171 Congress Street

13-M-29

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CITY OF POPTLAND, MAINE

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

Julie A. (Dunham) Williams 58 Maplewood Drive Gorham, Maine 04038

c/o Tony Jendrek P.O. Box 2669 Water Street

BLK. M LOT 29

PROJECT: NCP-MN cc: Maine State Housing Authority ISSUED: Oct. 5, 1983 EXPIRES: Dec. 5, 1983

LOCATION: 171 Congress St.

Dear Mrs. Williams:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 171 Congress St. Portland No. 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 <u>December 5, 1983</u>. 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 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 samutary housing for all of Portland's residents.

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

Lyle Di Noyes

Inspections Services Division

jmr

Augusta, Maine 04330

Attachments:

OWNER: Julie A. (Dunham) Williams

LOCATION: 171 Congress Street

CODE ENFORCEMENT OFFICER: Arthur Addato (7)

HOUSING CONDITIONS DATED: Oct. 5, 1983 , EXPIRES: Dec. 5, 1983

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

		SEC.(S
1.	OVERALL EXTERICR - trim & walls - peeling paint.	3-a
2.	LEFT EXTERIOR - trim - broken and rotted gutter.	3-a
3.	FIRST FLOOR LEFT FRONT EXTERIOR - door - broken sill.	3-c
4.	REAR CELLAR - chimney - excessive soot.	3-е
	CELLAR - floor - debris (boards).	4-b
6.	FIRST & SECOND FLOOR FRONT HALL - walls - missing plaster.	3-b
7.	SECOND FLOOR FRONT HALL - window - missing glass.	· 3-c
8.	SECOND FLOOR REAR HALL - stairway - missi.g balusters.	3 - d
9.	ATTIC - floor - debris (rags).	4-b
70.	ATTIC - ceiling - loose light: fixture.	8 - e
	FLOOR	
*11.	REAR " ROOM - window - broken glass.	3-c
*12.	REAR ROOM - wall - inoperative light fixture.	8 -e
*13.	MIDDL . ROOM - ceiling - inoperative light fixture.	8-e
*14.	FRONT h ceiling - inoperative light fixture.	8-e
*15.	MIDDLE BEDROOM - window - broken glass.	3 - c
*16.	BATHROOM - window - broken glass.	3-c
*17.	BATHROOM - ceiling - leaking and sagging tile.	3-b
18.	KITCHEN & DINING ROOM - broken glass.	3 - c
19.	PANTRY - ceiling - peeling.	3-a
20.	REAR BEDROOM - ceiling - inoperative fixture.	8 -e
	D_FLOOR	
*21.	LEFT FRONT BEDROOM - ceiling - inoperative light fixture.	8-e
22.	KITCHEN - ceiling - missing tile.	3-b
23.	DINING ROOM - ceiling - sagging.	3-b
THIRD	FLOOR	
*24.	DINING ROOM - ceiling - exposed wires.	8 - e
25.	FRONT BEDROOM - wall - loose light fixture.	8-e
26.	KITCHEN - ceiling - leaking.	3-b
27.	PANTRY - missing cover - fuse panel.	8-e

*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.

CITY OF PORTLAND, MAINE

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

Julie A. (Dunham) Williams 58 Maplewood Drive Gorham, Maine 04038 8 319
cc: Maine State Housing Authority
c/o Tony Jendrek
P.O. Box 2669

Water Street Augusta, Maine 04330 DU___3___

CH. 13 BLK. M LOT 29

PROJECT: NCP-MN ISSUED: Oct. 5, 1963 EXPIRES: Dec. 5, 1983

LOCATION: 171 Congress St.

Dear Mrs. Williams:

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 of Planning & Urban Development

Lyle Di Noyes

Inspections Services Division

Code Enforcement Officer = Arthur Addato (7)

Attachments:

jmr

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6

LOCATION: 171 Congress Street OWNER: Julie A. (Dunham) Williams

CODE ENFORCEMENT OFFICER: Arthur Addato (7)

HOUSING CONDITIONS DATED: Oct. 5, 1983 , EXPIRES: Dec. 5, 1983

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 - trim & walls - peeling paint. LEFT ENTERIOR - trim - broken and rotted gutter. FIRST FLOOR LEFT FRONT EXTERIOR - door - broken sill. REAR CELLAR - chimney - excessive soot. CELLAR - floor - debris (boards). FIRST & SECOND FLOOR FRONT HALL - walls - missing plaster. SECOND FLOOR FRONT HALL - window - missing glass. SECOND FLOOR REAR HALL - stairway - missing balusters. ATTIC - floor - debris (rags). ATTIC - ceiling - loose light fixture. 	3-a 3-c 3-e 4-b 3-b 3-c 3-d 4-b 8-e
*11. REAR BEDROOM - window - broken glass. *12. REAR BEDROOM - wall - inoperative light fixture. *13. MIDDLE BEDROOM - celling - inoperative light fixture. *14. FRONT HALL - ceiling - inoperative light fixture. *15. MIDDLE BEDROOM - window - broken glass. *16. BATHROOM - window - broken glass. *17. BATHROOM - ceiling - leaking and sagging tile. 18. KITCHEN & DINING ROOM - broken glass. 19. PANIRY - ceiling - peeling. 20. REAR BEDROOM - ceiling - inoperative fixture.	3-c 8-e 8-e 8-c 3-c 3-b 3-c 3-a
SECOND FLOOR *21. LEFT FRONT BEDROOM - ceiling - inoperative light fixture. 22. KITCHEN - ceiling - missing tile. 23. DINING ROLM - ceiling - sagging.	8-e 3-b 3-b
THIRD FLOOR *24. DINING ROOM - ceiling - exposed wires. 25. FRONT BEDROOM - wall - loose light fixture. 26. KITCHEN - ceiling - leaking. 27. PANTRY - missing cover - fuse panel.	8-e 8-e 3-b 8-e

*WHEN MAKING YOUR REPAIRS, FIRST PRIORITY IS TO BE GIVEN TO ITEMS WITH ASTERISKS, AS THEY CONSTITUTE EXTREME HAZARDS TO THE HEALTH OR SAFETY OF THE OCCUPANTS OF THIS STRUCTURE.

NOTICE OF HOUSING CONDITIONS OF WAR

CITY OF PORTLAND

Department of Urban Development Housing Inspection Division 775-5451 - Ext. 311 - 318

Julie A. (Dunham) Williams 58 Maplewood Drive Arham, Maine 04038

Ch.-Blk.-Lot: 13-M-29 Location: 171 Congress Street

Project: NCP-MN

Issued: September 30, 1981 Expires: December 30, 1981

Dear Ms. Dunham:

As owner or agent, you are hereby notified that an examination was made of ss Street, Portland, Maine . by Code Enforcement .olations of Municipal Codes relating to housing the premises at 171. Officer Marland Wing olations of Municipal todes letating to housing conditions were found as described in detail on the attached housing inspection report.

Ir accordance with provisions of the above mentioned Codes, you are hereby requested to correct those defects on or before <u>December 30/81</u> You may requested to 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 Stancards. Please contact this office if you have any questions regarding this Notice.

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

Aery truly yours.

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

Lyle D. Noves. Inspection Services Division

Attachments:

355

CODE ENFORCEMENT OFFICER - Wing OWNER: Julie A. Dunham

171 Congress Street, Portland, Maine 3-M-29 MN Notice of Housing Condition DATED: September 30, 1931 EXPIRES: December 30, 1981

ITEMS LISTED BELOW ARE IN VIOLATION OF "CHAPTER 307 OF THE MUNICIPAL CODES - MINIMUM STANDARDS FOR HOUSING" AND MUST BE CORRECTED. $\frac{SEC.(S)}{3-a}$

	J-a
thin & walls - peeling paint.	3-a
1. OVERALL EXTERIOR - trim & walls - peeling paint.	3-c
 OVERALL EXTERIOR - trim & Walls - pectade LEFT EXTERIOR - trim - broken and rotted gutter. LEFT EXTERIOR - trim - broken and rotted gutter. FIRST FLOOR LEFT FRONT EXTERIOR - door - broken sill. FIRST FLOOR LEFT FRONT excessive soot. 	.₁ -e
3. FIRST FLOUR LEFT FRONT EXCESSIVE SOOT.	4-b
prag Crilian - Chimies	
- cett.) f1000 = usultu (3-c-
CIDET FLOOR HARM FOROM	3-b
7 FIRST FIGURE LESS WALL Walls - missing plaster.	3-c
o ETRST & SECOND ADDOC	3-d
9. SECOND FLOOR FRONT HALL - window - missing palusters. 10. SECOND FLOOR REAR HALL - stairway - missing palusters.	4-b
	8-e
10. SECOND FLOOR REAR MAN 1. ATTIC - floor debris (rags). 11. ATTIC - floor loose light fixture.	0-6
11. ATTIC - floor - debris (Laght fixture. 12. ATTIC - ceiling - loose light fixture.	
12. ATTIC - 632236	3-c
	• -
FIRST FLOOR *13. REAR BEDROOM - window - broken glass. *inoperative light fixture.	8-e
*13. REAR BEDROOM - window - broken graduative. *14. REAR BEDROOM - wall - inoperative light fixture.	8-e
*14. REAR BEDROOM - wall - inoperative light fixture. *15. MIDDLE BEDROOM - ceiling - inoperative light fixture.	8-e.
*15. MIDDLE BEDROOM - ceiling - inoperative light fixture. *16. MERONT HALL - ceiling - inoperative light fixture.	3 - c
*16.0 FRONT HALL - celling - hroken blass. *17. MIDDLE BEDROOM - window - broken blass.	3-c
*17. MIDDLE BEDROOF - broken glass.	3 b
*17. MIDDLE BEDROOM - WIR.dow - Broken glass. *18. BATHROOM - Window - broken glass. *19 PATHROOM - Ceiling - leaking 57 / 12 E/BF / 2 L	
*19 BATHROOM - ceiling - leaking. 511 *19 BATHROOM - ceiling - leaking. 18 EIBE CL 6AIG- KI - DI - PL PA CL N F 18 EIBE CL SECOND FLOOR SECOND FLOOR SECOND FLOOR SECOND FLOOR	
	8-e
SECOND FLOOR colling - inoperative light fixture.	3 - b
SECOND FLOOR *20. LEFT FRONT BEDROOM - ceiling - inoperative light fixture. *20. LEFT FRONT BEDROOM - sagging and missing plaster.	6-d
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THIRD FLOOK ownosed wires.	8-e
THIRD FLOOR *23. DINING RCOM - ceiling - exposed wires. *23. DINING RCOM - ceiling - loose light fixture.	
24. FRONT BED. OF - Wall	
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*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.

(1 (2 FL) - 1 (2 FL)

REINSPECTION REC	OMMENDAT LONS	DOCATION 171 Congress 428. PROJECT DICH EE OWNER Julie Sheenham
^	•	PROJECT Que Deenham
MSPECTOR Ol	late	OWNER JUSTS BL
		NOTICE TO THE PROPERTY OF THE
NOTICE OF HOUSIN	NG CONDITIONS HEARING NOT	CE FINAL NOTICE xpired Issued Expired
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9-30-81 1	2-30-81	
A reinspection t	was made of the above premises and	I recommend the following action.
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دا	end "CERTIFICATE OF COMPLIANCE"	
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	Time Extended To:	
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	POST Dwelling Units	
	UNSATISFACTORY Progress	
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 Add your address so the "RETURN 10" space of reverse. 1. The following service is requested (check one).

| Show to whom and date delivered.

| Show to whom, date, and address of delivery.

| RESTRICTED DELIVERY (CONSULT POSTMASTER FOR FEES) 2. ARTICLE ADDRESSED TO: (OUNER)
Julie A. Dunham)
53 Maplewood Drive Corham, Maine 04038 3. ARTICLE DESCRIPTION: INSURED NO. REGISTERED NO. | CERTIFIED NO. 0920036 (Always obtain signature of addressee or agent) I have received the article described above.

SIGNATURE Addressee Authorized agent DATE OF DELIVERY

5. ADDRESS (Complete daily if requ 6. UNABLE TO DELIVER BECAUSE

REQUEST FOR SE	ERVICE		PORT	AND HEALTH DEPARTMENT
DATE RECEIVED	8-25	- 8 2 81	1 9 11	ISTRICT THE MIG
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ADMINISTRATIVE DECISION

City of Portland Department of Urban Development Housing Inspections Division Telephone: 775-5451 - Ext. 311 - 312 Date September 2, 1982 Miss Julie A. Dunham 58 Maplewood Drive Gorham, Maine 04038 Re: Premises located at 171 Congress Street 3-M-29 MN Dear Miss Dunham: You are hereby notified that a reinspection and jour request for addition-time on August 26, 1382 regarding our "Notice of Housing at the above referred premises resulted in the decision noted below. Expiration time extended to November 2, 1982 in order to complete the work in progress to correct the remaining 17 Housing Code viciations as listed on attached Notice of Housing Notice modified as follows: Please notify this office if all violations are corrected before the above mentioned dates, so that a "Certificate of Compliance" may be issued.

' Very truly yours,

Joseph E. Gray, Jr. Director of Planning and Urban De /elopment

ection Services Division

In Attendance:

- Marland Wing Miss Dunham

Enel. jmr



CITY OF PORTLAND

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

September 29, 1981 when OK

Julie A. Dunham 58 Maplewood Drive Gorham, Maine 04038

Re: 171 Congress St. 3-M-29

Dear Mr. & Mrs. Dunham:

We recently received a complaint and an inspection was made by Code Enforcement We recently received a complaint and an inspection was made by code Emisternal Officer Marland Wing of the property owned by you at 171 Congress Street, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard bousing conditions: following substandard housing conditions:

LEFT FRONT EXTERIOR - trim - broken & sagging gutter. 3-a

THIRD FLOOR REAR - hallway - rubbish. 4-d

SECOND FLOOR PEAR HALL - ceiling & THIRD FLOOR FRONT HALL - ceiling.

THIRD FLOOR FRONT - hallway - inoperative door. 3-c ATTIC - skylight - missing glass.

The above mentioned conditions are in violation of Chapter 307 of the Municipal Code of the City of Portland, Maine, and must be corrected on or before October 9,

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

Lyle N. Noyes Inspection Services Division

jmr

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	RECOMMENDATIONS		LOCATION	171 Co.	ngress St	<u> </u>
RE INSPECTION	RECOTEMOSIS		PROJECT	MOD NO	<u> </u>	
THERECTOR	M. Wing		OWNER	Julie D	unham	
INSPECTOR	211.22					
NOTICE OF HO	OUSING CONDITIONS	HEARING	NOTICE	FINAL Issued	NOTICE Expired	
Issued	Expired	Issued	Expired			
9/29/81	10/9/81				L	
A reinspect:	ion was made of th	e above premises	and I recommen	d the following		
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	SATISFACTORY Re	habilitation in l	Progress			
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	Time Extended					
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CITY OF PORTLAND

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Department of Urban Development Housing Inspection Division 775-5451 - Ext. 311 - 318

Ch.-Blk.-Lot: 3-M-29 Location: 171 Congress Street

Julie A. Dunham 58 Maplewood Drive Gorham, Maine 04038 Project: NCP-MN

Issued: September 30, 1981 Expires: December 30, 1981

Dear Ms. Dunham:

As owner or agent, you are hereby notified that an examination was made of the premises at <u>171 Congress Street, Portland, Maine</u>, by Code Enforcement Officer Marland Wing. Officer Marland Wing. Violations of Municipal Codes relating to hous conditions were found as described in detail on the attached housing inspection report.

In accordance with provisions of the above mentioned Codes, you are hereby requested to correct those defects on or before <u>December 30/81</u> 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 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 repairs to be in progress if we do not hear from you within ten days this date and, on reinspection within the time set forth above, will this used and, on reinspection within the time set forth above, will anticipate that the premises have been brought into compliance with Code anticipate that the premises have been brought into compliance with Code Standards. Please contact this office if you have any questions regarding

nour cooperation will aid this Department in it's goal to maintain all Portland residents in decent, safe, and sanitary housing.

Very truly yours,

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

Lyle D., Noyes, Inspection Services Division

- Wing Coce Erforcement Attachments:

j m.r

CODE ENFORCEMENT OFFICER - Wing

171 Congress Street, Portland, Maine 3-M-29 MN Notice of Housing Condition DATED: September 30, 1981 EXPIRES: December 30, 1981

ITEMS LISTED BELOW ARE IN VIOLATION OF "CHAPTER 307 OF THE MUNICIPAL CODES - MINIMUM STANDARDS FOR HOUSING" AND MUST BE CORRECTED.

TANDARDS FOR HOUSING" AND MUST BE COMMODITED	$\frac{SEC.(S)}{3-a}$
ling paint.	3-a
1. OVERALL EXTERIOR - trim & walls - peeling paint.	3-c
1. OVERALL EXTERIOR - trim & walls - peeting putter. 2. LEFT EXTERIOR - trim - broken and rotted gutter. 3. FIRST FLOOR LEFT FRONT EXTERIOR - door - broken sill. 3. FIRST FLOOR LEFT FRONT excessive soot.	3-e
2. EIRST FLOOR LEFT FRONT EXTERIOR - GOOT.	4-b
	3-d
	3 - c
5. CELLAR - 11001 6. FIRST FLOOR REAR PORCH - stairway - missing balastor 7. FIRST FLOOR LEFT FRONT EXTERIOR - door - missing glass. 7. FIRST FLOOR LEFT FRONT HALL - walls - missing plaster.	3-b
= 61000 WILLIA DEL	3-c
	3-d
o SECOND FLOOR FRONT HALL - WINDOW - missing balusters.	4-b
9. SECOND FLOOR FRONT HALL - window - missing glass. 10. SECOND FLOOR REAR HALL starrway - missing balusters. 11. SECOND FLOOR - debris (rags).	8-e
10. SECOND FLOOR REAL MADE 11. ATTIC - floor - debris (rags). 11. ATTIC - floor - loose light fixture.	
11. ATTIC - floor - debris (lags). 12. ATTIC - ceiling - loose light fixture.	
12	3-c
FIRST FLOOR window - roken glass.	8-e
	8 - e
POND BEINKING = WOLL	8 -e
*13. REAR BEDROOM - wall - inoperative light lixture. *14. REAR BEDROOM - wall - inoperative light fixture. *15. MIDDLE BEDROOM - ceiling - inoperative light fixture. *16. FRONT HALL - ceiling - inoperative light fixture.	3 - c
*16 FRONT HALL - ceiling - Inoper glass.	3 - c
*16. FRONT HALL - ceiling - Inoperation FRONT HALL - ceiling - FRO	3 - b
*17. MIDDLE BEDROOM - Window - broken glass. *18. BATHROOM - window - leaking.	
*18. BATHROOM - WINDOW - leaking. *19. BATHROOM - ceiling - leaking.	
21 1000	8 - e
SECOND FLOOR *20. LEFT FRONT BEDROOM - ceiling - inoperative light fixture. *20. LEFT FRONT BEDROOM - ceiling - sagging and missing plaster.	3 - b
*20. LEFT FRONT BEDROOM - ceiling - inoperative right *20. LEFT FRONT BEDROOM - ceiling - sagging and missing plaster. 21. FRONT BEDROOM - leaking.	6 - d
21 FRONT BEDROOM - Ceiling - Sagerie	
21. FRONT BEDROOM & COLLEGE STATES ST	
- C	9 -e
THIRD FLOOR coiling - exposed wires.	8 -e
THIRD FLOOR *23. DINING ROOM - ceiling - exposed wires. 24. FRONT BEDROOM - wall - loose light fixture.	
24. FRONT BEDROOM - WALL	
TITELL A	STERISKS, AS

*WHEN MAKING YOUR REPAIRS, FILST 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.

P31 0920036

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE F IOVIDED—
NOT FOR INTERNATIONAL MAIL

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OF PORTLAND

DIRECTOR OF PLANNING AND URBAN DEVELOPMENT

September 29, 1981

Julie A. Dunham 58 Maplewood Drive Gorham, Maine 04038

Re: 171 Congress St. 3-M-29 MN

Dear Mr. & Mrs. Dunham:

Me rec ly r ived a complaint and an inspection was made by Code Enforcement Office arland Wing of the property owned by you 171 Congress Street, Portland, Maine. As a result of the intraction, you are hereby ordered to correct the following substandard housing conditions:

- *1. LEFT FRONT EXTERIOR trim broken & sagging gutter. 3-a

 *2. THIRD FLOOR REAR hallway rubbish. 4-d

 *3. SECOND FLOOR REAR HALL ceiling & THIRD FLOOR FRONT HALL ceiling. 8-e

 *4. SECOND FLOOR FRONT hallway inoperative door. 3-c

 *5. ATTIC skylight missing glass. 3-c

The above mentioned conditions are in violation of Chapter 307 of the Municipal Code of the City of Portland, Maine, and must be corrected on or before October 9,

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

Lyle D. Noyes Inspection Services Division

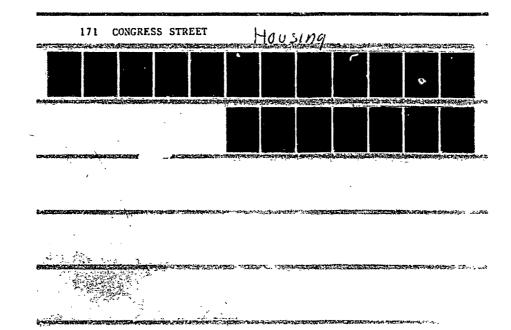
Code Enforcement Officer - Wing (1)

jmr

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

MEMO TO REQUEST LEGAL ACTION

		Date_	1-7-81
TO: R.	Flewelling, Corp. Counsel	, Assistant Corporation	
	le D. Noyes, Chief of Housing Ins Request for legal action agains Maplewood Drive, regarding 171 Congr	cliff Dunha cliff Dunha	m
FACTS CON	NSTITUTING VIOLATIONS:		
ATTEMPTS	S TO OBTAIN VOLUNTARY COMPLIANCE:		
1. Fir:	st notice 12-29-78	3-13-79	
3. <u>Wri</u> 4. Fin	tten time extendion 9-10-79 al notice 12-4-79		
5. Las	t re-inspection 1-6-81		
WITNESS	Carroll		



CITY OF PORTLAND, MAINE

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

Randy Kempton c/o Property Finance Service 449 Forest Avenue Portland, Maine 04101

נים 3

CH. 13 BLK. M LOT 29

LOCATION: 171 Congress St.

PROJECT: NCP-MN

ISSUED: Jan. 11, 1984 EXPIRES: March 11, 1984

You are hereby notified, as owner or agent, that an inspection was made of the premises at 171 Congress Street by Code Enforcement Officer Arthur Addato by Code Inforcement 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 <u>March 11, 1984</u>. 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.

Pleare Note: You should consult the inspection Services Division to insure that any corrective action you undertake complies with the building, plumbing, electrical, zoning and any other Article of the City Code.

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

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

Very truly yours,

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

Lyle D. Noyes Inspection Services Division

Arthur Addato (7) Code Enforcement Officer

Attachments

jmr

OWNER: Randy Kempton		LOCATION:	171 Congress St.	13-M-29	MN
CODE ENFORCEMENT OFFICER:	Arthur Addato (7)	•			

HOUSING CONDITIONS DATED:

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.

, EMPIRES:

9.	LEFT EXTERIOR - trim & Walls - peeling paint. LEFT EXTERIOR - trim - broken and rotted gutter. FIRST FLOOR LEFT FRONT EXTERIOR - door - broken sill. REAR CELLAR - chimney - excessive soot. CELLAR FLOOR DEBRIS (boards). FIRST & SECOND FLOOR FRONT HALL - walls - missing plaster. SECOND FLOOR FRONT HALL - window - missing glaster.	SEC. (S) 108-2 108-1 108-3 108-5 109-4 108-2 108-3 108-4 109-4 113
*11. *12. *13. *14. *15. *16. *17.	FILOOR REAR BEDROOM - window - broken glass. REAR BEDROOM - wall - inoperative light fixture. MIDDLE BEDROOM - ceiling - inoperative light fixture. FRONT HALL - ceiling - inoperative light fixture. MIDDLE BEDROOM - window - broken glass. BATHROOM - window - broken glass. BATHROOM - ceiling - leaking and sagging tile. KITCHEN & DINING ROOM - broken glass. PANTRY - ceiling - peeling.	108.3 113 113 113 108-3 108-2 108-3 108-3 113
*21. 22. 23.	ID FLOOR LEFT FRONT BEDROOM - ceiling - inoperative light fixture. KITCHEN - ceiling - missing tile. DINING ROOM - ceiling - sagging.	113 108-3 108-3
*24. 25. 26.	FIOOR DINING ROOM - ceiling - exposed wires. FRONT BEDROOM - wall - loose light fixture. KITCHEN - ceiling - leaking. PANTRY - missing cover - fuse panel.	113 113 108-3 113

*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.

CITY	OF	PORTLAND,	MAINE
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Department of Planning & Urban Development Inspection Services Division Tel. 775-5451 - Ext. 311 - 318 - 319

Randy Kempton c/o Property Finance Service 449 Forest Avenue Portland, Maine 04101

Dear Mr. Kempton:

You are hereby notified, as owner or agent, that an inspection was made of the premises at ___171 Congress Street _____b; Cyde Enfo.cement Officer ___ Arthur Addato Violations of Article V of the Municipal Ordinance (Housing Code) were found as described in detail on the attached "Housing Inspection Report".

In accordance with the provisions of the above-mentioned Code, you are hereby ordered to correct those defects on or before __March 11, 1984 ___. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within ten (10) days from this date, we will assume the repairs to be in progress and, on re-inspection within the time set forth above, will anticipate that the premises have been brought into compliance with the Housing Code Standards.

Please Note: You should consult the inspection Services Division to insure that any corrective action you undertake complies with the building, plumbing, electrical, zoning and any other Article of the City $C^{-3}e$.

Please contact this office $i\bar{i}$ 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

Bv:

Lyle D. Noyes

Inspection Services Division

DU 3

PROJECT:

EXPIRES:

ISSUED:

CH. 13 BLK. M LOT 29

LOCATION: 171 Congress St.

NCP-MN

Jan. 11, 1984

March 11, 1984

Code Enforcement Officer - Arthur Addato (7)

Attachments

jmr

FOR YOUR INFORMATION

The following excerpts are from Article V of the City of Portland Housing Code regulating "Minimum Standards for Housing."

SECTION 107 - MINIMUM STANDARDS FOR DWELLINGS ESTABLISHED

There are hereby established minimum standards for buildings used for dwelling purposes in the City. All such pulldings not now conforming to these standards will be required to meet such minimum so redards, and buildings newly constructed or converted for such numbers shall meet such manimum standards. The standards sat forth horsin are such purposes shall meet such minimum standards. The standards set forth herein are intended to be minimum only and Snall not be construed otherwise, nor shall they apply wherever a greater standard is required by any other ordinance or law. (Code 1968,

SECTION 125 - RESTRICTION ON CONVEYANCE OF PROPERTY; EXCEPTION.

It shall be a violation of this article for any person to sell, transfer, or otherwise dispose of any property against which an order has been issued by the building wise dispose of any property against which an order has been issued by the building authority under the provisions of this article unless he or she shall first furnish to the grantee a true copy of any such order and shall at the same time notify the building authority is writing of the intent to so transfer without he delivering the potice to the the grantee a true copy of any such order and shall at the same time notify the balloting authority in writing of the intent to so transfer either by delivering the notice to the building authority and receiving a receipt therefor or by registered mail, return receipt building authority and receiving a receipt therefor 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, such person shall be subject to a penalty as provided in section 1-15, in addition to any penalty which may be imposed for failure to comply with any order of the building authority. (Code 1968, §307.19)

SECTION 126 - 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 article shall be effective in relieving any person of responsibility for compliance with the provisions of this article as set forth herein. (Code 1968 §307.20)

SECTION 130 - VIOLATIONS

Any person violating any of the provisions of this article or failing or Any person violating any of the provisions of this article of falling of neglecting or refusing to obey any order or notice of the building authority issued neglecting or refusing to obey any order or notice of the building authority issued neglecting or refusing to obey any order or notice of the building authority issued neglecting or refusing the provided in section 1-15. (Code 1968, here are 122-75.) (A fine of not loss than 550 00 nor more than \$307.24; Ord. No. 133-75, 2-19-75) (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.)

ADDRESS: 171 Congress St. 13-M-29 RE: CWNER: Randy Kempton

AS THE NEW OWNER of the above, we must inform you that SECTION 125 -RESTRICTION ON CONVEY OF PROPERTY, does apply to this property as the Inspection Services Division has an open file in this case.

If you have any question regarding this matter, please call the Inspection Services Division, City Hall, 775-5451, Ext. 311 or 319.

CITY OF PORTLAND, MAINE

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

CH. 13 BLK. M LOT 29

Randy Kempton c/o Property Finance Service 449 Forest Avenue Portland, Maine 04101

LOCATION: 171 Congress St.

PROJECT: NCP-MN ISSUED: Jan. 11, 1984 EXPIRES: March 11, 1984

Dear Mr. Kempton:

You are hereby notified, as owner or agent, that an inspection was made of the premises at __171 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 <u>March 11, 1984</u>. If you are unable to to correct those defects on or before March 11, 1984. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within ten (10) days from this date, we will assume the repairs to be in progress and, on re-inspection within the time set forth above, will anticipate that the premises have been brought into compliance with the Housing Code Standards.

Please Note: You should consult the inspection Services Division to insure that any corrective action you undertake complies with the building, plumbing, electrical, zoning and any other Article of the City Code.

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

Your cooperation will aid this department in 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 & 'ban Development

Inspection Services Division

Code Enforcement Officer -Attachments

jmr

HOUSING INSPORTED REPORT

tremprott			
CODE EGFORCIDENT OFFICER: Arthur	LOCATION:	171 Congress St.	13-M-29 MN
nousing conditions emilia:			
ITEMS LISTED BELOW ARE IN VIOLATI AND MUST BE CORRECTED ON OR BEFOR	ON OF ARTICLE V OF THE E THE EMPIRATION DATE.	MUNICIPAL CODES,	HOUSING COOP",
1. OVERALL EXTERIOR - trim & wa 2. LEFT EXTERIOR - tri - broke 3. FIRST FLOOR LEFT FRONT EXTER 4. REAR CELLAR - chimney - exce 5. CELLAR FLOOR DEBRIS (boa 6. FIRST & SECOND FLOOR FRONT H 7. SECOND FLOOR FRONT HALL - win 8. SECOND FLOOR REAR HALL - star 9. ATTIC - floor - debris (rags) 10. ATTIC - ceiling - loose light PIRST FLOOR *11. REAR BEDROOM - window - broke	alls - peeling paint. en and rotted gutter. MIOR - door - broken sizesive soot. rds). ALL - walls - missing pandow - missing glass. irway - missing baluste control of the	ll. Dlaster. rs.	SEC. (S 108-2 108-1 108-3 108-5 109-4 108-2 108-3 108-4 109-4 113
*14. FRONT HALL - ceiling - inverted in the state of the	cive light fixture. Operative light fixture ative light fixture. Ger. glass. and sagging tile. glass. rative fixture.		108.3 113 113 113 108-3 108-3 108-2 108-3 108-3
21. LEFT FRONT BEDROOM - ceiling - 22. KITCHEN - ceiling - missing til 23. DINING ROOM - ceiling - sagging HIRD FLOOR 24. DINING ROOM	!•	ure.	113 108-3 108-3
25. FRONT BEDROOM - wall - loose lie 26. KITCHEN - ceiling - leaking. 27. PANIRY - missing cover - fuse particles of the Making Your REPAIRS, FIRST PRIOR NOTITUTE EXTREME HAZARDS TO THE HEAL	unel.	ITEMS WITH ASTERISH CUPANIS OF THIS STR	113 113 108-3 113 CS, AS THEY

OCC.: Randy Kempton

FOR YOUR INFORMATION

The following excerpts are from Artic. . of the City of Portland Housing Code

SECTION 107 - MINIMUM STANDARDS FOR DWELLINGS ESTABLISHED

There are hereby established minimum standards for buildings used for dwelling purposes in the City. 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. (Code 1965,

SECTION 125 - RESTRICTION ON COMVEYANCE OF PROPERTY; EXCEPTION.

It shall be a violation of this article for any person to sell, transfer, or otherwise dispose of any property against which an order has been issued by the building authority under the provisions of this article unless he or she shall first furnish to the grantee a true copy of any such order and shall at the same time notify the Building authority in writing of the intent to so transfer either by delivering the notice to the building authority and receiving a receipt therefor or by registere implication 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, such person to whole the transfer is proposed. as provided in section 1-15, in addition to any penalty which may be imposed for failure to comply with any order of the building authority. (Code 1962, \$307.19)

SECTIO 126 - 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 article shall be effective in relieving any person of responsibility for compliance with the provisions of this article as set forth herein.

SECTION 130 - VIOLATIONS

Any person violating any of the provisions of this article or failing or neglecting or refusing to obey any order or notice of the building authority issued hereunder shall be subject to a penalty as provided in section 1-15. (Code 1968, \$307.24; Ord. No. 133-75, 2-19-75) 3 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.)

OWNER: Randy Kempton ADDRESS: 171 Congress St.

AS THE NEW OWNER of the above, we must inform you that SECTION 125 -RESTRICTION ON CONVEY OF PROPERTY, does apply to this property as the Inspection Services Division has an open file in this case.

If you have any question regarding this matter, please call the Inspection Services Division, City Hall, 775-5451, Ext. 311 or 319.

CITY OF PORTLAND, MAINE

DU_

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

CH. 13 BLK. M LOT 29

ISSUED: Oct. 5, 1983

PROJECT: NCP-MN

Julie A. (Dunham) Williams 58 Maplewood Drive

cc: Maine State Housing Authority ExPIRES: Dec. 5, 1983 c/o Tony Jendrek P.O. Box 2669 Water Street

Gorham, Maine 04038 Augusta, Maine 04330 LOCATION: 171 Congress St.

Dear Mrs. Williams:

You are hereby natified, as owner or agent, that an inspection was made of the premises at by Code Enforcement Officer Arthur Addato 171 Congress St. Portland the by Code Enforcement Ufficer 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 <u>December 5, 1983</u>. 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 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 of Planning & Urban Development

Lyle D) Noyes Inspections Services Division

July to Co Code Enforcement Officer - Arthur Addato (7)

Attachments:

imr

OWNER: Julie A. (Dunham) Williams LOCATION: 171 Congress Street

CODE ENFORCEMENT OFFICER: Arthur Addato (7)

HOUSING CONDITIONS DATED: Oct. 5, 1983 , EXPIRES: Dec. 5, 1983

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)
2. LE 3. FI 4. RE 5. CE 6. FI 7.	ERALL EXTERIOR - trim & walls - peeling paint. FT EXTERIOR - trim - broken and rotted gutter. RST FLOOR LEFT FRONT EXTERIOR - door - broken sill. AR CELLAR - chimney - excessive soot. LLAR - floor - debris (boards). RST & SECOND FLOOR FRONT HALL - walls - missing plaster. OND FLOOR FRONT HALL - window - missing glass. COUND FLOOR REAR HALL - stairway - missing balusters. FTIC - floor - debris (rags). FTIC - ceiling - loose light fixture.	3=2 108. 2 3=2 108. 7 3=2 108. 3 3=108. 5 4=2 108. 3 3=2 108. 3 3=2 108. 4 1=2 108. 4 1=3 108. 4 1=4 108. 4 1=4 108. 4 1=4 108. 4 1=4 108. 4
*12. RI *13. MI *14. FI *15. M *16. B *17. B	FAR BEDROOM - window - broken glass. FAR BEDROOM - wall - inoperative light fixture. IDDLE BEDROOM - ceiling - inoperative light fixture. RONT HALL - ceiling - inoperative light fixture. IDDLE BEDROOM - window - broken glass. ATHROOM - window - broken glass. ATHROOM - ceiling - leaking and sagging tile. ITCHEN & DINING ROOM - broken glass. ANIRY - ceiling - peeling. FAR BEDROOM - ceiling - inoperative fixture.	3-c /08.3 8-c //3 8-c //3 3-c /08.3 3-b /08.3 3-b /08.5 3-a /08.5 3-a /08.5
22 K	FICOR FFT FRONT BEDROOM - ceiling - inoperative light fixture. CITCHEN - ceiling - missing tile. DINING ROOM - ceiling - sagging.	Ge 113 3-10 108.3 3-10 108.3
25. 1	FLOOR DINING ROOM - ceiling - exposed wires. FRONT BEDROOM - wall - loose light fixture. KITCHEN - ceiling - leaking. PANTRY - missing cover - fuse panel.	8-0-1/3 8-0-1/3 3-0-108,3 8:2-1/3

*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.

>

1

CERTIFICATE OF COMPLIANCE

DATE: June 13, 1984

DU: 3

CITY OF PORTLAND

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

Randy Kempton c/c Property Finance Service 449 Forest Avenue Portland, Maine 04101

Re: Premises located at ______171 Congress St. 13-M-29 Dear Mr. Kempton: A re-inspection of the premises noted above was made on _____ June 11, 1984 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" dated January 11, 1984 Thank you for your oftention and your efforts to help us maintain decent, safe and samitary housing for all Portland residents. In order to aid in the preservation of Port. ... existing housing inventory, it shall be the policy of this department to inspect each inventory, it shall be the policy of this department to inspect each inventory, it shall be the policy of this department to inspect each inventory at any time during the said property is subject to re-inspection at any time during the said

Sincerely yours,

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

P Samuel/Hoffses Chief of Inspection Services

Code Entercement Ufficer

j=r

CITY OF PORTLAND, .AINE

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

c/o Property Finance Service 773 7487 449 Forest Avenue Portland, Maine 04101

DU_3

CH. 13 BLK. M LOT 29

LOCATION: 171 Congress St.

NCP-MN PROJECT: Jan. 11, 1984 ISSUED: EXPIRES: March 11, 1984

You are vereby notified, as owner or agent, that an inspection was made of the premises at 171 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 Papert" cribed in detail on the attached "Housing Inspection Report".

In accordance with the provisions of the above-mentioned Code, you are hereby ordered In accordance with the provisions of the above-mentioned code, you are nereby ordered to correct those defects on or before March 11, 1984. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within ten (10) days from this date, we will assume the repairs to be in progress and, on re-inspection within the time set forth above will anticipate that the previous have been brought into contact the time set forth above will anticipate that the previous have been brought into contact the contact this date. the time set forth above, will anticipate that the premises have been brought into compliance with the Housing Code Standards.

Please Note: You should consult the inspection Services Division to insure that any corrective action you undertake complies with the building, plumbing, electrical, zoning and any other Article of the City Code.

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

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

Very truly yours,

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

Inspection Services Division

Code Enforcement Officer

Attachments

jmr

ONE TO: Randy Kempton

CODE FERRORS TO A CONTRACT OF THE CONTRACT OF	ress St 12 4 aa
CODE ENFORCEMENT OFFICER: Arthur Addato (7)	13-M-29 MN
ROUSING CONDITIONS DATES.	
ITEMS LISTE EFIOR ARE IN VIOLATION OF ARTICLE V OF THE MANICIPAL AND MUST BE CORRECTED ON OR DITORD THE EXPLICATION DATE.	
AND NEST BE CORRECTED ON OR DETORP THE YOF THE MUNICIPAL	CODES. "HOUSTILG COOP"
AND MUST BE CORRECTED ON OR DEPORT THE EXPLICATION DATE.	" " " " " " " " " " " " " " " " " " "
4 1.	
3// 2. LETT EXTERIOR trim 6 walls peeling paint.	
3// 1. LEFT EXTERIOR trim 6 walls peeling paint. 3// 3. FIRST FLOOR LEFT PROMY EXTERIOR	SEC. (S)
3// CFILIAR CHIMPSY EXCESSIVE SOOT Broken Sill.	108-2
3// 4. REAR CHILAR Chimney excessive soot.	100-2
5. CELLAR FLOOR DIPARS (boards).	
	100-3
TO COOK TO THE THE TAX TO THE TAX	100-5
3// 6. PIRST & SPOND FIOR FRONT HALL - walls - missing plaster. 3// 6. EBOOND FLOR FRONT HALL - window - missing plaster. 3// 6. EBOOND FLOR FRONT HALL - window - missing glass.	109-4
3/ Ammio	
3// SECOND FIGOR PRONT HALL - window - missing plaster. 3// SECOND FIGOR REAR HALL - stairway - missing balusters. 3// ATTIC floor debris (rays).	108=3
3// 10. AFFIC ceiling loose light fixture.	i08-4
PIDOW IT OF	109-4
C// PIRST PLOOR	113
WILL WORK BEDROOM - WITER W.	
C// *11. CREAR BEDROOM - window - broken glass. C// *12. CREAR BEDROOM - wall - insperative light fixture. C// *14. FROM - WALL - insperative light fixture.	
	100.3
2/1 TH. PROVI HALL - CHILDREN - Inoperative light fixture	113
4// *14. FRONT HALL - ceiling - inoperative light fixture. 4// *15. MIDDLE BEDROO! winklow broken glass. 6// *16. BATHROOM winklow broken glass.	113-
BATHROOM with broken glass.	
*15: BATHROOM winklow broken glass. *17: BATHROOM ceiling leaking and sagging tile. *18: KITCHEN & DINING ROOM broken glass.	
16. KITCHEN & DIVINIO TEAKING and Sacrains till	108-3
2) PANTRY broken glass.	108-3
All 20. REAR REPROPERTY.	108-3
16. KITCHEN & DINING ROOM broken glass. 19. PANTKY ceiling peering. 20. REAR BEDROOM ceiling incperative fixture. SECOND FLOOR	100 3
SECOND FLOOR	108-3 -
(/ 7 9 - 7 7 7 1 1 1 1 1 1 1 	113
/27 11. LEFT FRONT BPDROOM - ceiling - inoperative right fixture. /27 12. STRCHEN ceiling missing tile. /21. DINING ROOM ceiling sagging:	
23 Army couling missing tile	
ceiling sagging	113 ·
THIRD FLOOR	1208-3 ₹
THE PLANE	108-3.
TO DINING ROOM ceiling	
19 25: FROM BEDROOM wall loose light fixture.	
// - to: KITCHEN ceiling look fixture.	113
19 Str. PANTRY missing comme	113-
17 -26: KITCHEN ceiling leaking. 19 -27: PANTRY missing cover fuse panel.	3.00
MILEN MAKING VOID DECEMBE	
CONSTITUTE EXTREME HAZARDS TO THE HEALTH.	*±J -
TOTAL TOTAL STORY OF THE PROPERTY OF STARY TO THE STARY OF THE STARY	7 10

CONSTITUTE EXTREME HAZARDS TO THE HEALTH OR SAFETY OF THE OCCUPANTS OF THIS STRUCTURE.

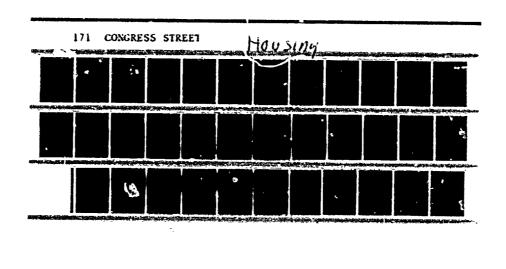
REINSPECTION RECOMMENDATIONS

NSPECTOR CILLS

9*. . .

LOCATION	171	Cong	us	20
PROJECT	nce	- 4	E	
OWNER	Rame	Li Z	me	Ton
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	HOU	SING CONDITIONS		NOTICE Expired	FINAL Issued	NOTICE Expired	
Issued		Expired	Issued	Expired	1	TAKE TO THE TAKE THE	
		3-11-84		J	<u> </u>		
A reinspe	ectio	n was made of the			end the following	ng action:	
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		POST Entire					
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1-27-84	da	INSPECTOR"S REMA	RKL: BE/CO	-Owner	requests	el pre-mela	16
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6-11-84	aa	07 E/c/ - GEL	e vise	. correct	2 Mean	<u></u>	
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		INSTRUCTIONS TO	INSPECTOR:				
							
							<u> </u>
		•					





CITY OF PORTLAND

JOSEPH E GRAY, JR DIRECTOR OF PLANNING AND URBAN DEVELOPMENT

May 28, 1985

Mr. Leo Killinger 40 Emerson Street Portland, Maine 04101

Re: 171 Congress St., Apt. #3 NCP-MN

Dear Mr. Killinger:

This is to inform you, as owner or agent of the property located at 171 Congress St., Apt. #3, Portland, Maine, that we have released the (apartment(s) or property from posting.

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

Code Enforcement Officer

Arthur Addato

jmr

389 CONGRESS STREET • PORTLAND, MAINE 041 J1 • TELEPHONE (207) 775-5451



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT INSPECTION SERVICES DIVISION

December 6, 1984

Mr. Leo Killinger 40 Emerson Street Portland, Maine 04101

> Re: 171 congress St., Apt. #3 NCP-MN

Dear Mr. Killinger:

As owner or agent of the property located at 171 Congress Street, Apt. #3, Portland, Maine, you are hereby notified that as the result of a recent fire, the vacant apartment is hereby declared unfit for human occupancy.

The above mentioned apartment, is to be kept vacant so long as the following conditions continue to exist thereon: Fire damage, Apt. #3.

Article V - 120 - 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 and windows and other openings at all levels of the structure. You are ordered to do this on or before December 20, 1984, 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 of

Planning & Urban Development

P. Samuel Hoffses,

Chief of Inspection Services

Code Enforcement Officer - A. Addato (7)



March 28, 1985

Leo Killinger c/o Troperty Finance 449 Forest Ave. Portland, Me 04101

Re: 171 Congress St.

-M-29 E

Third Floor

Dear Mr. Killinger:

We recently received a complaint and an inspection was made by Code Enforcement Officer A. Addato of the property owned by you at 171 Congress St Third Floor Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

5/28 1. Loose toilet BATIROOM	111.1-
5/28 2. Missing fixtures BATH TUB	111.3
	113
	108.3.
5/28 5. Inoperative stove - KITCHEN	-114-1-
g/20 0. 2. 2. 2. 2. 2. 2. 2. 2. 2. 2. 2. 2. 2.	

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 April 5, 1985

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

For the E. S. v., Jr. Director of E. marg & an Development

P. Samuel Hoffses Chief of Inspection Services

Code Enforcement Officer - Arthur Addato (7)

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		<u>ECOMMENDATIONS</u>	PROJECT		Conque
NSPECTOR		008			
INSPECTOR	(le	eace_	OWNER	Zille	2927
UNTLCE OF	HOUS	ING CONDITIONS HEARING NO			<u> </u>
Issued			FICE Expired	FINAL N	OTICE Expired
			LXD:Ted .	:ssueu	EXDITED
<u>5-28</u>	-83	4-5-85			
A reinspe	ction	was made of the above premises and	d I recommend	the following	a action:
DATE		ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE"	· 	UDDETIN	C DELEACEL.
					G RELEASE"
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		Time Extended To:			
					
	+	Time Extended To			
·		Time Extended To:			
		UNSATISFACTORY Progress			
				" FINAL	NOTICE"
		"NOTICE TO VACATE" POST Entire			
		POST Dwelling Units			
	ŀ	UNSATISFACTORY Progress			
		"LEGAL ACTION" To Be Taken			
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-85	aa	RELIDET AND ME	-	3 //	
8.85		BE/LD-T-0- NA- INC	<u> </u>		
		BE/LDC			
					
					
			<u>-</u>		
			· · · · · · · · · · · · · · · · · · ·		
		INSTRUCTIONS TO INSPECTOR:			
	1				
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P 398 935 663

RECEIPT FOR CERTIFIED MAIL

NG INSURANCE COVERAGE PROVIDED—
NOT FOR INTERNATIONAL MAIL

(See Reverse)

Sent to Lillinger

Street and No.

From Lillinger

Street and No.

From Lillinger

P.O. State and ZIP Code

Postage

Certified Fae

Special Delivery Fee

Return Receipt Showing to whom and Date Delivered

Return Receipt Showing to whom.

Date, and Address of Delivery

TOTAL Postage and Fees

Postmark or Date

SENDER: Complete items 1, 2, 3 and 4. Put your address in the "RETURN TO" space on the reverse side. Follure to do this will prevent this card from being esturned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for service(s) requested. 1983 1. Show to whom, date and address of delivery. 2. Restricted Delivery. 3. Article Addressed to?

All Killinger

Go Roperty Finish

449 Forth Aver

Partland De 04 ne 04/01 4. Type of Service: Article Number Begistered Insured Cortified COD 935-Always obtain signature of addressed 350 April
DATE DELLY .AED.

5. Signature – Addressee S. Signature - Agent X Haw L.

7. Date of Divery H-2-85 C-/Z (
B. Addressee's Address (ONLY If requested and fee paid)

Ci



March 28, 1985

Leo Killinger c/o Property Finance 449 Forest Ave. Portland, Me 04101

171 Congress St. Third Floor

13-M-29

Dear Mr. Killinger:

We recently received a complaint and an inspection was made by Code Enforcement Officer A. Addato of the property owned by you at 171 Congress St Third Floor Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

 Loose toilet - BATHROOM Mi and fixtures - BATH TUB Inoperative duplex outlet - KITCHEN PANTRY WALLS Inoperative sash - LIVING ROOM WINDOW Inoperative stove - KITCHEN 	111.1 111.3 113 108.3 114.1
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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 April 5, 1985

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

Code Enforcement Officer Mithur Addato (7)



DEPARTMENT OF PLANN 1. , & JE IAN DEVELOPMENT INSPECTION SERVICES DIVISION

5-8-85. Outline Calleto January 8, 1985

Mr. Randy Kempton & Leo Kilinger c/o Property Finance 449 Forest Avenue Portland, Maine 04101

Re: 171 Congress St. 13 - "

Dear Mr. Kempton & Mr. Killinger:

We recently received a complaint and an inspection was made by Code Enforcement of the property owned by you at:
______, Portland, Maine. As a result of the Office Arthur Addato

171 Congress Street , Portland, Maine. As a lesuit of inspection, you are hereby ordered to correct the following substandard housing

4/// T. FRONT EXTERIOR - chimney - loose & missing brick. 108-54// -2: /OVERALL FIRST FLOOR - windows - broken . missing glass. 108-33/27 3: /FIRST FLOOR KITCHEN & BATHROOM CEILING -lights - inoperable. 1133/27 5: /FIRST FLOOR LIVING ROOM - wall - inoperable duplex outlet and switch. -1133/27 5: /FIRST, SECOND FLOOR KITCHEN - ceiling - damaged light fixture. -1133/27 6: /FIRST, SECOND & THIRD FLOOR REAR HALL - ceiling & wall - missing plaster. 168-25/8 7: /FIRST, SECOND & THIRD FLOOR REAR HALL - debris. 109-4

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 Jan. 15, 1985

Failure to comply with this order may result in a complaint being filed for prose-. cution in District Court.

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

P. Samuel Hoffses,

Chief of Inspection Services

Code Enforcement Officer -

jmr

389 CONGRESS STREET . PORTLAND MAINE 0410" . TELEPHONE 2071 775 545"

VETTISPECTION	DECOMMENDATIONS					
	RECOMMENDATIONS	l	OCATION	17/6	, , , , , , , , , , , , , , , , , , ,	
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INSPECTOR C	Edda Co	C	WNER	2/11/2	- 21	
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Issued		HEARING NOTICE d Expire		FINAL N		T
1-8-8.	5 1-15.35			: 35UEU	<u>Expired</u>	
	·					
A reinspectio	n was made of the above pr	remises and I rec	ommend t	ne followin	ig action:	
DATE	ALL VIOLATIONS HAVE BEEN	CORRECTED				
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	Time Extended To:				-	
	Time Extended To:					
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	Send "HEARING NOTICE"			II EINAL	NOTIAGO	
	"NOTICE TO VACATE"			FINAL	NOTICE"	
	POST Entire					
	POST Dwelling Units			 -		
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P 032-223 645

RECEIPT FOR CERTIFIED MAIL

A DURANCE COVERAGE PROVIDED

	C. CUB IV FROM DAME OF	H-1	Ħ
	(See Reverse)		Re:
* U.S.G P.O 1984-446-014	Sent to Ms. Debbie Jamerso Steedland No 177 Congress St., PO State and ZIP Code Portland, ME 0410 Postace Certified Fee Special Delivery Fee	3rd. Fl.	171 Congress St.,
	Restricted Delivery Fee	 	P
	Return Receipt Showing to whom and Date Delivered		Addato
982	Return receipt showing to whom Date and Address of Delivery] g
Feb. 1	TOTAL Postage and Fees	\$]
.rm 1800, Feb. 1982	r ,mark or Date		Hous.

. **_.**



Ms. Debbie Jamerson 171 Congress Street, 3rd. Fl. Portland, ME 04101

Re: 171 Congress St., Apt. 3

November 21, 1985

Dear Ms. Jamerson:

We recently made an inspect of the 3rd. Floor Apartment apartment you occupy at 1/1 Congress Street, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing condition(s):

- Accomplish a general clear-up of the premises by washing all paintwork, floors, etc. throughout the apartment.
- Accomplish a general clean-up of the premises by removing and properly disposing of all litter and debris.

The above mentioned conditions are in viol on of Article V of the Municipal Code of the City of Portland and must be corrected on or before November 29, 1985

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

ode Enforcement Officer - Arthur Addato (7)

jmr

cc: Randy Kempton, R. F. D. #2, Cumberland Center, ME 04021

TELEPHONE 17071 775-5451



· P 032 223 647

	, h N35 553 P43	
	RECEIPT FOR CERTIFIED MAIL 10 INSURANCE COVERAGE PROVIDED NOT FOR INTERNATIONAL MA	
	(See Reverse)	é:
	Sert to Mr. Randy Kempton Street and No R.F.D. #2 PO. State and ZIP Code Cumb. Center, ME 04021 Postage	171 Con
000	Cumb. Center, ME 04021	Congress
•	Certified Fee	St St
	Specia: Deliver, Fee	- ·
	Restricted Delivery Fee	A
	Return Receipt Showing to whom and Date Delivered	1
700	Return receipt showing to whom Date and Address of Delivery	Adda+ c
	*OTAL Postage and Fees \$	17
	Pustmark or Date	Hous.

PS Form 3800, Feb. 1982

	SENDER: Complete items 1, 2, 3 and 4.
Put	t your address in the "RETURN TO" space on the
	erse side. Falture to do this will prevent this cerd from no returned to you. The return receipt fee will provide
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ava	lvery. For additional fees the following services are ilable; Consult postmaster for fees and check box(es)
,tor	service(s) requested
1.	Show to whom, date and address of delivery.
2	Restricted Delivery.
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	Article Addressed to:
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; C	umberland Center, ME 04021
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2/	ESERVER COMPANY
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<u>^-</u>	STOCKED CITY ON SALV
V. 3	ignature — Agent
7. C	ate of Delivery
	11/26/85
3. A	ddressee's Address (ONLY if requested and fee paid)
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DEPARTMENT OF PLANNING & URBAN DEVELOPMENT INSPECTION SERVICES DIVISION

November 22, 1985

4

Mr. Randy Kempton R.F.D. #2 Cumberland Center, ME 04021

Re: 171 Congress Street

Dear Mr. Kempton:

We recently received a complaint and an inspection was made by Code Enforcement Officer Arthur Addato of the property owned by you at 171 Congress Street, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

FIRST FLOOR

1. REAR - hall - inoperative door. 116-2

SECOND FLOOR

- 2. BATHROOM ceiling inoperative light fixture. 113
 3. BATHROOM ceiling leaking. 108-2
 4. LIVING ROOM window broken glass. 108-3

THIRD FLOOR

- 5. BATHROOM toilet leaking seal. 111-1
 6. BATHROOM toilet plugged. 111-1
 7. General clean-up. 109

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 30, 1985/

Failure to comply with this order may result in a complaint being filed for prose-

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

Sarwei Holdes Chief of Inspection Services

Code Enforcement Officer - A. Addato (7)

jer

8

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



DEPARTMENT OF PLANNING & URBAN DEVELOPMENT INSPECTION SERVICES DIVISION

Randy Tempton RFD. #2 Con burland Center, me.

Re: 147 Congress St.

1) 14.

We recently received a complaint and an inspection was made by Code Enforcement Officer of the property owned by you at /// Complete Age Fortland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

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 $\frac{2FL}{7LRE} - 0.13$

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 -



DEPARTMENT OF PLANNING & URBAN DEVELOPMENT INSPECTION SERVICES DIVISION

November 22, 1985

Mr. Randy Kempton R.F.D. #2 Cumberland Center, ME 04021 12-19-85

of M

Re: 171 Congress Street

Dear Mr. Kempton:

We recently received a complaint and an inspection was made by Code Enforcement Officer Arthur Addato of the property owned by you at $\frac{171 \text{ Congress Street}}{\text{As a result of the inspection}}$, you are hereby ordered to correct the following substandard housing conditions:

FIRST FLOOR

12/5

SECOND FLOOR

2. BATHROOM - ceiling - inoperative light fixture. 113
12/5

DATHROOM - ceiling - leaking. 108-2

12/5

THIRD FLOOR

12/5

SATHROOM - toilet - leaking seal. 111-1

12/5

A. BATHROOM - toilet - plugged. 111-1

12/5

7. General clean-up. 109

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 30, 1985:

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

F. Samuel Holices/ Chief of Inspection Services

Code Enforcement Officer - A. Addato (7)

jur

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

REINSPECTION RECOMMENDATIONS HEARING NOTICE FINAL NOTICE NOTICE OF HOUSING CONDITIONS Issued Issued Expired 11-22-85 11-30-85 A reinspection was made of the above premises and I recommend the following action: ALL VIOLATIONS HAVE BEEN CORRECTED DATE - "POSTING RELEASE" Jend "CERTIFICATE OF COMPLIANCE" 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 Unit, UNSATISFACTORY Progress "LEGAL ACTION" To Be Taken 12-5-85 00 INSPECTOR'S REMARKS: RE/LU-SP-#2 Weel. remaining INSTRUCTIONS TO INSPECTOR:

DWELLING UNIT SCHEDULE

9 30 9 6 5) Fir. # 6) Location 7) Rmg. Tp 8) # Rms. 9) # Peo. 10) # All 'd 11) Slp. 7) INSP	. DATE							:	2) INSP. C	alla.	3) FORM 1	vo.
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DWEILING UNIT SCHEDULE

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DWELLING UNIT SCHEDULE

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12)Child	13)Chi.ld	14)	1	15)Rent	16)Rent 17) Code	Furn. 18)Hea	Wate			119 22/1200.	3,222
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JOSEPH E. McDONOUGH FIRE CHIEF

October 2, 1986

Grade Association Attn: John Aden P.O. Box 15342 Portland, ME 04101

Re: Smoke Detectors

Dear Sir:

During a recent inspection of the property owned by you at <a href="https://linear.com/l

Third $Fl\infty r$ Overall - inoperative.

25 MRSA \$2464 requires that approved smoke detectors be installed in each of the above listed areas. Failure to comply with this statute may result in a fine of up to \$500 for each violation.

Re-inspection of your property will be made in ten (10) days. Lack of compliance will result in referral of the matter for legal action.

Sincerely yours, Joseph E. McDonough Chief of the Fire Department City of Portland

Arthur Addato

Code Enforcement Officer (7)

cc: Lt. James Collins, Fire Prevention Bureau

jmr

109 MIDDLE STREET . PORTLAND, MAINE 04101 . TELEPHONE (207) 775-6361