJECT: NCP-MS

ISSUED: February 16, 1984

EXPIRES: April 16, 1984

Dear Mr. Nichols:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 34 Congress Street by Code Enforcement Officer Marland Wing. Violations of Article V of the Municipal Ordinance (Housing Code) were found as described in detail on the attached "Housing Inspection Report".

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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

Marland Wing
Code Enforcement Officer - Marland Wing (1)

Attachments

jmr

HOUSING INSPECTION REPORT

OWNER: Mr. David E. Nichols

LOCATION: 34 Congress St. 3-A-9 MS

CODE ENFORCEMENT OFFICER: Marland Wing (1)

HOUSING CONDITIONS DATED: Feb. 16, 1984 , EXPIRES: Apr. 16, 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. FRONT PORCH - Deck - rotted boards.
2. FRONT PORCH - stairs - loose treads.
3. FRONT PORCH - safety rail - missing balusters.

HOUSING INSPECTION REPORT

OWNER: Mr. David E. Nichols

LOCATION: 34 Congress St. 3-A-9 MS

CODE ENFORCEMENT OFFICER: Marland Wing (1)

HOUSING CONDITIONS DATED: Feb. 16, 1984 , EXPIRES: Apr. 16, 1984

ITEMS LISTED BELOW ARE IN VIOLATION OF ARTICLE V OF THE MUNICIPAL CODE, "HOUSING CODE",
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HOUSING INSPECTION REPORT

OWNER: Mr. David E. Nichols

LOCATION: 34 Congress St. 3-A-9 MS

CODE ENFORCEMENT OFFICER: Marland Wing (1)

HOUSING CONDITIONS DATED: Feb. 16, 1984 , EXPIRES: Apr. 16, 1984

ITEMS LISTED BELOW ARE IN VIOLATION OF ARTICLE V OF THE MUNICIPAL CODES, "HOUSING CODE",
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