

177 Congress Street 13 M-37

SHAW-WALKER  
#3503-38









CERTIFICATE OF INSPECTION ✓

DATE December 4, 1979

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

Ms. Margaret Drew  
177 Congress Street  
Portland, Maine 04101

Re: Premises Located at 177 C. Street, Portland, Maine NCP-MN 13-M-27

Dear Ms. Drew:

An inspection of the above referred premises was recently completed by Housing Inspector Carroll.

Although the structure does not meet the minimum standards as described in the Housing Code, it has been determined that no major code deficiencies exist at this time.

Items included on the enclosed list should be corrected as part of your normal maintenance procedures in order to avoid extensive repairs in the future and to prolong the useful life of the building.

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

Please do not hesitate to call this office if you have any questions regarding this notice.

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

Inspector K. Carroll

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

ald

177 Congress Street, Portland, Maine

First floor rear left and right exterior wall - replace missing siding.

1-78

NOTICE OF HOUSING CONDITIONS

DU 2

City of Portland  
Department of Neighborhood Conservation  
Housing Inspections Division  
Tel. 775-5451 - Ext. 448 - 358  
Ms. Margaret Russell  
177 Congress Street  
Portland, Maine 04101

Ch.-Bl.-Lot: 13-M-27  
Location: 177 Congress Street  
Project: NCP-East End MN  
Issued: October 7, 1977  
Expired: Jan. 7, 1978

*AB 11/11/78 8/21/79*  
*11/11/78*  
*11/11/78*

*H-774-0216*  
*W-773-7801*

Dear Ms. Russell:

An examination was made of the premises at 177 Congress Street, Portland, Maine, by Housing Inspector Stevenson. Violations of Municipal Codes relating to housing conditions were found as described in detail below.

In accordance with provisions of the above mentioned Codes, you are requested to correct these defects on or before Jan. 7, 1978. You may contact this office to arrange a satisfactory repair schedule if you are unable to make such repairs within the specified time. We will assume the repairs to be in progress if we do not hear from you within ten days from this date and, on reinspection within the time set forth above, will anticipate that the premises have been brought into compliance with Code Standards. Please contact this office if you have any questions regarding this Notice.

Your cooperation will help this Department in its goal to maintain all Portland residents in decent, safe and sanitary housing.

Very truly yours,

*12/31/77*  
Joseph E. Gray, Jr. Director  
Neighborhood Conservation

Inspector D. Stevenson

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

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

1. ~~CELLAR PANEL~~ remove over amp fuses. 8e
2. ~~CELLAR~~ provide shut-off over furnace/cellar wall. 9c
3. ~~CELLAR CHIMNEY~~ remove excessive soot and properly dispose of it. 3e
4. ~~CELLAR CHIMNEY~~ replace missing mortar/bricks. 3e
5. ~~OVERALL CELLAR WALL~~ replace missing mortar & bricks. 3a
6. ~~LEFT REAR CELLAR WALL~~ " " " " 3a
7. ~~FIRST, SECOND & THIRD FLOOR - FRONT HALL CEILING~~ replace cracked plaster. 3b
8. ~~SECOND FLOOR - FRONT HALL WINDOW~~ replace missing counter balance cord allowing window sash to remain elevated when opened. 3b
9. ~~OVERALL~~ replace rotted and missing trim. 3a
10. ~~FIRST FLOOR - REAR - LEFT & RIGHT EXTERIOR WALL~~ replace missing siding. 3a
11. ~~OVERALL EXTERIOR FOUNDATION WALL~~ replace missing mortar. 3a
12. ~~Paint overall exterior trim of the structure/~~ <sup>to make</sup> weather tight and watertight. 3a
13. ~~RIGHT REAR EXTERIOR WALL~~ replace missing downspout. 3a
14. ~~RIGHT FRONT & REAR ROOF~~ replace missing shingles. 3a
- FIRST & SECOND FLOOR
15. ~~FIRST FLOOR LIVING ROOM WINDOW~~ replace missing counter balance cord allowing window sash to remain elevated when opened. 3c

continued  
vw

Continued

177 Congress Street, Portland, Maine 13-M-27 NCP-EE

10/7/77

FIRST & SECOND FLOOR CONT.

~~16. FIRST FLOOR KITCHEN CEILING - replace taped wiring. 8a~~

THIRD FLOOR

~~17. OVERALL BEDROOM CEILING - remove peeling paper. 3b~~

~~18. OVERALL BEDROOM CEILING - repair cracked plaster. 3b~~

~~19. THIRD FLOOR LEFT FRONT BEDROOM WINDOW - replace broken counter balance cord  
allowing window sash to remain elevated when opened. 3c~~

~~20. THIRD FLOOR RIGHT REAR BEDROOM CEILING - remove peeling paint. 3b~~

SECOND FLOOR

~~21. OVERALL WALL - remove peeling paint. 3b~~

~~22. BATHROOM CEILING - determine the reason and remedy the condition that causes signs  
of leakage. 3b~~

~~23. BATHROOM TUB - correct the condition at the fixture that causes a cross connection  
at the bathtub. 6d~~

~~24. RIGHT MIDDLE BEDROOM WINDOW - replace broken counter balance cord allowing window  
sash to remain elevated when opened. 3c~~

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

REINSPECTION RECOMMENDATIONS

INSPECTOR Conrad

LOCATION 177 Congress

PROJECT MN

OWNER Rummell

| NOTICE OF HOUSING CONDITIONS |               | HEARING NOTICE |         | FINAL NOTICE |         |
|------------------------------|---------------|----------------|---------|--------------|---------|
| Issued                       | Expired       | Issued         | Expired | Issued       | Expired |
| <u>10/1/77</u>               | <u>1/1/78</u> |                |         |              |         |

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

|                        |   |                                                                                             |                |                   |
|------------------------|---|---------------------------------------------------------------------------------------------|----------------|-------------------|
| DATE<br><u>12-3-77</u> | ① | ALL VIOLATIONS HAVE BEEN CORRECTED<br>Send "CERTIFICATE OF COMPLIANCE"<br><u>Inspection</u> | <u>CP</u>      | "POSTING RELEASE" |
|                        |   | SATISFACTORY Rehabilitation in Progress                                                     |                |                   |
|                        |   | Time Extended To:                                                                           |                |                   |
|                        |   | Time Extended To:                                                                           |                |                   |
|                        |   | Time Extended To:                                                                           |                |                   |
|                        |   | UNSATISFACTORY Progress<br>Send "HEARING NOTICE"                                            |                | "FINAL NOTICE"    |
|                        |   | "NOTICE TO VACATE"<br>POST Entire<br>POST Dwelling Units                                    |                |                   |
|                        |   | UNSATISFACTORY Progress<br>"LEGAL ACTION" To Be Taken                                       | <u>12-3-77</u> |                   |

INSPECTOR'S REMARKS:

2/1/78 @ Re/NA

2/18/78 @ Re/Co - All major violations corrected. some finish work to be done inside (paint & paper) and some exterior work. All work has been under NCP - Release from posting

8-22-77 @ Re/Co - Still under NCP Rehab - WIP - Under NCP

12-3-77 @ Re/Co - All major violations corrected Under NCP  
Send COT - Work following notation  
"BA/MI, Siding, AIR/LEA Exterior Wall"

INSTRUCTIONS TO INSPECTOR:

(3)

ADMINISTRATIVE DECISION

City of Portland  
Department of Urban Development  
Housing Inspections Division  
Telephone: 775-5451 - Ext. 311 - 318

Date August 1, 1986

Margaret Rummel  
224 Fowler Road  
Cape Elizabeth, ME 04107

Re: Premises located at 177 Congress St., 1-M-27 EE

Dear Ms. Rummel;

You are hereby notified that : reinspection and your request for additional time on July 30, 1986, regarding our "Notice of Housing Conditions", at the above referred premises, resulted in the decision noted below.

X Expiration time extended to August 11, 1986 in order to complete the work in progress to correct the remaining 19 Housing Code violations as listed on attached Notice of Housing Conditions.

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 & Urban Development

By [Signature]  
P. Samuel Holmes,  
Chief of Inspection Services

In Attendance:

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

Encl.

jmr

1) INSP. DATE

[illegible]

### DWELLING UNIT SCHEDULE

2) INSP. *Abbt* 3) FORM NO.

[illegible]

City of Portland

## PLANNING AND URBAN DEVELOPMENT

Inspection Services Division

## DWELLING UNIT SCHEDULE

1) INSP. DATE

2) INSP. *Adde* 3) FORM NO.

1 31 86

4) TENANT'S NAME

5) Flr.# 6) Location 7) Rm. Tp 8) #Rms. 9) #Peo. 10) #All'd 11) Slp. Rm.

*Steve Hancock*

2 0A DU 5 2 1

12) Child Under 10 13) Child 1-6 14)

15) Rent

16) Rent Code

17) Furn.

18) Heat

19) Hot Water

20) Dual Egress

21) Ck'ng

22) Lav.

23) Bath

24) Flush

350.

MO.

OFF

EL

YES

EL.

P

P

P

Viol. No.

Locality

Cond.

Violation

Location

Room Type

Area Type

Resp. Party

Code Sect Violated

Violation Rem. - Date

18

DA/LA

SASH

0A

DU

W1

2

108.3

19

CR/BR

GLASS

L1

W1'S

2

108.3

City of Portland

PLANNING AND URBAN DEVELOPMENT

Inspection Services Division

## DWEELLING UNIT SCHEDULE

1) INSP. DATE

2) INSP. *Adelato* 3) FORM NO.

1 | 3 | 1 | 8 | 6

4) TENANT'S NAME

5) Flr.# 6) Location 7) Rmg.Tp 8) #Rms. 9) #Peo. 10) #All'd 11) Slp.Rm

*Donna Doyer*

1 0A DU 5 3 2

12) Child Under 10 13) Child 1-6 14)

15) Rent

16) Rent Code

17) Furn.

18) Heat

19) Hot Water

20) Dual Egress

21) Ck'ng

22) Lav.

23) Bath

24) Plust

Viol. No.

Remedy

Cond.

Violation

Location

Room Type

Area Type

Resp. Party

Code Sect Violated

Violation Rem. - Date

\* 13

*DA*  
LO

SASH

0A

DU

W1

2

108.3

\* 14

IN

DRAIN

K1

S1

2

111.1

\* 15

MI

PLASTER

BA

CL

2

108.2

\* 16

LE

BA

CL

2

108.2

\* 17

CR

COVER

BA

TOILET

2

111.1

NO/SD

City of Portland

NEIGHBORHOOD CONSERVATION

Housing Inspection Division

## STRUCTURE INSPECTION SCHEDULE

1) Insp. Name Adelstein

5 Yr. Insp.

|                                    |                  |               |                     |                   |                        |                       |                  |                 |              |
|------------------------------------|------------------|---------------|---------------------|-------------------|------------------------|-----------------------|------------------|-----------------|--------------|
| 2) Insp. Date                      | 3) Insp. Type    | 4) Proj. Code | 5) Assr's Chart     | 6) Rl.            | 7) Lot                 | 8) Census Tract       | 9) Bk.           | 10) Insp.       | 11) Form No. |
| 1-31-86                            | NCP              | EE            | 13                  | 17                | 27                     |                       |                  |                 |              |
| 12) Hous. No.                      | 13) Sec. H. No.  | 14) Suff.     | 15) Direct.         | 16) Street Name   | 17) St. Design.        |                       |                  |                 |              |
| 177                                |                  |               |                     | CONGRESS          | ST.                    |                       |                  |                 |              |
| 18) Owner or Agent: MARGRET RUMMEL |                  |               |                     |                   |                        | 19) Status            | 20) Bldg's Rat.  |                 |              |
| 21) Address: 224 FOWLER Rd.        |                  |               |                     |                   |                        | 730                   | .03              |                 |              |
| 22) City and State CAPE ELIZABETH  |                  |               |                     |                   |                        | MAINE Zip Code: 04107 |                  |                 |              |
| 23) D. Units                       | 24) Occ. D. U. s | 25) Rm. Units | 26) Occ. R. U. s    | 27) No. Occupants | 28) Com'l U.           | 29) Bldg. Type        | 30) Stories      | 31) Const. Mat. | 32) O. F. s. |
| 3                                  | 2                |               |                     |                   |                        | DE                    | 3                | WO              | -            |
| 33) C. R.                          | 34) Photo        | 35) Zoned For | 36) Actual Land Use | 37) D. D.         | 38) Lks. Ad. Bth. F. . | 39) Disp.             | 40) Closing Date |                 |              |
| N                                  |                  |               |                     | Yes               | (6)                    |                       |                  |                 |              |

| Viol. No. | Remedy | Cond.       | Violation Description | Fl. NO. | Loc. | Room Type | Area Type | Pesp. Party | Code Sect. Viol. | Viol. Rem. Date |
|-----------|--------|-------------|-----------------------|---------|------|-----------|-----------|-------------|------------------|-----------------|
| * 1       |        |             | OBSTRUCTED - EGRESS   | 1/2     | RE   | HA        | SR        | 2           | 116.3            |                 |
| * 2       |        | EXP. FAULTY | WIRING                |         | OA   | CE        | CL        | 2           | 113              |                 |
| * 3       |        | IN          | THERMO-CUT-OFF        |         | MI   | CE        | FU        | 2           |                  |                 |
| * 4       |        | DE          |                       |         | OA   | CE        | FL        | 2           | 112.4            |                 |
| * 5       |        | DE          |                       |         | OA   | BE        | Yd.       | 2           | 109.4            |                 |
| * 6       |        | LE          | OIL                   |         | MI   | CE        | FU        | 2           | 114.2            |                 |
| 7         |        | DET. MI     | MORTAR-BRICK          |         | MI   | CE        | CH        | 2           | 114.1            |                 |
| 8         |        | MI          | BALLUSTER'S           | 1-2     | FR   | HA        | SR        | 2           | 108.4            |                 |
| 9         |        | CR/LO       | PLASTER               | 1       | FR   | HA        | CL        | 2           | 108.2            |                 |
| 10        |        | MI          | SASH                  | 2       | RE   | SH        | WI        | 2           | 108.3            |                 |
| 11        |        | MI/wo       | SIDING                |         | OA   | EXT       | WA        | 2           | 108.2            |                 |
| 12        |        | PE          | PAINT                 |         | OA   | "         | TR        | 2           | 108.1            |                 |

# HOUSING INSPECTION REPORT

OWNER: Margaret Rummel

LOCATION: 177 Congress St. 13-M-27 EE

CODE ENFORCEMENT OFFICER: Arthur Addato (7)

HOUSING CONDITIONS DATED: Feb. 3, 1986

EXPIRES: Apr. 3, 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) |
|-------------------------------------------------------------------------|---------|
| * 1. FIRST & SECOND FLOOR REAR HALL - stairs - obstructed egress.       | 116-2   |
| * 2. OVERALL CELLAR - ceiling - exposed faulty wiring.                  | 113     |
| * 3. MIDDLE CELLAR - furnace - inoperative thermo cut-off.              | 113     |
| * 4. OVERALL CELLAR - floor - debris.                                   | 109-4   |
| * 5. OVERALL REAR - yard - debris.                                      | 109-4   |
| * 6. MIDDLE CELLAR - furnace - leaking oil.                             | 114-2   |
| 7. MIDDLE CELLAR - chimney - deteriorated and missing mortar and brick. | 114-1   |
| 8. FIRST & SECOND FLOOR FRONT HALL - stairs - missing balusters.        | 108-4   |
| 9. FIRST FLOOR FRONT HALL - ceiling - cracked and loose plaster.        | 108-2   |
| 10. SECOND FLOOR REAR SHED - window - missing sash.                     | 108-3   |
| 11. OVERALL EXTERIOR - wall - missing and worn siding.                  | 108-2   |
| 12. OVERALL EXTERIOR - trim - peeling paint.                            | 108-1   |
| <u>FIRST FLOOR</u>                                                      |         |
| 13. BATHROOM - window - damaged and loose sash.                         | 108-3   |
| *14. KITCHEN - sink - inoperative drain.                                | 111-1   |
| 15. BATHROOM - ceiling - missing plaster.                               | 108-2   |
| 16. BATHROOM - ceiling - leaking.                                       | 108-2   |
| 17. BATHROOM - toilet - cracked cover.                                  | 111-1   |
| <u>SECOND FLOOR</u>                                                     |         |
| 18. OVERALL DWELLING UNIT - windows - damaged and loose sashes.         | 108-3   |
| 19. LIVING ROOM - windows - cracked and broken glass.                   | 108-3   |
| <u>THIRD FLOOR</u>                                                      |         |
| Unable to inspect. Work is in progress.                                 |         |

\*\*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.

C - 38, 2

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

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

Margaret Rummel  
224 Fowler Road  
Cape Elizabeth, ME 04107

DJ 3

CH. 13 BLK. M LOT 27

LOCATION: 177 Congress St.

PROJECT: NCP-EE  
ISSUED: February 3, 1986  
EXPIRES: April 3, 1986

Dear Ms. Rummel:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 177 Congress Street by Code Enforcement Officer Arthur Addato. Violations or Antiquities of the Municipal Ordinance (Housing Code) were found as described in detail in 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 April 3, 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.

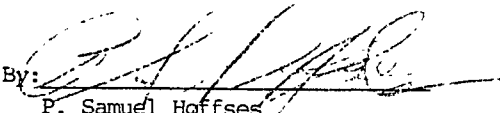
Please Note: You should consult the inspection Services Division to insure that any corrective action you undertake complies with the building, plumbing, electrical, zoning and any other Article of the City Code.

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

HOUSING INSPECTION REPORT

OWNER: Margaret Rummel

LOCATION: 177 Congress St. 13-M-27 EE

CODE ENFORCEMENT OFFICER: Arthur Addato (7)

HOUSING CONDITIONS DATED: February 3, 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.

Final Inspection Continued:

|                                                                         | SEC.(S) |
|-------------------------------------------------------------------------|---------|
| * 1. FIRST & SECOND FLOOR REAR HALL - stairs - obstructed egress.       | 116-2   |
| * 2. OVERALL CELLAR - ceiling - exposed faulty wiring.                  | 113     |
| * 3. MIDDLE CELLAR - furnace - inoperative thermo cut-off.              | 113     |
| * 4. OVERALL CELLAR - floor - debris.                                   | 109-4   |
| * 5. OVERALL REAR - yard - debris.                                      | 109-4   |
| * 6. MIDDLE CELLAR - furnace - leaking oil.                             | 114-2   |
| 7. MIDDLE CELLAR - chimney - deteriorated and missing mortar and brick. | 114-1   |
| 8. FIRST & SECOND FLOOR FRONT HALL - stairs - missing balusters.        | 108-4   |
| 9. FIRST FLOOR FRONT HALL - ceiling - cracked and loose plaster.        | 108-2   |
| 10. SECOND FLOOR REAR SHED - window - missing sash.                     | 108-3   |
| 11. OVERALL EXTERIOR - wall - missing and worn siding.                  | 108-2   |
| 12. OVERALL EXTERIOR - trim - peeling paint.                            | 108-1   |

FIRST FLOOR

|                                                 |       |
|-------------------------------------------------|-------|
| 13. BATHROOM - window - damaged and loose sash. | 108-3 |
| *14. KITCHEN - sink - inoperative drain.        | 111-1 |
| 15. BATHROOM - ceiling - missing plaster.       | 108-2 |
| 16. BATHROOM - ceiling - leaking.               | 108-2 |
| 17. BATHROOM - toilet - cracked cover.          | 111-1 |

SECOND FLOOR

|                                                                 |       |
|-----------------------------------------------------------------|-------|
| 18. OVERALL DWELLING UNIT - windows - damaged and loose sashes. | 108-3 |
| 19. LIVING ROOM - windows - cracked and broken glass.           | 108-3 |

THIRD FLOOR

Unable to inspect. Work is in progress.

\*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

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

August 15, 1986

Margaret Rummel  
224 Fowler Road  
Cape Elizabeth, ME 04107

Re: 177 Congress St. 13-M-27 EE

Dear Ms. Rummel:

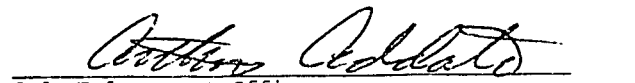
As owner or agent of the above referred property, you were ordered to correct certain substandard conditions in violation of Article V of the City of Portland Housing Code. Several re-inspections have been made and we find that you have not complied with our request.

A final reinspection was made on August 12, 1986, by Code Enforcement Officer Arthur Addato and, as a result, you are hereby ordered to correct the substandard housing conditions as described in detail on the attached "Housing Inspection Report" on or before September 15, 1986.

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 Morris,  
Chief of Inspection Services

  
Code Enforcement Officer - Arthur Addato (7)

jmr

P 032 223 799  
**RECEIPT FOR CERTIFIED MAIL**  
 NO INSURANCE COVERAGE PROVIDED  
 NOT FOR INTERNATIONAL MAIL  
 (See Reverse)

|                                                               |    |
|---------------------------------------------------------------|----|
| Sent to                                                       |    |
| Margaret Rummel                                               |    |
| Street and No                                                 |    |
| 224 Fowler Road                                               |    |
| P.O. State and ZIP Code                                       |    |
| Cape Eliz., Me. 04107                                         |    |
| 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                                              |    |

PS Form 3800, Feb. 1982  
 \* U.S.G.P.O. 1984-446-014

Re: 177 Congress St. - A. Addato - Hous.

PS Form 3811, July 1983 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:  
 Margaret Rummel  
 224 Fowler Road  
 Cape Elizabeth, ME 04107

4. Type of Service: Article Number  
☐ Registered ☐ Insured  
☒ Certified ☐ COD 223 799  
☐ Express Mail

Always obtain signature of addressee or agent and **DATE DELIVERED.**

5. Signature - Addressee  
*Margaret Rummel*

6. Signature - Agent  
*X*

7. Date of Delivery  
 AUG 25 1986

8. Addressee's Address (ONLY if requested and fee paid)

DOMESTIC RETURN RECEIPT



## CITY OF PORTLAND

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

September 17, 1986

Mrs. Margaret (Rummel) Drew  
224 Fowler Road  
Cape Elizabeth, ME 04107

Re: 177 Congress St., 3rd. Fl. - 2nd. egress

Dear Mrs. Drew:

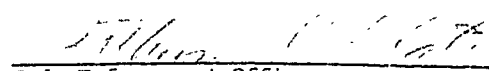
A recent inspection was made by Code Enforcement Officer Arthur Addato of the property owned by you at 177 Congress Street, Portland, Maine. As a result of the inspection, you are ordered to correct the following hazardous conditions that exist:

1. THIRD FLOOR APARTMENT - no second egress.
2. No Smoke Detector.

The above mentioned conditions are in violation of Section 104.2 & 3 of the 1984 BOCA Building Code, and must be corrected on or before Sept. 27, 1986. Failure to comply with this order may result in a complaint being filed for prosecution in District Court and a fine of \$50 to \$1,000 per day for each day these violations exist.

Very truly yours,

  
P. Samuel Koffsee  
Chief of Inspection Services

  
Code Enforcement Officer - Arthur Addato (7)

jmr



## CITY OF PORTLAND

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

September 17, 1986

Mrs. Margaret (Rummel) Drew  
224 Fowler Road  
Cape Elizabeth, ME 04107

Re: 177 Congress Street - 13-M-27 EE - illegal change of use - 3rd. Floor

Dear Mrs. Drew:

A recent inspection was made by Code Enforcement Officer Arthur Addato of the property owned by you at 177 Congress Street, Portland, Maine. As a result of the inspection, you are ordered to correct the following conditions that exist: Unlawful Change of Use

103.2 Change in use: It shall be unlawful to make any change in the use or occupancy of any structure portion thereof which would subject it to any special provisions of this code without approval of the building official, and the building official's certification that such structure meets the intent of the provisions of law governing building construction for the proposed new use and occupancy, and that such change does not result in any greater hazard to public safety or welfare.

The above mentioned conditions are in violation of Section 103.2 of the 1984 BOCA Building Code, and must be corrected on or before September 27, 1986. Failure to comply with this order will result in a complaint being filed for prosecution in District Court.

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

Very truly yours,

P. Samuel Hoffses  
Chief of Inspection Services

  
Code Enforcement Officer - Arthur Addato (7)

PSH/ .jmr

Inspection Services  
Samuel P. Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

Date October 20, 1991

FIVE-YEAR HOUSING INSPECTION

Name Margaret I. Morton  
Address 224 Fowler Rd.  
Address Cape Elizabeth, ME 04102

Re: Building # 177 Congress St.  
CBL #: 13-M-028 027  
DU: 3

Dear Ms. Morton:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 177 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 12/26/91. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within 10 days from this date, we will assume the repairs to be in progress and, on re-inspection within the time set forth above, will anticipate that the premises have been brought into compliance with the Housing Code Standards.

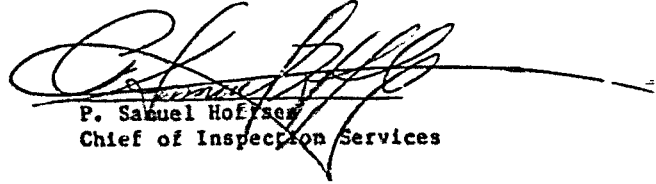
Please Note: You should consult this department to insure that any corrective action you should undertake complies with the building, plumbing, electrical, zoning and other Article of the City Code.

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

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

Sincerely,

  
Merle Leary  
Code Enforcement Officer

  
P. Samuel Hoffses  
Chief of Inspection Services

HOUSING INSPECTION REPORT

Location: 177 Congress St.  
Owner: Margaret I. Morton  
CEO: Merle Leary  
Housing Conditions Date: 10/25/91  
Expiration Date: 12/26/91

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

|             |             |                               |                         |       |
|-------------|-------------|-------------------------------|-------------------------|-------|
| 1. Interior | 2nd fl, A-2 | Bedroom ceiling               | Inoperative light       | 113.5 |
| 2. Interior |             | Cellar flue                   | Excessive soot          | 114.1 |
| 3. Exterior |             | Left & right front foundation | Missing mortar & bricks | 108.2 |



## CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

### CERTIFICATE OF COMPLIANCE

DATE: September 2, 1988

DU: 3

Housing Inspections Division  
Telephone: 775-5451 - Extension 311

Mrs. Margaret (Rummel) Drew  
224 Fowler Road  
Cape Elizabeth, Maine 04107

RE: Premises located at 177 Congress Street 13-M-27

Dear Mrs. Drew:

A re-inspection of the premises noted above was made on September 2, 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 February 3, 1986.

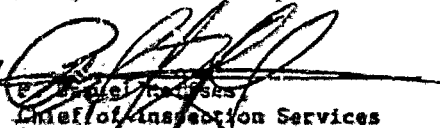
Thank you for your cooperation and your efforts to help us maintain decent,  
safe and sanitary housing for all Portland residents.

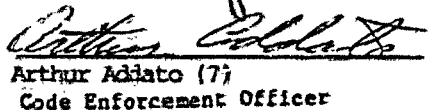
In order to aid in the preservation of Portland's existing housing  
inventory, it shall be the policy of this department to inspect each  
residential building at least once every five years. Although a property is  
subject to re-inspection at any time during the said five-year period, the  
next regular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

Sincerely yours,

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

By

  
Chief of Inspection Services

  
Arthur Addato (7)  
Code Enforcement Officer

Jur

Chris Bailey - 3 FL

018  
9-2-88

a.d.



# CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

August 15, 1986

(Sms)  
Margaret Rummel 799-6813  
224 Fowler Road  
Cape Elizabeth, ME 04107

Re: 177 Congress St. 13-M-27 EE

Dear Ms. Rummel:

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

A final reinspection was made on August 12, 1986, by Code Enforcement Officer Arthur Addato and, as a result, you are hereby ordered to correct the substandard housing conditions as described in detail on the attached "Housing Inspection Report" on or before September 15, 1986.

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 Holmes,  
Chief of Inspection Services

Code Enforcement Officer - Arthur Addato (7)

jmr



## CITY OF PORTLAND

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

September 17, 1986

Mrs. Margaret (Rummel) Drew  
224 Fowler Road  
Cape Elizabeth, ME 04107

Re: 177 Congress Street - 13-4-27 EE - illegal change of use - 3rd. Floor

Dear Mrs. Drew:

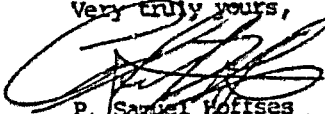
A recent inspection was made by Code Enforcement Officer Arthur Addato of the property owned by you at 177 Congress Street, Portland, Maine. As a result of the inspection, you are ordered to correct the following conditions that exist: Unlawful Change of Use

103.2 Change in use: It shall be unlawful to make any change in the use or occupancy of any structure or portion thereof which would subject it to any special provisions of this code without approval of the building official, and the building official's certification that such structure meets the intent of the provisions of law governing building construction for the proposed new use and occupancy, and that such change does not result in any greater hazard to public safety or welfare.

The above mentioned conditions are in violation of Section 103.2 of the 1984 BOCA Building Code, and must be corrected on or before September 27, 1986. Failure to comply with this order will result in a complaint being filed for prosecution in District Court.

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

Very truly yours,

  
P. Samuel Joffes  
Chief of Inspection Services

  
Code Enforcement Officer - Arthur Addato (7)

PSH/ jmr



## CITY OF PORTLAND

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

September 17, 1986

Margaret (Rumel) Drew  
224 Fowler Road  
Cape Elizabeth, ME 04107

Re: 177 Congress St., 3rd. Fl. - 2nd. egress

Dear Mrs. Drew:

A recent inspection was made by Code Enforcement Officer Arthur Addato of the property owned by you at 177 Congress Street, Portland, Maine. As a result of the inspection, you are ordered to correct the following hazardous conditions that exist:

1. THIRD FLOOR APARTMENT - no second egress.
2. No Smoke Detector.

The above mentioned conditions are in violation of Section 104.251 of the 1984 EOC Building Code, and must be corrected on or before Sept. 27, 1986. Failure to comply with this order may result in a complaint being filed for prosecution in District Court and a fine of \$50 to \$1,000 per day for each day these violations exist.

Very truly yours,

  
P. Samuel Hoffman  
Chief of Inspection Services

  
Code Enforcement Officer - Arthur Addato (7)

jmr

REINSPECTION RECOMMENDATIONS

LOCATION 177 Congress St.

PROJECT NCP EE

INSPECTOR Adams

OWNER Margaret S. Davis

| NOTICE OF HOUSING CONDITIONS |                | HEARING NOTICE |         | FINAL NOTICE |         |
|------------------------------|----------------|----------------|---------|--------------|---------|
| Issued                       | Expired        | Issued         | Expired | Issued       | Expired |
| <u>9-17-86</u>               | <u>9-27-86</u> |                |         |              |         |

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

|      |                                                                                                      |
|------|------------------------------------------------------------------------------------------------------|
| DATE | ALL VIOLATIONS HAVE BEEN CORRECTED<br>Send "CERTIFICATE OF COMPLIANCE" _____ "POSTING RELEASE" _____ |
|      | SATISFACTORY Rehabilitation in Progress                                                              |
|      | Time Extended To: _____                                                                              |
|      | Time Extended To: _____                                                                              |
|      | Time Extended To: _____                                                                              |
|      | UNSATISFACTORY Progress<br>Send "HEARING NOTICE" _____ "FINAL NOTICE" _____                          |
|      | "NOTICE TO VACATE"<br>POST Entire _____<br>POST Dwelling Units _____                                 |
|      | UNSATISFACTORY Progress<br>"LEGAL ACTION" To be Taken _____                                          |

9-17-86 ad INSPECTOR'S REMARKS:  
Met with owner and notified her  
of these violations and those  
of NOHC dated 3-3-86 and  
hearing date 8-14-86 with issue of  
final notice of 8-15-86. No compliance  
achieved.

INSTRUCTIONS TO INSPECTOR: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

ADMINISTRATIVE DECISION

City of Portland  
Department of Urban Development  
Housing Inspections Division  
Telephone: 775-5451 - Ext. 311 - 318

Date August 1, 1986

Margaret Rummel  
224 Fowler Road  
Cape Elizabeth, ME 04107

Re: Premises located at 177 Congress St. 13-M-27 EE

Dear Ms. Rummel;

You are hereby notified that a reinspection and your request for additional time on July 30, 1986, regarding our "Notice of Housing Conditions", at the above referred premises, resulted in the decision noted below.

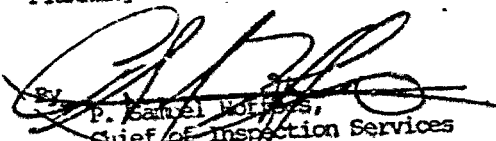
X Expiration time extended to August 11, 1986 in order to complete the work in progress to correct the remaining 19 Housing Code violations as listed on attached Notice of Housing Conditions.

Notice modified as follows:

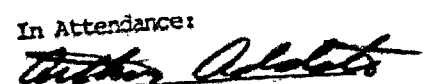
Please notify this office if all violations are corrected before the above mentioned dates, so that a "Certificate of Compliance" may be issued.

Very truly yours,

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

  
P. Samuel Morris,  
Chief of Inspection Services

In Attendance:

  
Margaret Rummel  
Arthur Addato, C.E.O.

Encl.

jmr

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

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

Margaret Rummel  
224 Fowler Road  
Cape Elizabeth, ME 04107

DU 3

CH. 13 BLK. M LOT 27

LOCATION: 177 Congress St.

PROJECT: NUP-EE  
ISSUED: February 3, 1986  
EXPIRES: April 3, 1986

Dear Ms. Rummel:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 177 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 April 3, 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: P. Samuel Hoffses  
Chief of Inspection Services

Arthur Addato  
Code Enforcement Officer - Arthur Addato (7)

Attachments

jar

# HOUSING INSPECTION REPORT

OWNER: Margaret Rummel

LOCATION: 177 Congress St. 13-M-27 EE

CODE ENFORCEMENT OFFICER: Arthur Addato (7)

HOUSING CONDITIONS DATED: Feb. 3, 1986

EXPIRES: Apr. 3, 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.

|                                                                           | <u>SEC. (S)</u> |
|---------------------------------------------------------------------------|-----------------|
| * 1. FIRST & SECOND FLOOR REAR HALL - stairs - obstructed egress.         | 116-2           |
| * 2. OVERALL CELLAR - ceiling - exposed faulty wiring.                    | 113             |
| * 3. MIDDLE CELLAR - furnace - inoperative thermo cut-off.                | 113             |
| * 4. OVERALL CELLAR - floor - debris.                                     | 109-4           |
| * 5. OVERALL REAR - yard - debris                                         | 109-4           |
| * 6. MIDDLE CELLAR - furnace - leaking oil.                               | 114-2           |
| * 7. MIDDLE CELLAR - chimney - deteriorated and missing mortar and brick. | 114-1           |
| * 8. FIRST & SECOND FLOOR FRONT HALL - stairs - missing balusters.        | 108-4           |
| * 9. FIRST FLOOR FRONT HALL - ceiling - cracked and loose plaster.        | 108-2           |
| * 10. SECOND FLOOR REAR SHED - window - missing sash.                     | 108-3           |
| * 11. OVERALL EXTERIOR - wall - missing and worn siding.                  | 108-2           |
| * 12. OVERALL EXTERIOR - trim - peeling paint.                            | 108-1           |

## FIRST FLOOR

|                                                   |       |
|---------------------------------------------------|-------|
| * 13. BATHROOM - window - damaged and loose sash. | 108-3 |
| * 14. KITCHEN - sink - inoperative drain.         | 111-1 |
| * 15. BATHROOM - ceiling - missing plaster.       | 108-2 |
| * 16. BATHROOM - ceiling - leaking.               | 108-2 |
| * 17. BATHROOM - toilet - cracked cover.          | 111-1 |

## SECOND FLOOR

|                                                                   |       |
|-------------------------------------------------------------------|-------|
| * 18. OVERALL DWELLING UNIT - windows - damaged and loose sashes. | 108-3 |
| * 19. LIVING ROOM - windows - cracked and broken glass.           | 108-3 |

## THIRD FLOOR

\* Unable to inspect. Work is in progress.

\*\*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.

1-6-87-HB-SP - aa  
 1-6-87-HB - nearly 200 in water.  
 3-2-87 - " " " " " "  
 4-2-87 - NP/RET (LRA)  
 4-29-87 - NP (")  
 6-2-87 - NP (")  
 7-13-87 - NP (" (LRA)  
 8-5-87 - NP "  
 2-3-88 - NP/OK  
 3-3-88 - SP  
 4-5-88 - look in near O.K. SP  
 5-2-88 - NP/SP  
 6-6-88 - ~~down~~ OK. NP/EXT. aa  
 7-1-88 - NP/OK aa  
 8-3-88 - OK for Co.  
 9-2-88 - OK for Co. C.

REINSPECTION RECOMMENDATIONS

INSPECTOR Adelle

LOCATION 177 Congress St.  
 UNIT 708 / EE  
 OWNER Margaret - Pammel

| NOTICE OF HOUSING CONDITIONS |         | HEARING NOTICE |         | FINAL NOTICE |         |
|------------------------------|---------|----------------|---------|--------------|---------|
| Issued                       | Expired | Issued         | Expired | Issued       | Expired |
| 2-3-86                       | 4-3-86  |                |         |              |         |

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

|         |                                         |                           |                   |
|---------|-----------------------------------------|---------------------------|-------------------|
| DATE    | ALL VIOLATIONS HAVE BEEN CORRECTED      |                           | "POSTING RELEASE" |
| 9-2-86  | Send "CERTIFICATE OF COMPLIANCE"        | ✓                         |                   |
|         | SATISFACTORY Rehabilitation in Progress |                           |                   |
|         | Time Extended To:                       |                           |                   |
|         | Time Extended To:                       |                           |                   |
|         | Time Extended To:                       |                           |                   |
| 8-11-86 | UNSATISFACTORY Progress                 |                           |                   |
| 7-30-86 | Send "HEARING NOTICE" -                 | ✓ <i>failed to appear</i> | "FINAL NOTICE" ✓  |
|         | NOTICE TO VACATE                        |                           |                   |
|         | POST Entire                             |                           |                   |
|         | POST Dwelling Units                     |                           |                   |
|         | UNSATISFACTORY Progress                 |                           |                   |
|         | "LEGAL ACTION" To Be Taken              |                           |                   |

|          |    |                                                |
|----------|----|------------------------------------------------|
| 4-1-86   | QA | INSPECTOR'S REMARKS: RE/T/NA - INC.            |
| 4-8-86   | QA | RE/T/NA - INC.                                 |
| 4-9-86   | QA | RE/CT - NP                                     |
| 5-5-86   | QA | RE/CT - SP                                     |
| 6-5-86   | QA | RE/NP                                          |
| 6-27-86  | QA | RE/INC. T-NA                                   |
| 7-30-86  | QA | RE/CT - NP - send HM                           |
| 8-11-86  | QA | RE/HN - failed to appear. send FN.             |
| 8-12-86  | QA | RE/3FL - T-NA                                  |
| 9-12-86  | QA | RE/NOC - NP - LD to be sent.                   |
| 9-16-86  | QA | Re - CO - No second guess 3FL-1L/APT.          |
|          |    | No SD. No progress on viol. Letters            |
| 9-30-86  |    | INSTRUCTIONS TO INSPECTOR: Sent per BOCA Code. |
|          |    | RE/CO - met with Mark Foley to                 |
|          |    | discuss code requirements and viol.            |
|          |    | and CV permits needed. Mark Foley              |
|          |    | is to let contractor for job.                  |
| 10-28-86 | QA | RE/NOC - CT/O - Cont. coming in for permit     |
|          |    | this week. Cont. has plans                     |
| 12-1-86  | QA | RE/HO - Permit taken out for CV +              |
|          |    | alter                                          |

Inspection Services  
Samuel P. Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

October 19, 1992

Margaret I. Morton  
224 Fowler Rd.  
Cape Elizabeth, ME 04107

Re: 177 Congress St  
CBL #: 013-M-028  
DU: 3

Dear Ms. Morton,

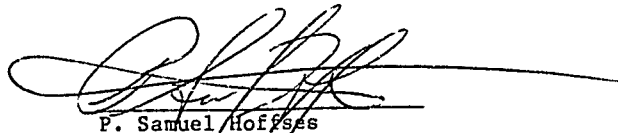
A re-inspection at the above noted property was made on October 16, 1992. This is to certify that you have complied with our request to correct the violation(s) of the Municipal Code relating to housing conditions noted on our letter dated October 25, 1991.

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,

  
Merlin Leary  
Code Enforcement Officer

  
P. Samuel Hoffses  
Chief of Inspection Services



Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

AUGUST 8, 1996

DREW MARGARET I  
224 FOWLER RD  
CAPE ELIZABETH ME 04107

Re: 177 CONRESS ST  
CBL: 013- - M-027-001-02  
DU: 3

Dear Ms. Drew:

A reinspection at the above-noted property was made on July 16, 1996.

This is to certify that you have complied with our request to correct the violations of the Municipal Code relating to housing conditions noted on our letter dated October 11, 1995.

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

In order to aid in the preservation of Portland's existing housing inventory, it shall be the policy of this department to inspect each residential building at least once every three years.

Sincerely,

*Merle Leary*  
Merle Leary  
Code Enforcement Officer

*Tammy Munson*  
Tammy Munson  
Code Enfc. Offr./ Field Supv.



Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

## CITY OF PORTLAND

October 11, 1995

DREW MARGARET I  
224 FOWLER RD  
CAPE ELIZABETH ME 04107

Re: 177 Congress St  
CBL: 013- - M-027-001-02  
DU: 3

Dear Ms. Drew:

You are hereby notified, as owner or agent, that an inspection was made of the above referenced property. Violations of Article V of the Municipal Ordinance (Housing Code) were found as described in detail on the attached "Housing Inspections Report".

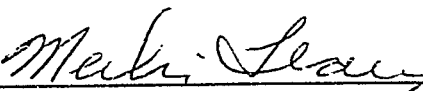
In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects within sixty (60) days. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within ten (10) days from this date, we will assume the repairs to be in progress and, on re-inspection within the time set forth above, will anticipate that the premises have been brought into compliance with the Housing Code Standards.

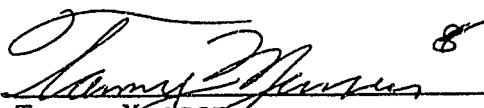
Please Note: You should consult this department to insure that any corrective action you should undertake complies with the building, plumbing, electrical, zoning and other Articles of the City Code.

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

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

Sincerely,

  
Merle Leary  
Code Enforcement Officer

  
Tammy Munson  
Code Enfc. Offr./ Field Supv.

# HOUSING INSPECTION REPORT

Location: 177 Congress St  
Housing Conditions Date: October 11, 1995  
Expiration Date: December 10, 1995

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

- |    |                                                                         |        |
|----|-------------------------------------------------------------------------|--------|
| 1. | INT - CHIMNEY -<br>FLUE HAS EXCESSIVE SOOT                              | 114.10 |
| 2. | INT - CELLAR -<br>THERE IS AN ACCUMULATION OF LITTER, DEBRIS, OLD TIRES | 109.40 |
| 3. | INT - 2ND FL; APT #2 - BATHROOM<br>CEILING FAN IS INOPERATIVE           | 112.00 |
| 4. | INT - 2ND FL; APT #2 -<br>REAR DOOR HAS AN ILLEGAL LOCKSET              | 108.30 |
| 5. | INT - 2ND FL; APT #2 -<br>REAR DOOR EGRESS IS OBSTRUCTED                | 116.20 |
| 6. | INT - 3RD FL; APT #3 -<br>FRONT DOOR HAS AN ILLEGAL LOCKSET             | 108.30 |

PRIORITY VIOLATION : #3

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

## CITY OF PORTLAND

October 16, 1995

DREW MARGARET I  
224 FOWLER RD  
CAPE ELIZABETH ME 04107

Re: 177 Congress St  
CBL: 013- - M-027-001-01  
DU: 3

Dear Ms. Drew:

During a recent inspection of the property owned by you at the above referred address, it was noted that smoke detectors were missing/inoperable in some locations(i.e.; second and third floors).

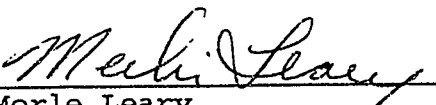
25 MRSA 2464 required that approved smoke detectors be installed in each apartment in the immediate vicinity of the bedrooms. When activated, the detector shall provide an alarm suitable to warn the occupants within the individual unit. Failure to comply with this statute may result in a fine of up to \$500 for each violation.

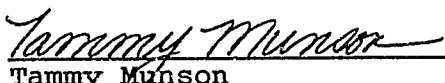
Re-inspection of your property will be made in 24 hours. Lack of compliance will result in referral of the matter for legal action.

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

Please read and implement the attached formal code interpretation or determination - Number 93-1 - March 10, 1993 - from the State Fire Marshall's office.

Sincerely,

  
Merle Leary  
Code Enforcement Officer

  
Tammy Munson  
Code Enfc. Offr./ Field Supv.

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

October 16, 1995

DREW MARGARET I  
224 FOWLER RD  
CAPE ELIZABETH ME 04107

Re: 177 Congress St  
CBL: 013- - M-027-001-01  
DU: 3

Dear Ms. Drew:

During a recent inspection of the property owned by you at the above referred address, it was noted that smoke detectors were missing/inoperable in some locations(i.e.; second and third floors).

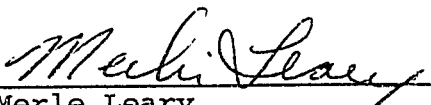
25 MRSA 2464 required that approved smoke detectors be installed in each apartment in the immediate vicinity of the bedrooms. When activated, the detector shall provide an alarm suitable to warn the occupants within the individual unit. Failure to comply with this statute may result in a fine of up to \$500 for each violation.

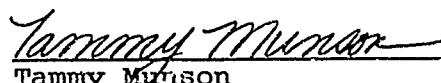
Re-inspection of your property will be made in 24 hours. Lack of compliance will result in referral of the matter for legal action.

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

Please read and implement the attached formal code interpretation or determination - Number 93-1 - March 10, 1993 - from the State Fire Marshall's office.

Sincerely,

  
Merle Leary  
Code Enforcement Officer

  
Tammy Munson  
Code Enfc. Offr./ Field Supv.

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

**CITY OF PORTLAND**

AUGUST 8, 1996

DREW MARGARET I  
224 FOWLER RD  
CAPE ELIZABETH ME 04107

F . 177 CONRESS ST  
CBL: 013- - M-027-001-02  
DU: 3

Dear Ms. Drew:

A reinspection at the above-noted property was made on July 16, 1996.

This is to certify that you have complied with our request to correct the violations of the Municipal Code relating to housing conditions noted on our letter dated October 11, 1995.

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

In order to aid in the preservation of Portland's existing housing inventory, it shall be the policy of this department to inspect each residential building at least once every three years.

Sincerely,

*Merle Leary*  
Merle Leary  
Code Enforcement Officer

*Tammy Munson*  
Tammy Munson  
Comm. Infc. Offr./ Field Supv.

