

77 R Congress Street 14-F-19



7

CERTIFICATE
OF
COMPLIANCE

CITY OF PORTLAND

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

✓ April 5, 1978

Mr. Arnold Briggs
129 Woodfigld Road
Portland, Maine 04102

Re: Premises located at 77 R Congress Street, Portland, Maine NCP-MN 14-F-19

Dear Mr. Briggs:

A re-inspection of the premises noted above was made on March 31, 1978
by Housing Inspector Carroll.

^c 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 June 28, 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 1983.

Sincerely yours,

Joseph E. Gray, Jr., Director
Neighborhood Conservation

Inspector

K. Carroll

By

Lyle J.
Chief of

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Gray
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ADMINISTRATIVE HEARING DECISION

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

Date March 9, 1978

Mr. Arnold Briggs
129 Woodfield Road
Portland, Maine 04102

Re: Premises located at 77 R Congress Street, Portland, Maine NCP-MN 14-P-19

Dear Mr. Briggs:

You are hereby notified that as a result of a reinspection and your request for
additional time

on March 2, 1978, regarding our "Notice of Housing Conditions" at the above
referred premises resulted in the decision noted below.

XX Expiration time extended to April 2, 1978 in order to complete the work in
progress to correct the remaining one (1) Housing Code violation as shown on
the attached "Notice of Housing Conditions" dated June 28, 1977.

Notice modified as follows:

OK
DATE 3/31/78

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

In Attendance

Mr. Richard Petty

Kevin Carroll

Encl.

vw

Very truly yours,

Joseph E. Gray, Jr., Director
Neighborhood Conservation

By

Lyle D. Noyes
Lyle D. Noyes,

Chief of Housing Inspections

NOTICE OF HOUSING CONDITIONS

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

Arnold Briggs
129 Woodfield Road
Portland, Maine 04102

Ch.-Bl.-Lot: 14-P-19
Location: 77 R. Congress Street
Project: MCP-121
Issued: June 28, 1977
Expired: August 28, 1977

Dear Mr. Briggs:

An examination was made of the premises at 77 R. 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 August 28, 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 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,

Joseph E. Gray, Jr. Director
Neighborhood Conservation

Inspector K. Carroll

By Lyle D. Noyes
Chief of Housing Inspections

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

1. ~~RIGHT FRONT/RIGHT REAR - EXTERIOR ROOF - replace missing cornice section.~~ 3a
2. ~~LEFT FRONT EXTERIOR ROOF - repair broken fascia.~~ 3a
3. ~~FRONT, LEFT, RIGHT - EXTERIOR WALL - remove loose and peeling paint.~~ 3a
4. ~~LEFT FRONT EXTERIOR FOUNDATION - replace loose and missing mortar.~~ 3a
5. ~~EXTERIOR CHIMNEY - replace loose and missing mortar.~~ 3a
6. ~~RIGHT MIDDLE CELLAR CEILING - repair cracked carrying timber.~~ 3a
7. ~~REAR CELLAR CEILING - repair or replace rotted carrying timber.~~ 3a
8. ~~CELLAR - install automatic thermal cutoff above furnace motor.~~ 9a
9. ~~BATHROOM - FLUSH TOILET - determine the reason and remedy the condition which causes leakage in the flush toilet.~~ 6d
10. ~~BATHROOM LAVATORY - repair leak in faucet.~~ 6d
11. ~~BATHROOM TUB - correct the condition at the fixture that causes a cross connection at the bathtub.~~ 6d
12. ~~LIVING ROOM WALL - determine the reason and remedy the condition which causes the leakage in the living room wall.~~ 3b
13. ~~REAR WINDOW - replace broken glass.~~ 3c

continued

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77 E. Congress Street continued

June 28, 1977 ROHC 14-F-19 MCP-MM

FIRST & SECOND FLOOR CONT.

- | | |
|---|----|
| 14. FIRST FLOOR - HALL CEILING - repair cracked plaster, in front hall ceiling. | 3b |
| 15. FIRST FLOOR FRONT - HALL WALL - determine the reason and remedy the condition that causes signs of leakage. | 3b |
| 16. SECOND FLOOR FRONT - HALL CEILING - repair cracked plaster. | 3b |
| 17. SECOND FLOOR FRONT - HALL CEILING - determine the reason and remedy the condition which causes signs of leakage. | 3b |
| 18. SECOND FLOOR FRONT - HALL CEILING - remove loose and peeling paint. | 3b |
| 19. SECOND FLOOR FRONT - BEDROOM WINDOW - repair loose frame. | 3c |
| 20. SECOND FLOOR FRONT - BEDROOM CEILING - determine the reason and remedy the condition which causes signs of leakage. | 3b |
| 21. SECOND FLOOR REAR - BEDROOM WINDOW - replace broken glass. | 3c |
| 22. SECOND FLOOR REAR - BEDROOM CEILING - repair cracked plaster. | 3b |

* 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.

OK
3/31/78C

NOTICE OF HOUSING CONDITIONS

DU 1

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

Arnold Briggs
129 Woodfield Road
Portland, Maine 04102

Ch.-Bl.-Lot: 14-F-19
Location: 77 R. Congress Street
Project: NCP-MN
Issued: June 28, 1977
Expired: August 28, 1977

Tenant: Garland

*Bill 2nd
IX 7 2/2/78*

Dear Mr. Briggs:

An examination was made of the premises at 77 R. 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 August 28, 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 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,

Joseph E. Gray, Jr. Director
Neighborhood Conservation

Inspector

K. Carroll
K. Carroll

By

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

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

- | | | |
|---|--|----|
| 11/14 1. RIGHT FRONT/RIGHT REAR EXTERIOR ROOF | replace missing cornice section. | 3a |
| 11/14 2. LEFT FRONT EXTERIOR ROOF | repair broken fascia. | 3a |
| 3/2 3. FRONT, LEFT, RIGHT EXTERIOR WALL | remove loose and peeling paint. | 3a |
| 3/2 4. LEFT FRONT EXTERIOR FOUNDATION | replace loose and missing mortar. | 3a |
| 11/25 5. EXTERIOR GRASSY | replace loose and missing mortar. | 3a |
| 2/1 6. MIDDLE CELLAR CEILING | repair cracked carrying timber. (Shored Up) | 3a |
| 3/2 7. CELLAR CEILING | repair or replace rotted carrying timber. (Shored Up - Replaced) | 9c |
| * 8. CELLAR - install automatic thermal cutoff above furnace motor. | | |
| <u>FIRST & SECOND FLOORS</u> | | |
| 11/24 9. BATHROOM FLUSH TOILET | determine the reason and remedy the condition which causes leakage in the flush toilet. | 6d |
| 11/24 10. BATHROOM LAVATORY | repair leak in faucet. | 6d |
| 3/2 11. BATHROOM TUB | correct the condition at the fixture that causes a cross connection at the bathtub. | 6d |
| 11/24 12. LIVING ROOM WALL | determine the reason and remedy the condition which causes the leakage in the living room wall. | 3b |
| 3/2 13. REAR WINDOW | replace broken glass. | 3c |

continued

FIRST & SECOND FLOOR CONT.

- 11/29 14. ~~FIRST FLOOR - HALL CEILING - repair cracked plaster, in front hall ceiling.~~ 3b
- 11/29 15. ~~FIRST FLOOR FRONT - HALL WALL - determine the reason and remedy the condition that causes signs of leakage.~~ 3b
- 11/29 16. ~~SECOND FLOOR FRONT - HALL CEILING - repair cracked plaster.~~ 3b
- 11/29 17. ~~SB ONE FLOOR FRONT - HALL CEILING - determine the reason and remedy the condition which causes signs of leakage.~~ 3b
- 11/29 18. ~~SECOND FLOOR FRONT - HALL CEILING - remove loose and peeling paint.~~ 3b
- 11/29 19. ~~SECOND FLOOR FRONT - BEDROOM WINDOW - repair loose frame.~~ 3c
- 11/29 20. ~~SECOND FLOOR FRONT - BEDROOM CEILING - determine the reason and remedy the condition which causes signs of leakage.~~ 3b
- 11/29 21. ~~SECOND FLOOR REAR - BEDROOM WINDOW - replace broken glass.~~ 3c
- 11/29 22. ~~SECOND FLOOR REAR - BEDROOM CEILING - repair cracked plaster.~~ 3b

* 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.

INSPECTOR *C. C. C.*

LOCATION 717 Pa. L.
PROJECT NCP MN J.
OWNER Arthur B. Smith

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

DATE	ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE"	3/28/78 3/28/78 "POSTING RELEASE"
3/2/78	SATISFACTORY Rehabilitation in Progress Time Extended To: 4/2/78	
	Time Extended To:	
	Time Extended To:	
	UNSATISFACTORY Progress Send "HEARING NOTICE"	5/31/78 " FINAL NOTICE"
	"NOTICE TO VACATE" POST Entire POST Dwelling Units	
	UNSATISFACTORY Progress "LEGAL ACTION" To Be Taken	
11/29/77	INSPECTOR'S REMARKS:	
12/8/77	Re SP - (12 violations corrected) CTX 60 days	
3/2/78	Re 30/ET - with H. Viny - all day 1/2 hours added CTX 60 days	
3/28/78	Re 30/SP - 4/1/78 - 30 days	
	Re 30/ET - all violations corrected - and CTX 60	
	INSTRUCTIONS TO INSPECTOR:	