

39 Congress Street

14-K-12

Cyril Hannon

MUN. NO.



SHAW-WALKER

MADE IN U.S.A.

INSPECTION RECORD

LOCATION

OWNER/AGENT

39 CONGRESS ST.

MR. LAWRENCE H. GREEN LAWS

4-K-12

RAYMOND COPE ROAD

So. CAROL, MAINE 04077

INSP	DI	CONDITIONS FOUND	ACTION TAKEN (INCLUDE PERSONS CONTACTED)
01	12/3	FIRST Insp - Munjoy North Project	N.O.K.C. Issued 25 Violations
02	2/4	RE: Work in Progress	HELD IN ABEYANCE - LOAN PENDING
03	3/9	RE - NO CHANGE	" " " " "
04	4/9	RE - NOT AVAILABLE	LEFT NOTICES
05	4/6	RE - NOT AVAILABLE	" "
06	4/7	RE - CO-Work Started 17 Violations	HELD FOR LOAN PENDING
07	5/2	RE - NO WORK - LOAN PENDING	HELD IN ABEYANCE
08	5/8	RE - PARTIAL RE-SP - WORKING	Will Complete
09	5/12	RE - WORK IN PROGRESS - SP	HELD - LOAN STILL ACTIVE
10	6/11	RE - WORK STOPPED	PENDING LOAN
11	7/4	RE - NO CHANGE	HELD IN ABEYANCE

REQUEST FOR SERVICE

PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	1-17-83	BY	Joyce	DISTRICT	Portland
REQUEST BY	NAME	Sharon Steves - 774-5682			
	ADDRESS	Tenant			
OWNER	NAME	Larry Greenlaw - 865-3431			
	ADDRESS	For report			
CONDITIONS	ADDRESS	39 Congress St.			

No Heat in kitchen radiator.

Please call tenant first, Wed. 1-19-83. CT left 1-18-83 slip NA

COMMENTS	8:45 CT 1-20-83 NA				
SPECIAL INSTRUCTIONS	Never could reach tenant				

DIVISION	SANITATION	HOUSING	NURSING
PRIORITY	ROUTINE	SPECIAL	BY
	URGENT	REPORT TO	DATE

X /

C E R T I F I C A T E
O F
C O M P L I A N C E

CITY OF PORTLAND

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

June 21, 1979

Mr. Lawrence H. Greenlaw
Raymond Cape Road
South Casco, Maine 04077

Re: Premises located at 39 Congress Street - 4-K-12 MN

Dear Mr. Greenlaw:

A re-inspection of the premises noted above was made on June 19, 1979
by Housing Inspector Carroll.

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 December 5, 1975.

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 June 1984.

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

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

Inspector K. Carroll

K. Carroll

~~LOAN PENDING~~
~~RECEIVED~~

NOTICE OF HOUSING CONDITIONS

DU 3

CITY OF PORTLAND
Health Department - Housing Division
Telephone 775-5451 - Extension 448

Mr. Lawrence H. Greenlaw
Raymond Cape Road
South Casco, Maine 04077

Ch.-Bl.-Lot: 4-K-12
Location: 39 Congress Street
Project: MUNJOY NORTH
Issued: Dec. 5, 1975
Expires: Feb. 5, 1976

13 14-15-16-17-18-20
22-23-24-25

Dear Mr. Greenlaw:

An examination was made of the premises at 39 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 5, 1976. 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.

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
Health Director

Inspector D. Gendreau

OK
BY CO
DATE 6-19-79

By _____
Chief of Housing Inspections

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

- ~~6-17-79~~ 1. ~~Repair the rotted sill in rear exterior wall.~~ 3a
- ~~6-11-79~~ 2. ~~Point up the overall exterior foundation.~~ 3a
- ~~6-19-79~~ 3. ~~Replace the missing bricks in rear exterior foundation.~~ 3a
- ~~11-17-79~~ 4. ~~Remove the peeling paint from overall exterior walls.~~ 3a
- ~~11-17-79~~ 5. ~~Replace the missing clapboards on left rear exterior wall.~~ 3a
- ~~6-19-79~~ 6. ~~Repair the leaking roof of rear shed.~~ 3d
- ~~6-11-79~~ 7. ~~Replace the missing stairs of rear and left rear entrance doors.~~ 3c
- ~~11-17-79~~ 8. ~~Replace the broken glass of first floor rear shed window.~~ 3a
- ~~11-17-79~~ 9. ~~Replace the rotted, broken fascia and plancia boards of left middle eave.~~ 3a
- ~~11-17-79~~ 10. ~~Replace rotted, missing gutters on overall exterior.~~ 3a
- ~~11-17-79~~ 11. ~~Remove the debris and dispose of it properly - right front porch.~~ 4b-7/8
- ~~6-19-79~~ 12. ~~Replace missing plaster on first and second floor rear hall walls.~~ 3b
- ~~6-19-79~~ 13. ~~Replace missing bellucers on front stairs.~~ 3d

First Floor

- ~~14. Replace the missing plaster on kitchen wall.~~ 3b 5/21
- ~~15. Replace the broken glass and reglaze the windows of kitchen and pantry.~~ 3c 5/21
- ~~16. Enclose the exposed electrical wiring in kitchen.~~ 3a
- ~~17. Repair the sagging plaster in ceiling of living room.~~ 3b 5/21
- ~~18. Secure the glass by reglazing the living room windows.~~ 3c 5/21
- ~~6-14-79~~ 19. ~~Repair the decomposing bricks of fireplace in living room.~~ 3a
- ~~6-19-79~~ 20. ~~Replace missing plaster in wall of bathroom.~~ 3c
- ~~6-19-79~~ 21. ~~Replace broken glass in window of bathroom.~~ 3c 5/21

CONTINUED.....

39 Congress Street, continued

- ~~23. Correct the condition at the fixture causing a cross-connection in the bathtub of the bathroom. 6d~~
~~23. Repair the broken light fixture in wall of right front bedroom. - BR Switch 8a~~
~~Isomine CL PARTIAL~~

~~Second Floor~~

- ~~24. Replace the missing plaster in bathroom wall. 3b~~
~~25. Replace missing light fixtures in ceilings of left front and right rear bedrooms. 8a~~

*WHEN MAKING REPAIRS FIRST PRIORITY SHOULD BE GIVEN TO THOSE ITEMS WITH ASTERISKS AS THEY CONSTITUTE EXTREME HAZARDS TO THE HEALTH OR SAFETY OF THE OCCUPANTS OF THIS STRUCTURE.

LDN:rl

~~PAINTING LKRS - 3rd FLOOR~~

~~3/28~~

~~1ST RE D4~~

~~RIR DE BR W. SL
 " " " " " " "~~

~~2ND~~

~~* RIR (DI/SE) - Ls paint in w.r~~

REINSPECTION RECOMMENDATIONS

INSPECTOR C. Carroll

LOCATION 39 Congress
PROJECT 172
OWNER Greenstone

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
<u>12-5-75</u>	<u>2-5-76</u>				

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

DATE <u>6-19-76</u>	(R)	ALL VIOLATIONS HAVE BEEN CORRECTED <u>OK</u> Send "CERTIFICATE OF COMPLIANCE" <u>OK</u> "POSTING RELEASE" _____
		SATISFACTORY Rehabilitation in Progress
		Time Extended To: _____
		Time Extended To: _____
		Time Extended To: _____
		UNSATISFACTORY Progress <u>OK</u> Send "HEARING NOTICE" <u>OK</u> "FINAL NOTICE" _____
		"NOTICE TO VACATE" POST Entire POST Dwelling Units
		UNSATISFACTORY Progress "LEGAL ACTION" To Be Taken _____
<u>12/5/77</u>	(R)	INSPECTOR'S REMARKS: <u>12/5/77</u> <u>10</u> <u>16/CT - All work Completed under Catholic program</u> <u>6-14-76</u> <u>10</u> <u>Send COC</u>
		INSTRUCTIONS TO INSPECTOR: _____

12/10/77 N RE-LEAD BEIT (REINSPECTION)

REINSPECTION RECOMMENDATIONS

INSPECTOR GENDREAU

LOCATION 39 Congress St.
PROJECT
OWNER LARRY GREEN LAU

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
<u>12/3/75</u>	<u>2/5/76</u>				

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

DATE		ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE" _____ "POSTING RELEASE" _____
		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 Request "LEGAL ACTION" Be Taken _____

3/9/76	AS	INSPECTOR'S REMARKS: <u>LOAN APP Pending - Hold</u>
4/9/76	AS	<u>RE- No CHANGE - Work Started By Owner. Hold in Absence</u>
5/5/76	AS	<u>RE- No CHANGE - Hold For Loan</u>
5/21/76	AS	<u>RE- 5 Violations Corrected - Loan Pending - AB</u>
6/8/76	AS	<u>RE- No CHANGE - Awaiting Loan</u>
7/6/76	AS	<u>RE- No CHANGE - PLEASE II - Loan</u>
8/3/76	AS	<u>RE- No CHANGE - Awaiting Loan - Hold</u>
7/8/76	AS	<u>RE- No CHANGE - Hold</u>
10/5/76	AS	INSTRUCTIONS TO INSPECTOR <u>RE- No Chg - Hold For Loan</u>
11/04/76	AS	<u>RE- No CHANGE - AB - For Loan</u>
12/15/76	AS	<u>RE- No CHANGE - Hold</u>
1/04/77	AS	<u>RE- No CHANGE - Hold For Loan</u>
2/09/77	AS	<u>RE- Loan Being Processed - Hold / 3/23/77 No Chg</u>

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

November 7, 1991

Mr. Lawrence Greenlaw
Lower Maine St
Freeport ME 04032

Re: 39 Congress St
CBL #: 14-K-012
DU: 5

Dear Mr. Greenlaw,

During a recent inspection of the property owned by you at 39 Congress, it was noted that smoke detectors were missing/inoperable in some locations.

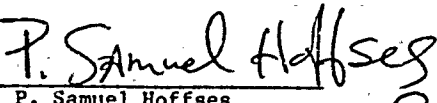
25 MRSA 2464 required that approved smoke detectors be installed in each apartment in the immediate vicinity of the bedrooms. When actuated, the detector shall provide an alarm suitable to warn the occupants within the individual unit. Failure to comply with this statute may result in a fine of up to \$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
Code Enforcement Officer


P. Samuel Hoffses
Chief of Inspection Services

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND
Notice of Housing Conditions
FIVE YEAR INSPECTION

November 7, 1991

DU: 5
CHART, BLOCK, LOT: 14-K-12
LOCATION: 39 Congress Street

District: 1
Issued: November 7, 1991
Expires: January 7, 1992

Lawrence H. Greenlaw
Lower Main Street
Freeport, ME 04032

Dear Sir:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 39 Congress Street by Code Enforcement Officer M. 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 January 7, 1992. 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 it's goal to maintain decent, safe, and sanitary housing for all of Portland's residence.

Sincerely,

Merle Leary
Merle Leary
Code Enforcement Officer

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

HOUSING INSPECTION REPORT

Location: 39 Congress Street Owner: Lawrence H. Greenlaw
CEO: Marle Leary
Housing Conditions Date: November 7, 1991
Expiration Date: January 7, 1992

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 stairs	Missing Railings	108-4
2. Interior	1st Fl. 1 Fr.	Front Hall Floor	Missing Tiles	108-2
3. Interior	1st Fl. 1 Fr.	Kitchen Floor	Missing Linoleum	108-2
4. Interior	1st Fl. 1 Fr.	Bathroom	Missing Ventilation	112
5. Interior	3rd	Rear Hall	Obstruction	116-2
6. *Interior	Base.	Base. Bathroom	Missing Shower	111-1
7. Interior	Base.	Base. Kitchen Window	Missing Storm	108-3
8. *Interior	Base.	Base. Bedroom Ceiling	Missing Plaster	108-2
9. *Interior	Base.	Base. Bedroom Window	Proper Egress Window	102-3

* Items with star are to be given priority and must be done first.

/el

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

January 23, 1992

Lawrence H. Greenlaw
Lower Main St
Freeport, ME 04032

Re: 39 Congress St
CBL #: 014-K-012
DU:

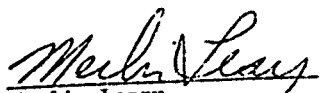
Dear Mr. Greenlaw,

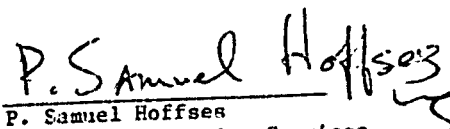
A recent inspection at the above named address of which you are listed the present owner, showed that alternations have been completed, or are in the process of being completed, that require building permits from the City of Portland as defined in the 1990 BOCA Building Code and/or Portland Municipal Code.

It is therefore necessary for you to come to City Hall, 389 Congress Street, Room 315, to file an application for these required permits. This must be done within five (5) days of receipt of this letter. Failure to abide by this request could result in court action and a fine of up to \$500.00 to \$1,000.00 per day for each day this violation exists.

I look forward to your cooperation.

Sincerely,


Merlin Leary
Code Enforcement Officer


P. Samuel Hoffses
Chief of Inspection Services

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

May 20, 1992

Lawrence Greenlaw
Lower Main St
Freeport, ME 04032

Re: 39 Congress St/Basement Apt
CBL #: 014-K-012
DU: 5

Dear Mr. Greenlaw,

As owner or agent of the property located at the above referred address, you are hereby notified that as the result of a recent inspection, the vacant apartment is hereby declared unfit for human occupancy.

The above mentioned apartment is to be kept vacant so long as the following conditions continue to exist thereon:

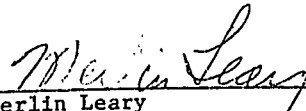
Article v Section 6-120

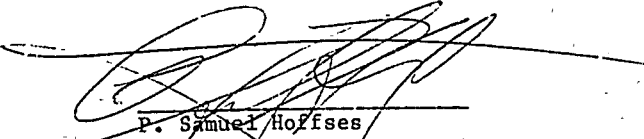
(1) Properties which are either damaged, decayed, dilapidated, insanitary, unsafe, or vermin-infested in such a manner as to create a serious hazard to the health, safety, and general welfare of the occupants or the public.

(2) Properties which lack plumbing, ventilating, lighting or heating facilities or equipment adequate to protect the health, safety and general welfare of the occupants or the public.

Therefore, you will not occupy, permit anyone to occupy, or rent the above mentioned apartment without the written consent of the Health Officer or his agent, certifying that the conditions have been corrected.

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

March 14, 1996

GREENLAW LAWRENCE H
P.O. BOX 303
FREEPORT ME 04032

Re: 39 Congress St
CBL: 014- - K-012-001-01
DU: 5

Dear Mr. Greenlaw:

During a recent inspection of the property owned by you at the above referred address, it was noted that smoke detectors were missing in the second-floor apartment.

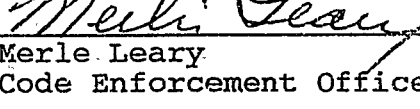
25 MRSA 2464 required that approved smoke detectors be installed in each apartment in the immediate vicinity of the bedrooms. When activated, the detector shall provide an alarm suitable to warn the occupants within the individual unit. Failure to comply with this statute may result in a fine of up to \$500 for each violation.

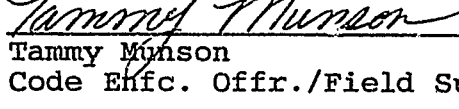
Re-inspection of your property will be made in 24 hours. Lack of compliance will result in referral of the matter for legal action.

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.

Please read and implement the attached formal code interpretation or determination - Number 93-1- March 10, 1993 - from the State Fire Marshall's office.

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

CITY OF PORTLAND

March 13, 1996

GREENLAW LAWRENCE H
P.O. BOX 303
FREEPORT ME 04032

Re: 39 Congress St
CBL: 014- - K-012-001-01
DU: 5

Dear Mr. Greenlaw:

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 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 Articles of the City Code.

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

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

Sincerely,


Merle Leary
Code Enforcement Officer


Tammy Munson
Code Enfc. Offr./ Field Supv.

HOUSING INSPECTION REPORT

Location: 39 Congress St
Housing Conditions Date: March 13, 1996
Expiration Date: May 12, 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 - CELLAR -	116.60
	THERE APPEARS TO BE FRIABLE ASBESTOS	
2.	INT - CELLAR -	114.30
	FLUE HAS EXCESSIVE SOOT	
3.	EXT - FRONT/REAR PORCHES -	108.40
	RAILINGS ARE BROKEN OR MISSING	
4.	INT - FRONT - CELLAR -	113.50
	ROMEX IS LOOSE	
5.	INT - FRONT - CELLAR -	114.30
	FURNACE FLUE STACK HAS LOOSE/MISSING MORTAR	
6.	INT - CELLAR -	108.20
	STAIRWAY HAS BROKEN PLASTER	
7.	INT - CELLAR -	108.30
	DOOR IS MISSING A KNOB	
8.	INT - FRONT HALL -	108.40
	STAIRWAY IS MISSING BALUSTERS	
9.	INT - 1ST FLR - FRONT HALL	108.20
	CEILING HAS BROKEN PLASTER	
10.	INT - 3RD FL - APT #3 - KITCHEN	108.20
	CEILING HAS A LEAKING CONDITION	
11.	INT - 2ND FLR -	109.40
	REAR HALL IS USED FOR STORAGE	
	Basement Apartment to be Posted	
12.	INT - BASEMENT - BATHROOM	111.10
	SHOWER AND TUB ARE MISSING	
13.	INT - BASEMENT - BEDROOM	108.20
	CEILING IS MISSING PLASTER	
14.	INT - BASEMENT - BEDROOM	108.30
	WINDOW MUST HAVE A SILL HEIGHT OF NOT MORE THAN 44" MINIMUM	
	NET CLEAR OPENING 5.7 SQ.FT.	
	NET CLEAR OPENING HEIGHT 24" ----- WIDTH SHALL BE 20"	
15.	INT - BASEMENT - KITCHEN	108.30
	WINDOW IS MISSING STORM/SCREEN	
16.	INT - OVERALL -	113.50
	HARD-WIRED BATTERY-BACK/UP SMOKE DETECTORS ARE REQUIRED IN EACH UNIT	

PRIORITY VIOLATIONS: #'s 5, 9

Inspection Services
P. Samuel Hoffsee
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

March 13, 1996

GREENLAW LAWRENCE H
P.O. BOX 303
FREEPORT ME 04032

Re: 39 Congress St
CBL: 014- - K-012-001-01
DU: 5

Dear Mr. Greenlaw:

As owner or agent of the property located at the above-referred address, you are hereby notified that as the result of a recent inspection, the vacant basement apartment is hereby declared unfit for human occupancy.

The above-mentioned apartment is to be kept vacant so long as the following conditions continue to exist thereon:

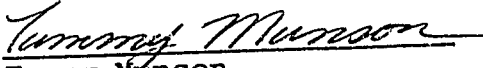
Article V, Section 6-120 :

(1) Properties which are either damaged, decayed, dilapidated, insanitary, unsafe, or vermin-infested in such a manner as to create a serious hazard to the health, safety, and general welfare of the occupants or the public --

Therefore, you will not occupy, permit anyone to occupy, or rent the above-mentioned basement apartment without the written consent of the Health Officer or his/her agent.

Sincerely,


Merle Leary
Code Enforcement Officer


Tammy Munson
Code Enfc. Offr./ Field Supv.