

155 Congress Street 10417

UNI NO



SHAW-WALKER

#850132

CERTIFICATE
OF
COMPLIANCE

Date: December 3, 1981

CITY OF PORTLAND

Department of Urban Development
Housing Inspections Division
Telephone: 775-5451 - Extension 311 - 312

C & E Engineering Inc.
c/o Elizabeth M. Libby
153 Walnut Street
South Portland, Maine 04106

Re: Premises located at 153-155 Congress St. 13-L-17 MN

Dear Ms. Libby:

A re-inspection of the premises noted above was made on November 19, 1981
by Code Enforcement Officer Marland Wing.

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 July 12, 1979.

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
December 1986.

Sincerely yours,

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

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

Marland Wing
Code Enforcement Officer - Wing (1)

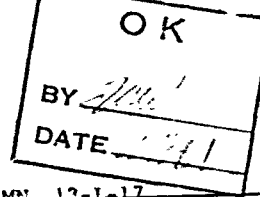
Jmr

ADMINISTRATIVE HEARING DECISION

City of Portland
Department of Neighborhood Conservation
Housing Inspections Division
Telephone 775-5. - Ext. 448-- 358

C & E Engineering Inc.
C/O Elizabeth M. Libby
153 Walnut Street
So. Portland, Maine 04106

Date October 30, 1979



Re: Premises located at 153-155 Congress Street NCP-MN 13-L-17

Dear Ms. Libby:

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

on 10/22/79, regarding our "Notice of Housing Conditions" at the above
referred premises resulted in the decision noted below.

X Extension time extended to 1/12/80 in order to complete the work in progress
to ~~correct the remaining fifty nine (59) Housing Code Violations as shown on~~
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.

In Attendance:

Ms. Elizabeth Libby, Owner

K. W. Carroll, Inspector

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

By [Signature]
Lyle D. Noyes,
Chief of Housing Inspections

dld

NOTICE OF HOUSING CONDITIONS

DU 3

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

C & E Engineering, Inc.
c/o Elizabeth M. Libby
153 Walnut Street
South Portland, Maine 04106

Ch - Bl. - Lot: 153-155 Congress St.
Location: 13-L-17
Project: MCP-Munjoy North
Issued: July 12, 1979
Expired: October 12, 1979

Dear Ms. Libby:

An examination was made of the premises at 153-155 Congress Street, Portland, Maine, by Housing Inspector 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 October 12, 1979. 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

K. Carroll

By

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

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

1. EXTERIOR TRIM - remove loose and peeling paint and make the trim weathertight and watertight by painting or some other suitable means. 3a
2. LEFT MIDDLE AND RIGHT FRONT EXTERIOR GUTTERS - repair or replace broken & missing downspouts. 3a
3. FRONT MIDDLE EXTERIOR CHIMNEY - point up loose chimney. 3a
4. FRONT LEFT EXTERIOR PORCH - repair or replace broken & sagging kneewall & lattice. 3d
5. EXTERIOR DOORS - repair or replace rotted and broken bulkhead. 3d
6. EXTERIOR PORCH STAIRS - first floor - replace broken tread. 3d
7. ROOF - RIGHT FRONT & RIGHT REAR - repair or replace rotted gutters and fascia. 3a
8. REAR YARD - remove the accumulation of combustible trash and properly dispose of it. 4d
9. FURNACE - FRONT CELLAR - install missing automatic thermal cut-off. 9c
10. CELLAR - replace illegal electrical service ground. 8a
11. Provide adequate second means of egress from the third floor and second floor. 10-2
12. Check and have repaired all defective electrical wiring and equipment throughout the structure. 8a
13. CELLAR - repair decomposing bricks of support columns. 3a
14. CELLAR CHIMNEYS - repair decomposing bricks. 3a
15. INTERIOR CHIMNEYS - remove excessive soot and properly dispose of it. Front & Rear. 3e

vw

continued NOHC - 153-155 Congress St., Portland, Maine MN 13-L-17
July 12, 1979

- 16. REAR ATTIC DOOR - repair the latch. 3c
- 17. SECOND FLOOR FRONT HALL CEILING - remove peeling paint. 3b

FIRST FLOOR

- *18. ~~RIGHT REAR BEDROOM, KITCHEN & DINING ROOM~~ - replace broken glass of storm sashes. 3c
- 19. ~~KITCHEN & RIGHT REAR BEDROOM~~ WINDOWS - secure glass by replacing points and/or reglazing. 3c
- 20. ~~RIGHT FRONT BEDROOM~~ WALLS - replace missing plaster. 3b
- *21. ~~RIGHT REAR BEDROOM~~ WINDOWS - replace missing counter balance cords allowing window sash to remain elevated when opened. 3c
- 22. ~~RIGHT REAR LAUNDRY ROOM~~ - WALLS & CEILING - remove loose and peeling paint. 3b
- 23. ~~RIGHT REAR LAUNDRY ROOM~~ WALLS - repair or replace loose and broken plaster. 3b
- *24. ~~RIGHT REAR LAUNDRY ROOM~~ WINDOW - replace broken storm glass. 3c
- 25. ~~KITCHEN & BATHROOM~~ FLOORS - repair or replace loose and buckled floor tiles. 3b
- *26. ~~KITCHEN~~ CEILING - determine the reason and remedy the condition causing leakage. 3b
- *27. ~~DINING ROOM CLOSET~~ DOOR - repair or replace broken hinges. 3c
- *28. ~~LIVING ROOM~~ CEILING - replace missing light fixture. 8e
- *29. ~~LIVING ROOM~~ WALL - replace missing switch plate. 8e
- *30. ~~LIVING ROOM~~ CEILING - repair loose and sagging tiles. 3b
- *31. ~~RIGHT FRONT & RIGHT MIDDLE BEDROOMS~~ - install at least one wall or ceiling type light fixture or one duplex type electric outlet. 8b

SECOND FLOOR

- 32. ~~KITCHEN & RIGHT FRONT BEDROOM~~ - WINDOWS - replace missing counter balance cords allowing window sash to remain elevated when opened. 3c
- 33. ~~REAR ENTRANCE~~ DOOR - replace broken door knob. 3b
- 34. ~~BATHROOM~~ WINDOW - secure glass by replacing points and/or reglazing. 3c
- *35. ~~LEFT REAR BEDROOM~~ WINDOW - replace broken glass. 3c
- 36. ~~LEFT REAR & RIGHT FRONT BEDROOM~~ WINDOWS - replace broken parting beads. 3c
- 37. ~~RIGHT FRONT BEDROOM~~ WINDOWS - replace missing counter balance cords allowing window sash to remain elevated when opened. 3c
- *38. ~~KITCHEN~~ WALL - replace broken light switch. 8e
- *39. ~~KITCHEN~~ WALL - replace missing electrical outlet cover. 8e
- *40. ~~KITCHEN~~ WALL - repair loose electrical outlet box. 8e
- *41. ~~KITCHEN~~ WALL - remove illegal electrical extension cords. 8e
- 42. ~~BATHROOM~~ CEILING - remove loose and peeling paint. 3b
- 43. ~~BATHROOM~~ WALL - repair loose wallboard. 3b
- 44. ~~BATHROOM~~ FLOOR - remove torn and loose floor linoleum. 8e
- *45. ~~LEFT REAR BEDROOM~~ CEILING - repair inoperative electrical light fixture. 8e
- *46. ~~LEFT REAR BEDROOM~~ WALL - remove illegal electrical extension cord. 3b
- 47. ~~LIVING ROOM AND DINING ROOM~~ CEILING - remove loose and peeling paint. 3b
- 49. ~~DINING ROOM~~ CEILING - repair broken plaster. 3c
- *50. ~~DINING ROOM~~ WINDOW - replace missing glass. 8e
- *51. ~~LIVING ROOM~~ CEILING - replace missing electric light fixture. 3c
- 52. ~~LIVING ROOM~~ DOOR - repair broken door frame. 8e
- *53. ~~RIGHT REAR BEDROOM~~ CEILING - repair inoperative electrical light fixture. 3c
- *54. ~~RIGHT REAR BEDROOM~~ WINDOW - replace missing glass. 3b

THIRD FLOOR

- 55. ~~BATHROOM & KITCHEN~~ CEILINGS - remove loose and peeling paint. 3b
- *56. ~~BATHROOM~~ WINDOW - replace broken glass. 3c
- *57. ~~FRONT FOYER SKYLIGHT~~ - determine the reason and remedy the condition causing leakage. 3c
- 58. ~~KITCHEN~~ CEILING & WALLS - replace loose and missing plaster. 3b

continued

VW

Continued 153-155 Congress St., Portland, Maine NCP-MN 13-L-17

THIRD FLOOR CONT.

- 59. FOYER CEILING - replace missing plaster.
- 60. LEFT REAR BEDROOM WINDOW - replace rotted sash.
- 61. REAR HALL - WALLS & CEILING - replace missing plaster.
- 62. REAR HALL CEILING - replace broken light fixture.
- 63. REAR HALL - ATTIC ENTRY - repair broken door.
- * 64. REAR HALL - remove obstructions in the rear hall, preventing easy egress.

3b
3c
3b
8a
3b
10-2

* 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 St., Tel. 775-5451 to determine if any of the items listed above require a building or alteration permit.

July 12, 1979

C & E Engineering, Inc.
c/o Elizabeth M. Libby
153 Walnut Street
South Portland, Maine 04106

Dear Ms. Libby Re: 153-155 Congress Street, Portland, Maine MCP-MN 13-L-17

As owner or agent of the property located at 153-155 Congress Street, Portland, Maine, you are hereby notified that as the result of a recent inspection, the vacant Third Floor Apartment is hereby declared unfit for human occupancy.

The above mentioned structure is to be kept vacant so long as the following conditions continue to exist thereon:

- a. The property is damaged, decayed, deteriorated, insanitary and unsafe in such a manner as to create a serious hazard to health, safety and general welfare of the occupants or the public.

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

You are also hereby ordered to make the above mentioned property safe and secure so that no danger to life or property or fire hazard shall exist thereon. 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
Neighborhood Conservation

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

Inspector X. Carroll

VW

REINSPECTION RECOMMENDATIONS

INSPECTOR Cumell

OK
BY <u>5/11/81</u>
DATE <u>11/14/81</u>

LOCATION 153-155 Congress
 PROJECT MN
 OWNER C&E Eng.

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
<u>7/12/79</u>	<u>10/12/79</u>				

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

DATE <u>11/9/81</u>	<u>370</u>	ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE"	<u>11/12/80</u>	POSTING RELEASE
<u>10/22/80</u>	<u>10</u>	SATISFACTORY Rehabilitation in Progress Time Extended To: <u>11/12/80</u>		
<u>5-14-80</u>	<u>P</u>	Time Extended To: <u>7-12-80</u>		
		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:
10.22.80 P Re/CT - main Rehab in progress - Bldg in process of
5-14-80 P Re/CT - SP - major Rehab in progress - OTV 60 days
11/12/80 to 7/12/80
4-1-81 AMW Re/CT - SP - OTV to 11/12/80 (1)
11/18/81 AMW Re/CT INC.
all units corrected Re/CT COC

INSTRUCTIONS TO INSPECTOR:

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

Veterans Administration
Loan Guaranty Division
Veterans Administration Center
Togus, Maine 04330

Attn: Mr. Jack Donovan

Re: Property Management #H-57723

Dear Sirs:

NOTICE OF HOUSING CONDITIONS

DU 3

Ch.-Bl.-Lot: 13-L-17
Location: 153-155 Congress Street
Project: NCP-Munjoy North
Issued: February 8, 1979
Expired: May 8, 1979

An examination was made of the premises at 153-155 Congress Street, Portland, Maine, by Housing Inspector 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 8, 1979. 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 K. Carroll

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

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

1. EXTERIOR TRIM - remove loose and peeling paint and make the trim of the structure weathertight and watertight by painting or some other suitable means. 3a
2. LEFT MIDDLE AND RIGHT FRONT EXTERIOR GUTTERS- repair or replace the broken and missing downspouts. 3a
- * 3. FRONT MIDDLE EXTERIOR CHIMNEY - point up loose chimney. 3e
- * 4. LEFT FRONT EXTERIOR PORCH- repair or replace broken & sagging kneewall & lattice. 3d
- * 5. EXTERIOR DOORS - repair or replace rotted and broken bulkhead. 3d
6. EXTERIOR PORCH - second floor rear - replace rotted and broken decking. 3d
7. EXTERIOR PORCH - " " " - repair or replace loose & sagging stringer. 3d
8. EXTERIOR PORCH - " " " - replace missing safety rail. 3d
- 6 * 9. EXTERIOR PORCH STAIRS - first floor - replace broken tread. 3d
- 7 10. ROOF - RIGHT FRONT & RIGHT REAR - repair or replace rotted gutters and fascias. 3a
- 8 * 11. REAR YARD - remove the accumulation of combustible trash & properly dispose of it. 4d
- 9 * 12. FURNACE - FRONT CELLAR - install missing automatic thermal cut-off. 9c
- 10 * 13. CELLAR - replace illegal electrical service ground. 8e
- 11 * 14. Provide adequate second means of egress from the third floor. & 2nd floor 10-2
15. REAR PORCH - SECOND FLOOR - replace missing decking and handrail. 3d
- 12 * 16. Check and have repaired all defective electrical wiring and equipment throughout the structure. 8e

continued
vw

continued Feb. 8, 1979 153-155 Congress Street, Portland, Maine MN 13-L-17

- 13 17. CELLAR- repair decomposing bricks of support columns. 3a
- 14 18. CELLAR CHIMNEYS - repair decomposing bricks. 3e
- 15 19. INTERIOR CHIMNEYS - remove excess soot and properly dispose of it - front and rear. 3e
- 16 20. REAR ATTIC DOOR - repair the lat. 3c
- 17 21. SECOND FLOOR FRONT HALL CEILING - remove peeling paint. 3b

FIRST FLOOR

- 18 22. RIGHT REAR BEDROOM, KITCHEN & DINING ROOM - WINDOWS - replace the broken glass of the storm sashes. 3c
- 19 23. KITCHEN & RIGHT REAR BEDROOM WINDOWS - secure glass by replacing points and/or reglazing. 3c
- 20 24. RIGHT FRONT BEDROOM WALLS - replace missing plaster. 3b
- 21 25. RIGHT REAR BEDROOM WINDOWS - replace missing counter balance cords allowing window sash to remain elevated when opened. 3c
- 22 26. LEFT REAR LAUNDRY ROOM - WALLS & CEILING- remove loose and peeling paint. 3b
- 23 27. RIGHT REAR LAUNDRY ROOM WALLS - repair or replace loose and broken plaster. 3b
- 24 28. RIGHT REAR LAUNDRY ROOM WINDOW - replace broken storm glass. 3c
- 25 29. KITCHEN & BATHROOM FLOORS - repair or replace loose and buckled floor tiles. 3b
- 26 30. KITCHEN CEILING - determine the reason and remedy the condition causing leakage. 3b
- 27 31. DINING ROOM CLOSET DOOR - repair or replace broken hinges. 3c
- 28 32. LIVING ROOM CEILING- replace missing light fixture. 8e
- 29 33. LIVING ROOM WALL - replace missing switch plate. 8e
- 30 34. LIVING ROOM CEILING - repair loose and sagging tiles. 3b
- 31 35. RIGHT FRONT & RIGHT MIDDLE BEDROOMS - install at least one wall or ceiling type light fixture or one duplex type electric outlet. 8b

SECOND FLOOR

- 32 36. KITCHEN & RIGHT FRONT BEDROOM - WINDOWS - replace missing counter balance cords allowing window sash to remain elevated when opened. 3c
- 33 37. REAR ENTRANCE DOOR - replace broken door knob. 3b
- 34 38. BATHROOM WINDOW - secure glass by replacing points and/or reglazing. 3c
- 35 39. LEFT REAR BEDROOM WINDOW - replace broken glass. 3c
- 36 40. LEFT REAR AND RIGHT FRONT BEDROOM WINDOWS - replace broken parting beads. 3c
- 37 41. RIGHT FRONT BEDROOM WINDOWS - replace missing counter balance cords allowing window sash to remain elevated when opened. 3c
- 38 42. KITCHEN WALL - replace broken light switch. 8e
- 39 43. KITCHEN WALL - replace missing electrical outlet cover. 8e
- 40 44. KITCHEN WALL - repair loose electrical outlet box. 8e
- 41 45. KITCHEN WALL - remove illegal electrical extension cords. 8e
- 42 46. BATHROOM CEILING - remove loose and peeling paint. 3b
- 43 47. BATHROOM WALL - repair loose wallboard. 3b
- 44 48. BATHROOM FLOOR - remove torn and loose floor linoleum. 3b
- 45 49. LEFT REAR BEDROOM CEILING - repair inoperative electrical light fixture. 8e
- 46 50. LEFT REAR BEDROOM WALL - remove illegal electrical extension cord. 8e
- 47 51. LEFT REAR BEDROOM CEILING - remove loose and peeling paint. 3b
- 48 52. LIVING ROOM AND DINING ROOM CEILING - remove loose and peeling paint. 3b
- 49 53. DINING ROOM CEILING - repair broken plaster. 3b
- 50 54. DINING ROOM WINDOW - replace missing glass. 3c
- 51 55. LIVING ROOM CEILING - replace missing electric light fixture. 8e
- 52 56. LIVING ROOM DOOR - repair broken door frame. 3c
- 53 57. RIGHT REAR BEDROOM CEILING - repair inoperative electrical light fixture. 8e
- 54 58. RIGHT REAR BEDROOM WINDOW - replace missing glass. 3c

continued

continued

Feb. 8, 1979

153-155 Congress Street, Portland, Maine ME 13-1-17

THIRD FLOOR

- | | | |
|----|--|------|
| 55 | 59. BATHROOM AND KITCHEN CEILINGS - remove loose and peeling paint. | 3b |
| 56 | *60. BATHROOM WINDOW - replace broken glass. | 3c |
| 57 | *61. FRONT FOYER SKYLIGHT - determine the reason and remedy the condition causing leakage. | 3c |
| 58 | 62. KITCHEN CEILING & WALLS - replace the loose and missing plaster. | 3b |
| | 5963. FOYER CEILING - replace missing plaster. | 3b |
| | 6064. LEFT REAR BEDROOM WINDOW - replace the rotted sash. | 3c |
| | 6165. REAR HALL - WALLS & CEILING - replace missing plaster. | 3b |
| | 6266. REAR HALL CEILING - replace broken light fixture. | 8e |
| | 6367. REAR HALL - ATTIC ENTRY - repair broken door. | 3b |
| | 6468. REAR HALL - remove obstructions in the rear hall preventing easy egress. | 10-2 |

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.

REINSPECTION RECOMMENDATIONS

INSPECTOR Cannell

LOCATION Veterans Admin
PROJECT PHS
OWNER 153-155 Congress

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
<u>2/8/79</u>	<u>5/8/79</u>				

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

DAIL	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 PGST Entire POST Dwelling Units	
	UNSATISFACTORY Progress: "LEGAL ACTION" To Be Taken	

INSPECTOR'S REMARKS:
7-9-79 Re / New owner - Send New current NOHs - Also
Post 3rd FL DU (Presently Vacant) due to lack
of proper egress -

INSTRUCTIONS TO INSPECTOR:

Date Feb. 8, 1979

FOR YOUR INFORMATION AS A NEW OWNER

The following excerpts are from Chapter 307 of the City of Portland Municipal Codes regulating "Minimum Standards for Housing" commonly referred to as the City of Portland HOUSING CODE.

SECTION 1 - MINIMUM STANDARDS FOR DWELLINGS ESTABLISHED: There are hereby established minimum standards for buildings used for dwelling purposes in the City of Portland. All such buildings not now conforming to these standards will be required to meet such minimum standards, and buildings newly constructed or converted for such purposes shall meet such minimum standards. The standards set forth herein are intended to be minimum only and shall not be construed otherwise, nor shall they apply wherever a greater standard is required by any other ordinance or law.

SECTION 19 - RESTRICTION ON CONVEYANCE OF PROPERTY: It shall be a violation of this ordinance for any person to sell, transfer, or otherwise dispose of any property against which an order has been issued by the Health Officer under the provisions of this ordinance unless he shall first furnish to the grantee a true copy of any such order and shall at the same time notify the Health Officer in writing of the intent to so transfer either by delivering said notice to the Health Officer and receiving a receipt therefore or by registered mail, return receipt requested, giving the name and address of the person to whom the transfer is proposed. In the event of a violation of this section of this ordinance, such person shall be subject to a fine of not less than \$50.00 nor more than \$100.00, in addition to any fine which may be imposed for failure to comply with any order of the Health Officer as provided herein.

SECTION 20 - RESPONSIBILITY HEREUNDER MAY NOT BE TRANSFERRED: No contract or agreement between owner and/or operator and occupant relating to compliance with the terms of this ordinance shall be effective in relieving any person of responsibility for compliance with the provision of this ordinance as set forth herein.

SECTION 24 - PENALTY: Any person violating any of the provisions of this ordinance or failing or neglecting or refusing to obey any order or notice of the Health Officer issued hereunder shall be subject to a fine of not less than \$50.00 nor more than \$1,000.00 and each day's violation shall be considered to be a separate offense.

RE: 153-155 Congress St., Portland, Maine NCP-MN 13-L-17

Veterans Administration
Loan Guaranty Division
Vet. Administration Ctr.
Togus, Maine 04330
Attn: Mr. Jack Donovan

AS THE NEW OWNER of the above we must inform you that SECTION 19 - RESTRICTION ON CONVEYANCE OF PROPERTY, does apply to this property as the Housing Inspection Division, Neighborhood Conservation has an open file in this case.

If you have any questions regarding this matter, please call the Housing Inspection Division at 775-5451, Ext. 448 or 321.



CITY OF PORTLAND

JOSEPH E. McDONOUGH
FIRE CHIEF

January 22, 1986

Steve Waltman
151 Congress Street
Portland, ME 04101

Re: Smoke Detectors

Dear Mr. Waltman:

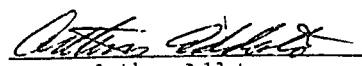
During a recent inspection of the property owned by you at 155 Congress Street, it was noted that smoke detectors were missing in the following areas:

First Floor Overall - inoperative Smoke Detectors.

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

 , Code Enforcement
Arthur Addato Officer (7)

cc: Lt. James Collins, Fire Prevention Bureau

jmr



CITY OF PORTLAND

JOSEPH E. McDONOUGH
FIRE CHIEF

January 22, 1986

Steve Waltman
151 Congress Street
Portland, ME 04101

Re: Smoke Detectors

Dear Mr. Waltman:

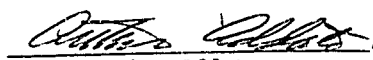
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First Floor Overall - inoperative Smoke Detectors.

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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

 Code Enforcement
Arthur Addato Officer (7)

cc: Lt. James Collins, Fire Prevention Bureau

jmr

City of Portland

PLANNING AND URBAN DEVELOPMENT

Inspection Service Division

DWELLING UNIT SCHEDULE

1) INSP. DATE

1 | 21 | 8 | 6

2) INSP. *Calder* 3) FORM NO.

4) TENANT'S NAME

Peter Madafi

5) Flr. # 6) Location 7) Ang. To 8) #Rm. 9) #Poc. 10) #Ail'd 11) Slp. k.

3 0A 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) Flusi

275. MA.

EL.

EL.

YES

EL

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P

P

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

*13

OBSTRUCTED - EGRESS

RE

HA

SR

2

114.2

City of Portland

PLANNING AND URBAN DEVELOPMENT

Inspection Services Division

DWELLING UNIT SCHEDULE

1) INSP. DATE

2) INSP. *Callata* 3) FORM NO.

1 | 2 | 8 | 6

1) TENANT'S NAME

5) Flr.# 6) Location 7) Rng. Tp 8) #Rms. 9) #Peo. 10) #All'd 11) Slp. Rm

Steve Bush

2 0A DU 4 3 2

2) Child 13) Child 14)
nder 10 1-615) Rent 16) Rent
Code

17) Furn.

18) Heat

19) Hot
Water20) Dual
Egress

21) Ck'ng

22) Lav.

23) Bath

24) Flush

Viol.
No.

Remedy

Cond.

Violation

Location

Room
TypeArea
TypeResp.
PartyCode Sect
ViolatedViolation
Rem. - Date

x12

obSTRUCTED-EGGRESS

RE

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SR

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116.2

City of Portland

PLANNING AND URBAN DEVELOPMENT

Inspection Services Division

DWELLING UNIT SCHEDULE

1) INSP. DATE

2) INSP. *Addit* 3) FORM NO.

1 | 21 | 86

4) TENANT'S NAME

Linda Wilson

5) Flr. # 6) Location 7) Rm. Tp 8) #Rts. 9) #Peo. 10) #All'd 11) Slp. B

1 | OA | DU | 5 | 1 | 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) Lock'ng 22) Lav. 23) Bath 24) Flus

350. 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

11

LO

SASH

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W1

2

108.3

IN/SD

City of Portland

NEIGHBORHOOD CONSERVATION

Housing Inspection Division

STRUCTURE INSPECTION SCHEDULE

1) Insp. Name Adelto

LOAN/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.	
1-21-86	NCP	MN		13	L	17				
12) Hous. No.	13) Sec. H. No.	14) Suff.	15) Direct.	16) Street Name				17) St. Design.		
155				CONGRESS ST.						
18) Owner or Agent: STEVE WALTMAN								19) Status	20) Bldg's Rat.	
21) Address: 151 CONGRESS ST.								ABO	02	
22) City and State: PORTLAND ME								Zip Code:		
23) D. Units	24) Occ. D. U.	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				PARTIAL	DE	3	WO		
33) C. H.	34) Photo	35) Zoned For	36) Actual Land Use	37) D. D.	38) Lks. Ad. Bth. Fac	39) Disp.	40) Closing Date			
N										
Viol. No.	Remedy	Cond.	Violation Description	Fl. NO.	Loc.	Room Type	Area Type	Resp. Party	Code Sect. 'iol.	Viol. Rem. Date
1		LE		3	RE	HA	CL	2	108.2	
2		MI	PLASTER	1-2-3	RE	HA	CL	2	108.2	
* 3		MI	BRICK & MOTAR		MI	CE	Ch's	2	114.1	
4		LE		RP	RE	CE	FO	2	108.2	
* 5		MI	WASTELINE-COVER		RE	CE	WA	2	111.4	
* 6		IL	SUPPORT-POST'S		OA	CE	FL	2	108.2	
7		DA/MI	CONCRETE		OA	CE	FL	2	108.2	
8		MI	MOTAR		OA	CE	FO	2	108.2	
9		MI	"		OA	EXT.	FO	2	108.2	
* 10		MI	JUNCTION-BOX-COVER'S		OA	CE	CL	2	113.	

HOUSING INSPECTION REPORT

OWNER: Steve waltman

LOCATION: 155 Congress St. 13-L-17 MN

CODE ENFORCEMENT OFFICER: Arthur Addato (7)

HOUSING CONDITIONS DATED: January 22, 1986 EXPIRES: March 22, 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 REAR HALL - ceiling - leaking.	108-2
2. FIRST, SECOND & THIRD FLOOR REAR HALL - ceiling & wall - missing plaster.	108-2
* 3. MIDDLE CELLAR - chimneys - deteriorated and missing brick and mortar.	114-1
4. REAR CELLAR - foundation - leaking.	108-2
* 5. REAR CELLAR - wall - missing wasteline cover.	111-4
* 6. OVERALL CELLAR - floor - illegal support posts.	108-2
7. OVERALL CELLAR - floor - damaged and missing concrete.	108-2
8. OVERALL CELLAR - foundation - missing mortar.	108-2
9. OVERALL EXTERIOR - foundation - missing mortar.	108-2
*10. OVERALL CELLAR - ceiling - missing junction box covers.	113.
<u>FIRST FLOOR OVERALL</u>	
11. OVERALL DWELLING UNIT - windows - loose sashes. INOOPERATIVE SMOKE DETECTORS.	108-3
<u>SECOND FLOOR OVERALL</u>	
*12. REAR HALL - stairs - obstructed egress.	116.2
<u>THIRD FLOOR OVERALL</u>	
*13. REAR HALL - stairs - obstructed egress.	116-2

*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. 765-5111 - Ext. 311 - 346

Steve Waltman
151 Congress Street
Portland, ME 04101

DU 3

CH. 13 BLK. L LOT 17

LOCATION: 155 Congress St.

PROJECT: NCP-MN
ISSUED: January 22, 1986
EXPIRES: March 22, 1986

Dear Mr. Waltman:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 155 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 22, 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 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: 

P. Samuel Hoffses
Chief of Inspection Services


Code Enforcement Officer - Arthur Addato (7)

Attachments

jmr



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

CERTIFICATE OF COMPLIANCE

DATE: August 19, 1987

DU: 3

Housing Inspections Division
Telephone: 775-5451 - Extension 311

Steve Waltman
151 Congress Street
Portland, ME 04101

RE: Premises located at 155 Congress Street 13-L-17

Dear Mr. Waltman:

A re-inspection of the premises noted above was made on August 18, 1987
by Code Enforcement Officer Arthur Addato.

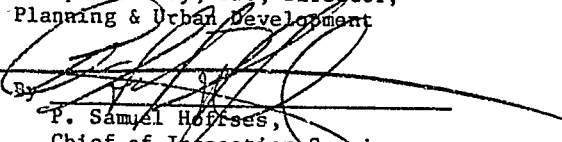
This is to certify that you have complied with our request to correct the
violation(s) of the Municipal Code relating to housing conditions as
described in our "Notice of Housing Conditions" dated January 22, 1986.

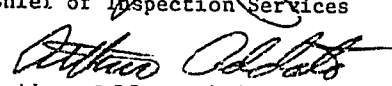
Thank you for your cooperation and your efforts to help us maintain decent,
safe and sanitary housing for all Portland residents.

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 August/92.

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

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

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

Steve Waltman
151 Congress Street
Portland, ME 04101

OK
COC
8-18-87
RA
DU 3
CH. 13 BLK. L LOT 17
LOCATION: 155 Congress St.
PROJECT: NCP-MN
ISSUED: January 22, 1986
EXPIRES: March 22, 1986

Dear Mr. Waltman:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 155 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 22, 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

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

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

Attachments

jmr

HOUSING INSPECTION REPORT

OWNER: Steve Waltman

LOCATION: 155 Congress St. 13-L-17 MN

CODE ENFORCEMENT OFFICER: Arthur Addato (7)

HOUSING CONDITIONS DATED: January 22, 1986 EXPIRES: March 22, 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 REAR HALL - ceiling - leaking.~~ 108-2
2. ~~FIRST, SECOND & THIRD FLOOR REAR HALL - ceiling & wall - missing plaster.~~ 108-2
- * 3. ~~MIDDLE CELLAR - chimneys - deteriorated and missing brick and mortar.~~ 114-1
4. ~~REAR CELLAR - foundation - leaking.~~ 108-2
- * 5. ~~REAR CELLAR - wall - missing wasteline cover.~~ 111-4
- * 6. ~~OVERALL CELLAR - floor - illegal support posts.~~ 108-2
7. ~~OVERALL CELLAR - floor - damaged and missing concrete.~~ 108-2
8. ~~OVERALL CELLAR - foundation - missing mortar.~~ 108-2
9. ~~OVERALL EXTERIOR - foundation - missing mortar.~~ 108-2
- * 10. ~~OVERALL CELLAR - ceiling - missing junction box covers.~~ 113.

FIRST FLOOR OVERALL

11. ~~OVERALL DWELLING UNIT - windows - loose sashes.~~ 108-3
- ~~INOPERATIVE SMOKE DETECTORS.~~

SECOND FLOOR OVERALL

- * 12. ~~REAR HALL - stairs - obstructed egress.~~ 116-2

THIRD FLOOR OVERALL

13. ~~REAR HALL - stairs - obstructed egress.~~ 116-2

*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.

REINSPECTION RECOMMENDATIONS

INSPECTOR AdamsLOCATION 155 Congress St.PROJECT NLP DEOWNER Steve Hattman

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
1-22-86	3-22-86				

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"
8-27-86	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		

3-18-86 QA INSPECTOR'S REMARKS: RE/AB (LA)
 4-23-86 QA RE/AB/LA
 5-20-86 QA RE/AB/LA
 6-23-86 QA RE/AB/LA
 7-23-86 QA RE/AB/LA
 8-21-86 QA " / " / LAR
 9-16-86 QA RE/AB / LAR
 9-23-86 QA RE/AB / LAR
 10-20-86 QA " / " / "
 11-17-86 QA " / " / "
 12-22-86 QA " / " / "
 1-21-87 QA " / " / "
 2-17-87 QA INSTRUCTIONS TO INSPECTOR: RE/AB/LAR
 3-18-87 QA RE/CT'S - AB (LAR)
 4-20-87 QA RE/ST - AB (LAR)
 5-22-87 QA RE/AB (LAR)
 6-22-87 QA RE / " (")
 7-20-87 QA RE / " (")
 8-18-87 QA RE / BK - COL

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

November 7, 1991

5 YEAR INSPECTION

Steve Waltman
151 Congress St
Portland, ME 04101

Re: 155 Congress St
CEL #: 13-L-017
DU: 4

Dear Mr. Waltman,

You are hereby notified, as owner or agent, that an inspection was made of the premises at 155 Congress St. 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 January 7th, 1992. 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,

Merlin Leary
Merlin Leary
Code Enforcement Officer

P. Samuel Hoffses
P. Samuel Hoffses
Chief of Inspection Services

HOUSING INSPECTION REPORT

Location: 155 Congress St
Owner: Steven Waltman
Housing Conditions Date: November 7, 1991
Expiration Date: January ', 1992

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 - 3rd fl/apt #3 - Front stairs - Missing Railing | 108-4 |
| 2. Int - 2nd & 3rd fl - Rear Hall Stairs - Missing Railings | 108-4 |
| 3. Int - 3rd fl - Rear Attic - Missing Illumination | 113 |

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

December 04, 1995

WALTMAN STEVEN D
155 CONGRESS ST
PORTLAND ME 04101

Re: 155 Congress St
CBL: 013- - L-017-001-01
DU: 6

Dear Mr. Waltman:

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 - 2ND FLR - FRONT - | 108.30 |
| | HALL WINDOW HAS BROKEN GLASS | |
| 2. | 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. Offr./ Field Supv.