

203 Congress Street

13-M-18

Seventh Day Adventists

MUNJ-NO



SHAW-WALKER

#8503-SR

Re: 203 Congress St. - 9. adddate (Hans.)

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

PS Form 3811, Oct 1980

● SENDER: Complete items 1, 2, 3, and 4.
Add your address in the "RETURN TO" space on reverse.

(CONSULT POSTMASTER FOR FEES)

1. The following service is requested (check one):
☐ Show to whom and date delivered
☐ Show to whom, date, and address of delivery ..
☒ RESTRICTED DELIVERY
(The restricted delivery fee is charged in addition to the return receipt fee.)

TOTAL \$

2. ARTICLE ADDRESSED TO:
 David C. & or Juliet Langzettel
 65 Groveside Road
 Portland, Maine 04102

3. TYPE OF SERVICE: ☐ REGISTERED ☐ INSURED
☒ CERTIFIED ☐ COD
☐ EXPRESS MAIL

ARTICLE NUMBER
 935 427

(Always obtain signature of addressee or agent)

I have received the article described above.
 SIGNATURE ☐ Addressee ☐ Authorized agent
Juliet Langzettel

DATE OF DELIVERY
 1/28/84

6. ADDRESSEE'S ADDRESS (Only if requested)

7. UNABLE TO DELIVER BECAUSE:

7a. ERM COUPON
 LITIAN SPO

POSTMARK
 JAN 28 1984

REQUEST FOR SERVICE

PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	12-21-82	BY	MM	DISTRICT	Millington
REQUEST BY	NAME	E. K. Juriontkowski			
	ADDRESS	283 Congress			
OWNER	NAME				
	ADDRESS				
CONDITIONS	ADDRESS	283 Congress 3rd			
Deteriorated flooring.					
No telephone.					
COMMENTS	Joniene always home at 11:00 a.m. added to				
SPECIAL INSTRUCTIONS	You have NEHC out. No HC 12-82				
DIVISION	SANITATION	HOUSING	NURSING	BY	
PRIORITY	ROUTINE	SPECIAL		DATE	
	URGENT	REPORT TO			

ADMINISTRATIVE DECISION

City of Portland
Department of Urban Development
Housing Inspections Division
Telephone: 775-5451 - Ext. 311 - 312

Date July 27, 1982

David C. & or Juliet B. Langzettel
65 Groveside Road
Portland, Maine 04102

Re: Premises located at 203 Congress St. 13-M-19 MN

Dear Mr. & Mrs. Langzettel:

You are hereby notified that a reinspection and your request for addition-
time on July 14, 1982, regarding our "Notice of Housing
Conditions"
at the above referred premises resulted in the decision noted below.

X Expiration time extended to August 15, 1982 in order to
complete the work in progress to correct the remaining 6 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 and Urban
Development

By Lyle P. Noyes
Inspection Services Division

In Attendance:

Mr. Wing
Mrs. Langzettel

Encl.
jmr

HOUSING INSPECTION REPORT

OWNER: David C. &/or Juliet B. Langzettel CODE ENFORCEMENT OFFICER - Wing
203 Congress Street, Portland, Maine 13-M-19 MN Notice of Housing Conditions
DATED: November 17, 1981 EXPIRES: February 17, 1982

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

	SEC.(S)
1. OVERALL EXTERIOR - trim & walls - loose and peeling paint.	3-a
2. OVERALL EXTERIOR - wall - loose and broken clapboards.	3-b
3. LEFT FRONT CELLAR - floor - exposed oil line.	9-c
4. FRONT BEDROOM windows - broken storm glass.	3-c

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

ADDITIONAL VIOLATIONS 7-14-82:

1. REAR CELLAR - ceiling - loose light fixture.	8-e
2. FIRST FLOOR REAR HALL - wall - exposed wiring.	8-e
3. FIRST FLOOR REAR HALL - windows - missing glass.	3-c

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND

DU 2

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

David C. &/or Juliet B. Langzettell
65 Groveside Road
Portland, Maine 04102

Ch.-Blk.-Lot: 13-M-19
Location: 203 Congress Street

Project: NCP- MN
Issued: November 17, 1981
Expires: February 17, 1982

Dear Mr. David C. &/or Juliet B. Langzettell:

As owner or agent, you are hereby notified that an examination was made of the premises 203 Congress Street, Portland, Maine by Code Enforcement Officer Mar Wing. Violations of Municipal Codes relating to housing conditions were found as described in detail on the attached housing inspection report.

In accordance with provisions of the above mentioned Codes, you are hereby requested to correct those defects on or before Feb. 17, 82. 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 aid this Department in it's goal to maintain all Portland residents in decent, safe, and sanitary housing.

Very truly yours,

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

By

Lyle D. Noyes
Lyle D. Noyes,
Inspection Services Division

Marland Wing
Code Enforcer & Officer Wing (1)

Attachments:

JMR

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND

DU 2

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

Ch.-Blk.-Lot: 13-M-19
Location: 203 Congress Street

David C. &/or Juliet B. Langzettel
65 Groveside Road
Portland, Maine 04102

Project: NCP- MN
Issued: November 17, 1981
Expires: February 17, 1982

Dear Mr. David C. &/or Juliet B. Langzettel:

As owner or agent, you are hereby notified that an examination was made of the premises at 203 Congress Street, Portland, Maine by Code Enforcement Officer Marland Wing. Violations of Municipal Codes relating to housing conditions were found as described in detail on the attached housing inspection report.

In accordance with provisions of the above mentioned Codes, you are hereby requested to correct those defects on or before Feb. 17, 82. 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.

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

By Lyle D. Noyes,
Inspection Services Division

Code Enforcement Officer - Wing (1)

Attachments:

jmr

HOUSING INSPECTION REPORT

OWNER: David C. &/or Juliet E. Langzettel CODE ENFORCEMENT OFFICER - Wing
203 Congress Street, Portland, Maine 13-M-19 MN Notice of Housing Conditions
DATED: November 17, 1981 EXPIRES: February 17, 1982

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- | | <u>SEC.(S)</u> |
|---|----------------|
| 1. OVERALL EXTERIOR - trim & walls - loose and peeling paint. | 3-a |
| 2. OVERALL EXTERIOR - wall - loose and broken clapboards. | 3-b |
| 3. LEFT FRONT CELLAR - floor - exposed oil line. | 9-c |
| 4. FRONT BEDROOM - windows - broken storm glass. | 3-c |

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

HOUSING INSPECTION REPORT

OWNER: David C. &/or Juliet B. Langzettel

CODE ENFORCEMENT OFFICER - Wing

203 Congress Street, Portland, Maine 13-M-19 MN Notice of Housing Conditions
DATED: November 17, 1981 EXPIRES: February 17, 1982

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1. OVERALL EXTERIOR - trim & walls - loose and peeling paint.
2. OVERALL EXTERIOR - wall - loose and broken clapboards.
3. LEFT FRONT CELLAR - floor - exposed oil line.
4. FRONT BEDROOM - windows - broken storm glass.

SEC.(S)

3-a

3-b

9-c

3-c

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

Date Nov. 17, 1981

FOR YOUR INFORMATION AS A NEW OWNER

The following excerpts are from Chapter 307 of the City of Portland Municipal Codes regulating "Minimum Standards for Housing" commonly referred to as the City of Portland HOUSING CODE.

SECTION 1 - MINIMUM STANDARDS FOR DWELLINGS ESTABLISHED: There are hereby established minimum standards for buildings used for dwelling purposes in the City of Portland. All such buildings not now conforming to these standards will be required to meet such minimum standards, and buildings newly constructed or converted for such purposes shall meet such minimum standards. The standards set forth herein are intended to be minimum only and shall not be construed otherwise, nor shall they apply wherever a greater standard is required by any other ordinance or law.

SECTION 19 - RESTRICTION ON CONVEYANCE OF PROPERTY: It shall be a violation of this ordinance for any person to sell, transfer, or otherwise dispose of any property against which an order has been issued by the Health Officer under the provisions of this ordinance unless he shall first furnish to the grantee a true copy of a such order and shall at the same time notify the Health Officer in writing of the intent to so transfer either by delivering said notice to the Health Officer and receiving a receipt therefore or by registered mail, return receipt requested, giving the name and address of the person to whom the transfer is proposed. In the event of a violation of this section of this ordinance, such person shall be subject to a fine of not less than \$50.00 nor more than \$100.00, in addition to any fine which may be imposed for failure to comply with any order of the Health Officer as provided herein.

SECTION 20 - RESPONSIBILITY HEREUNDER MAY NOT BE TRANSFERRED: No contract or agreement between owner and/or operator and occupant relating to compliance with the terms of this ordinance shall be effective in relieving any person of responsibility for compliance with the provision of this ordinance as set forth herein.

SECTION 24 - PENALTY: Any person violating any of the provisions of this ordinance or failing or neglecting or refusing to obey any order or notice of the Health Officer issued hereunder shall be subject to a fine of not less than \$50.00 nor more than \$1,000.00 and each day's violation shall be considered to be a separate offense.

RE: 203 Congress Street 13-M-19 MN - OWNER: David C. &/or Juliet B. Lanczettel

AS THE NEW OWNER of the above we must inform you that SECTION 19 - RESTRICTION ON CONVEYANCE OF PROPERTY, does apply to this property as the Housing Inspection Division, Health & Social Services has an open file in this case.

If you have any questions regarding this matter, please call the Housing Inspection Div. at 775-5451, Ext. 448 or 358.

Date Nov. 17, 1981

FOR YOUR INFORMATION AS A NEW OWNER

The following excerpts are from Chapter 307 of the City of Portland Municipal Codes regulating "Minimum Standards for Housing" commonly referred to as the City of Portland HOUSING CODE.

SECTION 1 - MINIMUM STANDARDS FOR DWELLINGS ESTABLISHED: There are hereby established minimum standards for buildings used for dwelling purposes in the City of Portland. All such buildings not now conforming to these standards will be required to meet such minimum standards, and buildings newly constructed or converted for such purposes shall meet such minimum standards. The standards set forth herein are intended to be minimum only and shall not be construed otherwise, nor shall they apply wherever a greater standard is required by any other ordinance or law.

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RE: 203 Congress Street 13-M-19 PM - OWNER: David C. &/or Juliet B. Langzettel

AS THE NEW OWNER of the above we must inform you that SECTION 19 - RESTRICTION ON CONVEYANCE OF PROPERTY applies to this property as the Housing Inspection Division, Health & Social Services has an open file in this case.

If you have any questions regarding this matter, please call the Housing Inspection Div. at 775-5451, Ext. 448 or 358.

13-M-18

4.23.82

DAVID C & JULIET B. LANGZETTEL

65 Lakeside Rd

City 04102

702 6891

7-77

NOTICE OF HOUSING CONDITIONS

DU 2

CITY OF PORTLAND
DEPARTMENT OF NEIGHBORHOOD CONSERVATION
HOUSING INSPECTIONS DIVISION
Telephone 775-5451 - Extension #448 - #358
Seventh Day Adventist Conference
91 Allen Avenue
Portland, Maine 04103
Rev. Copco

Ch.-Bl.-Lot: 13-M-19
Location: 203 Congress Street
Project: NCP-MW
Issued: 5-9-77
Expired: 7-9-77

Rev. Copco
797-4662

Dear Sirs:

An examination was made of the premises at 203 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 July 2, 1977. You may contact this office to arrange a satisfactory repair schedule if you are unable to make such repairs within the specified time. We will assume the repairs to be in progress if we do not hear from you within ten days from this date and, on re-inspection within the time set forth above, will anticipate that the premises have been brought into compliance with Code Standards. Please contact this office if you have any questions regarding this Notice.

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

Sincerely yours,

Joseph E. Gray, Jr., Director
Neighborhood Conservation

Inspector
Stevenson

By
Lyle D. Noyes,
Chief of Housing Inspections

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

- 9-19 CELLAR - provide ^{PROPER} ground for electrical service. 8-a
10-210 FRONT CELLAR - chimney - provide clean-out. 3-a
- Second Floor
6-5-19 KITCHEN, LIVING ROOM AND FRONT BEDROOM - ceilings - remove peeling paint. 3-b
6-5-19 KITCHEN - window - replace missing counter balance cords - allowing window sash to remain elevated when opened. 3-b
6-5-19 LIVING ROOM - ceiling - repair inoperative light. 3-c
6-5-19 LIVING ROOM - wall - remove illegal extension cord. 8-c
6-5-19 BATHROOM - bathtub - correct the condition at the fixture that caused a cross connection at the bathtub in the bathroom. 6-d
6-5-19 FRONT BEDROOM - window - secure loose glass by replacing points or reglazing. 3-a
6-5-19 FRONT BEDROOM - window - repair loose sash. 3-c
6-5-19 REAR BEDROOM - walls and ceiling - replace loose and missing plaster. 3-b

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

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

Additional Violations next page

Additional Violations 6-6-79

1-	RM	LO/RE	PAINT	O/A	EX	TRIM	3H
2-*	PU	LO		LEF/LER	EX	CANNERS	3E
3-	RR	LO/BR	CLAPBOARDS	FR/R/RE	EX	WA	3B
4-*	RE	MI	SAFETY RAIL	LEM	EX	PO	3D
5-*	RE	BR	TREAD	LEM	EX	PO SR	3D
6-*	RE	MI/BR	DECKING	1ST RE	EX	PO FL	3D
7-*	RE	RU	STRINGERS & SUPPORTS	1/2/3	RE	EX PO'S	3D
8-*	RE	BR	TREADS	LEM	CE	SRS	3D
9+10-*	IN		HANDRAIL	1/2/3	LEM	HA SRS	3D
12-*	DE	LE		3RD	LEM	HA CL	3B
13-*	RE	WD/BR	TREADS	2/3	LEM	HA SRS	3D
14-*	RE	BR	GLASS	2ND	LEM	HA WI	3C
15-*	RE	BR/MI	PLASTER	3RD	FR	HA CL	3B
16-	RM	LO/RE	PAINT	2ND	FR	HA CL	3B

2ND FL DU

21-*	RE	BR	GLASS	FR	BE	WI'S	3C
22-*	RR	IN	LIGHT FIXTURE	RIM	BE	CL	8E
18-*	DE	LE		KI/BA	CL		3B

REINSPECTION RECOMMENDATIONS

LOCATION 2001 N. 10th St. ST. LOUIS
 PROJECT MIN
 OWNER LAURENCE E. BROWN

INSPECTOR SEAN A. [unclear]

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
5/1/77	7/1/77				

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: _____
6-5-77 @	UNSATISFACTORY Progress <i>June 19 at 9:30</i> Send "HEARING NOTICE" _____ "FINAL NOTICE" _____
	"NOTICE TO VACATE" POST Entire _____ POST Dwelling Units _____
	UNSATISFACTORY Progress "LEGAL ACTION" To Be Taken _____

INSPECTOR'S REMARKS:

12/1/77 V. [unclear]
 6-5-77 @ *Very little work done - appears to be further deterioration. Add. additional violations & Send HN @*
 6-18-77 @ *30 day OTX per LDN - CP*
 10-2-77 @ *Re/CT - (Why) items # 1, #18 & #22 corrected. Also 3 more violations noted. One violation on 3rd - Refused work due to Capt. M. 40 of PFD.*
 10-12-77 @ *Contacted me HPT & arranged meeting of property on 10/15/77 at 10:00.*
 10-15-77 @ *Re/CO/SP - W.P. - OTX to 12/9/77.*
 2-11-80 @ *Re/CT (and) SP on violation - Extra work to be done in Spring. OTX to*
 4-23-80 @ *Re/Slow but satisfactory progress - OTX to 6/9/80*

INSTRUCTIONS TO INSPECTOR.

REINSPECTION RECOMMENDATIONS

INSPECTOR M Wing

LOCATION 203 Congress St.
PROJECT MN NRP
OWNER /

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired

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

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	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:

5-14-81 MW

Owner has replaced porch + installed
solar w. a. 17X 30 lgs. 6-14-81

INSTRUCTIONS TO INSPECTOR:

X

CITY OF PORTLAND MAINE
DEPARTMENT OF NEIGHBORHOOD CONSERVATION
HOUSING INSPECTIONS DIVISION

NOTICE OF HEARING ✓

June 8, 1979

To: Seventh Day Adventist Conference
91 Allen Avenue
Portland, Maine 04103
Atten: Rev. Copco

Re: Premises located at 203 Congress Street, Portland, Maine NCP-MN 13-M-19

Dear Rev. Copco:

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 9:30 a.m. on June 19, 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 May 9, 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

VV

*Hearing held by phone
with L DN 6-18. OTX*

PS Form 3811 Apr 1977

RETURN RECEIPT REGISTERED, INSURED AND CERTIFIED MAIL

SENDER		Items 1, 2 and 3 address in the RETURN		space on
1 The following service is requested, checked				
Show to whom and date delivered				C
Show to whom, date, and address of delivery				C
RESTRICTED DELIVERY				
Show to whom and date delivered				C
RESTRICTED DELIVERY				
Show to whom, date, and address of delivery				S
CONSULT POSTMASTER FOR FEES.				
2 ARTICLE ADDRESSED TO <i>1977 Patent Conference</i> <i>94 Wilson, Lane</i> <i>1-1000, Miami 04103</i> <i>Attn: New Copies</i>				
3 ARTICLE DESCRIPTION				
REGISTERED NO	CERTIFIED NO	INSURED NO		
	520376			
(Always obtain signature of addressee or agent)				
I have received the article described above				
SIGNATURE				Authorized agent
DATE OF DELIVERY				POSTMARK
5 ADDRESS (Complete on request)				
6 UNABLE TO DELIVER BECAUSE				CLERK'S INITIALS

57GPO 1977-0-249-595

June 8, 1979

Remaining Housing Code Violations.

NOHC - 5/9/77 203 Congress Street, Portland, Maine NCP-MN 13-M-19

1. OVERALL EXTERIOR TRIM - remove loose and peeling paint and make the trim of the structure weathertight and watertight by painting or some other suitable means. 3a
 2. LEFT FRONT & LEFT REAR - EXTERIOR CHIMNEYS - point up loose chimneys. 3e
 3. FRONT, RIGHT & REAR - EXTERIOR WALL - repair loose and broken clapboards. 3b
 4. LEFT MIDDLE EXTERIOR PORCH - replace missing safety rail. 3d
 5. LEFT MIDDLE EXTERIOR - PORCH STAIRS - replace broken tread. 3d
 6. FIRST FLOOR REAR - EXTERIOR PORCH FLOOR - replace missing and broken decking. 3d
 7. FIRST, SECOND & THIRD FLOORS - REAR EXTERIOR PORCHES - replace rotted stringers and supports. 3d
 8. LEFT MIDDLE CELLAR STAIRS - replace broken treads. 3d
 9. CELLAR - provide proper ground for electrical service. 8e
 10. FRONT CELLAR - CHIMNEY - provide clean out. 3e
 11. FIRST, SECOND & THIRD FLOORS - LEFT MIDDLE HALL STAIRS - install handrail. 3d
 12. THIRD FLOOR - LEFT MIDDLE HALL CEILING - determine the reason and remedy the condition causing leakage. 3b
 13. SECOND & THIRD FLOOR - LEFT MIDDLE HALL STAIRS - replace worn and broken treads. 3d
 14. SECOND FLOOR - LEFT MIDDLE HALL WINDOW - replace broken glass. 3c
 15. THIRD FLOOR FRONT HALL CEILING - replace broken and missing plaster. 3b
 16. SECOND FLOOR - FRONT HALL CEILING - remove loose and peeling paint. 3b
- SECOND FLOOR
17. BATHROOM TUB - correct the condition at the fixture that causes a cross connection at bathtub. 6d
 18. KITCHEN & BATHROOM CEILINGS - determine the reason and remedy the condition causing leakage. 3b
 19. FRONT BEDROOM WINDOW - secure loose glass by replacing points and/or reglazing. 3c
 20. FRONT BEDROOM WINDOW - repair loose sash. 3c
 21. FRONT BEDROOM WINDOWS - replace broken glass. 3c
 22. RIGHT MIDDLE BEDROOM CEILING - repair inoperative light fixture. 8e

NOTICE OF HOUSING CONDITIONS ✓

DU 2

CITY OF PORTLAND
DEPARTMENT OF NEIGHBORHOOD CONSERVATION
HOUSING INSPECTIONS DIVISION
Telephone 775-5451 - Extension #448 - #358
Seventh Day Adventist Conference
91 Allen Avenue
Portland, Maine 04103

Ch.-Bl.-Lot: 13-M-10
Location: 203 Congress Street
Project: NCP-MN
Issued: 5-9-77
Expired: 7-9-77

Dear Sirs:

An examination was made of the premises at 203 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 July 9, 1977. You may contact this office to arrange a satisfactory repair schedule if you are unable to make such repairs within the specified time. We will assume the repairs to be in progress if we do not hear from you within ten days from this date and, on re-inspection within the time set forth above, will anticipate that the premises have been brought into compliance with Code Standards. Please contact this office if you have any questions regarding this Notice.

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

Sincerely yours,

Joseph E. Gray, Jr., Director
Neighborhood Conservation

Inspector David Stevenson
Stevenson

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

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

- *1. CELLAR - provide ground for electrical service. 8-a
2. FRONT CELLAR - chimney - provide clean -out. 3-e
- Second Floor
3. KITCHEN, LIVING ROOM AND FRONT BEDROOM - ceilings - remove peeling paint. 3-b
4. KITCHEN - window - replace missing counter balance cords allowing window sash to remain elevated when opened. 3-c
5. LIVING ROOM - ceiling - repair inoperative light. 8-e
6. LIVING ROOM - wall - remove illegal extension cord. 8-e
7. BATHROOM - bathtub - correct the condition at the fixture that causes a cross connection at the bathtub in the bathroom. 6-d
8. FRONT BEDROOM - window - secure loose glass by replacing points or reglazing. 3-c
9. FRONT BEDROOM - window - repair loose sash. 3-c
10. REAR BEDROOM - walls - and ceiling - replace loose and missing plaster. 3-b

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

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

PS Form 3811, Jan. 1975

● SENDER: Complete items 1, 2, and 3. Add your address in the "RETURN TO" space on reverse.

1. The following service is requested (check one).
☐ Show to whom and date delivered..... 15¢
☐ Show to whom, date, & address of delivery.. 35¢
☒ RESTRICTED DELIVERY.
Show to whom and date delivered..... 65¢
☐ RESTRICTED DELIVERY.
Show to whom, date, and address of delivery, b5;

2. ARTICLE ADDRESSED TO:
Seventh Day Adventist Conf.
91 Allen Ave.
Portland, Me

3. ARTICLE DESCRIPTION:
REGISTERED NO. CERTIFIED NO. INSURED NO.
962262

(Always obtain signature of addressee or agent)
I have received the article described above.
SIGNATURE ☒ Addressee ☐ Authorized agent
Ronald E. Goodfellow

4. DATE OF DELIVERY
5/11/77

5. ADDRESS (Complete only if requested)

6. UNABLE TO DELIVER BECAUSE:

★ GPO: 1975-0-565-047

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

3 COPIES



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

January 25, 1984

David C. & or Juliet Langzettel
65 Groveside Road
Portland, Maine 04102

Added
DATE 2-3-84

Re: 203 Congress St. 13-M-19 EE
1st. Floor

Dear Mr. & M.S. Langzettel:

We recently received a complaint and an inspection was made by Code Enforcement Officer Arthur Addato of the property owned by you at 203 Congress St., 1st. 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 or 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 Jan. 27, 1984.

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 *Lyle D. Noyes*
Lyle D. Noyes
Inspection Services Division

Arthur Addato
Code Enforcement Officer - Arthur Addato (7)

jmr

P 398 535 427

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED-
NOT FOR INTERNATIONAL MAIL

(See Reverse)

Sent to	
David C. & or Juliet	
Street and No Langzettel	
65 Groveside Rd.	
P.O. State and ZIP Code	
Portland, Maine 04102	
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

201 203 100000 84 - a. 201000



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

January 25, 1984

David C. & or Juliet Langzettel
65 Groveside Road
Portland, Maine 04102

Re: 203 Congress St. 13-M-19 EE
1st. Floor

Dear Mr. & Mrs. Langzettel:

We recently received a complaint and an inspection was made by Code Enforcement Officer Arthur Addato of the property owned by you at 203 Congress St., 1st. 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 Jan. 27, 1984.

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

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

Lyle D. Noyes
By Lyle D. Noyes
Inspection Services Division

Arthur Addato
Code Enforcement Officer - Arthur Addato (7)

jmr



CITY OF PORTLAND

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

David C. & or Juliet
Langzettel
65 Houseside Rd.
Portland, Maine
04102

1-25-84

Re: 203 Congress St. NEPEE-13M19
IFL

Dear

We recently received a complaint and an inspection was made of the above referenced property owned by you. The following sub-standard housing condition was found:

1. Heat less than 68 degrees fahrenheit in habitable rooms. (9-b)

The above mentioned condition is in violation of Chapter 307 of the municipal code of the City of Portland and must be corrected on or before

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

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

By _____
Lyle D. Noyes
Inspection Services

Arthur Abbott

Code Enforcement Officer

REQUEST FOR SERVICE

FALMOUTH HEALTH DEPARTMENT

DATE RECEIVED	1-23	BY	Kut	DISTR. CT	7
REQUEST BY	NAME	Catherine Jenkins			
	ADDRESS	203 Congress St. 1st Floor			
OWNER	NAME	Julie Langzettel			
	ADDRESS				
CONDITIONS	ADDRESS	203 Congress St. 1st Floor			
gas space heaters. Tenant pays gas. says they don't have enough space heaters to heat apt.					
COMMENTS	C1-CT-CV. Temp. 62° at 10-1-24-84 LD to be sent. All				
SPECIAL INSTRUCTIONS					
DIVISION	SANITATION		HOUSING		NURSING
PRIORITY	ROUTINE		SPECIAL		BY
	URGENT		REPORT TO		DATE



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

December 13, 1984

OK
12-17-84
A. Addato

David C. and/or Juliet B. Langzettell
65 Groveside Road
Portland, Maine 04102

Re: 203 Congress St., 1st. Fl. Apt.

Dear Mr. & Mrs. Langzettell:

We recently received a complaint and an inspection was made by Code Enforcement Officer Arthur Addato of the property owned by you at 203 Congress Apt. #1, 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 Dec. 14, 1984.

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

203 CONGRESS STREET

HOUSING

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--	--	--	--	--	--

CERTIFICATE
OF
COMPLIANCE

DATE: March 13, 1985

DU: 3

CITY OF PORTLAND

Department of Planning & Urban Development
Housing Inspections Division
Telephone: 775-5451 - Extension 311 - 315

David C &/or Juliet B. Langzettell
65 Groveside Rd.
Portland, Me 04102

Re: Premises located at 203 Congress St., NCP-MN, 13-M-19

Dear Ms. Langzettell/ Mr. David C.

A re-inspection of the premises noted above was made on March 13, 1985
by Code Enforcement Officer Arthur Addato

This is to certify that you have complied with our request to correct the violation of
the Municipal Codes relating to housing conditions as described in our "Notice of Housing
Conditions" dated November 17, 1981.

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 1990.

Sincerely yours,

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

By

P. Samuel Hoff
P. Samuel Hoff
Chief of Inspection Services

Arthur Addato

Code Enforcement Officer - Arthur Addato (7)

jan

ADMINISTRATIVE DECISION

City of Portland
Department of Urban Development
Housing Inspections Division
Telephone: 775-5451 - Ext. 311 - 312

OK
3-13-85
Q.A.
Date July 27, 1982

David C. & or Juliet B. Langzettel 772-6892
65 Groveside Road
Portland, Maine 04102

Re: Premises located at 203 Congress St. 13-M-19 MN

Dear Mr. & Mrs. Langzettel:

You are hereby notified that a reinspection and your request for addition-
time on July 14, 1982, regarding our "Notice of Housing
Conditions"
at the above referred premises resulted in the decision noted below.

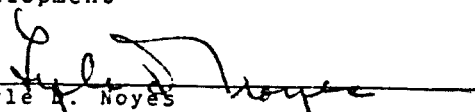
☒ Expiration time extended to August 15, 1982 in order to
complete the work in progress to correct the remaining 6 Housing
Code violations as listed on attached Notice of Housing
Conditions.

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 and Urban
Development

By 
Lyle A. Noyes
Inspection Services Division

In Attendance:

Mr. Wing
Mrs. Langzettel

Encl.
jmr

HOUSING INSPECTION REPORT

OWNER: David C. &/or Juliet B. Langzettel CODE ENFORCEMENT OFFICER - Wing
 203 Congress Street, Portland, Maine 13-M-19 MN Notice of Housing Conditions
 DATED: November 17, 1981 EXPIRES: February 17, 1982

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

	SEC. (S)
3/13/82 OVERALL EXTERIOR - trim & walls - loose and peeling paint.	3-a
4/10/82 OVERALL EXTERIOR - wall - loose and broken clapboards.	3-b
3. LEFT FRONT CELLAR - floor - exposed oil line.	3-c
4. FRONT BEDROOM - windows - broken storm glass.	3-c

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

ADDITIONAL VIOLATIONS 7-14-82:

3-12-1 REAR CELLAR - ceiling - loose light fixture.	3-c
3-12-2 FIRST FLOOR REAR HALL - wall - exposed wiring.	3-c
3-12-3 FIRST FLOOR REAR HALL - windows - missing glass.	3-c
1-13-1 REAR FLOOR - stairs - loose treads.	3-c

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND

DU 23

Department of Urban Development
Housing Inspection Division
775-5451 - Ext. 311 - 316

Ch.-Blk.-Lot: 13-M-19
Location: 203 Congress Street

David C. &/or Juliet B. Langzettel 772-6872
65 Groveside Road
Portland, Maine 04102

Project: MCP-MN
Issued: November 17, 1981
Expires: February 17, 1982

Dear Mr. David C. &/or Juliet B. Langzettel:

As owner or agent, you are hereby notified that an examination was made of the premises at 203 Congress Street, Portland, Maine, by Code Enforcement Officer Marland Wing. Violations of Municipal Codes relating to housing conditions were found as described in detail on the attached housing inspection report.

In accordance with provisions of the above mentioned Codes, you are hereby requested to correct those defects on or before Feb. 17, 82. 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 aid this Department in it's goal to maintain all Portland residents in decent, safe, and sanitary housing.

Very truly yours,

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

By Lyle D. Noyes
Inspection Services Division

Marland Wing
Code Enforcement Officer Wing (1)

Attachments:

jmr

REINSPECTION RECOMMENDATIONS

LOCATION 203 Congress St.
PROJECT NCP MN
OWNER Lanzetta

INSPECTOR M. Wing

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
<u>11/12/81</u>	<u>2/12/82</u>				

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	
<u>6-12-82</u>	Time Extended To: <u>1-1-82</u>	
<u>7-14-82</u>	Time Extended To: <u>WTX to 8-15-82</u>	
<u>12-27-82</u>	Time Extended To: <u>X to 1-27-83</u>	
	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:
5/2/82 Ref some progress OTR
7/14/82 WTX Ref Contracted owner some progress on viol. & building. OTR to 8-16-82
12-27-82 WTX Ref 3 viol's corrected. OTR 5.1.83
10-16-84 Q.

INSTRUCTIONS TO INSPECTOR:

