

43-5 Congress Street

14-K-11

K. & R. Lee

MUNJ-110



CERTIFICATE OF INSPECTION

DATE April 10, 1979

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

Mr. & Mrs. Robert Lee
43 Congress Street
Portland, Maine 04101

Re: Premises Located at 43 Congress Street, Portland, Maine MN 14-K-11

Dear Mr. & Mrs. Lee:

An inspection of the above referred premises was recently completed by Housing Inspector K. Carroll.

Although the structure does not meet the minimum standards as described in the Housing Code, it has been determined that no major code deficiencies exist at this time.

Items included on the enclosed list should be corrected as part of your normal maintenance procedures in order to avoid extensive repairs in the future and to prolong the useful life of the building.

Thank you for your cooperation and your efforts to help us maintain decent, safe, and sanitary housing for all Portland residents.

Please do not hesitate to call this office if you have any questions regarding this notice.

Sincerely yours,
Joseph E. Gray, Jr., Director
Neighborhood Conservation

Inspector

Kevin Carroll
K. Carroll

By

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

vw

X

~~HEARING~~
ADMINISTRATIVE DECISION ✓

City of Portland
Department of Neighborhood Conservation
Housing Inspections Division
Telephone: 775-5451 - Ext. 448 - 358
Mr. & Mrs. Robert Lee
43 Congress Street
Portland, Maine 04101

Date May 9, 1977

Re: Premises located at 43 Congress Street, Portland, Maine 14-K-11 MN

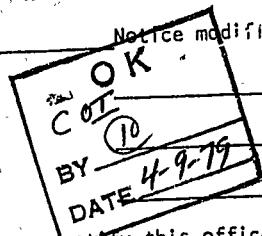
Dear Mr. & Mrs. Lee:

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

on May 9, 1977, regarding our "Notice of Housing Conditions" at the above referred premises resulted in the decision noted below.

X Expiration time extended to June 2, 1977 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.

Very truly yours,

Joseph E. Gray, Jr.
Director Neighborhood Conservation.

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

In Attendance:
Kevin W. Carroll - inspector

Mr. Robert Lee

Encl.

NOTICE OF HOUSING CONDITIONS

OF PORTLAND
 DEPARTMENT OF HEALTH & SOCIAL SERVICES
 HOUSING DIVISION
 Telephone 775-5451 - Extension 448

DU 3
 Ch.-Bl.-Lot 14-K-11
 Location: 43 Congress Street
 Project: Munjoy North
 Issued: 12-2-76
 Expired: 2-2-77

Mr. & Mrs. Robert Lee
 43 Congress Street
 Portland, Maine 04101

Dear Mr. & Mrs. Lee:

An examination was made of the premises at 43 Congress Street, Portland, Maine by Housing Inspector Gendreau. 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 February 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,

David C. Bittenbender, Director
 Health & Social Services

Inspector D. Gendreau
 D. Gendreau

By Lyle D. Hayes
 Chief of Housing Inspections

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

- | | | | |
|-------------------|-----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|----------------|
| 1. | FRONT PORCH | stairs - determine the reason for the sagging porch and replace the rotting and broken stairs. | 3-d |
| 4-9-79 | 2. | BULLHEAD door - repair broken door. | 3-d |
| 3. | NEAR WAREHOUSE CHIMNEY | point up chimney. | 3-a |
| 4. | GARAGE | replace broken doors and windows. | 4-b |
| 5. | CEILING | remove all debris from ceiling and properly replace it. | 4-b |
| 4-9-79 | <u>First Floor</u> | | |
| 6. | KITCHEN | window - replace broken glass. | 3-c |
| 4-9-79 | 7. | KITCHEN windows - secure loose glass by reglazing. | 3-c |
| 8. | KITCHEN | windows - replace missing counter-balance cords allowing window sash to remain elevated when opened. | 3-c |
| 4-9-79 | 9. | BATHROOM - bathtub - correct the condition at the fixture that causes a cross connection at the fixture in the bathroom. | 6-d |

continued -

ress Street - continued

~~10~~ Second Floor

- | | |
|-----------------------------------------------------------------------------------------------------------------------------------------|----------------|
| 10. DEN window - replace broken glass. | 3-a |
| 11. BATHROOM - lavatory - repair leaking faucet. | 6-d |
| 12. BATHROOM - bathtub - correct the condition at the fixture that causes a cross-connection at the bathtub in the bathroom. | 6-d |

Third Floor

At the time of the survey, we were unable to gain access to this apartment. We suggest that if there are any conditions which need correcting in this apartment that you make the repairs while doing the work on the rest of the structure.

REINSPECTION RECOMMENDATIONS

Inspector Benbean
 Inspector Carroll

LOCATION 43 Congress St
 PROJECT M.N.
 OWNER Robt. Lee

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
12-2-76	2-2-77				

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

DATE	RECOMMENDATION	POSTING RELEASE
	ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE" <i>Inspection</i>	<u>10/ 4-9-79</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 _____	
<u>4-9-79</u> @	INSPECTOR'S REMARKS: <u>Re / all violations corrected except #4 -</u> <u>Send COI @</u>	
	INSTRUCTIONS TO INSPECTOR: _____ _____ _____	

OK
 COI
 BY @
 DATE 4-9-79

43 CONGRESS STREET

Housing





CITY OF PORTLAND

JOSEPH E. McDONOUGH
FIRE CHIEF

February 16, 1984

Mr. & Mrs. Robert H. Lee
43 Congress Street
Portland, Maine 04101

Re: Smoke Detectors

Dear Mr. & Mrs. Lee:

During a recent inspection of the property owned by you at 43 Congress Street, it was noted that smoke detectors were missing in the following areas:

3/23 ~~1st. Fl. Apartments~~
3/23 ~~3rd. Fl. Apartments~~

25 MRSA §2464 requires that approved smoke detectors be installed in each of the above listed areas. 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 ten (10) days. Lack of compliance will result in referral of the matter for legal action.

Sincerely yours,
Joseph E. McDonough
Chief of the Fire Department
City of Portland

Harland Wing
Harland Wing, Code Enforcement
Officer (1)

cc: Lt. James Collins, Fire Prevention Bureau

jmr

REINSPECTION RECOMMENDATIONS

LOCATION 43 Congress St
PROJECT NEP MW
OWNER Robert Lee

INSPECTOR Mulling

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
	<u>3/6/89</u>				

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

DATE	
	ALL VIOLATIONS HAVE BEEN CORRECTED _____ "POSTING RELEASE" Send "CERTIFICATE OF COMPLIANCE" _____
	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: _____

3/7/89 Chiu Talked with owner & saw defects

INSTRUCTIONS TO INSPECTOR: _____



CITY OF PORTLAND

JOSEPH E. McDONOUGH
FIRE CHIEF

February 16, 1984

Mr. & Mrs. Robert H. Lee
43 Congress Street
Portland Maine 04101

Re: Smoke Detectors

Dear Mr. & Mrs. Lee:

During a recent inspection of the property owned by you at 43 Congress Street, it was noted that smoke detectors were missing in the following areas:

- 1st. Fl. Apartments.
- 3rd. Fl. Apartments.

25 M.R.S.A. §2464 requires that approved smoke detectors be installed in each of the above listed areas. 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 ten (10) days. Lack of compliance will result in referral of the matter for legal action.

Sincerely yours,
Joseph E. McDonough
Chief of the Fire Department
City of Portland


Marland Wing, Code Enforcement
Officer (1)

cc: Lt. James Collins, Fire Prevention Bureau

jmr



CITY OF PORTLAND

JOSEPH E. McDONOUGH
FIRE CHIEF

MR. + MRS. Robert H. Lee
43 Congress St
Portland, Me.

Re: Smoke Detectors

Dear Mr + Mrs. Lee

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it was noted that smoke detectors were missing in the following areas:

1st fl. apts
3rd fl. apts.

25 M.R.S.A. §2464 requires that approved smoke detectors be installed in each of the
above listed areas. 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 ten (10) days. Lack of compliance
will result in referral of the matter for legal action.

Sincerely yours,
Joseph E. McDonough
Chief of the Fire Department
City of Portland

M. Wing, Code Enforcement
Officer ()

cc: Lt. James Collins, Fire Prevention Bureau

43 CONGRESS STREET

Housteny



CBB-BSL

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

Department of Planning & Urban Development
Inspection Services Division
Tel. 775-5451 - Ext. 311 - 318 - 319

Mr. Robert H. Lee
43 Congress Street
Portland, Maine 04101

DU 3

CH. 14 BLK. K LOT 11

LOCATION: 43 Congress Street

PROJECT: NCP-MN
ISSUED: April 20, 1984
EXPIRES: June 20, 1984

Dear Mr. Lee:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 43 Congress Street by Code Enforcement Officer Marland Wing. 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 June 20, 1984. 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.

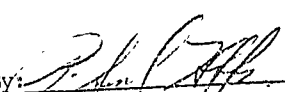
Please Note: You should consult the inspection Services Division to insure that any corrective action you undertake complies with the building, plumbing, electrical, zoning and any other Article of the City Code.

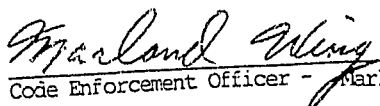
Please contact this office if you have any questions regarding this order.

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

Very truly yours,

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

By: 
P. Samuel Hoffses
Chief of Inspection Services


Code Enforcement Officer - Marland Wing (1)

Attachments

jmr

HOUSING INSPECTION REPORT

INSPECTOR: Mr. Robert H. Lee

LOCATION: 43 Congress St. 14-K-11 MI

CODE ENFORCEMENT OFFICER: Marland Wing (1)

HOUSING CONDITIONS DATED: April 20, 1984 , EXPIRES: June 20, 1984

ITEMS LISTED BELOW ARE IN VIOLATION OF ARTICLE V OF THE MUNICIPAL CODES, "HOUSING CODE", AND MUST BE CORRECTED ON OR BEFORE THE EXPIRATION DATE.

- | | SEC. (S) |
|---------------------------------------------------------------|----------|
| 1. OVERALL EXTERIOR - roof - missing and worn shingles. | 108-2 |
| 2. OVERALL EXTERIOR & INTERIOR - foundation - missing mortar. | 108-2 |
| 3. SECOND FLOOR FRONT HALL - wall - missing plaster. | 108-2 |
| 4. REAR CELLAR - boiler - missing thermal switch. | 114-2 |
| 5. INTERIOR CELLAR - chimney - excessive soot. | 108-5 |

FIRST FLOOR

No detector installed.

SECOND FLOOR

6. LEFT FRONT BEDROOM - window - broken glass.

108-3

THIRD FLOOR

Not available at time of inspection.

NOTE: At the time of the survey, we were unable to gain access to the Third Floor. We suggest that if there are any conditions which need correcting in this apartment, that you make the repairs while doing the work on the rest of the structure.

City of Portland

INSPECTION SERVICES DIVISION

Housing Inspection

*No Detectors
Installed*

HOUSING UNIT SCHEDULE

1) INSP. DATE

2 3 89

2) INSP.

3) FORM NO.

4) TENANT'S NAME

F O P P S

5) Fir #

6) Location

7) Rmg. Tp

8) #Rms

9) #Peo.

10) #All'd.

11) S

12) Child
Under 10

13) Child
1-6

14)

15) Rent

16) Rent
Code

17) Furn.

18) Heat

19) Hot
Water

20) Dual
Egress

21) Ck'ng

22) Lav

23) Bath

24) Flu

Viol
No

Remedy

Cond.

Violation

Location

Room
Type

Area
Type

Resp
Party

Code Sect
Violated

Violation
Rem. - Date

Standard

OFF

X

DU

LE TO

89

89

89

City of Portland

INSPECTION SERVICES DIVISION

Housing Inspection

1) INSP DATE

2/3/84

DWELLING UNIT SCHEDULE

SM Det OK

2) INSP.

3) FORM NO.

4) TENANT'S NAME

Lee

5) Flr #

6) Location

7) Rmg. Tp

8) #Rms

9) #Peo.

10) #All'd.

11) SI

12) Child Under 10

13) Child 1-6

14)

15) Rent

16) Rent Code

17) Furn.

18) Heat

19) Hot Water

20) Dual Egress

21) Ck'ng

22) Lav

23) Bath

24) Flu

Viol No

Remedy

Cond.

Violation

Location

Room Type

Area Type

Resp Party

Code Sect Violated

Violation Rem.-Date

1.

BR

Excess

LEF

Be. WI

2

108-3

City of Portland

INSPECTION SERVICES DIVISION

Housing Inspection

DWELLING UNIT SCHEDULE

1) INSP. DATE

2) INSP.

3) FORM NO.

4) TENANT'S NAME

5) Flr #

6) Location

7) Rmg. Tp

8) #Rms

9) #Peo.

10) #All'd.

11) SI

12) Child Under 10

13) Child 1-6

14)

15) Rent

16) Rent Code

17) Furn.

18) Heat

19) Hot Water

20) Dual Egress

21) Ck'ng

22) Lav

23) Bath

24) Flu

Viol. No

Remedy

Cond.

Violation

Location

Room Type

Area Type

Resp Party

Code Sect Violated

Violation Rem. - Date

No 1
Asst 2/15/20

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

October 31, 1991

Kathleen M. & Robert H. Lee
43 Congress St
Portland, ME 04101

Re: 43-45 Congress St.
CBL #: 14-K-011
DU:

Dear Mr. & Mrs. Lee,

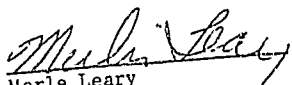
On October 29, 1991, Code Enforcement Officer Merle Leary made a request to you for an inspection at your building located at 43-45 Congress St.

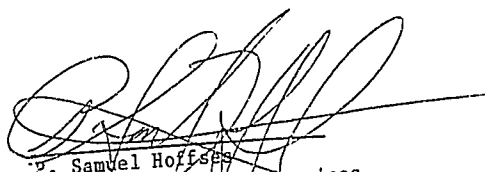
This inspection is for the City of Portland's program to inspect all multi-family buildings within the city every 5 years.

Let it be noted that you refused entry to your building for this inspection. Our Code Enforcement Officer found no exterior violations that might indicate any serious interior violations at this time.

We hope that in the future when another 5 year inspection is due, we can count on your co-operation.

Sincerely,


Merle 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

JUNE 06, 1996

LEE KATHLEEN M
43 CONGRESS ST
PORTLAND ME 04101

Re: 43 CONGRESS ST
CBL: 014- - K-011-001-01
DU: 3

Dear Ms. Lee:

I am sending you this letter to request an inspection at the property which you own or manage at the above-referenced address.

This is for the City of Portland's program to inspect all multi-family buildings in the City every three years.

Please contact me in this office at 874-8300 x 8702 between 7:00-8:00 a.m. or 3:00-3:30 p.m. to make arrangements to inspect the building.

Sincerely,

Merle Leary
Merle Leary
Code Enforcement Officer

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

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

July 25, 1995

RUSSO ANTHONY P
PO BOX 593
PORTLAND ME 04112

Re: 45 Congress St
CBL: 014- - K-010-001-01
DU: 6

Dear Mr. Russo:

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

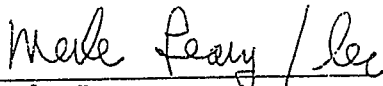
Congratulations are extended to you for the general condition of your property which was found to meet the standards established by the City's Housing Code. We did, however, note the following items that could cause future problems:


1. INT - OVERALL - 113.50
HARD-WIRED BATTERY-BACK/UP SMOKE DETECTORS ARE REQUIRED IN EACH UNIT

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
F. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Dir.

CITY OF PORTLAND

JUNE 06, 1996

LEE KATHLEEN M
43 CONGRESS ST
PORTLAND ME 04101

Re: 43 CONGRESS ST
CBL: 014- - K-011-001-01
DU: 3

Dear Ms. Lee:

I am sending you this letter to request an inspection at the property which you own or manage at the above-referenced address.

This is for the City of Portland's program to inspect all multi-family buildings in the City every three years.

Please contact me in this office at 874-8300 x 8702 between 7:00-8:00 a.m. or 3:00-3:30 p.m. to make arrangements to inspect the building.

Sincerely,

Merle Leary
Merle Leary
Code Enforcement Officer

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