

189 Congress Street

13-M-24

George Piacentini

MUNJ-NO



SHAW-WALKER

78503-38

CERTIFICATE
OF
COMPLIANCE

CITY OF PORTLAND

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

October 23, 1979

Mr. George Piacentini
189 Congress Street
Portland, Maine 04101

Re: Premises located at 189 Congress Street - 13-M-24

Dear Mr. Piacentini:

A re-inspection of the premises noted above was made on October 22, 1979
by Housing Inspector Carroll.

This is to certify that you have complied with our request to correct the violation
of the Municipal Codes relating to housing conditions as described in our "Notice
of Housing Conditions" dated January 7, 1977.

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

In order to aid in the preservation of Portland's existing housing
inventory, it shall be the policy of this department to inspect
each residential building at least once every five years.
Although a property is subject to re-inspection at any time during
the said five year period, the next regular inspection of this
property is scheduled for October 1984.

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

Inspector

R. Carroll

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

CITY OF PORTLAND MAINE
DEPARTMENT OF NEIGHBORHOOD CONSERVATION
HOUSING INSPECTIONS DIVISION

NOTICE OF HEARING

April 25, 1979

To: Mr. George Piacentini
189 Congress Street
Portland, Maine 04101

Re: Premises located at 185 Congress Street - 3-M-24 - MN

Dear Mr. Piacentini:

Because of your failure to comply with previous NOTICES, you are hereby invited to appear in Room 315, City Hall, 389 Congress Street, Portland, Maine at 9 A.M. on Monday, May 7th, 1979, to show cause why legal action should not be taken against you for violations of the Municipal Codes relating to housing conditions at the above referred premises, as described more fully in the attached copy of the original NOTICE received by you on or about January 7, 1977.

FAILURE TO APPEAR MAY RESULT IN PROSECUTION

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

Joseph E. Gray, Jr., Director
Neighborhood Conservation

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

Requested by K. Carroll
Inspector

Enclosure
/88

189 Congress Street

Remaining code violations to be corrected (original Notice of Housing Conditions dated 1-7-77):

1. EXTERIOR WALLS - overall - replace broken siding. 3-a
2. THIRD FLOOR LEFT PORCH - roof - repair leaking roof. 3-a
- *3. FIRST FLOOR LEFT PORCH - stairs - repair the loose handrail. 3-d
4. FIRST FLOOR LEFT PORCH - remove all debris from porch and properly dispose of it. 4-e
- *5. FIRST FLOOR REAR PORCH - steps - replace rotted steps. 3-d
6. SECOND FLOOR REAR PORCH - window - replace broken sash. 3-c
7. RIGHT ROOF - chimney - replace missing mortar. 3-a
8. RIGHT FRONT AND LEFT FRONT ROOF - repair or replace rotted cornice. 3-a
9. REAR ROOF - replace the rotted and broken fascia boards. 3-a
10. REAR ROOF - replace the broken and missing gutter. 3-a
- *11. FIRST FLOOR LEFT REAR SHED - replace rotted support post. 3-a
- *12. LEFT FRONT EXTERIOR PORCH - stairs - repair or replace the loose newel post and handrail. 3-d
- *13. FIRST AND SECOND FLOOR LEFT EXTERIOR PORCH - stairs - repair or replace the loose and broken treads. 3-d
- *14. LEFT EXTERIOR PORCH - replace the rotted broken safety rails, balusters and decking. 3-d
15. LEFT EXTERIOR PORCH - roof - replace the rotted, broken and missing roofing materials. 3-a
16. THIRD FLOOR LEFT MIDDLE - windows - replace rotted and broken sill and sash. 3-c
17. EXTERIOR TRIM - overall - remove loose and peeling paint; make trim weathertight and watertight by painting or some other suitable means. 3-a
- *18. LEFT REAR PORCH (first floor) - stairs - replace missing step. 3-d
- *19. FIRST FLOOR LEFT REAR PORCH - stairs - replace rotted and loose steps. 3-d
20. LEFT MIDDLE HALL - walls - repair or replace missing plaster. 3-b
21. THIRD FLOOR HALL - ceiling - replace missing ceiling tiles. 3-b
22. SECOND FLOOR HALL - stairs - secure the loose banister. 3-d
23. SECOND FLOOR HALL - steps - replace the broken treads. 3-d

Second Floor

24. FRONT BEDROOM AND BATHROOM - window - replace broken parting beads. 3-c
- *25. FRONT BEDROOM - wall - replace missing switch cover. 8-e

Third Floor

26. KITCHEN - window - replace missing sash. 3-c
- *27. KITCHEN - window - replace missing parting bead. 3-c
28. LIVING ROOM - ceiling - repair sagging tiles. 3-c
29. LIVING ROOM - window - replace missing counter balance cords allowing window sash to remain elevated when opened. 3-c
- *30. LIVING ROOM - wall - replace missing flue cover. 9-c
31. BATHROOM - bathtub - replace missing fixtures. 6-d
32. RIGHT MIDDLE BEDROOM - window - replace missing counter balance cords allowing window sash to remain elevated when opened. 3-c
- *33. RIGHT REAR BEDROOM - wall - replace missing switch plate cover. 8-e

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

We suggest you contact the City of Portland Building Inspection Department, 389 Street - tel. 775-5451 - to determine if any of the items listed above require a building or alteration permit.

10/76
CITY OF PORTLAND
DEPARTMENT OF HEALTH & SOCIAL SERVICES
HOUSING DIVISION
Telephone 775-5451 - Extension 448

Mr. George Placentini
189 Congress Street
Portland, Maine 04101

3-77
NOTICE OF HOUSING CONDITIONS

13-M-24
DU 2
Ch.-Bl.-Lot 3-M-24
Location: 189 CONGRESS STREET
Project: MUN. NORTH
Issued: Jan. 7, 1977
Expired: Mar. 7, 1977

Dear Mr. Placentini:

An examination was made of the premises at 189 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 March 7, 1977. You may contact this office to arrange a satisfactory repair schedule if you are unable to make such repairs within the specified time. We will assume the repairs to be in progress if we do not hear from you within ten days from this date and, on re-inspection within the time set forth above, will anticipate that the premises have been brought into compliance with Code Standards. Please contact this office if you have any questions regarding this Notice.

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

Sincerely yours,

David C. Bittenbender, Director
Health & Social Services

Inspector D. Stevenson

By Chief of Housing Inspections

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

1. OVERALL WALLS	- Siding	- Replace broken siding.	3a
2. 3rd Floor Left Porch	- Roof	- Repair the leaking roof.	3a
*3. 1st FL. Left Porch	- Stairs	- Repair the loose hand rail.	3d
4. 1st FL. Left Porch	- Debris	- Remove and properly dispose of the debris.	4a
*5. 1st FL. Rear Porch	- Step	- Replace the rotted step.	3d
6. 2nd FL. Rear Porch	- Window	- Replace the broken sash.	3c
7. Right Roof Chimney	- Mortar	- Replace the missing mortar.	3a
8. Right Roof	- Gutter	- Replace the missing gutter.	3a
9. Right Front Wall	- Downspout	- Replace the missing downspout.	3a
10. Left Rear Yard	- Debris	- Remove and properly dispose of the debris.	4a
20 11. Left Middle Hall	- Wall	- Repair or replace the missing plaster.	3b
21 12. 3rd Fl. Hall	- Ceiling	- Replace the missing ceiling tile.	3b
22 13. 2nd Fl. Hall	- Steps	- Secure the loose bannister.	3d
23 14. 2nd Fl. Hall	- Step	- Replace the broken tread.	3d
SECOND FLOOR, OVERALL			
24 15. FRONT BEDROOM	- Window	- Replace broken parting head.	3c
BATHROOM	- Window	- " " "	3c
*25 16. FRONT BEDROOM	- Wall	- Replace missing switch cover.	3a

CONTINUED.....

189 Congress Street

THIRD FLOOR, OVERALL

26	17.	KITCHEN	- Window -	Replace missing parting bead.	3c
27	18.	KITCHEN	- Window -	Replace missing sash.	3c
28	19.	LIVING ROOM	- Ceiling-	Repair the sagging tile.	3c
29	20.	LIVING ROOM	- Window -	Replace missing counter balance cords allowing window sash to remain elevated when opened.	3c
*30	*21.	LIVING ROOM	- Wall -	Replace missing flue cover.	9c
31	22.	BATHROOM	- Bathtub-	Replace the missing fixtures.	6d
32	23.	RIGHT MID. BEDRM-	Window-	Replace missing counter balance cords allowing window sash to remain elevated when opened.	3c
		RIGHT REAR BEDRM-	Window-	" " " " " "	3c
*33	*24.	RIGHT REAR BEDRM-	Wall	-Replace missing switch plate cover.	8e

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

LDN:fl

ADDITIONAL VIOLATIONS 11-24-79

8- RR/RE RO CORNICE R/F/LEF NO 3A
 9- RE RO/BR FACIAS RE RO 3A
 10- RE BR/MI GUTTER RE RO 3A
 *11- *RE RO SUPPORT POST 1ST LER SH 3A
 *12- *RR/RE LO NEWELL POST & VANDRIL LEF EX PO SRS 3D
 *13- *RR/RE LO/BR TREADS 1ST & 2ND LE EX PO SRS 3D
 *14- *RE R 3R SAFETY RAILS, BALLUSTONS & DECKING LE EX PO 3D
 15- RE RO/BR/MI ROOFING MATERIALS LE EX NO 3A
 16- RE RO/BR SILL & SASH 2ND LEM W/S 3C
 17- RM LO/PI PAINT O/A EX TRIM 3A
 *18- *RE MI STEPIER EX PO SRS 3D
 *19- *RE RO/LO 1ST LER EX PO SRS 3D

REINSPECTION RECOMMENDATIONS

INSPECTOR C. J. Smith

LOCATION 189 Gage St - 1st fl
PROJECT 1st fl
OWNER George P. Smith

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
1-7-77	3-7-77				

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

DATE <u>8-22-77</u>	ALL VIOLATIONS HAVE BEEN CORRECTED <u>✓</u> Send "CERTIFICATE OF COMPLIANCE" <u>✓</u> "POSTING RELEASE"
	SATISFACTORY Rehabilitation in Progress
	Time Extended To: _____
	Time Extended To: _____
	Time Extended To: _____
<u>4-24-77</u>	UNSATISFACTORY Progress <u>May 7 at 9:00</u> Send "HEARING NOTICE" <u>4-24-77</u> "FINAL NOTICE"
	"NOTICE TO VACATE" POST Entire _____ POST Dwelling Units _____
	UNSATISFACTORY Progress "LEGAL ACTION" To Be Taken _____
<u>4-24-77</u>	INSPECTOR'S REMARKS: <u>Ref / very little progress 2 yrs - 12 additional violations found -</u> <u>Send HN</u>
<u>8/22/77</u>	<u>Ref / no T - 12 violations corrected through</u> <u>Relax program - Send CCRK</u>
	INSTRUCTIONS TO INSPECTOR: <u>CK</u> <u>11/22/77</u>

(3)

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

November 6, 1991

George Piacentini
225 Bradley St
Portland, ME 04102

Re: 189 Congress St
CBP #: 13-M-024
DU: 2

Dear Mr. Piacentini,

You are hereby notified, as owner or agent, that an inspection was made of the premises at 189 Congress St. 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 January 6th, 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,


Merlin Leary
Code Enforcement Officer


S. Samuel Hoffses
Chief of Inspection Services

HOUSING INSPECTION REPORT

Location: 189 Congress St
Owner: George Piacentini
Housing Conditions Date: November 6, 1991
Expiration Date: January 6, 1991

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

- | | |
|---|-------|
| 1. Int - 2nd fl/apr #2 - Rear Bedroom Window - Broken Glass | 108-3 |
| 2. Int - 2nd fl/apr #2 - Livingroom Ceiling - Hanging Light | 113-5 |

Item #2 is priority.

