

1. Congress Street
151

13-2-72



CERTIFICATE
OF
COMPLIANCE

DATE: January 18, 1983

DU: 6

CITY OF PORTLAND

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

Mr. Steve Waltman
79 High Street
Portland, Maine 04101

Re: Premises located at 149-151 Congress St. 13-L-18 MN

Dear Mr. Waltman:

A re-inspection of the premises noted above was made on January 17, 1983
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 April 30, 1980.

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 January 1988.

Sincerely yours,

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

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

Code Enforcement Officer - Marland Wing (1)

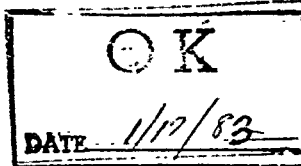
jmr

NOTICE OF HOUSING CONDITIONS

DU 6

CITY OF PORTLAND
Department of Neighborhood Conservation
Housing Inspections Division
Tel. 775-5451- Ext. 358 - 448

Mr. Steve Waltman
79 High Street
Portland, Maine 04101



Ch.-Bl.-Lot: 13-L-18
Location: 149-151 Congress St.
Project: NCP-MN
Issued: April 30, 1980
Expired: July 30, 1980

Dear Mr. Waltman:

An examination was made of the premises at 149-151 Congress Street Portland,
Maine, by Housing Inspector K. 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 July 30, 1980. 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 and
Inspection Services

Inspector K. Carroll

By Lyle D. Noyes
Housing Code Administrator

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" - Section(3)

- ~~1. EXTERIOR TRIM - overall - remove peeling and loose paint and make the trim weathertight and watertight by painting or some other suitable means. 3-a~~
- ~~2. FRONT AND REAR EXTERIOR WALLS - repair or replace the loose, broken and missing clapboards. 3-c~~
- ~~3. FIRST FLOOR FRONT EXTERIOR PORCH - repair or replace the broken lattice work. 3-d~~
- ~~4. FIRST FLOOR FRONT EXTERIOR PORCH - repair loose handrail. 3-d~~
- ~~* 5. FIRST FLOOR RIGHT FRONT EXTERIOR PORCH - repair broken knee wall. 3-d~~
- ~~* 6. FIRST FLOOR FRONT EXTERIOR PORCH LANDING - repair loose decking. 3-d~~
- ~~* 7. FIRST FLOOR FRONT PORCH - roof - replace rotted support column. 3-d~~
- ~~* 8. FRONT EXTERIOR PORCH - repair or replace the rotte, loose and tilting, and broken treads, decking and stringers. 3-d~~
- ~~* 9. FRONT EXTERIOR PORCH - repair loose safety rails. 3-d~~
- ~~* 10. FIRST FLOOR LEFT MIDDLE AND LEFT REAR EXTERIOR STAIRS - replace rotted and broken treads and risers. 3-d~~
- ~~* 11. RIGHT FRONT CELLAR - stairs and wall - repair broken light switch. 8-e~~
- ~~* 12. FIRST FLOOR LEFT MIDDLE EXTERIOR FOUNDATION - repair or replace rotted and broken bulkhead. 3-c~~
- ~~* 13. FIRST FLOOR REAR EXTERIOR STAIRS - replace missing handrail. 3-d~~

Continued

51 Congress Street 13-L-18 MN NOHC - April 30, 1980 Continued:

- *14. FIRST FLOOR REAR EXTERIOR DOOR - repair or replace broken frame. 3-c
- *15. FIRST FLOOR REAR EXTERIOR STAIRS - repair or replace broken treads and risers. 3-d
- *16. RIGHT REAR EXTERIOR FOUNDATION - replace missing bricks. 3-a
- *17. FIRST FLOOR RIGHT MIDDLE EXTERIOR FIRE ESCAPE - replace broken tread. 3-d
- *18. RIGHT MIDDLE CELLAR - window - replace broken glass. 3-c
- *19. FIRST AND THIRD FLOOR LEFT REAR HALL - ceiling - determine the reason and remedy the condition causing leakage. 3-b
- 20. LEFT REAR HALL - walls - repair or replace broken plaster, (second floor). 3-b
- *21. SECOND FLOOR LEFT REAR HALL - wall - secure loose electric wiring. 8-e
- 22. THIRD FLOOR LEFT REAR HALL - window - replace broken parting bead. 3-c
- *23. THIRD FLOOR LEFT REAR HALL - replace or remove loose roof access ladder. 3-d
- *24. FIRST AND SECOND FLOOR RIGHT MIDDLE HALLS - provide adequate illumination. 8-c
- *25. SECOND FLOOR RIGHT MIDDLE HALL - ceiling - determine the reason and remedy the condition causing signs of leakage. 3-b

FIRST FLOOR - FRONT

- 26. FRONT HALL - door - repair broken jamb. 3-c
- 27. FRONT MIDDLE HALL - walls - repair or replace broken and missing plaster. 3-b
- 28. KITCHEN - ceiling - replace missing tiles. 3-b
- *29. KITCHEN, BATHROOM AND HALL - ceilings - repair loose electric light fixtures. 8-e
- *30. MIDDLE HALL - ceiling - repair inoperative and loose light fixtures. 8-e
- *31. KITCHEN - sink - repair leaking faucet. 6-d
- *32. KITCHEN - wall - repair inoperative electric outlet. 8-e
- 33. BATHROOM - ceiling - repair or replace broken and missing plaster. 3-b
- 34. BATHROOM - floor - replace rotted floor. 3-b
- 35. BATHROOM - bathtub - repair leak in wistuline. 6-d
- 36. LIVING ROOM - wall - replace missing electrical outlet cover. 8-e
- *37. LIVING ROOM - wall - replace broken duplex outlet. 8-e
- 38. LIVING ROOM - ceiling - repair or replace inoperative light fixture. 8-e
- 39. DINING ROOM - ceiling - remove loose and peeling paint. 3-b
- 40. DINING ROOM - window - repair or replace broken sash. 3-c
- 41. RIGHT REAR BEDROOM - ceiling - remove loose and peeling paint. 3-b
- *42. RIGHT BEDROOM - wall - repair or replace broken plaster. 3-b

SECOND FLOOR - FRONT

- *43. LIVING ROOM - walls - remove illegal extension cords. 8-e
- 2-13 *44. RIGHT MIDDLE AND LEFT REAR BEDROOM - ceiling and walls - determine the reason and remedy the condition causing signs of leakage. 3-b
- 3-13 *45. DINING ROOM - ceiling and walls - determine the reason and remedy the condition causing signs of leakage. 3-b
- *46. DINING ROOM - windows - replace broken glass. 3-c
- 3-13 *47. LEFT REAR BEDROOM - ceiling - repair inoperative light fixture. 8-e
- 3-13 *48. LEFT REAR BEDROOM - wall - repair inoperative duplex outlet. 8-e
- *49. BATHROOM - ceiling - determine the reason and remedy the condition causing the bathroom ceiling to leak and sag. 3-b
- *50. RIGHT MIDDLE BEDROOM - ceiling - repair cracked and sagging plaster. 3-b

THIRD FLOOR - FRONT

- *51. KITCHEN - floor - replace missing floor boards. 3-b
- *52. KITCHEN - ceiling - remove loose and peeling paint. 3-b
- *53. KITCHEN - door - replace missing frame. 3-c
- *54. KITCHEN - ceiling - determine the reason and remedy the condition causing the kitchen ceiling to leak and sag. 3-b
- *55. KITCHEN - sink - provide potable hot and cold water supply. 6-b
- *56. BATHROOM - flush toilet - replace broken tank cover. 6-c
- 57. BATHROOM - floor - remove or replace the torn and broken linoleum. 3-b

Continued

151 Congress Street 13-L-18 MN NOHC - April 30, 1980 Continued:

THIRD FLOOR - FRONT CONTINUED

- 58. ~~LIVING ROOM - window - replace missing sash.~~ 3-c
- *59. ~~LIVING ROOM AND DINING ROOM - ceiling - determine the reason and remedy the condition causing leakage.~~ 3-b
- 60. DINING ROOM - window - replace broken glass. 3-c
- 61. DINING ROOM - window - repair loose sash. 8-e
- *62. DINING ROOM - wall - replace missing outlet cover. 3-c
- *63. FRONT BEDROOM - window - replace broken glass. 3-b
- *64. MIDDLE HALL - ceiling - determine the reason and remedy the condition causing signs of leakage.

FIRST FLOOR - REAR

- *65. LIVING ROOM - window - replace broken glass. 3-c
- 66. BATHROOM - ceiling - replace missing plaster. 3-b
- 67. BATHROOM - flush toilet - replace broken toilet seat. 6-d
- *68. LIVING ROOM - wall - remove illegal extension cord. 8-e
- *69. BATHROOM - ceiling - remove illegal extension cord. 8-e
- 70. BATHROOM - ceiling - repair or replace loose plaster. 3-b
- 71. DINING ROOM - window - repair or replace rooted sash. 3-c
- *72. FRONT AND REAR BEDROOM - ceiling - determine the reason and remedy the condition causing signs of leakage. 3-b
- 73. FRONT BEDROOM - ceiling - repair or replace loose plaster. 3-b

SECOND FLOOR - REAR

- *74. ALL ROOMS - ceilings and walls - replace broken and missing plaster. 3-b
- *75. ALL ROOMS - replace the broken and missing light fixtures and outlets. 8-e
- *76. ALL ROOMS - replace the broken and missing window glass and frames. 3-c
- *77. BATHROOM AND KITCHEN - sink - provide potable hot and cold water supplies. 6-b

THIRD FLOOR - REAR

- *78. KITCHEN AND BATHROOM - ceiling and walls - repair or replace the broken and missing plaster. 3-b
- 79. KITCHEN - window - repair broken sash. 3-c
- *80. LIVING ROOM - window - replace broken glass. 3-c
- *81. LIVING ROOM - ceiling - determine the reason and remedy the condition causing signs of leakage. 3-b
- 82. LIVING ROOM - ceiling - remove loose and peeling paint. 3-b
- *83. LIVING ROOM - ceiling - repair inoperative light fixture. 8-e
- *84. BATHROOM - flush toilet and sink, bathtub - repair or replace the broken and missing supply lines and faucets. 6-d
- *85. BATHROOM AND SINK - provide potable hot and cold water supplies. 6-b
- *86. LEFT FRONT BEDROOM - windows - replace broken glass and sashes. 3-c
- 87. LEFT MIDDLE STORAGE ROOM - walls - replace broken plaster. 3-b
- 88. LIVING ROOM - door - replace missing door frame. 3-c
- 89. REAR MIDDLE BEDROOM - ceiling and walls - replace broken and missing plaster. 3-b

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

jmr

Date April 30, 1980

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: 149-151 Congress Street NCP-MN 13-L-18

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.

Date April 30, 1980

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9/09/80 - Re/ Satisfactory Progress - OXLT 10/20/80
J-13-81 MW Re/S. 14 7 min's corrected Am. Sup.

REINSPECTION RECOMMENDATIONS

INSPECTOR M. Wang

LOCATION 149-151 Congress St
PROJECT NCP-MN
OWNER Steve Walther

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired

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

DATE <u>11/83</u>	ALL VIOLATIONS HAVE BEEN CORRECTED and "CERTIFICATE OF COMPLIANCE" <u>✓</u>	"POSTING RELEASE" <u>✓</u>
	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	

8/30/82 MW
11/83 MW

INSPECTOR'S REMARKS:
Talked with owner & went through
some apt. He has been working
steadily on property since ownership.
Ref all viols corrected. Send COC
Building was entirely resided on rear
& scraped, primed, & painted overall. Owner
did more than minimum standards.

INSTRUCTIONS TO INSPECTOR:

149-151 CONGRESS STREET Housing



March 1, 1979

Mr. Carleton Winslow
15 Pine Street
Portland, Maine 04101

Dear Mr. Winslow Re: 149-151 Congress Street, Portland, Maine NCP-MN
Second Floor Rear & Third Floor Rear **13-L-18**

As owner or agent of the property located at 149-151 Congress Street, Portland, Maine, you are hereby notified that as the result of a recent fire the vacant apartments are hereby declared unfit for human occupancy.

The above mentioned apartments are 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 the 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. This can be accomplished by boarding up doors, windows and other openings at all levels of the apartments. You are ordered to do this on or before March 15, 1979, or we will have no choice but to refer this matter to the Corporation Counsel for legal action as the law allows.

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

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

Inspector E. Carroll

VW

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

May 26, 1995

CITY OF PORTLAND

WALTMAN STEVEN D
155 CONGRESS ST
PORTLAND ME 04101

Re: 149 Congress St
CEL: 013- - L-018-J01-01
DU: 6

Dear Mr. Waltman,

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. 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 assume that the premises have been brought into compliance with the Building 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 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,

Merle Leary
Code Enforcement Officer

Tammy Munson
Field Inspector/CBO

HOUSING INSPECTION REPORT

Location: 149 Congress St
Housing Conditions Date: May 25, 1995
Expiration Date: July 25, 1995

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. FLOOR, APT 5 - KITCHEN CEILING
LEAKING CONDITIONS | 108.30 |
|----|---|--------|

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

May 26, 1995

CITY OF PORTLAND

WALTMAN STEVEN D
155 CONGRESS ST
PORTLAND ME 04101

Re: 149 Congress St
CBL: 013- - L-018-001-01
DU: 6

Dear Mr. Waltman,

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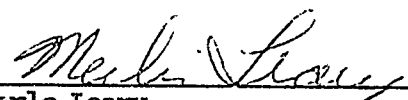
In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects within sixty (60) days. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within 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.

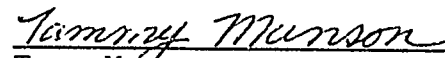
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Please contact this office if you have any questions regarding this order.

Your cooperation will aid this department in it's goal to maintain decent, safe, and sanitary housing for all of Portland's residents.

Sincerely,


Merle Leary
Code Enforcement Officer


Tammy Munson
Field Inspector/CEO

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LEAKING CONDITIONS | 108.30 |
|----|---|--------|

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

November 14, 1995

WALTMAN STEVEN D
155 CONGRESS ST
PORTLAND ME 04101

Re: 149 Congress St
CBL: 013- - L-018-001-01
DU: 6

Dear Mr. Waltman:

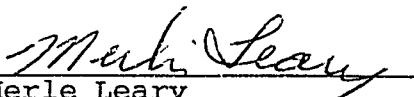
A re-inspection at the above noted property was made on November 01, 1995.

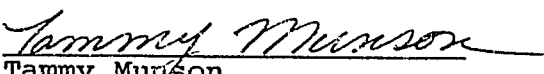
This is to certify that you have complied with our request to correct the violation of the Municipal Code relating to housing conditions noted on our letter dated May 26, 1995.

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 three years.

Sincerely,


Merle Leary
Code Enforcement Officer


Tammy Munson
Code Enfc. Offr./ Field Supv.