

195 Congress Street

13-M-22

Antranigian Arshalous ETALS

MUNICIPAL NO.



CERTIFICATE
OF
COMPLIANCE

April 16, 1980

CITY OF PORTLAND

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

Mr. Akshalous Antranigiano
195 Congress Street
Portland, Maine 04101

Re: Premises located at 195 Congress Street, Portland, Maine MN 13-M-23

Dear Mr. Antranigiano:

A re-inspection of the premises noted above was made on April 10, 1980
by Housing Inspector K. Carroll.

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 March 10, 1977.

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 April 1985.

Sincerely yours,

Joseph E. Gray, Jr. Director
Neighborhood Conservation And
Inspection Services

By Lyle N. Hayes
Housing Code Administrator

Inspector K. Carroll
K. Carroll

X 3-78
TX to 8-10-79
ADMINISTRATIVE HEARING DECISION

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

Date January 31, 1978

Mr. Akshalous Antranigiano
195 Congress Street
Portland, Maine 04101

Re: Premises located at 195 Congress Street, Portland, Maine MN 13-M-23

Dear Mr. Antranigiano:

You are hereby notified that as a result of an administrative hearing and your
request for additional time
on Jan. 27, 1978, regarding our "Notice of Housing Conditions" at the above
referred premises resulted in the decision noted below.

yy Expiration time extended to March 1, 1978 in order to correct the
six (6) Housing Code violations as shown on the attached copy of
"Notice of Housing Conditions" dated March 10, 1977

Notice modified as follows: _____

Please notify this office if violations are corrected before the above mentioned
dates, so that a "Certificate of Compliance" may be issued.

Very truly yours,

Joseph E. Gray, Jr.
Director Neighborhood Conservation

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

In Attendance:

Mrs. Antranigiano

B. MacIsaac

Encl.

NOTICE OF HOUSING CONDITIONS

DU 3

CITY OF PORTLAND
DEPARTMENT OF NEIGHBORHOOD CONSERVATION
HOUSING INSPECTIONS DIVISION
Telephone 775-5451 - Extension #448 - #358

Ch.-Bl.-Lot: 13-M-23
Location: 195 Congress St.
Project: Munjoy North
Issued: March 10, 1977
Expired: May 10, 1977

Mr. Akshalous Antranigiano
195 Congress St.
Portland, Maine 04101

Dear Mr. Antranigiano:

An examination was made of the premises at 195 Congress Street, Portland, Maine by Housing Inspector Stevenson. 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 10, 1977. 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. On re-inspection 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.

Sincerely yours,

Joseph E. Gray, Jr., Director
Neighborhood Conservation

Inspector D. Stevenson

By Lyle D. Noyes
Chief of Housing Inspections

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" - SECTION(S)

- | | |
|--|----|
| 1. SECOND FLOOR - REAR HALL DOOR - replace broken glass. | 3c |
| 2. SECOND FLOOR - REAR PORCH - STORM DOOR - secure loose glass by replacing points and/or reglazing window. | 3a |
| 3. FRONT CELLAR - CEILING - secure loose electrical fixture. | 3a |
| 4. OVERALL CELLAR - replace missing mortar on overall cellar and support columns. | 3a |
| 5. FRONT CELLAR - CEILING - replace leaking supply line. | 6c |

FIRST FLOOR REAR

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

SECOND FLOOR

- 4/21/77 6. ~~FRONT BEDROOM - WALL - repair inoperative outlet.~~

6c

THIRD FLOOR

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

*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.

VIOLATIONS 4-24-79

SPU VER EXCH 104
N/PE L. E. VER 001.42 CH 1.15
IN PROPER ELECTRIC SERVICE RECORD
PU DEPRIORITIZED CELLULAR SUPPORT TALKING (P)
DE LE RIR 1ST HA CL

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

NOTICE OF HEARING

January 20, 1978

To: Mr. Akshious Antranigian
195 Congress Street
Portland, Maine 04101

Re: Premises located at 195 Congress Street, Portland, Maine MN 13-M-23

Dear Mr. Antranigian:

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 February 1, 1978, to show cause why legal action should not be taken against you for violations of the Municipal Codes relating to housing conditions at the above referred premises, as described more fully in the attached copy of the original NOTICE received by you on or about March 10, 1977.

FAILURE TO APPEAR MAY RESULT IN PROSECUTION

Please notify this office at once if you have corrected all violations before the above noted hearing date. Telephone 775-5451 Extension 448 - 358.

Joseph E. Gray, Jr., Director
Neighborhood Conservation

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

Requested by
Inspector D. Stevenson

Enclosure

VW

30
Lyle
day TX

NOTICE OF HOUSING CONDITIONS

DU 3

CITY OF PORTLAND
DEPARTMENT OF NEIGHBORHOOD CONSERVATION
HOUSING INSPECTIONS DIVISION
Telephone 775-5451 - Extension #448 - #358

Ch.-Bl.-Lot: 13-H-23
Location: 195 Congress St.
Project: Munjoy North
Issued: March 10, 1977
Expired: May 10, 1977

Mr. Akshalous Antranigian
195 Congress St.
Portland, Maine 04101

Dear Mr. Antranigian:

An examination was made of the premises at 195 Congress Street, Portland, Maine by Housing Inspector Stevenson. 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 10, 1977. 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 re-inspection 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.

Sincerely yours,

Joseph E. Gray, Jr., Director
Neighborhood Conservation

Inspector D. Stevenson

By Lyle D. Noyes,
Chief of Housing Inspections

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" - SECTION(S)

- | | |
|---|----|
| * 1. SECOND FLOOR - REAR WALL DOOR - replace broken glass. | 3c |
| 2. SECOND FLOOR - REAR PORCH - STORM DOOR - secure loose glass by replacing points and/or reglazing window. | 3c |
| 3. FRONT CELLAR - CEILING - secure loose electrical fixture. | 8a |
| 4. OVERALL CELLAR - replace missing mortar on overall cellar and support columns. | 1a |
| * 5. FRONT CELLAR - CEILING - replace leaking supply line. | 6c |

FIRST FLOOR REAR

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

SECOND FLOOR

6. FRONT BEDROOM - WALL - repair inoperative outlet.

2a

THIRD FLOOR

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

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 [Signature]

LOCATION 195 CONSUMERS STREET

PROJECT WIN

OWNER AW+D. O'NEILL

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
3/10/77	5/10/77				

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

DATE 4/10/80 12 ALL VIOLATIONS HAVE BEEN CORRECTED [Signature]
Send "CERTIFICATE OF COMPLIANCE" [Signature] "POSTING RELEASE"

1-30-78 SATISFACTORY Rehabilitation in Progress
Time Extended To: WTX to 3-1-78

Time Extended To:

Time Extended To:

1/17/78 12 UNSATISFACTORY Progress [Signature] at 9:00
Send "HEARING NOTICE" [Signature] FEB 1 at 9:00 "FINAL NOTICE"

"NOTICE TO VACATE"
POST Entire
POST Dwelling Units

UNSATISFACTORY Progress
"LEGAL ACTION" To Be Taken

INSPECTOR'S REMARKS:
1/17/78 12 Re/cor/otx 11/10/77
4-29-78 12 Re-1 wip - slow but Satisfactory - 90 day TX
4-18-78 12 Re - All violations corrected during 90 day TX

INSTRUCTIONS TO INSPECTOR:

(3)



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

March 6, 1989

Arsine Antranikian
195 Congress Street
Portland, ME 04101

DU: 3

RE: 195 Congress Street
13-M-22

The Housing Inspections Division of the Department of Planning and Urban Development has recently completed an overall inspection of the above referred property.

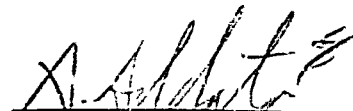
Congratulations are extended to you for the general condition of your property which was found to meet the standards established by the City's Housing Code.

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


P. Samuel Hoopes,
Chief of Inspection Services


Code Enforcement Officer
Arthur Addato (7)

jmr

Insp. Date: 3-2-89 Complaint 5 year ☒ Fire Inspector's Name Chapman Dist. 7

Owner or Agent Praine Antagonian Stand. 1st: ☒ N.O.H.C. ☐ L.O.D. ☐
Address 195 ~~Comman~~ St.

[illegible]

Inspection Services
Samuel P. Hoffses
Chief



CITY OF PORTLAND

Planning and Urban Development
Joseph E. Gray Jr.
Director

March 14, 1994

ANTRANIGIAN ARSINE EXEC
195 CONGRESS ST
PORTLAND ME 04101

P3: 195 Congress St
CBL: 013- - M-022-001-01
DU: 3

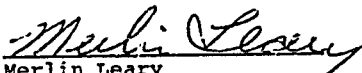
Dear Mr. Antranigian,

I am sending you this letter to request an inspection at the property which you own or manage at the above referenced address.

This is for the City of Portland's program to inspect all multi-family buildings in the City every three years.

Please contact me in this office at 3300 X8702 between 7:00-9:00AM or 3:00-3:30PM to make arrangements to inspect the building.

Sincerely,


Merlin Leary
Code Enforcement Officer

Inspection Services
Samuel P. Hoffes
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

March 31, 1994

ANTRANIGIAN ARSHIP AX
195 CONGRESS ST
PORTLAND ME 04101

Re: 195 Congress St
CBL: 013- - E-022-001-01
DU: 3

Dear Sir,

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 Inspection Report".

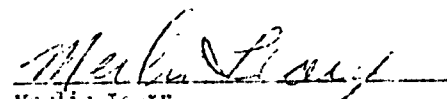
In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects within sixty (60) days. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within 10 (10) days from this date, we will assume the repairs to be in progress and a 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 Articles 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.

Sincerely,


Mark Leary
Code Enforcement Officer


Marge Schmuckal
Asst. Chief of Inspection Services

HOUSING INSPECTION REPORT

Location: 195 Congress St
Housing Conditions Date: March 31, 1994
Expiration Date: May 30, 1994

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 - CELLAR - FLUE
EXCESSIVE SOOT | 114.10 |
| 2. | INT - 3RD FL - FRONT HALL
USED FOR STORAGE | 109.40 |
| 3. | INT - 3RD FL/APT 3 - BATHROOM
CROSS CONNECTION | 111.10 |

Inspection Services
P. Samuel Hoffres
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

July 06, 1995

ANTRANIGIAN ARSINE EXEC
195 CONGRESS ST
PORTLAND ME 04101

Re: 195 Congress St
CBL: 013- - M-022-001-01
DU: 3

Dear Sir:

A re-inspection at the above-noted property was made on June 21, 1995.

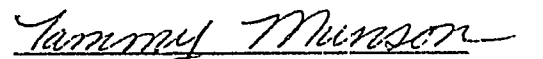
This is to certify that you have complied with our request to correct the violation(s) of the Municipal Code relating to housing conditions noted on our letter dated March 31, 1994.

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.

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

MAY 19, 1997

ANTRANIGIAN ARSINE
195 CONGRESS ST
PORTLAND ME 04101

Re: 195 CONGRESS ST
CBL: 013- - M-022-001-01
DU: 3

Dear Mr. Antranigian:

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. EXT - REAR PORCH - | 108.40 |
| STAIRS ARE MISSING A HANDRAIL | |
| 2. INT - OVERALL - | 113.50 |
| HARD-WIRED BATTERY-BACK/UP SMOKE DETECTORS ARE REQUIRED IN EACH UNIT | |
| - PERMIT BY MASTER ELECTRICIAN | |

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

Marland Wing
Code Enforcement Officer

Tammy Munson
Code Enfc. Offc./ Field Supv.