

91 CONGRESS STREET



CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Richard L. Libby Chief Electrical Inspector
FROM: Kevin Carroll, Housing Inspector
SUBJECT: 91 Congress St., Merton Collier, owner

DATE: 7-31-80

Reck

During a re-inspection on this date I
noted that some electrical work was in progress.
There was no electrician on the premises. Also
there was no permit posted or in evidence
Would you please check & advise

Thank You
Kevin

Electrician John Reed

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Kevin Carroll
FROM: Richard Libby
SUBJECT: 91 Congress Street

DATE: 8-1-80

Per request of Kevin Carroll, I
checked my records back to May of
1976 and can find no record of any
electrical permits on the building at
91 Congress St.

From May 1976 to Aug. 1, 1980 at
11:00 am, no permit issued or
pending.

Richard L. Libby
Chief Electrical Inspector
Portland, Maine

WITNESS:
Cecilia J. Blanchet
JUSTICE OF THE PEACE

P 032 224 226

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL

(See Reverse)

Sent to	Mr. Stanley Greenberg
Street and No.	97A Exchange Street
P.O., State and ZIP Code	Portland, Maine 04101
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to whom and Date Delivered	
Return receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	\$
Postmark or Date	

PS Form 38-1, Feb. 1982
* U.S.G.P.O. 1984-448-014

Re: 91 Congress Street - A. Addato - Housing

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 mail from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check boxes for service(s) requested.

1. ☐ Show to whom. Cite and address of delivery.
 2. ☐ Restricted Delivery.

3. Article Addressed to:
 Mr. Stanley Greenberg
 97A Exchange Street
 Portland, Maine 04101

4. Type of Service: Article Number
☐ Registered ☐ Insured
☒ Certified ☐ COD 224 226
☐ Express Mail

Always obtain signature of addressee or agent and
DATE DELIVERED.

5. Signature - Addressee
 X

6. Signature - Agent
[Signature]

7. Date of Delivery
 JUL 21 1983

8. Addressee's Address (ONLY for Registered Mail)
 97A Exchange Street
 Portland, Maine 04101

DOMESTIC RETURN RECEIPT

Re: 91 Congress. Ct. - A. Addato - Housing



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

July 17, 1987

Mr. Stanley Greenberg
97A Exchange Street
Portland, Maine 04101

Re: 91 Congress St.

Dear Mr. Greenberg:

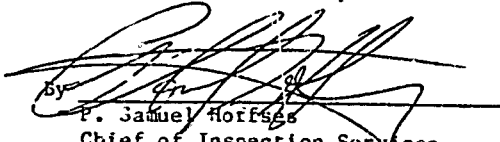
We recently received a complaint and an inspection was made by Code Enforcement Officer Arthur Addato of the property owned by you at 91 Congress Street, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

1. EXTERIOR CELLAR - stairs - inoperative light switch. 113
2. INTERIOR FIRST FLOOR, APT. #1 - bedroom ceiling - faulty light fixture. 113

The above mentioned conditions are in violation of Article V of the Municipal Code of the City of Portland, Maine, and must be corrected on or before July 22, 1987

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

Sincerely yours,
Eph. C. Gray, Jr., Director of
Planning & Urban Development


P. Samuel Hoffses
Chief of Inspection Services

Arthur Addato - Code Enforcement Officer

jmr

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

Insp. Date: 7-17-87 Complaint ✓ 5 year Fire _____ Inspector's Name Calder Dist. 7

Property Address: 91 Congress St. C-B-L: _____ Legal Units: 3 Exist. Units: 3 Stories: 2

Owner or Agent Stanley Greenberg
address 97 E. 4th St. N.Y.C. L.O.D. ✓
Stand. 1st: _____ i. O.H.C. _____

[illegible]



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

September 16, 1987

Mr. Stanley Greenberg
97A Exchange Street
Portland, ME 04101

Re: 91 Congress Street
14-D-11

Dear Mr. Greenberg:

We recently received a complaint and an inspection was made by Code Enforcement Officer Marland Wing of the property owned by you at 91 Congress Street, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

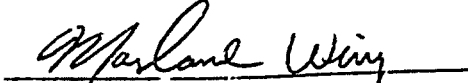
1. KITCHEN - wall - inoperative light switch. 113
2. BATHROOM - lavatory - loose wasteline pipe. 111-3
3. FRONT/MIDDLE BEDROOM - ceilings - inoperative light fixtures. 113
4. LIVING ROOM - ceiling - leaking. 108-2

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 October 16, 1987

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

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

By 
P. Samuel Hoffes
Chief of Inspection Services


Marland Wing, C.E.O. (1)

Inspection Services
Samuel J. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

Date 10/30/91

FIVE-YEAR HOUSING INSPECTION

Name Blake Reynolds
Address 4207 Confederate Pt Rd, #155
Address Jacksonville, FL 32210

Re: Building # 91 Congress St.
CBL #: 14-0-011
DU: 3

Dear Mr. Reynolds

You are hereby notified, as owner or agent, that an inspection was made of the premises at 91 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 12/30/91. 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.

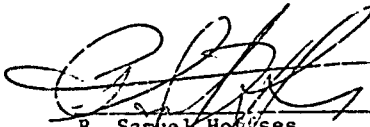
Please Note: You should consult this department to insure that any corrective action you should undertake complies with the building, plumbing, electrical, zoning and other Article of the City Code.

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

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

Sincerely,


Merle Leary
Code Enforcement Officer


P. Samuel Hoffses
Chief of Inspection Services

HOUSING INSPECTION REPORT

Location: 91 Congress St.
 Owner: Blake Reynolds
 CEO: Merie Leary
 Housing Conditions Date: 10/30/91
 Expiration Date: 12/30/91

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	1st fl/Apt 1	Front hall	Obstructions	116.2
2.	Interior	1st fl/Apt 1	Kitchen door	Deadbolt lock	108.3
3.			Cellar	Jack posts	108.2
4.	Exterior		Rear bulkhead	Broken door	108.4
5.	Interior		Cellar	Rubble, debris, etc.	109.4
6.	Interior	2nd fl/Apt 2	Apartment	Missing thermostat control on electric baseboard	113.5
7.	Interior	2nd fl/Apt 2	Living room & right bedroom	Missing storms and screens	108.3
8.	Interior	3rd fl/Apt 3	Living room & front bedroom	Missing storms and screens	108.3
9.	Interior	3rd fl/Apt 3	Dining room & kitchen wall	Missing baseboard controls	108.4
10.	Interior	3rd fl/Apt 3	Front stairway	Missing railing	109.4

Inspection Services
Samuel P. Hoffses
Chief



CITY OF PORTLAND

Planning and Urban Development
Joseph E. Gray Jr.
Director

December 11, 1992

Blake Reynolds
4207 Confederate Pt Rd #155
Jacksonville, FL 32210

Re: 91 Congress St
CBL: 014-D-011
DU: 3

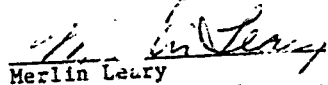
Dear Mr. Reynolds,

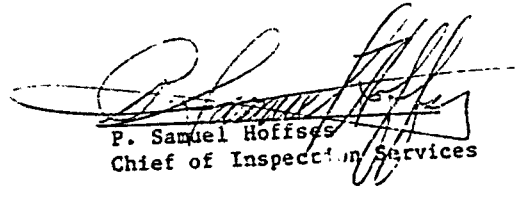
A re-inspection at the above noted property was made on December 10, 1992. This is to certify that you have complied with our request to correct the violation(s) of the Municipal Code relating to housing conditions noted on our letter dated October 30, 1991.

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

February 21, 1996

HART BRUCE D
12 WINDING WAY
PORTLAND ME 04102

Re: 91 Vesper St
CBL: 003- - D-011-001-01
DU: 3

Dear Mr. Hart:

The Housing Inspections Division of the Department of Planning and Urban Development has recently completed an overall inspection of the above referred property.

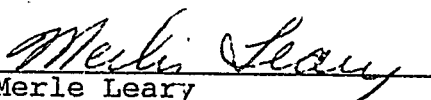
Congratulations are extended to you for the general condition of your property which was found to meet the standards established by the City's Housing Code. We did, however, note the following items that could cause future problems:

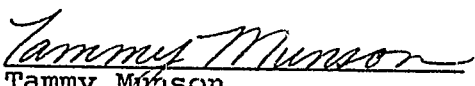
- | | | |
|----|--|--------|
| 1. | INT - OVERALL - | 113.50 |
| | HARD-WIRED BATTERY-BACK/UP SMOKE DETECTORS ARE REQUIRED IN EACH UNIT | |
| 2. | INT - 2ND FLR - | 109.40 |
| | FRONT HALL IS USED FOR STORAGE | |

Good maintenance is the best way to protect the value of your property and neighborhood.

Please feel free to call on us if we can be of assistance to you.

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

MAY 16, 1996

CITY OF PORTLAND

REYNOLDS BLAKE I
PO BOX 7
FAIRFIELD ME 04937

Re: 91 CONGRESS ST
CBL: 014 - D-011-001-01
DU: 3

Dear Mr. Reynolds:

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 reinspection 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 its goal to maintain decent, safe, and sanitary housing for all of Portland's residents.

Sincerely,

Merle Leary
Merle Leary
Code Enforcement Officer

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

HOUSING INSPECTION REPORT

Location: 91 CONGRESS ST
Housing Conditions Date: MAY 16, 1996
Expiration Date: JULY 15, 1996

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

- | | |
|--|--------|
| 1. EXT - FRONT & REAR -
STEPS ARE MISSING RAILINGS | 108.40 |
| 2. EXT - REAR -
WALL HAS PEELING PAINT | 108.20 |
| 3. INT - OVERALL -
HARD-WIRED BATTERY-BACK/UP SMOKE DETECTORS ARE REQUIRED IN EACH UNIT | 113.50 |

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

August 17, 1995

REYNOLDS BLAKE I
PO BOX 7
FAIRFIELD ME 04937

Re: 91 Congress St
CBL: 014- - D-011-001-01
DU: 3

Dear Mr. Reynolds:

The Housing Inspections Division of the Department of Planning and Urban Development has recently completed an overall inspection of the above-referred property.

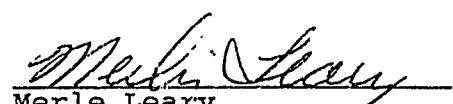
Congratulations are extended to you for the general condition of your property which was found to meet the standards established by the City's Housing Code. We did, however, note the following items that could cause future problems:

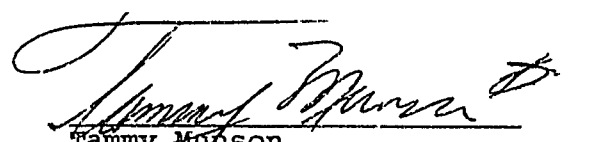
- | | |
|--|--------|
| 1. EXT - FRONT STEPS - | 108.40 |
| RAILING IS MISSING | |
| 2. INT - 2ND FL; APT #2 - FRONT - BEDROOM & KITCHEN | 108.30 |
| WINDOWS ARE MISSING SCREENS | |
| 3. INT - OVERALL - | 113.50 |
| HARD-WIRED BATTERY-BACK/UP SMOKE DETECTORS ARE REQUIRED IN EACH UNIT | |

Good maintenance is the best way to protect the value of your property and neighborhood.

Please feel free to call on us if we can be of assistance to you.

Sincerely,


Merle Leary
Code Enforcement Officer


Tammy Munson
Code Enfc. Offr./ Field Supv.