

58 Congress Street

SHAW-WALKER
#503-1R

CERTIFICATE
OF
COMPLIANCE

CITY OF PORTLAND

September 22, 1978 ✓

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

Austin A. McIntyre
Birch Knolls
Cape Elizabeth, Maine 04107

Re: Premises located at 58 Congress Street, Portland, Maine NCP-East End 3-G-3

Dear Mr. McIntyre:

A re-inspection of the premises noted above was made on Sept. 21, 1978
by Housing Inspector 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 January 17, 1978.

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

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

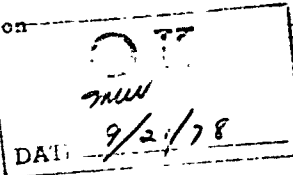
Inspector: M. Wing

M. Wing

ADMINISTRATIVE HEARING DECISION

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

Austin A. McIntyre
Birch Knolls
Cape Elizabeth, Maine 04107



Date April 24, 1978

Re: Premises located at 58 Congress Street, Portland, Maine MCP-East End 3-G-3

Dear Mr. McIntyre:

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

on April 21, 1978, regarding our "Notice of Housing Conditions" at the above referred premises resulted in the decision noted below.

XX Expiration time extended to May 24, 1978 in order to complete the work in progress to correct the remaining six (6) Housing Code violations as shown on the attached list.

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.

In Attendance:

M. Wing

Mr. McIntyre

Encl.

VW

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

By [Signature]
Lyle D. Noyes
Chief of Housing Inspections

Remaining Housing Code Violations to be corrected within time extension granted on
attached "Administrative Hearing Decision" NCHC - Jan. 17, 1978

58 Congress Street, Portland, Maine NCP-East End 3-G-3

4/24/78

9/24/78 1. ~~RIGHT FRONT EXTERIOR FOUNDATION~~ replace missing mortar. 5a
9/24/78 2. ~~MIDDLE CELLAR FLOOR~~ enclose exposed oil line. 9c

FIRST FLOOR

3. ~~BATHROOM TUB~~ correct the condition at the fixture that causes a cross connection
at the bathtub. 6d

THIRD FLOOR

5/23 4. ~~LIVING ROOM CEILING~~ secure loose plaster. 3b
5/23 5. ~~LIVING ROOM WALL~~ replace missing outlet cover. 8a
9/27/78 6. ~~BATHROOM TUB~~ correct the condition at the fixture that causes a cross connection
at the bathtub. 6d

NOTICE OF HOUSING CONDITIONS

DU 3

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

Austis A. McIntyre
Birch Knolls
Cape Elizabeth, Maine 04107

Ch.-Bl.-Lot: 3-0-2
Location: 58 Congress Street
Project: RUP-1234 and
Issued: January 17, 1978
Expired: April 17, 1978

Dear Mr. McIntyre:

An examination was made of the premises at 58 Congress Street, Portland, Maine, by Housing Inspector H. W. Noyes. 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 April 17, 1978. 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 H. W. Noyes

By Lyle D. Noyes
Chief of Housing Inspections

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" -		Section(s)
1. RIGHT FRONT EXTERIOR FOUNDATION - replace missing mortar.		3a
4/20/78 2. RIGHT REAR PORCH STAIRS - repair loose hand rail.		3d
4/20/78 3. RIGHT REAR PORCH FLOOR - repair or replace broken boards.		3d
4/20/78 4. FRONT PORCH STAIRS - repair or replace broken treads.		3d
4/20/78 5. SECOND FLOOR - LEFT MIDDLE - EXTERIOR - replace broken glass.		3c
4/20/78 6. FIRST FLOOR - REAR HALL CEILING - replace missing plaster.		3b
4/20/78 7. FIRST, SECOND & THIRD FLOORS - REAR HALL CEILING - repair inoperative light fixtures.		6c
1 8. MIDDLE CELLAR FLOOR - enclose exposed oil line.		9c
<u>FIRST FLOOR</u>		
3 9. BATHROOM TUB - correct the condition at the fixture that causes a cross connection at the bathtub.		6d
4/19/78 10. REAR BEDROOM CEILING - remove peeling paint.		3b
4/19/78 11. REAR BEDROOM FLOOR - remove loose receptacle.		6c
<u>SECOND FLOOR</u>		
4/19/78 12. KITCHEN WINDOW - replace missing exterior balance cords allowing window sash to remain elevated when open.		3c
4/19/78 13. LIVING ROOM WALL - remove illegal extension cord.		8a
4/19/78 14. REAR BEDROOM WINDOW - repair or replace rotted sash.		3c
continued		

Continued 52 Congress Street, Portland, Maine MCP-East Est 1-C-3

1/17/78

SECOND FLOOR CONT.

- 9/19 14. REAR BEDROOM WINDOW - secure loose glass by replacing points and/or reglazing. 3c
4/19 15. REAR BEDROOM CHILING - repair inoperative light fixture. 8c

THIRD FLOOR

- 5/2 17. LIVING ROOM CHILING - secure loose plaster. 3b
3/22 18. LIVING ROOM WALL - replace missing outlet cover. 2c
6 19. BATHROOM TUB - correct the condition at the fixture that causes a cross connection at the bathtub. 6d
4/20 20. REAR & FRONT BEDROOM WINDOWS - replace missing counter balance cords allowing window sash to remain elevated when open. 3c

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. 775-3451 to determine if any of the items listed above require a building or alteration permit.

REINSPECTION RECOMMENDATIONS

LOCATION 58 Congress Street

INSPECTOR M. Wing

PROJECT NCP-East End

OWNER Mr. Austin A. McIntyre

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
<u>1/17/78</u>	<u>4/11/78</u>				

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

DATE 9/24/78 MW ALL VIOLATIONS HAVE BEEN CORRECTED ☒ POSTING RELEASE ☒
 Send "CERTIFICATE OF COMPLIANCE" ☒

4/21/78 MW SATISFACTORY Rehabilitation in Progress

Time Extended To: WTX 30 days

5/23/78 MW Time Extended To: OTA 30 days 6/23/78

7/5/78 MW Time Extended To: WTX 30 8/5/78

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:

4/17/78 MW CTS Re 1/2 apt. 7 viol. corr. S.P.
4/20/78 MW CO/NA/Re 3rd fl. apt. S.P. 7 viol. corr.
5/23/78 MW WTX Satisfactory Progress
7/5/78 MW CO/CTS OTA S.P.
8-7-78 MW Owner has made A.P. OTA 30
9-21-78 MW Re/CTS CO said work would be done
 in a week.
3. viol. corrected / all viol. corr. Send Coc

INSTRUCTIONS TO INSPECTOR:

Inspection Services
P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

Notice of Housing Conditions FIVE YEAR INSPECTION

October 16, 1991

DU: 3
CHART, BLOCK, LOT: 3-^G-003
LOCATION: 58 Congress St.

District: M. Leary
Issued: 10/16/91
Expires: 12/16/91

Austin & Martha McIntyre
16 Birch Knolls
Cape Elizabeth, Maine 04107

Dear Mr. McIntyre

You are hereby notified, as owner or agent, that an inspection was made of the premises at 58 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 Inspection Report".

In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects on or before December 16th, 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.

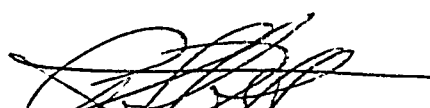
Please Note: You should consult this department to insure that any corrective action you should undertake complies with the building, plumbing, electrical, zoning and other Article of the City Code.

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,


Merle Leary
Code Enforcement Officer


P. Samuel Hoffses
Chief of Inspection Services

389 Congress Street • Portland, Maine 04101 • (207) 874-8704

HOUSING INSPECTION REPORT

Location: 58 Congress St. Owner: Austin & Martha McIntyre
CEO: M. Leary
Housing Conditions Date: 10/15/91
Expiration Date: 12/16/91

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

- | | |
|--|-------|
| 1. Exterior - Rear Steps, Missing Railings | 108-4 |
| 2. Interior - Cellar Stairs, loose & broken treads | 108-4 |
| 3.* Interior - Cellar Stairs, Missing Safety Rail | 108-4 |
| 4.* Interior - Rear Cellar Ceiling, loose light fixture | 113-5 |
| 5. Interior - 2nd floor, rear hall window, broken storm | 108-3 |
| 6. Interior - 2nd floor, rear hall stairs, missing railings | 108-4 |
| 7. Interior - 3rd floor, rear hall, miscellaneous trash | 109-4 |
| 8. Interior - 2nd floor, rear hall ceiling, loose & hanging light fixture. | 113-5 |
| 9. Interior - 3rd floor, rear hall window, missing sash | 108-3 |
| 10. Interior - 3rd floor, front hall, stored appliance | 116-2 |
- Cellar Asbestos was noted in the cellar of a non-friable nature.

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

July 23, 1993

McIntyre Austin A
Birch Knolls
Cape Elizabeth Me 04107

Re: 58 Congress St
CBL: 003- - G-003-001-01
DU: 3

Dear Mr. McIntyre,

You are hereby notified, as owner or agent, that an inspection was made of the above referred property. Violations of Article V of the Municipal Ordinance (Housing Code) were found as described in detail on the attached "Housing Inspections Report".

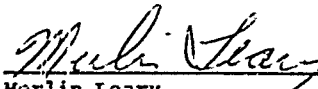
In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects within sixty (60) days. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within ten (10) days from this date, we will assume the repairs to be in progress and, on 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.

our cooperation will aid this department in it's goal to maintain decent, safe, and sanitary housing for all of Portland's residents.

Sincerely,


Merlin Leary
Code Enforcement Officer


P. Samuel Hoffses
Chief of Inspection Services

HOUSING INSPECTION REPORT

Location: 58 Congress St
Housing Conditions Date: July 23, 1993
Expiration Date: September 21, 1993

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 - REAR STEPS -
MISSING RAILINGS | 108.40 |
| 2. | INT - 3RD FL - REAR HALL WINDOW
MISSING SASH | 108.30 |

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

September 29, 1993

MCINTYRE AUSTIN A
BIRCH KNOLLS
CAPE ELIZABETH ME 04107

Re: 58 Congress St
CBL: 003 - G-003-001-01
DU: 3

Dear Mr. McIntyre,

A re-inspection at the above noted property was made on September 28, 1993.

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 July 20, 1993.

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 three years.

Sincerely,

Merlin Lear
Merlin Lear
Code Enforcement Officer

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