

25 Monument Street

CERTIFICATE  
OF  
COMPLIANCE

COPY ✓

CITY OF PORTLAND

August 12, 1980

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

Mr. Robert S. Morrow  
25 Monument Street  
Portland, Maine 04101

Re: Premises located at 25 Monument Street NCP-EE 16-D-9

Dear Mr. Morrow:

A re-inspection of the premises noted above was made on August 12, 1980  
by Housing Inspector Arthur Addato

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 7, 1980.

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 August 1985.

Sincerely yours,

Joseph E. Gray, Jr. Director  
Urban Development

By Lyle D. Noyes  
Lyle D. Noyes  
Housing Code Administrator

Inspector

Arthur Addato  
Arthur Addato

ADMINISTRATIVE HEARING DECISION

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

Mr. Robert S. Morrow  
25 Monument Street  
Portland, Maine 04101

OK  
Date  
BY Arthur Addato  
DATE 8/12/80

April 10, 1980

Re: Premises located at 25 Monument NCP-EE 16-D-9

Dear Mr. Morrow:

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

on April 8, 1980, regarding our "Notice of Housing Conditions" at the above  
referred premises resulted in the decision noted below.

X Expiration time extended to June 8, 1980 in order to complete the work in  
progress to correct the remaining 5 Housing Code violations as shown on  
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:

Robert S. Morrow

Arthur Addato, Inspector

Arthur Addato

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

By Lyle D. Noyes  
Lyle D. Noyes,  
Housing Code Administrator

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND  
Department of Neighborhood Conservation  
Housing Inspections Division  
Tel. 775-5451- Ext. 358 - 448

DU 2

Ch.-Bl.-Lot: 16-D-9  
Location: 25 Monument Street  
Project: NCP-East End  
Issued: 1/7/80  
Expired: 4/7/80

Robert S. Morrow  
25 Monument Street 774-4487  
Portland, Maine 04101

Dear Mr. Morrow:

An examination was made of the premises at 25 Monument Street Portland, Maine, by Housing Inspector Addato. 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 4/7/80. 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 A. Addato  
A. Addato

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

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

- |                     |      |   |
|---------------------|------|---|
| <u>FIRST FLOOR</u>  |      |   |
| 8/12                | 1- ✓ | <del>RIGHT-FRONT-BEDROOM, LIVINGROOM WINDOW, DININGROOM WINDOW &amp; KITCHEN WINDOW - replace missing counter-balance cords. 3c</del> |
| 9/12                | 2 ✓  | <del>RIGHT-FRONT-BEDROOM WINDOW - replace broken glass. 3c</del>  |
| 7/11                | *3 ✓ | <del>LIVINGROOM CEILING - replace broken light fixture. 3c</del>  |
| 7/11                | *4 ✓ | <del>REAR BEDROOM CEILING - replace broken light fixture. 3c</del>  |
| <u>SECOND FLOOR</u> |      |   |
| 8/12                | 5 ✓  | <del>KITCHEN WINDOW - replace missing counter-balance cord. 3c</del>  |
| 1/18                | 6 ✓  | <del>LIVINGROOM &amp; DININGROOM CEILINGS - remove peeling paint. 3b</del>  |
| 7/9                 | *7 ✓ | <del>REAR BEDROOM CEILING - repair loose light fixture. 8e</del>  |

\*\*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 Street, Tel. 775-5451, to determine if any of the items listed above require a building or alteration permit.

dld

REINSPECTION RECOMMENDATIONS

INSPECTOR Adelstein

OK  
DATE 8/12/80

LOCATION 25 Monument  
PROJECT MCPEE  
OWNER Morris

NOTICE OF HOUSING CONDITIONS issued		HEARING NOTICE issued		FINAL NOTICE issued	
Expired	Issued	Expired	Issued	Expired	Issued
<u>4/7/80</u>					
<u>4/2/80</u>					

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

DATE	RECOMMENDATION	ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE"	"POSTING RELEASE"
<u>8/12/80</u>	<u>aa</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<u>4/5/80</u>	<u>aa</u>	SATISFACTORY Rehabilitation in Progress	
<u>6/4/80</u>	<u>aa</u>	Time Extended To <u>6/8/80 WTX - 30</u>	
<u>7/11/80</u>	<u>aa</u>	Time Extended To <u>7/8/80 OTX 30</u>	
<u>7/11/80</u>	<u>aa</u>	Time Extended To <u>8/11/80 OTX 30</u>	
		UNSATISFACTORY Progress Send "HEARING NOTICE"	
		"NOTICE TO VACATE" POST Entire	"FINAL NOTICE"
		POST Dwelling Units	
		UNSATISFACTORY Progress Request "LEGAL ACTION" Be Taken	
<u>11/5/80</u>	<u>aa</u>	INSPECTOR'S REMARKS: <u>RE/co - S.P./WIP - prep. to finish windows repairs. Owner covering electrical work. WTX 30</u>	
<u>7/11/80</u>	<u>aa</u>	<u>RE/co - WIP. Prep. to finish window work. Seeking grant for interior work.</u>	
<u>8/12/80</u>	<u>aa</u>	<u>SP/EXT - 30 CU</u>	
		<u>RE/co/all viol. corr. COC</u>	
		INSTRUCTIONS TO INSPECTOR:	

Inspection Services  
Samuel P. Hoffses  
Chief



CITY OF PORTLAND

Planning and Urban Development  
Joseph E. Gray Jr.  
Director

August 14, 1992

Robert & Mary Morrow  
25 Monument St  
Portland, ME 04101

Re: 25 Monument St  
CBL #: 016-D-009  
DU: 3

Dear Mr. & Mrs. Morrow,

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 on or before October 14, 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.

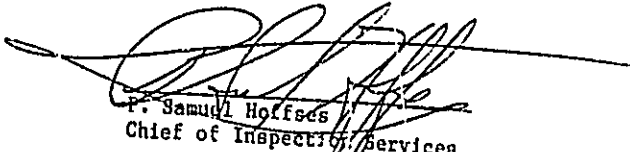
Please Note: You should consult this department to insure that any corrective action you should undertake complies with the building, plumbing, electrical, zoning and other Article of the City Code.

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 residents.

Sincerely,

  
Merlin Leary  
Code Enforcement Officer

  
P. Samuel Hoffses  
Chief of Inspection Services

HOUSING INSPECTION REPORT

Location: 25 Monument St  
Housing Conditions Date: August 14, 1992  
Expiration Date: October 14, 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. Int - 3rd fl/apr 3 - Front Stairway - Missing Railing
2. Int - Cellar Flue - Excessive Soot

108-4

114-1

Inspection Services  
Samuel P. Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

November 4, 1992

Robert & Mary Morrow  
25 Monument St  
Portland, ME 04101

Re: 25 Monument St  
CBL #: 016-D-009  
DU: 3


Dear Mr. & Mrs. Morrow,

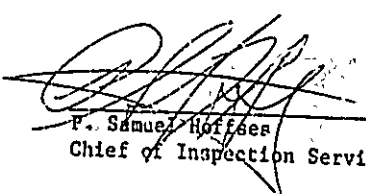
A re-inspection at the above noted property was made on November 3, 1992. This is to certify that you have complied with our request to correct the violation(s) of the Municipal Code relating to housing conditions noted on our letter dated August 14, 1992.

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

  
F. Samuel Hoffses  
Chief of Inspection Services



Inspection Services  
P. Samuel Hofises  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

## CITY OF FORTLAND

October 16, 1995

MORROW ROBERT S  
25 MONUMENT ST  
PORTLAND ME 04101

Re: 25 Monument St  
CBL: 016- - D-009-001-01  
DU: 3

Dear Mr. Morrow:

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

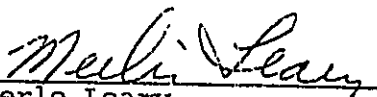
Congratulations are extended to you for the general condition of your property which was found to meet the standards established by the City's Housing Code. We did, however, note the following items that could cause future problems:


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  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

## CITY OF PORTLAND

JANUARY 22, 1997

MORROW ROBERT S  
25 MONUMENT ST  
PORTLAND, ME 04101

Re: 25 MONUMENT ST  
CBL: 016- - D-009-001-01  
DU: 3

Dear Mr. Morrow:

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. EXT - FRONT PORCH -<br>STAIRS NEED TO BE REPAIRED                                      | 108.40 |
| 2. INT - OVERALL -<br>HARD-WIRED BATTERY-BACKUP SMOKE DETECTORS ARE REQUIRED IN EACH UNIT | 113.50 |

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,

Marland Wing  
Code Enforcement Officer

Tammie Munson  
Code Enfc.Offc./ Field Supv.