

CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT INSPECTION SERVICES DIVISION

February 26, 1985

H. McLeod Second FLoor/Rear 201 cress St Portlar , Me 04101

Re: 201 Congress St 13 M 19

Deir Mr. McLeod:

A recent inspecti by Code Enforcement Officer Arthu. Addato of the <u>second lfo.</u>/rear apartment 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 habitation.

The <u>owner/agent</u>, <u>Robert Bradbury</u> has been notified of the above mentioned conditions and has been directed to take immediate steps to vacate the apartment.

Sincerely yours, Joseph E. Gray, Jr., Director of Planning & Urban Development

P. Samuel Hoffsés,

Chief of Inspection Services



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT INSPECTION SERVICES DIVISION

February 26, 1985

Mr. Nelson Pettingill 201 Congress St First floor/ front Portland, Me 04101

Re: 201 Congress St 13 M 19

Dear

A recent inspection by Code Enforcement Officer Arthur Addato of the first floor/ front apartment 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 habitation.

The <u>owner/agent</u>, <u>Robert Bradbury</u> has been notified of the above mentioned conditions and has been directed to take immediate steps to vacate one apartment.

Sincerely yours, Joseph E. Gray, Jr., Director of Planning & Urban Development

By

P. Samuel Hoffses,

Chief of Inspection Services



February 26, 1985

Ms. Donna Martin 201 Congress St First Floor Rear Portland, Me 04101

Re: 2C1 Congress St. NCP-EE 13 M 19

Dear Ms. Martin:

A recent inspection by Code Enforcement Officer Arthur Addato of the first floor/rear apartment 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 · ifit for human habitation.

The <u>owner/agent</u>, <u>Robert Bradbury</u> has been notified of the above mentioned conditions and has been directed to take immediate steps to vacate the apartment.

Sincerely yours, Joseph E. Gray, Jr., Director of Planning & Urban Development

P. Samuel Hoffses, Chief of Inspection Services



February 26, 1985

Ms. Bonnie Kenner 201 Congress St Third Floor/ Rear Portland, Ne 04101

> Re: 201 Congress St. 13 11 19

Dear Ms. Kenner:

A recent inspection by Code Enforcement Officer Arthur Addato of the third floor/ rear apartment you are now occupying found that it does not meet the requirements of Article V (Housing Code) of the City or Portland Municipal Code and is hereby declared unfit for human habitation.

The <u>owner/agent</u>, Robert Bradbury has been notified of the above mentioned conditions and has been directed to take immediate steps to vacate the apartment.

> Sincerely yours,
> Joseph E. Gray, Jr., Director of Planning & Urban Development

> > P. Samuel Hoffses,

Chief of Inspection Services

Arthur Addato (7) Code Enforcement Officer -

TOO CONICRECE CARRET . DOOT! AND HAL

CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT INSPECTION SERVICES DIVISION

February 16, 1985

Mr. John Day Third Floor 201 Congress St Portland, Me 04101

Re: 201 Congress St 13 M 19

Dear Mr. Day:

A recent inspection by Code Enforcement Officer Arthur Addato of the third floor/ front apartment 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 habitation.

The <u>owner/agent</u>, <u>Robert Bradbury</u> has been notified of the above mentioned conditions and has been directed to take immediate steps to vacate the apartment.

Sincerely yours, Joseph E. Gray, Jr., Director of Planning & Urban Development

P. Samuel Toffses, Chief of Inspection Services

CITY OF PORTLAND, MAINE

DEPARTMENT OF URBAK DEVELOPMENT

HOUSING INSPECTIONS DIVISION

NOTICE OF HEARING

DATE: May 10, 1983

Mr. Robert Bradbury 201 Congress Street Portland, Maine 04101

Re: Premises located at 201 Congress St. 13-M-19 FF

Dear Mr. Bradbury:

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 a.m. on Naw 23, 1983 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 September 28, 1978 .*

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 311 - 318.

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

Lyle D. Noyes
Inspection Services Division

Requested by

Code Enforcement Officer - A. Addato (7)

Enclosure

jmr

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CITY OF PORTLAND

JOSEPH E GRAY, JR. DIRECTOR OF PLANNING AND URBAN DEVELOPMENT

June 28, 1982

Mr. Robert Bradbury 201 Congress Street Portland, Maine 04101

> re: 201 Congress St. 13-M-19 EE 3rd Fl. Rear & Front Apartments

Dear Mr. Bradbury:

As owner or agent of the property located at 201 Congress Street, Portland, Maine, you are hereby notified that as the result of a recent inspection, the 3rd Fl. Rear & Front Apartments are hereby declared unfit for human occupancy.

These apartments are to be kept vacant so long as the following conditions continue to exist thereon.

307.10 2. Every dwelling unit and every rooming unit shall have safe, unobstructed means of egress leading to safe and open spaces at ground level in accordance with applicable statutes and ordinances.

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.

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

lula D. Varias

Lyle D. Noyes, Inspection Services Division

Code Enforcement Officer - Wing (1)

jmr

389 CONGRESS STREET • PORTLAND, MAINE 04101 • TELEPHONE (207) 775-5451



CITY OF PORTLAND

JOSEPH E GRAY JR DIRECTOR OF PLANNING AND URBAN DEVELOPMENT

June 3, 1981

Mr. Robert Bradbury 201 Congress Street Portland, Maine 04101

> Re: 201 Congress St. 13-M-19 EE 4th Floor Apartment

Dear Mr. Bradbury:

As owner or agent of the property located at 201 Congress Street, Portland, Maine, you are hereby notified that as the result of a recent inspection the fourth floor apartment is hereby declared unfit for human occupancy.

a. The property is damaged, decayed, det riorated, insanitary and unsafe (or vermin infested; 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.

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

Ву

Lyle D. Moyes, Inspection Services Division

Code Enforcement Officer Wing (1)

jmr

389 CONGRESS STREET • PORTLAND, MA .E 04101 • TELEPHONE (207) 775-5451

SUBSTITUTE OF HOUSING CONDITIONS

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

Mr. kobert Bradbury 201 Congress STreet. Portland, Maine 04101 1.00 1,00 M25478

Ch -Bl -Lot. 13-M-19
201 Congress Street NCP-Hunjoy North Project: 9-28-78 Issued: 12-28-78 Expired:

DU_

Dear Mr. Bradbury:

An examination was made of the premises at ______201 Congress Street____ Maine. be ousing Inspector <u>Carroll</u> Violations of Municipal Codes relating to housing conditions were found as described in detail below

In accordance ith provisions of the above mentioned Codes you are requested to correct these defects on or before ____ December 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 dat, 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 w 1 help this Department in its goal to maintain all Portland residents in decent, safe and sanitary housing.

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

Lyle D. Noyes Chief of Housing Inspections

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

1. LEXITARIOR WALLS AND TRIM - right, left and rear - remove loose and peeling paint; make the exterior walls and trim of the structure weathertight and water-MI PALS + H.F.3-a tight by painting or any other suitable means. *2. EXTERIOR PORCH - left rear - repair or replace rotted and broken decking.

EXTERIOR STAIRS - left rear - repair or replace rotted and broken treads. 3-d 4. REAR EXTERIOR WALL - replace missing downspouts.
5. CELLAR STAIRS - right front - provide handrail. 3-d -FROMT CELIAR WINDOW - replace broken glass. 3-с *7. YCKLLAR CEILING - left front - secure loose electrical conductors. A. LIFT FRONT CELLAR - floor - enclose exposed fuel feed line. 9. OFFILAR FURNACE - left front - replace missing control panel cover. 10. CEHLAR CHIMNEY - left middle - remove soot and properly dispose of it. 3-e #12: ESTIMODLE CELLAR - walls and floor - enclose loose electrical conductors. ASS-REGAT REAR-CELLAR - sink - remove illegal trap and waste line. TIME PEAR CELLAR - wall - repair loose electrical outlet. 8-е Alin RIGHT WEAR CELLAR - ceiling - repair or replace broken electrical light fixture. *16. RIGHT FRONT CELLAR - foundation - repair or replace loose and missing stone, brick and mortar. continued -

HW. pipe Rear cellar ch

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continue1 9/28/76
                     201 Congress street, Portis d, Maine NCP-MN 13-M-19
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17 FIFT PRONT CELIAR FLOOR - replace missing wasteline trap cover.
                                                                                  6d
10. LEFT FRONT CELLAR FURNACE - Inst
                                          missing pressure relief valve.
                                                                                            9c
                                                                                            9c
      LEFT TRONT CELLAR - repair leak
                                         _uel oil supply line.
  20. LEFT RBAR-OBILAR CHIMNEY - secure loose hot water heater flue pipe.
                                                                                            9c
 211 RIGHT MIDDLE CELLAR FLOOR - repair broken floor.
                                                                                            3b
 22 FIRST FLOOR - LEFT FRONT HALL DOOR - repair loose glass by replacing points and/or
                                                       reglazing.
             - RIGHT FRONT HALL CEILING - remove loose and peeling paint.
- RIGHT FRONT HALL CEILING - repair o r teplace broken plaster.
                                                                                            3ь
                                                                                            3b
  25. THIRD FLOOR FRONT - MALL CEILING & WALLS - repair replace broken and missing plaster. 3b
  26 THIRD FLOOR FRONT - HALL WINDOW - replace broken parting bead.
* 27 SECOND & FOURTH FLOOR - REAR HALL STAIRS - replace missing handrail.
*-20- - CECOND & TRIRD FLOOR - REAR HALL WALLS - determine the reason and remedy the condition
      EXA. WIRINE 2+3 Resorted For Fix 3. d Fl rear hall
     KITCH'M CWILING - remove loose and peeling paint.
                                                                                             3≿
     MILLEN WINDOW - replace broken glass.
                                                                                             3с
  321 FIGHEN WINDOW - secure loose glass by replacing points and/or reglazing.
  32. KITCHEN WINDOM - replace missing counter balance cords allowing window sesh to remain
                                                                                             3с
                      elevated when open.
* 23. WICHE'N FLOOR - replace missing electrical outlet cover.
                                                                                             8e
  LIVING ROOM & DINING ROOM - WINDOWS - secure loose glass by replacing points and/or
                                                                                             3с
                         reglacing.
      DINDIG ROOM - install at least one additional duplex outlet (electrical).
  26-BINUNG BOOM CBILING - repair or replace sagging tiles.
  37 PICHT PEAR BEDROOM CEILING - remove loose and peeling paint.
                                                                                             3b
  30. RIGHT REAK, RICHT HIDDLE & RIGHT TRONT - BEDROOM WALLS - repair inoperative electric
                          light fixtures.
                                                                                             8e
     FIGHT FRONT BEDROOM DOOR - replace missing door.
                                                                                             36
 -12 FRONT SEDECOM HALL - repair broken walls.
* 41. PARLOR WALL - Yeplace missing electric outlet cover.
  SECOND FLOOR
  42, KITCHEN (FRONT) CEILING remove loose and peeling paint.
  43 FRONT KITCHEN & INDOW - secure loose glass by replacing points and/or reglazing.
                                                                                             3с
    FRONT WITCHEN WALL - remove illegal electrical wiring.
      TRONG KITCHEN CEILING - repair inoperative electric light fixture.
  46 LINVING ROOM CEILING - determine the reason and remedy the condition causing leakage.
  47. LIVING ROOM WALL - install at least one additional duplex electric outlet.
                                                                                             ಚಿ€
                                                                                             €€
                                                                                             3ь
            TIMPLE BEDROOM DOOR - replace missing door.
 * 50 ROOM WIDDI BEDROOM WALL - repair broken electric light fixture.
                                                                                             8e
 * 32 PARTY WALL repair loose electric light fixture.
 * 52. RIGHT FRONT BEDECOM - LIGHT FIXTURE - deter ine the reason and rest; the condition
                              causing gas odor.
  53. SECODN FLOOR BATHROOM WINDOW - repair or replace rotted sash.
                                                                                             3с
 SECOND PLOOR BA MROOM - PLUSH TOILET - repair or replace leak in tail.
                                                                                             6d
      HIDDE LITCHER WALL- remove illegal electric extension cord.
 RIGHT CHEAR BE ROOM WALL . repair loose electric light fixture.
                                                                                             8e
       1877 BEAR DEDROOM WALL - replace missing electric outlet cover.
                                                                                             8e
  THIRD FLOOR NA 6-1-82
  58. MIDDLE KITCHEN & DIVING ROUM WALLS - remove loose and peeling pain:
                                                                                             36
 59. LIVING ROOM & MINING FORM WINDOWS - secure loose glass by replacing joints and/or
                               reglazing.
                                                     DI PC LE CL
                                                                                             3с
  601 DINING ROOM WINDOWS - regair broken sach.
  continued
                                       LIV N'S
               BR QL FI
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REP+CLOA / KR BR. BKGL

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CONTINUED 9/25/75 201 Congress Street NCP-NN 13-M-19

THIRD FLOOR CORT.	
* 61. PIONS HIDDEN WALLS - repair inoperative electric light fixture.	Зe
67 Prove MIDDLE BRORIOM CEILING - remove loose and peeling paint.	35
-62-RIGHT WIDDLE-EEDROCM CEILING - determine the reason and remmedy the condition causing	
leakage.	Зb
PARIOR PRIMITY - replace missing plaster.	3ъ
65. PARLOR WINDOW - secure loose glass by replacing points and/or reglacing.	3c
66 REAR KITCHEN WINDOW - replace missing counter balance cords allowing window sash to	
remain elevated when opened.	3с
67. BEAR KATCHEN BOOK - repair broken door.	3b
68 PFT REAR BEDROOM WINDOW - repair loose sash.	3с
* 69. ILET REAR BEDROOM CEILING - repair loose electric light fixture.	δe
10. ALTHOOM FLOOR - repair or replace broken plaster.	ďĈ
* 71. BATHROOM FLOOR - repair inoperative electric light fixture.	8 e
WAY.	
FOURTH FLOOR	
	3ъ
72 KITCHENETTE & BATHROOM - WALLS & CEILINGS - install missing wallboard.	3b
* 73. KITCHENETTE & BATHROOM FLOORS - repair or replace broken and missing decking.	6d
*44. KITCHENETTE & BATHROOM - install potable hot water supply.	V
75. KITCHENETTE & BATHROOM - install at least one ceiling or wall light fixture and one	8e
duplex all outlet or two duplex wall outlets.	6c
76. BATHROOM DOOR - install missing door.	3è
77 FRONT ROCK - WALLS & CEILINGS - install missing wallboard.	3b
* 78. OverALL - install missing decking.	20
MI MORTAR CH	v
* WHEN MAKING YOUR PEPAIRS, FIRST PRIORITY IS TO BE VIVEN TO ITEMS WITH ASTERISKS, AS THE	•
CONSTITUTE EXTREME HAZARDS TO THE HEALTH OR SAFETY OF THE OCCUPANTS OF THIS STRUCTURE.	
MI after Five BCAT	St.
We suggest you contact the City of Portland Building Inspection Department, 389 Congress	100
Tel. 775-5451 to determine if any of the stems listed above require a building or alterat	
permit.	
MI BJ. 4th Fl	
Lof wiking of CL 4 11-818	
cop and of the	
LOT WRING OF CL MI BALS & H.R. rear 11 815	

2 3/78 REINSPECTION RECOMMENDATIONS INSPECTOR OWNER NOTICE OF HOUSING CONDITIONS HEARING NOTICE FINAL NOTICE Expired A reinspection was made of the above premises and 1 re mmend the following action: ALL VIOLATI'. 4S HAVE BELN CORRECTED Send "CERTIFICATE OF COMPLIANCE" DATE - POSTING RELEASE SATISFACTORY Rehabilitation in Progre-Mu Time Extended To: OTx Time Fitended To UNSATISFACTORY crogress Send "HEARING NOTICE" "FINAL NOTICE" "NOTICE TO VACATE" POST Entire POST Dwelling Units LNSATISFACTORY Progress
"LEGAL ACLIEN" To Be Taken INSPECTOR'S REMARKS: INSTRUCTIONS TO INSPECTOR:

Uity of Portland, Maine

Sustain &

Appeal to the Municipal Officers to Change the Decision of the

Inspector of Buildings Relating to the Property Owned

To the Municipal Officers:

Your appellant, Dominio Macri.

of property at respectfully petitions the Municipal Officers of the City of Portland to change the decision of the Inspector of Buildings relating to this property, as provided by Sation if Paragraph of the designation on the ground that the enforcement of the ordinance in this case involves unnecessary hardship and because relief may be granted without substantially derogating from the intent and purpose of the 2

The decision of the Inspector of Buildi is denies a possible on the casterly side of the roof of this or ground that the proposed new work will be also uporty line than is ordinarily possibatible under gode.

March 31, 1978

201 Contract Hires.

Robert Bradbury 201 Congress Street Lortland, Maine

It has been reported to this department that there has been a change of use from 3 families to 6 families at 201 Congress Street said to be owned by you,

Our records show that no parmit has been applied for to make this change.

It is necessary that you apply for the change of use, within ten (10) days not later than April 18, 1978 that legal action by this department will not become necessary.

It will be necessary to apply for Electrical and Flumbing permits. You should have with you the floor plans of each floor level showing the location of the exits, the diminsions of the spartment and rooms. Failure to comply could result in local action and a fine of \$100.00 to \$1,000.00 for each day of the violation.

It is hoped we will have your co-operation in this matter so that legal action will not become necessary.

Very truly yours,

Metert Inving Bldg. Inspector

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October 5, 1954

To Whom It May Concerns

The Countains on Bealing and Bellding Ordinesses Appeals of the Resid of Membeloni Officers with held a public hearing at Mass S6, Sity Hall, Judentalay Contract 18th, 1856, at 11,68 A.M. on the appeal of Brainic Massawa with relation to alterations propaced in his property at 186 Congress Street.

All persons interested either for or against this appeal will be heart at the above time and place.

CONSTRUCT ON SORING AND RELIDERS ORDERANCE APPEALS.

Shilip J. Booring, Chairman.

In provincing your application for a schabilitation loss for your exequence at 201 Companies Street, we find that this incling in secondard by the Othy of Partiana Ballaing Inspection Department on a three family streets.

Apperling to Mr. Trying of Ballding Inspection, a poles owner of one time explicit for a point to have four units in this ballding but then teld that he would have to file an appeal for elemen of was, the prior course sold he would not make any change at all.

Since it appears that this three family streaments has been charged illegally to a six family streament, we see mable to consider a schoolistation less will this situation is recolvable

Check with Mr. Irving of the Building Importion Separtment, City of Pertiant, to find out how to secolve this publish.

hessell O. Pesses Less Officer

MARY MAN

ed tes Mr. March Mrving, Building Imageston of

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Manual: 21, 1974

201 Coommon Street

Rebort Bradbury 201 Congress Street Pertland, Heime

It has been reported to this department that there has been a change of use from 3 families to 6 families at 201 Conquess Street said to be evened by you.

Our records show that no posmit has been explied for to make this change.

It is messeery that you apply for the change of two, within ten 110) days not later this April 18, 1970 that legal action by this department will not become necessary.

It will be necessary to apply for Ricentical and Plumbing parados. You should have with you the floor plans of each floor level showing the location of the exits. The diminsions of the sportment and rooms. Pailure to comply could result in logal action and a fine of \$100.00 to \$1,000.00 for each day of the violation.

It is bepose we will have your co-recretion in this under so that legal action will not become secondary.

Very truly yours,

Mobort Trving Bldy. Inspector

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HOUSING INSPECTIONS DIVISION DEPARTMENT OF NEISHBORNOOD To: Blog Sup Dept. (H. Swing) From: Housing Impo Det. (K. Courd)
Subject: As I Congress
Constitute for Salvets: Dete: 8/14/78 Recil word for me. Budbury that he is re-consisting alone peoperty & back to 3 family from 6 family - He says selly will be ready for the engerter often any 21, 1875 I will kep you a formed. The responsible department or division is requested to rep form to the Housing Inspections Division, Room Reply: Instructions: inspectors will complete this form in triplicate retaining one copy for the tickler file and two copies to the street file. The original will be sent to the responsible division of city department.

The state of the s

REINSPECTION	RECOMMENDATIONS		LOCATION	201	Congleas.	*
			PROJECT	A.C.	Congress.	
INSPECTOR_C	addato_		OWNER	Bino	lloury	
					0	
	USING CONDITIONS	HEARING NOTIO	CE	FIN	AL NOTICE	
Issued	Expired	IssuedE	kpired	Issued	Expired	
9-28-78	12-28-78					1
		above premises and	I recommend t	he follow	ing action:	
DATE	ALL VIOLATIONS H	AVE BEEN CORRECTED			STING RELEASE"	
	SATISFACTORY Reh	abilitation in Progre	ess	·····		
	Time Extended To	:				
	Time Extended To	:				-
	Time Extended To	:				
5-2-83 Qu	UNSATISFACTORY P	TICE"	3 at Th	["FINAI	NOTICE"	
	NOTICE TO VALATE POST Entire POST Dwelling Un					And the second s
N.	UNSATISFACTORY P	rogress o Be Taken				
1-28-83 Ca	INSPECTOR'S REMAR	KS: Rocal. Fil				-
5-2-83 aa	RELET- B	base with In	de mar		76. 2	
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5-24-83	REICO - PE	stel un Z	0/5.	Unit	-	
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6-29-83 de	BE 100 - 0	Equatral 3	0 01-	2112	To July 3	•
4 50 00 Cla	Di ma esti.	//		2 4	a Company is	1
7-29-83	BEISE.S	73	emp8	72 4	The same of the sa	
8-24-83	BEI slaw	work.				***
9-28-83	BELT-"	" of an	accom	ph.	in second	
10-27-83	RE/CT - N	P		0	A.S. (1)	
11-29-83	INSTRUCTIONS TO O	NSPECTOR: BELCT'S /	N 67			
12.28-83	BEINE	101 LOTOR . <u>172/21 3/2</u>	0-//0		·	
1-30-84aa		P				
2-27-84 00	BE 100-14	P				***************************************
4-2-8400	REICT-CO	NP	· · · · · · · · · · · · · · · · · · ·			
4-24-84	BE/NP					
5-29-84 aa	BEING-CO	Internal &	· do	nen	mapel	Z.,
6-26-840 @	BEINP -			, ,	1	
7-26-84 aa	BESINE					

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8-27-84- RE/NP Intend to da non 9-25-84 - RE/NP - " " " 9-25-84 - REINP - "."
10-25-84-3:30 - - - - - - - - NA. - INC.
11-9-84-BE INP
11-30-84-RE INP 12-27-84-REIND 1-29-85-BEIND 2-26-85-Owner illegally i nyed use to 6 family. Posted dwellen of again \$3 occupancy. 4-22-85- New owner to take over. All vacant bet 2 unte.



CITY OF PORTLAND

JOSEPH E GRAY, JR DIRECTOR OF PLANNING AND URBAN DEVELOPMENT

August 30, 1985

Jerry Onos c/o E.R.A. - American Realty 118 Maine Mall Road South Portland, ME 04106

> Re: 201 Congress St. 13-M-19 EE 2nd. Floor

Dear Mr. Onos:

This is to inform you, as oner or agent of the property located at 201 Congress St., 2nd. Fl., Portland, Maine, that we have released the (apartment(s) or property from posting.

Therefore, you may rent the (apartment or structure) to others or occupy it yourself.

If any additional information is desired, visit or call this office.

Sincerely yours, Joseph E. Gray, Jr., Director Planning & Urban Development

P. Samuel Hoffses, Chief of Inspection Services 7

Code Enforc Arthur Addato

jmr

389 CONGRESS STREET • PORTLAND, MAINE 04101 • TELEPHONE (207) 775-5451 Security and the second

C. 10Besc

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

DU___3

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

CH. 13 BLK. M LOT 19

LOCATION: 201 Congress Street

Jerry Onos c/o ERA American Realty 118 Maine Mall Road South Portland, Maine 04106 PROJECT: NCP-EE

ISSUED: August 5, 1985 EXPIRES: Crtober 5, 1985

Dear Mr. Onos:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 201 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 October 5, 1985. If 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 repair 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 γ — 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

P. Samuel Hoffses

Chief of Inspection Services

Attachments

imi

jmr

HOUSING INSPECTION REPORT

OWNER:	Jerry Onos		LOCATION:	201 Congress St.	13-M-19	EE
CODE I	ENFORCEMENT OFFICER:	Arthur Addato (7)				
HOUSI	G CONDITIONS DATED:	August 5, 1985	EXPIRES:	October 5, 1985		
Items and m	listed below are in ust be corrected on o	violation of Article r before the expirat	V of the Mi	unicipal Codes, "I	Housing Co	de",
					SEC. (S)	
2. 3.	OVERALL EXTERIOR - wa OVERALL EXTERIOR - wa FIRST, SECOND & THIR	all - rotted and miss	sing trim.	ssing and damaged	108-2 108-1	
4. 5.	sash. ATTIC - window - mis: ATTIC - stairs - dam: FIRST, SECOND & THIRI	aged treads and rise	s.	lumil – coccinc	108-3 108-4	
7.	and missing plaster. SECOND FLOOR REAR HAI OVERALL CELLAR - cei	LL - stair - damaged	treads.		108-2 108-4	
1	OX COVERS. RIGHT FRONT & FRONT (113 108-2	
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NEIGHBORHOOD CONSERVATION

Housing Inspection Division

LOAN/INSP - POSTEd BLAG.	STRUCTURE INSPECTION S	SCHEDUL	E		1)	Insp.	Name Alex	at
2) Insp. Date 3) Insp. Type 4) Proj. Code 5) A	13 14 1/9	8)Cen	sus:[r	act 9	Blk.	10) In	isp. 1	1)Form No.
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PLANS THE AND CREAM DEVELOPMENT

Inspection Services Division

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PLANNING AND URBAN DEFELOPMENT

Inspection Services Division

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PLANNING AND URBAN DEVELOPMENT

Inspection Services Division

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February 26, 1985

Robert Bradbury 201 Congress St. Portland, Ne 04101

> Re: 201 Congress St NCP-EE 13119

Dear Mr. Bradbury: As owner or agent of the property located at 201 Congress St. Fortland, Maine, you are hereby notified that as the result of a recent (inspection or fire), the 6 dwelling units (is or are) hereby declared unfit for human occupancy. You must take immediate steps to vacate the entire 6 apartments which are of illegal conversion and (it or they) is/are to be kept vacant so long as the following conditions condinue to exist thereon. You are ordered to commence legal eviction proceedings no later than 7 days Article V - Section VI - 120.2 - Properties which lack plumbing, ventilating, lighting and heating facilities or equipment adequate to protect 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. 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 P. Samuel Hoffses; Chief of Inspection Services

P 398 935 677

NO INSURANCE COVERAGE PROVIDED = NOT FOR INTERNATIONAL WAR.

Sent to Nelson Pettingill Postage Restricted Derivery Fee Return Rece of Showing to whom and Date Delwared Return Receipt Showing to whom Date and Address of Delivery TOTAL Postage and Fees Postmark or Date



February 26, 1985

Mr. Nelson Pettingill 201 Congress St First floor/ front Portland, Me 04101

Re: 201 Congress St 13 M 19

Dear

A recent inspection by Code Enforcement Officer Arthur Addato
of the first floor/ front apartment 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 habitation.

The owner/agent , Robert Bradbury has been directed to notified of the above mentioned conditions and has been directed to take immediate steps to vacate the apartment.

Sincerely yours, Joseph E. Gray, Jr., Director of Planning & Urban Development

P. Samuel Hoffses, Chief of Inspection Services

P 398 935 675
HECEIPT FOR CERTIFIED MAIL
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February 26, 1985

Ms. Donna Martin 201 Congress St First Floor Rear Portland, Me 04101

Re: 201 Congress St. NCP-EE 13 M 19

Dear Ms. Martin:

A recent inspection by Code Enforcement Officer Arthur Addato of the <u>first floor/rear apartment</u> 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 13 hereby declared unfit for human habitation.

The <u>owner/agent</u>, <u>Robert Bradbury</u> has been notified of the above mentioned conditions and has been directed to take immediate steps to vacate the apartment.

Sincerely yours, Joseph E. Gray, Jr., Director of Planning & Urban Development

Ву

P. Samuel Hoffses, Chief of Inspection Services

Code Enforcement Officer - Arthur Addato (7)

N

P 398 · 935 673

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February 26, 1985

Robert Bradbury Second Floor front 201 Congress St Portland, Me 04101

Re: 201 Congress St 13 M 19

Dear Mr. Bradbury:

A recent inspection by Code Enforcement Officer Arthur Addato of the second floor frontapartment—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 habitation.

The <u>owner/agent</u>, <u>owner occupied</u> has been notified of the above mentioned conditions and has been directed to take immediate steps to vacate the apartment.

Sincerely yours,
Joseph E. Gray, Jr., Director
of Planning & Urban Development

P. Samuel Horisas Chief of Inspection Services

Code Enforcement Officer - Arthur Addato (7)

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P 398 935 678

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February 26, 1985

H. McLeod Second FLoor/Rear 201 Congress St Portland, Me 04101

Re: 201 Congress St 13 M 19

Dear Mr. McLeod:

A recent inspection by Code Enforcement Officer Arthur Addato of the second lfoor/rear apartment 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 unlit for human habitation.

Sincerely yours.

Joseph E. Gray, Jr., Director
of Planning & Urkan Development

P. Samuel Hoftles, Chief of Inspection Services

P 338 935 679

RECEIPT FOR CERTIFIED MAIL

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CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT INSPECTION SERVICES DIVISION

February 16, 1985

Mr. John Day Third Floor 201 Congress St Portland, Me 04101

Re: 201 Congress St 13 M 19 M N

Dear Mr. Day:

A recent inspection by Code Enforcement Officer Arthur Addato of the third floor/ front apartment 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 habitation.

The <u>owner/agent</u>, <u>Robert Bradbury</u> has been notified of the above mentioned conditions and has been directed to take immediate steps to vacate the apartment.

Sincerely yours,
Joseph E. Gray, Jr., Director
of Planning & Urban Development

P. Samuel Hoffses, Chief of Inspection Services

Code Enforcement Officer - Arthur Addato (7)

P 398 935 676

NO INSURANCE COVERAGE PROVIDED -NOT FOR INTERNATIONAL MAIL

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February 26, 1985

Ms. Bonnie Kenner 201 Congress St Third Floor/ Rear Portland, Me 04101

Re: 201 Congress St. 13 M

13 M 19

Dear Ms. Kenner:

A recent inspection by Code Enforcement Officer Arthur Addato of the third floor/ rear apartment 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 habitation.

The <u>cwner/agent</u>, Robert Bradbury has been notified of the above mentioned conditions and has been directed to take immediate steps to vacate the apartment.

Sincerely yours, Joseph E. Gray, Jr., Director of Planning & Urban Development

P. Samuel Hoffses,

Chief of Inspection Services

Code Enforcement Officer - Arthur Addato (7)

TOO CONICIDECE CEDEET . DOOT! AND MAINE 04101 . TELEDWONE TOOK THE EACT

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0 F COMPLIANCE 7

DATE: November 6, 1985

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CITY OF PORTLAND

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

c/o ERA American Realty 118 Maine Mall Road South Portland Jerry Onos

outh Portland, Maine 04106
e: Premises located at 201 Congress St. 13-M-19 EE
ear Mr. Onos:
re-inspection of the premises noted above was made on November 4, 1985 by Code Enforcement Officer Arthur 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" datedAugust 5, 1985
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 1990

Sincerely yours,

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

P. Samuel Hoffses, Chief of Inspection Services

Code Enforcement Officer -

jmr

NOTICE OF HOUSING CONDITIONS CITY OF PORTLAND, MAINE Department of Planning & Urban Development CH. 13 BLK. M LOT 19 Inspection Services Division Tel. 775-5451 - Ext. 311 - 346 LOCATION: 201 Congress Street Jerry Onos NCP-EE c/o ERA American Realty ISSUED: August 5, 1985 118 Maine Mall Road EXPIRES: October 5, 1985 South Portland, Maine 04106 Dear Mr. Onos: You are hereby notified, as owner or agent, that an inspection was made of the premises at 201 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 ____October 5, 1985 ___. 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

> 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.

the time set forth above, will anticipate that the premises have been brought into com-

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

pliance with the Housing Code Standards.

Code Enforcement Officer - Arthur Addato (7)

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

P. Samuel Hoffses

Chief of Inspection Services

Attachments

jmr

HOUSING INSPECTION REPORT

OWNER: Jerry Onos

LOCATION: 201 Congress St. 13-M-19 EE CODE ENFORCEMENT OFFICER: Arthur Addato (7) HOUSING CONDITIONS DATED: August 5, 1985 EXPIRES: October 5, 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. SEC. (S) OVERALL EXTERIOR wall worn and missing siding. OVERALL EXTERIOR - wall - rotted and missing trim. 108-2 FIRST, SECOND & THIRD FLOOR REAR SHED -window-ATTIC - window - missing and damaged wash. -STTPAstairs damaged treads and risers. -108--3 FIRST, SECOND & THIRD FLOOR FRONT HALL 108-4 -- ceiling and wall -- sagging and missing plaster. SECOND FLOOR REAR HALL stair damaged treads 108-2 OVERALL CELLAR - ceiling - missing duplex outlet covers and junction -108-4-Box covers CHT FRONT & FRONT CELLAR foundation missing mortar and stone. 113 108-2 FIRST FLOOR OVERALL 10/1-10. OVERALL DWELLING UNIT -ceiling-and-wall - sagging, cracked-and-. missing plaster. 10/1-12- OVERALL DWELLING UNIT - window loose and damaged sash. 108 2 108-3 NO SMOKE DEFECTOR SECOND FLOOR OVERALL 12. OVERALL DWELLING UNIT ceiling and wall sagging, cracked and missing plaster.

10/1 13. OVERALL DWELLING UNIT

10/1*14. OVERALL DWELLING UNIT

10/1*15. OVERALL DWELLING UNIT

10/1*16. LIVING ROOM—ceiling 108 2 -windows loose, damaged sashes 108-3 ceiling -exposed wiring. ceiling 113missing light fixtures faulty wiring. NO SMOKE DETECTOR THIRD FLOOR OVERALL 10 17: OVERALL DWELLING UNIT windows loose and damaged sashes 10/*18: OVERALL DWELLING UNIT - ceiling - exposed wiring.
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CITY OF PORTLAND

JOSEPH E GRAY, JR DIRECTOR OF PLANNING AND URBAN DEVELOPMENT

August 16, 1985

Mr. Jerry Onos c/o E.R.A. American Realty 118 Maine Mall So. Portland, Maine 04106

Re: 201 Congress St., 3rd. Fl. Only, 13-M-19 EE

Dear Mr. Onos:

This is to inform you, as owner or agent of the property located at 201 Congress St., 3rd. Fl. Only, Portland, Maine, that we have released the (apartment(s) or property from posting.

Therefore, you may rent the (apartment or structure) to others or occupy it yourself.

If any additional information is desired, visit or call this office.

Sincerely yours, Joseph E. Gray, Jr., Director Planning & Urban Development

By 1, MINC

P. Samuel Hoffses, Chief of Inspection Services

Code Enforcement Officer (7) Arthur Addato

389 CONGRESS STREET • PORTLAND, MAINE 04101 • TELEPHONE (207) 775-5451



CITY OF PORTLAND

JOSEPH E GRAY, JR DIRECTOR OF PLANNING AND URBAN DEVELOPMENT

August 30, 1985

Jerry Onos c/o E.R.A. - American Realty 118 Maine Mall Road South Portland, ME 04106

Re: 201 Congress St. 13-M-19 EE 2nd. Floor

Dear Mr. Onos:

This is to inform you, as owner or agent of the property located at 201 Congress St., 2nd. Fl., Portland, Maine, that we have released the (apartment(s) or property from posting.

Therefore, you may rent the (apartment or structure) to others or occupy it yourself.

If any additional information is desired, visit or call this office.

Sincerely yours, Joseph E. Gray, Jr., Director Planning & Urban Development

The Control of Inspection Services

Arthur Addato

Code Enforcement Officer

jmr

389 CONGRESS STREET • PORTLAND, MAINE 04101 • TELEPHONE (207) 775-5451

-BBS M.F.



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT INSPECTION SERVICES DIVISION

NOTICE OF HOUSING CONDITIONS

DU: 3 CHART-BLOCK-LOT - 13-M-19 LOCATION: 201 Congress Street

DISTRICT:

ISSUED: February 27, 1989 EXPIRES: April 27, 1989

Gerard N. Onos c/o Ross James Management P. O. Box 8612 Portland, ME 04101

Dear: Sir:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 201 Congress Street by Code Enforcement Officer Arthur Addato Violations of Article 7 of the Municipal Ordinance (Housing Code) were found as described in detail on the at "hed "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 27, 1989. 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 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

Chief of Inspection Services

Arthur Addato (7)

Code Enforcement Officer

Attachments

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389 CONCDECC CUDELL

HOUSING INSPECTION REFORT

OWNER: Gerard N. Onos

LOCATION: 201 Congress St. 13-M-19

CODE ENFORCEMENT OFFICER: Arthur Addato (7)

HOUSING CONDITIONS DATED: February 27, 1989 EXPIRES: April 27, 1989

ITEMS LISTED BELCW ARE IN VIOLATION OF ARTICLE V OF THE MUNICIPAL CODES, "HOUSING CODE", AND MUST BE CORRECTED ON OR BEFORE THE EXPIRATION DATE.

		SEC.(S)
	pool a chetristed erress.	116-2
1.	EXTERIOR FIRST FLOOR REAR HALL DOOR - obstructed egress. EXTERIOR CELLAR - REAR CELLAR FURNACE - leaking water jacket.	114-2
2.	EXTERIOR CELLAR - REAR CELLAR FUNDALE FOR - JOSEPH MARCH FOR CELLAR FUNDALE FOR STREET FOR CELLAR FUNDALE FOR CELLAR FUNDAL FUNDAL FUNDAL FOR CELLAR FUNDAL	109-4
3.	EXTERIOR CELLAR - OVERALL FLOOR - debris.	109-4
4.	EXTERIOR YARD - OVERALL RIGHT YARD - rubbish and debris.	109-5
	EXTERIOR CELLAR - MIDDLE CELLAR FLOOR - open sump well. EXTERIOR CELLAR - CELLAR STAIRS - missing hand rail.	108-4
6.	EXTERIOR CELLAR - CELLAR STANCE - MUSSING INTO	108-4
7.	EXTERIOR CELLAR STAIRS - damaged treads. EXTERIOR FIRST FLOOR REAR HALL STAIRS - missing hand rail.	108-4
8.	EXTERIOR FIRST FLOOR REAR HALL STAIRS - RESSENG MILES - RUBbish and debris. EXTERIOR FIRST, SECOND, THIRD FLOORS - REAR HALL SHED - rubbish and debris.	109-4
9.	EXTERIOR FIRST, SECOND, THIRD FLOOR WALL . open duplex outlet.	113
10.	EXTERIOR THIRD FLOOR REAR HALL SHED CETTING - exposed wires - damaged	
11.	EXTERIOR THIRD FLOOR REAR HALLS CHILD	113
	light fixture. EXTERIOR THIRD FLOOR REAR HALL SHED WINDOW - missing sash.	108-3
12.	EXTERIOR THIRD FLOOR FLAR HALL SHED WINDOW - loose, damaged EXTERIOR FIPST, SECOND, THIRD FLOORS - FRONT HALL WINDOW - loose, damaged	
13.		108-3
	sash. EXTERIOR THIRD FLOOR FRONT HALL FLOOR - debris.	109-4
14.		108-4
15.		
16.		108-3
7 -7	THE TIME TIME TOOK OF A DR #1 - LATING - 100SE, dallaged right rinter	re. 113
17. 18.		
19.		111-1
		108-2
20.	INTERIOR FIRST FLOOR, APT. #1 - BATHROOM FLOOR - 100se, - INTERIOR SECOND FLOOR, APT. #2 - OVERALL DWELLING UNIT WINDOW - 100se,	
213		108-3
22.	TOTAL TOTAL TO THE TOTAL TO THE TOTAL TOTA	жеа
22.		
23.	TOTAL POOM CELLING - 10056, SAUGILIA, CLAC	Kea
23.	plaster.	108-2
	PROSECT TO THE PROSECT FOR APT #1 - inoperative and INTERIOR SECON	ID FLOOR -

SMOKE DETECTORS: INTERIOR FIRST FLOOR, APT. #1 - inoperative and INTERIOR SECOND FLOOR-inoperative. (APT. #2)

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CITY OF PORTLAND, MAINE



389 CONGRESS STREET PORTLAND, MAINE 04101 (207) 775-5451

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF INSPECTION SERVICES DIVISION

Date: February 27, 1989

Gerald N. Onos c/o Noss James Management P. O. Box 8612 Portland, ME 04101

Re: Smoke Detectors

Dear Sir:

During a recent inspection of the property owned by you at 201 Congress Street, it was noted that smoke detectors Portland, Maine , it were missing/inoperable in some locations.

25 MRSA 2464 requires that approved smoke detectors be installed in each apartment in the immediate vicinity of the bedrooms. When actuated, the detector shall provide an alarm suitable to warn the occupants within the individual unit. 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.

loss control is a responsibility of your management. Our observations are intended to assist you. Recommendations are a result of conditions observed at the time of our visits. They do not necessarily include every possible loss potential code violation, or exception to good practice.

Sincerely yours,

Joseph E. Gray, Jr. Director Planning & Urban Development

Chief of Inspection Services

Arthur Addato (7)

Code Enforcement Officer

cc: Lt. James P. Collins, Fire Prevention Bureau

jmr

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CITY OF PORTLAND INSPECTION SERVICES DIVISION - HOUSING INSPECTION SCHEDULE

operty	y Address:2	01 Cony	nesa &S. C-B-I	.: <u>/3-M-/9</u> Legal Units: <u>3</u> Exist. Uni	ts: 3 Stories
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iress	CID Ros	612 Jan	· OHIOI		L.U.D
latio	1 1	Int. Fl. A	pt. LOCATION	VIOLATION DESCRIPTION	CODE
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		CE	RE/CE/FU		
<u>s.</u>	X	CE	OR CE IFL	DEBRIS	109
*	X	79.	OA /RI /YAX	RU/DEBRIS	109
	X	CE	MI/CE/FL	OPEN-SUMP-WEL	
	X	CE	CE STAIRS	MI/HAND-BAIL	168.
	X	CE	CE/MISTRIC	S DAM. TREADS	108
	 X -	/-2-3	RE/HA/STAIS	RS MI HAND-BAIL	108
	X	20	BE HA ShE	d RulDEBRIS	109
	X -	3	SE/HA/SHE		
	<u> </u>	3	BE/HA/Shed/	CL EXP. WIRES - DAM. /LI)	113
		3	11/11/11/6	UI MIJSASH	108
····	X	1,513	FR/HA/WI	LO DAM. I SASA	108
	X	3	FR/HA/FL	DERBIS	109

_	Date:	> 2	4.89	Compl	aint	5 year Fire Inspect	or's Name Colour	Di
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	Owner or A	gent 🚅	Dec	ad	ME	S MANAGEME	Stand. 1st:N.O.H.C	 0
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	Violation No•	Ext.	Int.	F1.	Apt.	LOCATION	VIOLATION DESCRIPTION	4
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P 792 457 072

RECEIPT FOR CERTIFIED MAIL AO INSURANCE COVERAGE PROVIDED NOT FOR INTERNATIONAL MAIL (See Reverse)

A STATE OF THE STA

Sent to Coruld Ones / Clo Management +

Street and No

PO State and ZIP Code
P. G. BOX 8(0) 2 Prid, Me

Postage | S Certified Fee Special Delivery Fee Restricted Delivery Fee Return Receipt showing to whom and Date Delivered to whom and Date Delivered

Return Receipt showing to whom Date, and Address of Delivery

TOTAL Postage and Fees

Postmark or Date

5-/1



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT INSPECTION SERVICES DIVISION May 1, 1989

Gerald Onos c/o Ross James Management P.O. Box 8612 Portland, Maine o 4101

Re: 201 Congress Street 3D♥ 13-M-19

Dear Sir:

As owner or agent of the above referred property, you were ordered to correct certain substandard conditions in violation of Article V of the City of Portland Housing Code. Several re-inspections have been made and we find that you have not complied with our request.

A final reinspection was made on April 28, 1989, by Code Enforcement Officer Arthur Addato and, as a result, you are hereby ordered to correct the substanded housing conditions as described in detail on the attached "Housing Inspection Report" on or before May 12, 1989.

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

P. Samuel Hoffses, Chief of Inspection Services

Code Enforcement Officer -

Arthur Addato

HOUSING INSPECTION REPORT

OWNER: Gerard N. Onos	NTTON 201 G
CODE ENFORCEMENT OFFICER: Arthur Addato (7)	. NTION: 201 Congress St. 13-M-19
HOUSING CONDITIONS DATED: February 27, 1989	EXPIRES: April 27, 1989
ITEMS LISTED BELCW ARE IN VIOLATION OF ARTICLE AND MUST BE CORRECTED ON OR BEFORE THE EXPIRATI	

1.	FYTEDIOD ETDOM IT COD DELLA COLLABORATION OF THE CO	SEC.(S)
2.	EXTERIOR FIRST FLOOR REAR HALL DOOR - obstructed egress.	116-2
3.	EXTERIOR CELLAR - REAR CELLAR FIRNACE - leaking water jacket.	114-2
4.	TITLE CON CENTER - OVERALL FILLIS - GODTIC	109-4
5.	EXTERIOR YARD - OVERALL RIGHT YARD - rubbish and debris.	109-4
6.	TILDULE CELLAR FILLIR - Open cump woll	109-5
7.	EXTERIOR CELLAR STAIRS - damaged treads.	108-4
8.		108-4
9.	PATERIOR PIRST, SPITING, THIRD FILODE DEAD HATE COM-	108-4
10.	EXTERIOR FIRST, SECOND, THIRD FLOORS - REAR HALL SHED - rubbish and debris. EXTERIOR THIRD FLOOR REAR HALL SHED WALL - open duplex outlet.	109-4
11.	EXTERIOR THIRD FLOOR REAR HALL SHED CEILING - exposed wires - damaged	113
12.	EXTERIOR THIRD FLOOR REAR HALL SHED WITNESS!	113
13.	EXTENTOR FIRST, SECOND, THIRD FLOORS - FROMP HALL MINIOUS	108-3
14.	EXTERIOR THIRD FLOOR FRONT HALL FLOOR - debris.	108-3
15.	EXITERIOR SECOND FLOOR FROM HALL CHAIRS	109-4
16.		108-4
17.	waninged addites.	108-3
18.	INTERIOR FIRST FLOOR, APT. #1 - LIVING CEILING - loose, damaged light fixture.	e. 113
		111-1
20.	INTERIOR FIRST FLOOR, APT. #1 - BATHROOM TOILET - loose fixture.	111-1
21	INTERIOR FIRST FLOOR, APT. #1 - BATHROOM FLOOR - rotted, damaged flooring.	108-2
	INTERIOR SECOND FLOOR, APT. #2 - CVERALL DWELLING UNIT WINDOW -= loose, damaged sashes.	
22.	INTERIOR SECOND ET COR ADEL 42	108-3
_	INTERIOR SECOND FLOOR, APT. #2 - DINING ROOM CEILING - loose, sagging, cracker plaster.	eđ
23.	INTERIOR SECOND FLOOR ADD #2 LIVING DOOR	108-2
	INTERIOR SECOND FLOOR, APT. #2 - LIVING ROOM CEILING - loose, sagging, cracker plaster.	ed
		108-2

SMOKE DETECTORS: INTERIOR FIRST FLOOR, APT. #1 - inoperative and INTERIOR SECOND FLOOR - inoperative. (APT. #2)

CITY OF PORTLAND, MAINE



389 CONGRESS STREET PORTLAND, MAINE 04*01 (207) 775-5451

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF INSPECTION SERVICES DIVISION

Date: February 27, 1989

Gerald N. Onos c/o Ross James Management P. O. Box 8612 Portland, ME 04101

Re: Smoke Detectors

Dear Sir:

During a recent inspection of the property owned by you at <u>201 Congress Street</u>, <u>Portland, Maine</u>, it was noted that smoke detectors were missing/inoperable in some locations.

25 MRSA 2464 requires that approved smoke detectors be installed in each apartment in the immediate vicinity of the bedrooms. When actuated, the detector shall provide an alarm suitable to warn the occupants within the individual unit. 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.

Loss control is a responsibility of your management. Our observations are intended to assist you. Recommendations are a result of conditions observed at the time of our visits. They do not necessarily include every possible loss potential code violation, or exception to good practice.

Sincerely yours,

Joseph E. Gray, Jr. Director Planning & Urban Development

> P. Banuel Morrises Chief of Inspection Services

Arthur Addato (7) Code Enforcement Officer

cc: .t. James P. Collins, Fire Prevention Bureau

jm⊾

CITY OF PORTLAND, MAINE



389 CONGRESS STREET PORTLAND, MAINE 04101 ,(207)874-8300

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF INSPECTION SERVICES DIVISION

Date: April 16, 1991

Gerard Onos 20 Deake Street South Portland, ME 04106

Re: 201 Congress St. 13-M-19

Dear Sir:

An Inspection has been made of the above referenced property. Trash, garbage, junked furniture, etc. provide rodent attraction/harborage, and is a serious violation of the City of Portland Municipal Codes, and must be removed from front, side, and rear areas of the above referenced property and property dispessed of the above referenced property. and properly disposed of on or before April 16, 1991.

Trash for collection is not to be placed curbside prior to 6 p.m. on day proceding scheduled pick up. Tenants are to be instructed in this requirement.

Code Enforcement Office Arthur Addato (7)

/el 4/17/90

Inspection Services

Planning and Urban Development Joseph E. Gray Jr. Director

CITY OF PORTLAND

October 29, 1991

Samuel P. Hoffses

Chief

Gerard N. Onos 20 Deake St So. Portland, Me 04106 5 YEAR INSPECTION

Re: 201 Congress St CBL #: 13-M-19 DU: 3

Dear Mr. Onos,

You are hereby notified, as owner or agent, that an inspection was made of the premises at 201 Congress St by Code Enforcement Officer Merle Leary. 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 December 29th, 1991. 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,

Code Enforcement Officer

Chief of Inspection Services

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

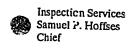
HOUSING INSPECTION REPORT

Location: 201 Congress St Owner: Gerald N. Onos Housing Conditions Date: October 29, 1991 Expiration Date: December 29, 1991

Items listed below are in violation of Article V of the Municipal Codes, "Housing Codes", and must be corrected before the expiration date:

1.	<pre>Int - 2nd fl/apt #2 - Front Bedroom Ceiling - Cracked and Buckli Plaster</pre>	ng 108-2
2.	Int - 3rd fl/apt #3 - Livingroom Window - Broken Glass	108-3
3.	Int - 3rd fl/apt #3 - Kitchen Sink - Broken Cold Water Faucet	111-1
4.	Int - Cellar front & Rear - Furnace flues need cleaning	114-1
	Int - Cellar Stairs - Missing Handrail	108-4

Items numbered 1, 2, and 3 are priority.





Planning and Urban Development Joseph E. Gray Jr. Director

CITY OF PORTLAND

January 17, 1992

Gerard N. Onos 20 Deake St So. Portland, ME 04106

> Re: 201 Congress St CBL #: 013-M-019 DU: 3

Dear Mr. Onos,

A re-inspection of the premises noted above was made on January 14th, 1992 by Code Enforcement Officer Merle Leary.

This is to certify that you have complied with or request to correct the violation(s) of the Municipal Code relating to housing conditions noted on our letter dated October 29, 1991.

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,

Merle Leary Code Enforcement Officer

P. Samuel Hoffses Chief of Inspection Services

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

October 28, 1993

ONOS GERARD N 20 DEAKE ST SOUTH PORTLAND MT. 04106

> Re: 201 Congress St CBL: 013- - M-019-001-01 DU: 0

Dear Mr. nos,

We recently received a complaint and an inspection was made of the property owned by you at the above referred address. As a result of the inspection, you are hereby notified to correct the analysis substandard housing condition.

An XK3 lead analyzer inspection was conquesse at the above address and the results were as follows:

3RD FL - BACK BEDROOM	
WINDOW WELL	2.2
3RD FL - BATHROOM	
DOOR - OUTSIDE	4.9
DOOR - INSIDE	4.7
3RD FL - MIDDLE BEDROOM	
WINDOW WELL	8.5
3RD FL - LIVINGROOM	
ALL WOODWORK - DOORS, WINDOW FRAMES, WINDOW SILLS	10.0
3RD FL - SIDE BEDROOM	
WINDOW WELL	2.7
3RD FL - FRONT BEDROOM	
ALL WINDOW FRAMES AND SILLS	10.0
WINDOW WELLS 2.5	- 2.7

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 November 27, 1993. Failure to comply with this order may result in a complaint being filed for prosecution in District Court.

sincerely,

Maryann Amrich, RN

Lead Poisioning Prevention Program

F. Samuel Hoffses

Chief of Inspection Services

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