

51-53 Congress Street 14-1-9

David W. Farber

C B L

OWNER/AGENT

14	K	9
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[illegible]



CITY OF PORTLAND

JOSEPH E. GRAY, JR.
DIRECTOR OF PLANNING
AND URBAN DEVELOPMENT

June 23, 1983

Mr. David W. Farber
155 Dartmouth Street
Portland, Maine 04103

DU: 3

Re: 51 Congress St. 14-K-9 MN

The Housing Inspections Division of the Department of Planning & Urban Development has recently completed an overall inspection of your 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.

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

By Lyle D. Hoyes
Lyle D. Hoyes
Inspection Services Division

Marland Wing
Code Enforcement Officer - M. Wing (1)

jar

STRUCTURE INSPECTION SCHEDULE

1) Insp. Name W. H. King

[illegible]

REQUEST FOR SERVICE

PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	12/30/80	BY	Joyel	DISTRICT	
REQUEST BY	NAME	Jamae Ledet - 773-1353 (friend)			
	ADDRESS				
OWNER	NAME	Stew Wattman (works at Ingraham House)			
	ADDRESS	GOODWILL 4-4411			
CONDITIONS	ADDRESS	51A Congress St. - Left side of bldg.			
Tenant is: Fred Carroll - RETARDED MENTALLY					
Broken pipes. Unlivable conditions.					
COMMENTS	NO FILE ON A 51A - 51-53, COMPLIANCE 5-78 3 DU OWNER DAVID FARBER 155 DARTMOUTH				
SPECIAL INSTRUCTIONS	OWNER AWARE OF CONDITION AND REPAIRING				
DIVISION	SANITATION	HOUSING	NURSING		
PRIORITY	ROUTINE	SPECIAL	BY		
	URGENT	REPORT TO	DATE		

CERTIFICATE
OF
COMPLIANCE

CITY OF PORTLAND

May 23, 1978

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

Mr. David W. Farber
155 Dartmouth Street
Portland, Maine 04103

Re: Premises located at 51-53 Congress Street, Portland, Maine MN 14-K-9

Dear Mr. Farber:

A re-inspection of the premises noted above was made on May 22, 1978
by Housing Inspector K. 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 Sept. 30, 1976.

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, Director
Neighborhood Conservation

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

Inspector

K. Carroll
K. Carroll

NOTICE OF HOUSING CONDITIONS

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

Mr. David W. Parker
133 Portsmouth Street
Portland, Maine 04103

Dear Mr. Parker:

An examination was made of the premises at 51-53 Congress Street, Portland, Maine by Housing Inspector Condreau. 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 Nov. 30, 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. 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. Bittenberger, Director
Health & Social Services

Inspector D. Condreau

By 10/5/22/77
Chief of Housing Inspections

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" -			SECTION(S)
5/22/77	RIGHT FRONT EXTERIOR FOUNDATION	Point up the foundation.	3a
5/22/77	RIGHT REAR EXTERIOR FOUNDATION	" " "	3a
5/22/77	REAR CHIMNEY	Point up the chimney.	3a
5/22/77	RIGHT REAR EXTERIOR WALL	Replace the rotted downspouts.	3a
5/22/77	RIGHT MIDDLE EXTERIOR WALL	Repair or replace the rotted gutter.	3a
5/22/77	FRONT PORCH STAIRS	Replace the missing handrails.	3d
5/22/77	FRONT PORCH STAIRS	Replace the rotted, broken treads.	3d
5/22/77	RIGHT REAR GARAGE FOUNDATION	Point up the garage foundation.	3a
5/22/77	LEFT MIDDLE GARAGE WALL	Replace the rotted, missing siding.	3a
5/22/77	LEFT MIDDLE GARAGE WALL	Replace the missing downspout.	3a
5/22/77	INTERIOR CHIMNEY	Remove the excess soot.	3a
5/22/77	LEFT MIDDLE CELLAR WINDOW	Replace the broken glass.	3a
5/22/77	CELLAR ELECTRICAL SERVICE	Replace the inadequate electrical service.	3a
FIRST FLOOR			
5/22/77	LIVING ROOM	Replace the missing duplex outlet covers.	8c
5/22/77	BATHROOM	Secure the loose duplex outlet.	8c
SECOND FLOOR			
5/22/77	RIGHT MIDDLE BEDROOM	Secure loose duplex outlet.	8c

CONTINUED.....

2 LOW PENDING
32 1444
Verified 12-22-77

AB
LA
Verified 12-22-77

10/5/22/77

NO JURISDICTION

51-53 Congress Street, continued....

THIRD FLOOR

5/22-17	KITCHEN	Wall	Remove the peeling paint	3b
5/22-18	KITCHEN	Walls	Remove the illegal wiring (extension cords)	6a
5/22	LIVING ROOM	Walls	" " " "	6a
5/22-19	BATHROOM	Bath tub	Correct the illegal cross-connection at the fixture	6d
5/22-20	LEFT REAR BEDROOM	Wall	Remove the illegal wiring	6a

*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.

LDH:rl

② 12/11

addition on 1/1/17

1	RE	LO	ELC. Light Switch	1ST	RE	CE	SR	PE
2	RE	LO	FLUE COVER			TER	CE	CH
3	RM	IL	FUSING		2ND	CE	CE	WP
4	IL	PE						

REINSPECTION RECOMMENDATIONS

INSPECTOR GENCIRRA

LOCATION 51-53 CONGRESS ST.
PROJECT MUNBY NORTH
OWNER DAVID FARBER

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
9/30/76	11/30/76				

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

DATE	5/22/77	ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE" ☒ <u>5/22/77</u> "POSTING RELEASE" ☒ <u>5/22/77</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 _____
12/1/76	RE	INSPECTOR'S REMARKS: RE-Loan App Pending - Some Work - Hold in AB
1/6/76	RE	RE- Hold For 312 Loan - No Charge
1/31/77	RE	RE-SP- Hold in AB
7/1/77	RE	RE/CT - No 1st - 2nd Find No Loan - F - 1st No 1st Find
5/22/77	RE	RE/CT - All 1st - 2nd Find No Loan - F - 1st No 1st Find
		INSTRUCTIONS TO INSPECTOR: _____

SECTION 8 - EXISTING - LEASED HOUSING PROGRAM

ADDRESS 51 Congress DATE 3/24/78
OWNER David Fisher ADDRESS 155 Dartmouth St.

Location of Dwelling Units or
Number of Dwelling Units Under
Section 8 - Lease

1

NEIGHBORHOOD CONSERVATION PROJECT Mary McPherson

INSPECTED BY HOUSING DIVISION - YES ☒ NO ☐

"NOTICE OF HOUSING CONDITIONS" ISSUED 9/30 1976 ABATED 19

LOAN PARTICIPANT ☒

SMOKE DETECTOR & ORDINANCE

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

Date 1/9/92

Name Grant Jacks III
Address 527 Overbrook Rd.
Address Baltimore, MD 21212

Re: Building Address 51-53 Congress St.
CBL #: 14-K-0
DU: 3

Mr. Jacks;

During a recent inspection of the property owned by you at 51-53 Congress St., 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 Lear
Merlin Lear
Code Enforcement Officer

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



NOHC

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

Date 1/9/92

FIVE-YEAR HOUSING INSPECTION

Name Grant Jacks III
Address 527 Overbrook Rd.
Address Baltimore, MD 21212

Re: Building # 51-53 Congress /1-7 Emerson
CBL #: 14-7-9
DU: 3

Dear Mr. Jacks:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 51-53 Congress St by Code Enforcement Officer Merlin Leary. Violations of Article V of the Municipal Ordinance (Housing Code) were found as described in detail on the attached "Housing Inspections Report".

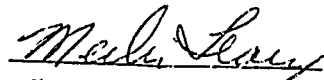
In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects on or before 3/9/92. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within 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.

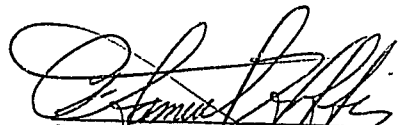
Please Note: You should consult this department to insure that any corrective action you should undertake complies with the building, plumbing, electrical, zoning and other Article of the City Code.

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,


Merlin Leary
Code Enforcement Officer


P. Samuel Hoffses
Chief of Inspection Services

HOUSING INSPECTION REPORT

Location: 51-53 Congress St.
Owner: Grant Jacks III
CEO Merlin Leary
Housing Conditions Date: 1/9/92
Expiration Date: 3/9/92

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

- | | | | | |
|---------|---------------|----------------------|--------------------------|-------|
| 1. | 1st fl/aprt 1 | Front hall | Furniture stored in hall | 109- |
| 2. Int. | 3rd fl/aprt 3 | Rear store room wall | Broken Plaster | 108-2 |
| 3. Int. | 3rd fl/Apt 3 | Bathb | Cross connection | 111-1 |
| 4. Int. | 3rd fl/aprt 3 | Kitchen wall | Illegal wiring | 113-5 |
| 5. Int. | 3rd fl/aprt 3 | Living room wall | Missing duplex outlet | 113-5 |

Items numbered 4,5 are priority items.

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

June 3, 1992

Grant Jacks, III
527 Overbrook Rd
Baltimore, MD 21212

Re: 51-53 Congress/1-7 Emerson Sts
CBL: 014-K-009
DU: 3

Dear Mr. Jacks,

A re-inspection at the above noted property was made on June 3, 1992 by Code Enforcement Officer Merlin Leary.

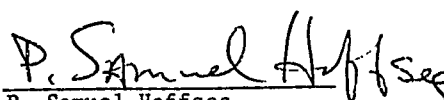
This is to certify that you have complied with our request to correct the violation(s) of the Municipal Code relating to housing conditions noted on our letter dated January 1, 1992.

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.

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

October 24, 1995

JACKS GRANT L III
529 OVERBROOK RD
BALTIMORE MD 21212

Re: 51-53 Congress St
CBL: 014- - K-009-001-01
DU: 3

Dear Mr. Jacks:

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".

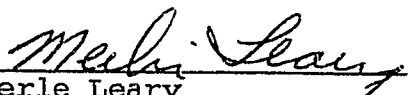
In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects within sixty (60) days. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within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

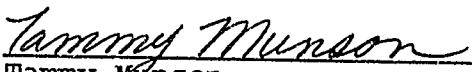
Please Note: You should consult this department to insure that any corrective action you should undertake complies with the building, plumbing, electrical, zoning and other Articles of the City Code.

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: 51-53 Congress St
Housing Conditions Date: October 24, 1995
Expiration Date: December 23, 1995

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 FL -
CELLAR STAIRS ARE LOOSE & WORN | 108.20 |
| 2. | INT - CELLAR - FURNACE
FLUE HAS ACCUMULATION OF SOOT | 108.50 |
| 3. | INT - CELLAR -
THERE APPEARS TO BE FRIABLE ASBESTOS | 116.60 |
| 4. | INT - 1ST/2ND FLRS - REAR HALL
WALLS HAVE LOOSE & FLAKING PLASTER | 108.20 |
| 5. | INT - 3RD FL; APT #3 - KITCHEN
CEILING HAS PEELING PAINT | 108.20 |
| 6. | INT - OVERALL -
HARD-WIRED BATTERY-BACK/UP SMOKE DETECTORS ARE REQUIRED IN EACH UNIT | 113.50 |