



CITY OF PORTLAND

JOSEPH E. McDONOUGH
FIRE CHIEF

October 2, 1986

OK
10-30-86
QA

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 171 Congress Street, it was noted that smoke detectors were missing in the following areas:

~~Third Floor Overall - Inoperative.~~

25 MRS 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

Insp. Date: 1-21-87 Complaint ☒ 5 year ☐ Fire ☐ Inspector's Name: Arthur Roberts Dist. 7

Owner or Agent Walter Duff Stand. Ist: N.O.H.C. L.O.D.
Address P.O. 15342 - Portland, Me. 04101

[illegible]



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

January 22, 1987

Walter Graff
P.O. Box 15342
Portland, ME 04101

Re: 171 Congress Street 13-M-29

Dear Mr. Graff:

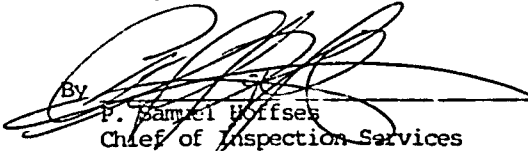
We recently received a complaint and an inspection was made by Code Enforcement Officer Arthur Addato of the property owned by you at 171 Congress St., Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

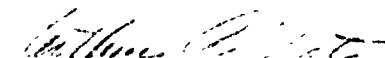
1. EXTERIOR FIRST, SECOND, THIRD FLOOR REAR HALL - floors - rubbish & debris. 109-4
2. EXTERIOR THIRD FLOOR, APT. #3, KITCHEN - door - obstruction- 2nd. egress. 116-2

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 January 25, 1987.

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

By 
P. Samuel Hoffses
Chief of Inspection Services


Code Enforcement Officer - Arthur Addato (7)

jmr

P 032 223 972

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE - VERBAL ONLY
NOT FOR INTERNATIONAL MAIL

(See Reverse)

PS Form 3800, Feb. 1982 * USQP.O. 1984-446 014	Sent to	Walter Graff
	Street & No.	P.O. Box 15342
	P.O. State and ZIP Code	Portland, ME 04101
	Postage	
	Certified Fee	
	Special Delivery Fee	
	Restricted 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		

Re: 171 Congress St. - A. Adato - Housing

PS Form 3811, July 1983 417-445

SENDER: Complete items 1, 2, 3 and 4.
Put your address in the "RETURN TO" space on the reverse side. Failure to do this will prevent this card from being returned 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 boxes for service(s) requested.

1. ☐ Show to whom, date and address of delivery.	Article Number 223 972
2. ☐ Restricted Delivery.	
3. Article Addressed to: Walter Graff P.O. Box 15342 Portland, ME 04101	
4. Type of Service: ☒ Registered ☐ Insured ☒ Certified ☐ COD ☐ Express Mail	
Always obtain signature of addressee or agent and DATE DELIVERED.	
5. Signature - Addressee <i>Walter Graff</i>	
6. Signature - Agent <i>X</i>	
7. Date of Delivery <i>2-2-87</i>	
8. Addressee's Address (ONLY if requested and fee paid)	

DOMESTIC RETURN RECEIPT

INSPECTOR

PROJECT

OWNER

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

[illegible]



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

January 22, 1987

OK
2-23-87
aa

Walter Graff
P.O. Box 15342
Portland, ME 04101

Re: 171 Congress Street 13-M-29

Dear Mr. Graff:

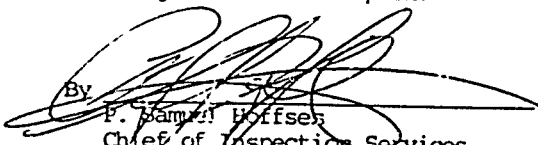
We recently received a complaint and an inspection was made by Code Enforcement Officer Arthur Addato of the property owned by you at 171 Congress St., Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

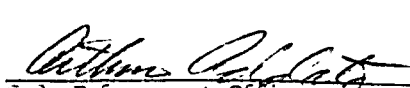
- 2/3/87
1. ~~EXTERIOR FIRST, SECOND, THIRD FLOOR REAR HALL - floor~~ rubbish & debris. ~~109-4~~
 2. ~~EXTERIOR THIRD FLOOR, APT. #3, KITCHEN - door obstruction~~
 3. ~~2nd. egress. 116-2~~

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 January 25, 1987.

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

By 
P. Samuel Hoffsen
Chief of Inspection Services


Code Enforcement Officer - Arthur Addato (7)

jmr

P 032 224 209
RECEIPT FOR CERTIFIED MAIL
NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL
(See Reverse)

PS Form 3800, Feb. 1982

Sent to	Grade Assoc.
Street and No. Att: Walter Graff	
P. O. Box 15342	
P.O., State and ZIP Code	Portland, ME 04101
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted 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	

Re: 171 Congress Street - A. Adato - Housing

PS Form 3811, July 1963 447-845

SENDER: Complete items 1, 2, 3 and 4. Put your address in the "RETURN TO" space on the reverse side. Failure to do this will prevent this card from being returned 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.	
1. ☐ Show to whom, date and address of delivery.	
2. ☐ Restricted Delivery.	
3. Article Addressed to: Grade Assoc. Att: Walter Graff P. O. Box 15342 Portland, ME 04101	
4. Type of Service: ☐ Registered ☐ Certified ☐ Express Mail	Article Number 224 209
Always obtain signature of addressee or agent and DATE DELIVERED	
5. Signature - Addressee X	
6. Signature - Agent X <i>Walter Graff</i>	
7. Date of Delivery 6-18-87	
8. Addressee's Address (ONLY if requested and fee paid)	

DOMESTIC RETURN RECEIPT

Re: 171 Congress St. A. Adato - Focusing



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

June 16, 1987

Grade Assoc.
Att: Walter Graff
P. O. Box 15342
Portland, ME 04101

Re: 171 Congress Street

Dear Sir:

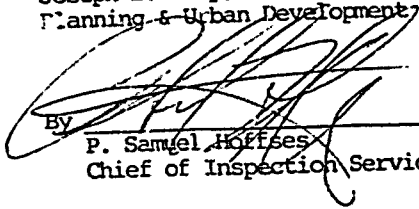
We recently received a complaint and an inspection was made by Code Enforcement Officer Arthur Addato of the property owned by you at 171 Congress Street, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

1. EXTERIOR MIDDLE CELLAR - ceiling - leaking wasteline. 111-4
2. INTERIOR FIRST FLOOR, APT. #1 - KITCHEN - sink - leaking wasteline. 111-4

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 June 23, 1987.

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

By 
P. Samuel Hoffses
Chief of Inspection Services


Code Enforcement Officer - Arthur Addato (7)

jmr

CITY OF PORTLAND

Dist. 7

Notes:

Q.D. ✓

[illegible]



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

June 16, 1987

Grade Assoc.
Att: Walter Graf
P. O. Box 15342
Portland, ME 04101

Re: 171 Congress Street

Dear Sir:

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:

- 8/18/87
1. ~~EXTERIOR MIDDLE CELLAR - ceiling - leaking wasteline. III-4~~
 2. ~~INTERIOR FIRST FLOOR, APT. #1 - KITCHEN - sink - leaking wasteline. III-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 June 23, 1987.

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

By P. Samuel Hoffses
Chief of Inspection Services

Arthur Addato
Code Enforcement Officer - Arthur Addato (7)

jmr

171 Congress 28

PROJECT

OWNER _____

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

DATE	ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE" _____ "POSTING RELEASE" _____
	SATISFACTORY Rehabilitation in Progress Time Extended To: _____
	Time Extended To: _____
	Time Extended To: _____
	UNSATISFACTORY Progress Send "HEARING NOTICE" _____ "FINAL NOTICE" _____
	"NOTICE TO VACATE" POST Entire _____ POST Dwelling Units _____
	UNSATISFACTORY Progress "LEGAL ACTION" To be taken _____
-29-87	INSPECTOR'S REPORT <i>RE/O - [unclear] having moved out to make way for renovations</i>
-20-87	<i>RE/O - [unclear]</i>
-18-87	<i>RE/O - [unclear]</i>
INSTRUCTIONS TO INSPECTOR: _____	

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

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

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

DU 3

CH. 13 BLK. M LOT 29

LOCATION: 171 Congress Street

PROJECT: NCP-EE
ISSUED: October 2, 1986
EXPIRES: November 2, 1986

Dear Sir:

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 December 2, 1986. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within ten (10) days from this date, we will assume the repairs to be in progress and, on re-inspection within the time set forth above, will anticipate that the premises have been brought into compliance with the Housing Code Standards.

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

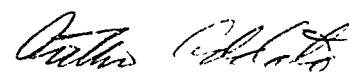
Please contact this office if you have any questions regarding this order.

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

Very truly yours,

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

By: 
P. Samuel Hoffses
Chief of Inspection Services


Code Enforcement Officer - Arthur Addato (7)

Attachments

jmr



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

March 17, 1988

Kathy Ames
c/o Cornerstone Realty
245 Commercial Street
Portland, ME 04101

Re: 171 Congress Street 13-m-29

Dear Ms. Ames:

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:

1. EXTERIOR FIRST, SECOND, THIRD FLOORS - FRONT - HALL - ceiling - inoperative light fixtures. 113
2. EXTERIOR FIRST, SECOND, THIRD FLOORS - REAR - hall - ceiling - inoperative light fixtures. 113
3. INTERIOR FIRST, SECOND, THIRD, APTS. 1,2,3 - OVERALL DWELLING UNITS - infestation of mice. 109-5
4. INTERIOR THIRD FLOOR, APT. #3 - KITCHEN - stove - inoperative, faulty 220 outlet. 113

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 (IMMEDIATELY).

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

[Signature]
P. Samuel Hoffses
Chief of Inspection Services

[Signature]
Arthur Addato, C.E.O.

jmr

389 CONGRESS STREET • PORTLAND, MAINE 04101 • TELEPHONE 207/775-5151

HOUSING DIVISION - HOUSING INSPECTION SCHEDULE

Insp. Date: 3-16-88 Complaint ☒ 5 year ☐ Fire ☐ Inspector's Name Arthur Albato Dist. 7

Property Address: 171 Congress St. C-B-L: _____ Legal Units: 3 Exist. Units: 3 Stories: 3

Owner or Agent Kathie Ames c/o Cornerstone Realty Stand. 1st: N.O.H.C. L.O.D. ✓
Address 245 Commercial St.

[illegible]



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

March 17, 1988

Kathy Ames
c/o Cornerstone Realty
245 Commercial Street
Portland, ME 04101

Re: 171 Congress Street

Dear Ms. Ames:

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:

- 4/7 1. EXTERIOR FIRST, SECOND, THIRD FLOORS - FRONT - HALL - ceiling - inoperative light fixtures. 113
- 4/7 2. EXTERIOR FIRST, SECOND, THIRD FLOORS - REAR - hall - ceiling - inoperative light fixtures. 113
- 4/22 3. INTERIOR FIRST, SECOND, THIRD, APTS. 1,2,3 - OVERALL DWELLING UNITS - infestation of mice. 109-5
- 4/7 4. INTERIOR THIRD FLOOR, APT. #3 - KITCHEN - stove - inoperative, faulty 220 outlet. 113

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 (IMMEDIATELY).

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

Arthur Addato

Arthur Addato, C.E.O.

jmr

P. Samuel Hottel
P. Samuel Hottel
Chief of Inspection Services

INSPECTOR

INSPECTOR Paul. Adkins

LOCATION

LOCATION 171 Congress St

PROJECT

PROJECT 2E

OWNER

OWNER Cornerstone Realty

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

DATE	ALL VIOLATIONS HAVE BEEN CORRECTED	Send "CERTIFICATE OF COMPLIANCE" _____	"POSTING RELEASE" _____
	SATISFACTORY Rehabilitation in Progress		
	Time Extended To: _____		
	Time Extended To: _____		
	Time Extended To: _____		
	UNSATISFACTORY Progress		
	Send "HEARING NOTICE" _____		"FINAL NOTICE" _____
	"NOTICE TO VACATE" _____		
	POST Entire _____		
	POST Dwelling Units _____		
	UNSATISFACTORY Progress		
	"LEGAL ACTION" To be Taken _____		
	INSPECTOR'S REMARKS:		
3-18-88	ea	RE/LD - Mancini Elect. will be doing electrical work 3/22/88. Other work being corrected by Agent.	
4-7-88	ea	WIP/OK item #3. #1,2,4 corrected.	
4-22-88	ea	RE/LD - LDC	
	INSTRUCTIONS TO INSPECTOR: _____		



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

CERTIFICATE OF COMPLIANCE

DATE: March 17, 1988

DU: 3

Housing Inspections Division
Telephone: 775-5451 - Extension 311

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

Re: Premises located at 171 Congress Street 13-M-29

Dear Sir:

A re-inspection of the premises noted above was made on March 3, 1988
by Code Enforcement Officer Arthur Addato.

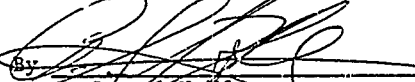
This is to certify that you have complied with our request to correct the
violation(s) of the Municipal Code relating to housing conditions as
described in our "Notice of Housing Conditions" dated October 2, 1986.

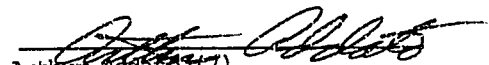
Thank you for your cooperation and your efforts to help us maintain decent,
safe and sanitary housing for all Portland residents.

In order to aid in the preservation of Portland's existing housing
inventory, it shall be the policy of this department to inspect each
residential building at least once every five years. Although a property is
subject to re-inspection at any time during the said five-year period, the
next regular inspection of this property is scheduled for March 1993.

Sincerely yours,

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


P. Samuel Hoffses,
Chief of Inspection Services


Arthur Addato (7)
Code Enforcement Officer

jmr

CBB
BSL
M.F.

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

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

Grade Association
Attn: John Aden - *Walter Draff*
P.O. Box 15342
Portland, ME 04101

DU 3

CH. 13 BLK. M LOT 29

LOCATION: 171 Congress Street

PROJECT: NCP-EE
ISSUED: October 2, 1986
EXPIRES: November 2, 1986

Dear Sir:

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 December 2, 1986. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within ten (10) days from this date, we will assume the repairs to be in progress and, on re-inspection within the time set forth above, will anticipate that the premises have been brought into compliance with the Housing Code Standards.

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

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

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

Very truly yours,

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

By: *[Signature]*

P. Samuel Hoffses
Chief of Inspection Services

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

Attachments

jmr

HOUSING INSPECTION REPORT

OWNER: Grade Association (Attn: John Aden)

LOCATION: 171 Congress St. 13-M-29 EE

CODE ENFORCEMENT OFFICER: Arthur Addato (7)

HOUSING CONDITIONS DATED: October 2, 1986

EXPIRES: November 2, 1986

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

		SEC. (S)
5/4	1. FRONT HALL - door - loose and damaged frame.	108-3
5/4	* 2. FIRST FLOOR CELLAR - door - no access to fuse boxes.	113
5/4	* 3. FIRST, SECOND & THIRD FLOOR REAR HALL - floors - rubbish and debris.	108-4
5/4	* 4. FIRST FLOOR REAR HALL - ceiling - inoperative light fixture.	113
5/4	* 5. OVERALL CELLAR - mice - infestation.	108-5
<u>FIRST FLOOR OVERALL</u>		
5/4	* 6. KITCHEN - wall - faulty wiring (220 outlet).	113
5/4	* 7. KITCHEN - stove - inoperative.	114-1
5/4	8. KITCHEN - ceiling - leaking.	108-2
5/4	9. BATHROOM - ceiling - leaking.	108-2
2/3	10. BATHROOM - lavatory - leaking.	111-1
3/3	11. BATHROOM - lavatory - loose.	111-1
3/3	12. OVERALL DWELLING UNIT - windows - missing and damaged storm windows.	108-3
3/3	13. KITCHEN - door - obstructed egress.	116-2
<u>SECOND FLOOR OVERALL</u>		
5/4	* 14. OVERALL DWELLING UNIT - wall - faulty duplex outlets.	113
5/4	* 15. LEFT MIDDLE BEDROOM - wall - exposed wiring.	111-1
5/4	* 16. KITCHEN - sink - inoperative faucet.	111-1
5/4	* 17. KITCHEN - sink - inoperative drain.	111-1
5/4	* 18. BATHROOM - toilet - loose and damaged seat.	114-1
5/4	19. KITCHEN - stove - inoperative.	108-2
5/4	20. BATHROOM - ceiling - cracked and loose plaster.	108-3
3/3	21. OVERALL DWELLING UNIT - windows - missing and damaged storm windows.	
3/3	22. KITCHEN - door - obstructed egress.	
<u>THIRD FLOOR OVERALL</u>		
5/4	* 23. OVERALL DWELLING UNIT - walls - inoperative duplex outlets.	116-2
5/4	* 24. LEFT MIDDLE BEDROOM - ceiling - loose light fixture.	113
5/4	25. FRONT HALL - door - inoperative lock set.	108-3
3/3	26. OVERALL DWELLING UNIT - windows - missing and damaged storm windows.	108-3
5/4	✓ SMOKE DETECTOR - inoperative	

*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

LOCATION D 171 Congress St.

PROJECT HCP EE

INSPECTOR Adelato

OWNER John Adam - Duke Assoc.

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
10-2-86	11-2-86				

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

DATE 3-3-88 aa ALL VIOLATIONS HAVE BEEN CORRECTED ☒
 Send "CERTIFICATE OF COMPLIANCE" ☒ "POSTING RELEASE" ☐
 REPAIRS: REPAIRS IN PROGRESS

10-30-86 aa Time Extended To: 12-30-86

Time Extended To:

Time Extended To:

UNSATISFACTORY Progress
 Send "HEARING NOTICE"

"FINAL NOTICE"

"NOTICE TO VACATE"
 POST Entire
 POST Dwelling Units

UNSATISFACTORY Progress
 "LEGAL ACTION" To be Taken

INSPECTOR'S REMARKS:

10-29-86 aa RE/T/NA-INC
 10-30-86 aa RE/CO-SP - requests 60 da ext. OTH 60.
 12-1-86 aa RE/CO - "
 1-6-87 aa " / " - SP
 1-22-87 aa RE/CT - SLO/Progress. Letter sent on
roaches and rodents.
 2-6-87 aa RE/SP/CT'S/CM
 3-2-87 aa " " " "
 4-2-87 aa INSTRUCTIONS TO INSPECTOR: RE/CT'S - SP
 5-4-87 aa RE/NOE - CT'S - SP
 6-2-87 aa RE/NOE - " - SP
 7-13-87 aa RE/NOE - SP
 8-5-87 aa RE/NOE 60 - Vacant - WLP

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

December 16, 1991

Walter Graff
280 Brighton Ave
Portland, ME 04101

Re: 171 Congress St
CBL #: 013-M-G29
DU: 3

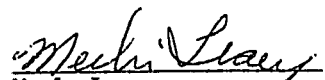
Dear Sirs,

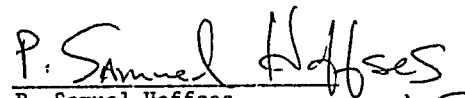
We recently received a complaint and an inspection was made of the property owned by you at the above referred address. As a result of the inspection, you are hereby notified to correct the following substandard housing conditions:

1. Int - Cellar Furnace - Deteriorated & leaking (jacket of boiler) 114-2

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 December 23, 1991. Failure to comply with this order may result in a complaint being filed for prosecution in District Court.

Sincerely,


Merle Leary
Code Enforcement Officer


P. Samuel Hoffses
Chief of Inspection Services

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

October 24, 1991

Walter Graff
280 Brighton Ave
Portland, ME 04101

Re: 171 Congress St.
CBL #: 13-M-029
DU: 3

Dear Mr. Graff,

You are hereby notified, as owner or agent, that an inspection was made of the premises at 171 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 24th, 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.

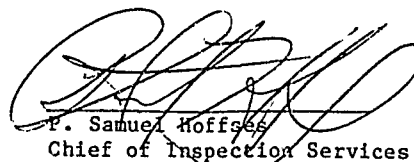
Please Note: You should consult this department to insure that any corrective action you should undertake complies with the building, plumbing, electrical, zoning and other Article of the City Code.

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

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

Sincerely,


Merle Leary
Code Enforcement Officer


P. Samuel Hoffses
Chief of Inspection Services

 Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

January 28, 1992

Walter Graff
286 Brighton Ave
Portland, ME 04101

Re: 171 Congress St
CBL #: 013-M-029
DU: 3

Dear Mr. Graff,

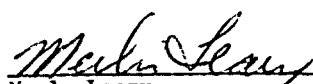
A re-inspection of the premises noted above was made on January 27th, 1992 by Code Enforcement Officer Merle Leary.

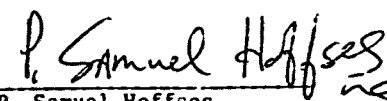
This is to certify that you have complied with our request to correct the violation(s) of the Municipal Code relating to housing conditions noted on our letter dated October 24, 1991.

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

PS Form 3800, Feb. 1982

U.S.G.P.O. 1984-448-014

NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL

(See Reverse)

RECEIPT FOR CERTIFIED MAIL

Postmark or Date

TOTAL Postage and Fees \$

Return receipt showing to whom, Date, and Address of Delivery

Return Receipt Showing to whom and Date Delivered

Restricted Delivery Fee

Special Delivery Fee

Certified Fee

Postage \$

Sent to
Grade Assoc
Street and No. Walter Graf
P.O. Box 15342
P.O. State and ZIP Code
Portland, ME 04101

RO: 171 Congress St., 3rd. Fl. - A. Addato - Hous.

PS Form 3811, Jan. 1982

DOMESTIC RETURN RECEIPT

1. Article Address (to)
Grade Assoc
Walter Graf
P.O. Box 15342
Portland, ME 04101

2. Article Number
224-998

3. Type of Service:
☐ Registered ☐ Insured
☒ Certified ☐ BOB
☐ Return Receipt

4. Signature of addressee or authorized agent (DATE DELIVERED)
for signature (DATE DELIVERED)
for signature (DATE DELIVERED)

5. Date of Delivery

6. Signature of addressee or authorized agent (DATE DELIVERED)
for signature (DATE DELIVERED)
for signature (DATE DELIVERED)

7. Date of Delivery

8. Signature of addressee or authorized agent (DATE DELIVERED)
for signature (DATE DELIVERED)
for signature (DATE DELIVERED)



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

October 26, 1988

Grade Associates
Walter Graf
P. O. Box 15342
Portland, ME 04101

Re: 171 Congress St., 3rd. Fl.

Dear Sir:

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 St., 3rd. Fl., Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

1. Heating facilities required. Every habitable room excepting rooms used primarily for sleeping purposes shall be served by heating facilities capable of providing a minimum temperature of 68° at a distance of 3 feet above floor level as required by prevailing weather conditions from September 15 to May 15 of each year. 114-2

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 Oct. 27, 1988.

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

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

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

jmr



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

October 26, 1988

Grade Associates
Walter Graf
P. O. Box 15342
Portland, ME 04101

Re: 171 Congress St., 3rd. Fl.

Sir:

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 St., 3rd. Fl., Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

1. Heating facilities required. Every habitable room excepting rooms used primarily for sleeping purposes shall be served by heating facilities capable of providing a minimum temperature of 68° at a distance of 3 feet above floor level as required by prevailing weather conditions from September 15 to May 15 of each year. 114-2

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 Oct. 27, 1988.

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

[Signature]
P. Samuel Hoffman,
Chief of Inspection Services

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

jmr

c Fall

OK
QA
11-2-88

P 032 224 999

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL

(See Reverse)

PS Form 3800, Feb. 1982

U.S.P.O. 1984-446-014

Sent to
Grade Assoc./Walter Graf

Street and No.
P.O. Box 15342

P.O. State and ZIP Code
Portland, ME 04101

Postage \$

Certified Fee

Special Delivery Fee

Restricted Delivery Fee

Return Receipt Showing to whom and Date Delivered

Return Receipt showing to whom, Date, and Address

TOTAL Postage and fees \$

Postmark or Date

Ro: 171 Congress St. - A. Addato - Housing

PS Form 3811, Mar. 1987

U.S.P.O. 1987-179-000

DOMESTIC RETURN RECEIPT

1. Complete items 1 and 2 when additional services are desired, and complete items 3 and 4.

2. Article Addressed to:
Grade Assoc./Walter Graf
P.O. Box 15342
Portland, ME 04101

3. Article Number
224 999

4. Type of Service:
☐ Insured
☐ Registered
☒ Certified
☐ Restricted Delivery
☐ Signature Mail

5. Agent's Signature and Date Delivered
[Signature]
[Date]

6. Signature - Agent
[Signature]

7. Date of Delivery
[Date]



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

October 26, 1988

Grade Associates
P. O. Box 15342
Portland, ME 04101

Attn: Walter Graf

Re: 171 Congress St.

Dear Sir:

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:

1. EXTERIOR FIRST, SECOND, THIRD FLOORS - Overall exterior windows - missing storm windows. 108-3
2. INTERIOR FIRST, SECOND, THIRD FLOORS - Overall dwelling units - check wiring. 113

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 5, 1988.

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

Chief of Inspection Services

Arthur Addato - Code Enforcement Officer (7)

jmr

CITY OF PORTLAND
INSPECTION SERVICES DIVISION - HOUSING INSPECTION SCHEDULE

Insp. Date: 10-25-88 Complaint ✓ 5 year Fire Inspector's Name Albato Dist. 7

Property Address: 171 Congress St. C-B-L: _____ Legal Units: 3 Exist. Units: 3 Stories: 3

Owner or Agent Frank Assoc. Co. Walter Dief Stand. 1st: N.O.B.C. L.O.D. ✓
Address PO 15342 8410

[illegible]



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

October 26, 1988

Grade Associates
P. O. Box 15342
Portland, ME 04101

Attn: Walter Graf

Re: 171 Congress St.

Dear Sir:

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:

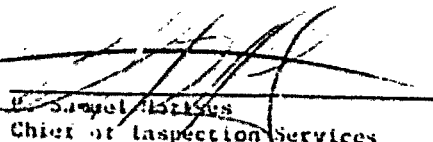
1. ~~EXTERIOR FIRST, SECOND, THIRD FLOORS - Overall exterior windows missing~~
~~store windows - 102-3~~
2. ~~INTERIOR FIRST, SECOND, THIRD FLOORS - Overall dwelling units check wiring - 112~~

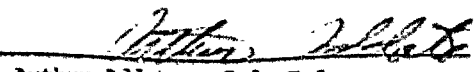
The above mentioned conditions are in violation of Article V of the Municipal Code of the City of Portland, Maine, and must be corrected on or before November 5, 1988.

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

By


Samuel L. Brown
Chief of Inspection Services


Arthur Addato - Code Enforcement Officer (7)

jmr

LOCATION

PROJECT

OWNER

INSPECTOR:

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

11-21-88

INSPECTOR'S REMARKS: RE/LO - LDC

INSTRUCTIONS TO INSPECTOR:

