

89-89A Congress Street

14-D-12

Minnie Melcher

WINTER NO.



SHAW-WALKER

2503-3R

CERTIFICATE
OF
COMPLIANCE

CITY OF PORTLAND

February 10, 1981

Department of Urban Development
Housing Inspections Division
Telephone: 775-5451 - Extension 311 - 318

Mr. John D. Breggia
84 Congress Street
Portland, Maine 04101

Re: Premises located at: 89 Congress St. MN 14-D-12

Dear Mr. Breggia:

A re-inspection of the premises noted above was made on January 30, 1981
by Housing Inspector Marland Wing.

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 September 18, 1980.

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
February 1985.

Sincerely yours,

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

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

Marland Wing
Code Enforcement Officer - Wing

jmr

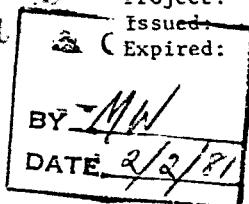
NOTICE OF HOUSING CONDITIONS

DU 2

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

Ch - Bl - Lot. 14-3-12
Location: 89 Congress Street
Project: NCP-KN
Issued: 9/18/79
Expired: 12/18/79

John D. Breggia
84 Congress Street
Portland, Maine 04101



Dear Mr. Breggia:

An examination was made of the premises at 89 Congress Street, Portland, Maine, by Housing Inspector Carroll. 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 12/18/79. 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, sanitary housing.

Very truly yours,
Joseph E. Gray, Jr., Director
Neighborhood Conservation

Inspector K. Carroll

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

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING"	Section(s)
1. OVERALL EXTERIOR WALLS - replace broken and missing siding.	3a
2. OVERALL EXTERIOR TRIM - remove loose and peeling paint - make the trim of the structure weathertight and watertight by painting any other suitable means.	3a
3. FIRST & SECOND FLOOR REAR EXTERIOR PORCHES - replace rotted, broken and loose stringers, supports, decking, treads and risers.	3d
4. FIRST FLOOR LEFT FRONT EXTERIOR STAIRS - replace rotted, broken and loose treads.	3d
5. SECOND FLOOR MIDDLE EXTERIOR PORCH - repair or replace rotted and broken supports and decking.	3d
6. FRONT MIDDLE CELLAR EGRESS - replace missing junction box covers. (2)	8e
7. RIGHT FRONT CELLAR CEILING - replace missing fuse box covers.	8e
8. OVERALL CELLAR WALLS - replace missing mortar.	3b
9. LEFT MIDDLE CELLAR STAIRS - replace loose and broken treads, risers and supports.	3d
10. LEFT MIDDLE CELLAR CHIMNEY - point & set bricks.	3a
11. LEFT MIDDLE CELLAR CHIMNEY - remove excessive soot in the cellar chimney and dispose of it properly.	3e
12. SECOND FLOOR LEFT FRONT HALL WINDOW - secure loose glass.	3c

continued next page

~~Agassiz Street, Portland, Maine - continued~~

~~As an energy conservation measure, you may wish to install insulation.~~

~~FIRST FLOOR~~

- ~~13. OVERALL WINDOWS - replace broken and missing counterbalance cords. 3c~~

~~SECOND FLOOR~~

- ~~14. OVERALL WINDOWS - replace broken and missing counterbalance cords. 3c~~
~~15. LIVINGROOM & DININGROOM WALLS - provide at least one additional duplex electrical outlet. 8c~~
~~*16. RIGHT REAR BEDROOM WINDOW - replace broken glass. 3c~~
~~*17. MIDDLE HALL CEILING - determine the reason and remedy the condition which causes signs of leakage. 3b~~
~~*18. RIGHT REAR & RIGHT MIDDLE BEDROOM CEILINGS - replace inoperative light fixtures. 8a~~

~~*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.~~

(227)

9-oct-80

Re/OT report of Rehab - (Dom 2) - OTY to 11/14/80.

REINSPECTION RECOMMENDATIONS

INSPECTOR Carrall

LOCATION 89 Congress
PROJECT M.N.
OWNER Breggen

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
<u>9/18/79</u>	<u>12/18/79</u>				

A re-inspection was made of the above premises and I recommend the following action.

DATE	ALL VIOLATIONS HAVE BEEN CORRECTED	
<u>2/2/81</u>	<u>Send "CERTIFICATE OF COMPLIANCE"</u>	<u>"POSTING RELEASE"</u>
	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:

9 6480 Re at request of Breggen - Work not complete OY 2
18 Dec

Dec 18-80 Re - Work not complete - OY 2 1-18-81

130 P1 Re all viol. corrected

INSTRUCTIONS TO INSPECTOR:

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

August 16, 1993

RE: 89 Congress Street
Mary Webb - Kevin Webb

Mr. Michael J. Welch
Hardy Wolf and Downing, P.A.
186 Lisbon St.
P. O. Box 3065
Lewiston, Me 04243-3065

Dear Mr. Welch:

A lead test of an apartment at 89 Congress Street was conducted with a Princeton Gamma-Tech Model XK-3 Lead Analyzer. If you need any technical data on this machine, you can contact:
Princeton Gamma-Tech, Inc.
1200 State Rd.
Princeton, N.J.
Tel. No. 609-924-7310

No report was written since the Webb family immediately moved. The results, as I recall, were that all woodwork registered a high lead reading.

Very truly yours,

A handwritten signature in cursive script that reads "Arthur Rowe".

Arthur Rowe
Code Enforcement Officer

/el

Inspection Services
Samuel P. Hoffses
Chief



CITY OF PORTLAND

Planning and Urban Development
Joseph E. Gray Jr.
Director

March 11, 1994

BREGGIA JOHN D
84 CONGRESS ST
PORTLAND ME 0410.

Re: 89 Congress St
CBL: 014- - D-012-001-01
DU: 3

First Floor Rear Apartment

Dear Mr. Breggia,

During a recent inspection of the property owned by you at the above referred property, it was noted that smoke detectors were missing/inoperable in some locations.

25 MRS 2464 required that approved smoke detectors be installed in each apartment in the immediate vicinity of the bedrooms. When actuated, 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.

Sincerely,

Merlin Leary
Merlin Leary
Code Enforcement Officer

P. Samuel Hoffses
P. Samuel Hoffses
Chief of Inspection Services

Inspection Services
Samuel P. Hoffses
Chief



CITY OF PORTLAND

Planning and Urban Development
Joseph E. Gray Jr.
Director

March 11, 1994

BREGGIA JOHN D
84 CONGRESS ST
PORTLAND ME 04101

Re: 89 Congress St
CEL: 014- - D-012-001-01
DU: 3

First Floor Rear Apartment - 60 Degrees 3-11-94

Dear Mr. Breggia,

We recently received a complaint and an inspection was made of the property owned by you at the above referenced address. 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 at least 68 degrees Fahrenheit at a distance of 3 feet above floor level as required by prevailing weather conditions from September 15th to May 15th 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 within 24 hours of receipt of this letter.

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

Sincerely,

Merlin Leary
Merlin Leary
Code Enforcement Officer

P. Samuel Hoffses
P. Samuel Hoffses
Chief of Inspection Services

Inspection Services
Samuel F. Hoffses
Chief



CITY OF PORTLAND

Planning and Urban Development
Joseph E. Gray Jr.
Director

March 11, 1994

BREGGIA JOHN D
84 CONGRESS ST
PORTLAND ME 04101

Re: 89 Congress St
CBL: 614- - D-012-001-01
DU: 3

Dear Mr. Breggia,

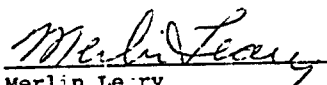
We recently received a complaint and an inspection was made at the above referenced address. As a result of the inspection, you are hereby notified to correct the following substandard housing conditions:

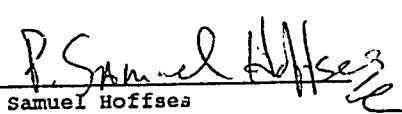
- | | |
|---|--------|
| 1. INT - 1ST FL/REAR APT - BATHROOM | 108.30 |
| BROKEN WINDOW | |
| 2. INT - 1ST FL REAR APT - KITCHEN FLOOR | 108.20 |
| TORN LINOLEUM | |
| 3. INT - 1ST FL REAR APT - KITCHEN WINDOW | 108.30 |
| MISSING STORMS | |

PRIORITY VIOLATION NUMBER(S):
1

The above mentioned conditions are in violation of Article V of the Municipal Code of the City of Portland, Maine, and must be corrected within 30 days. Failure to comply with this order may result in a complaint being filed for prosecution in District Court.

Sincerely,


Merlan 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

MAY 15, 1996

CITY OF PORTLAND

WELCH KEITH W
89 VESPER ST # 3
PORTLAND ME 04101

Re: 89 VESPER ST
CBL: 003- - D-012-001-01
DU: 3

Dear Mr. Welch:

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: 89 VESPER ST

Housing Conditions Date: May 15, 1996

Expiration Date: July 14, 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. INT - 1ST FLR - REAR HALL
WALL HAS BROKEN PLASTER | 108.20 |
| 2. INT - 1ST FLR - REAR HALL
DOOR FRAME IS MISSING TRIM | 108.30 |
| 3. INT - 1ST FLR - REAR HALL
FLOOR HAS A ROTTEN SUBFLOOR | 108.20 |
| 4. INT - 1ST FLR -
FRONT HALL IS USED FOR STORAGE | 109.40 |
| 5. INT - 2ND FLR - FRONT HALL
CEILING HAS BROKEN PLASTER | 108.20 |
| 6. INT - 3RD FLR - REAR HALL
WALL HAS BROKEN PLASTER | 108.20 |
| 7. INT - CELLAR -
STAIRS ARE MISSING A RAILING | 108.40 |
| 8. INT - CELLAR -
STAIRWAY HAS BROKEN PLASTER | 108.40 |
| 9. INT - CELLAR -
THERE APPEARS TO BE ASBESTOS | 116.60 |
| 10. INT - OVERALL -
HARD-WIRED BATTERY BACKUP 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

APRIL 24, 1997

BREGGIA JOHN D
PO BOX 1018
PORTLAND ME 04101

Re: 89 CONGRESS ST
CBL: 014 - D-012-001-01
DU: 3

Dear Mr. Breggia:

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 - 108.10
STAIRS ARE MISSING BRICK & MORTAR
2. EXT - LEFT/REAR - 108.40
FOUNDATION IS MISSING BRICKS & MORTAR
3. EXT - 2ND FLR - 108.40
REAR PORCH HAS A BROKEN LATTICE

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,

Handwritten signature of Marland Wing in cursive script.

Marland Wing
Code Enforcement Officer

Handwritten signature of Tammy Munson in cursive script.

Tammy Munson
Code Enfc. Offc./ Field Supv.

