

156 Congress Street

SEALED
#250310

CERTIFICATE
OF
COMPLIANCE

CITY OF PORTLAND

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

1X
September 6, 1979

William J. & Dorothy A. DiBiase
108 Winn Road
Falmouth, Maine 04105

Re: Premises located at 156 Congress Street, Portland, Maine 17-B-1 E

Dear Mr. & Mrs. DiBiase:

A re-inspection of the premises noted above was made on September 5, 1979
by Housing Inspector 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 March 21, 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 September 1984.

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

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

Inspector A. Addato

CERTIFICATE
OF
COMPLIANCE

CITY OF PORTLAND

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

J.K.
September 6, 1979

William J. & Dorothy A. DiBiase
108 Winn Road
Falmouth, Maine 04105

Re: Premises located at 156 Congress Street, Portland, Maine 17-B-1

Dear Mr. & Mrs. DiBiase:

A re-inspection of the premises noted above was made on September 5, 1979
by Housing Inspector 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 March 21, 1978.

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

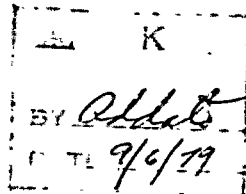
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Sincerely yours,
Joseph E. Gray, Jr., Director
Neighborhood Conservation

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

Inspector A. Addato

A. Addato



July 20, 1979

William J. & Dorothy A. DiBiase
108 Winn Road
Yarmouth, Maine 04105

Dear Mr. & Mrs. DiBiase:

Re: 156 Congress Street, Portland, Maine 17-E-1 EE

As owner or agent of the above referred property, you were notified to correct certain sub-standard conditions in violation of Chapter 307 of the City of Portland Municipal Code "Minimum Standards for Housing". Several reinspections have been made and we find that you have not complied with our request.

A final reinspection was made on July 19, 1979, by Housing Inspector Addato and, as a result, you are hereby ordered to correct the violations listed below on or before August 20, 1979.

Failure to comply with this order may result in a complaint being filed for prosecution in District Court.

Sincerely yours,

Joseph E. Gray, Jr. Director
Neighborhood Conservation

Inspector

[Signature]
A. Addato

By

[Signature]
L.D. Noyes, Chief of Housing Insp.

EXISTING VIOLATIONS OF CHAPTER 307 OF THE CITY OF PORTLAND MUNICIPAL CODE

Section(s)

- | | | |
|-----|--|-----|
| 7/5 | 1. LEFT FRONT, RIGHT FRONT AND RIGHT MIDDLE EXTERIOR FOUNDATION - replace loose and missing bricks and mortar. | 3-a |
| 7/5 | 2. FRONT EXTERIOR DOOR - replace missing door knob. | 3-d |
| 7/5 | 3. MIDDLE INTERIOR CHIMNEY - remove soot and bricks and properly dispose of it. | 3-a |

ADMINISTRATIVE HEARING DECISION

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

Date January 19, 1979

William J. & Dorothy A. DiBiase
108 Winn Road
Falmouth, Maine 04105

7973675

Re: Premises located at 156 Congress Street, Portland, Maine NCP-East End
17-B-1

Dear Mr. & Mrs. DiBiase:

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

on Jan. 16, 1979, regarding our "Notice of Housing Conditions" at the above
referred premises resulted in the decision noted below.

XX Expiration time extended to March 19, 1979 in order to complete the work in
progress to correct the remainin three (3) Housing Code violations as
shwn on the attached Notice of Housing Conditions dated Mar. 31, 1978.

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:

Mrs. DiBiase

M. Wing - inspector

Encl.

VW

Very truly yours,

Joseph E. Gray, Jr., Director
Neighborhood Conservation

By

Lyle D. Noyes
Lyle D. Noyes,

Chief of Housing Inspections

ADMINISTRATIVE HEARING DECISION

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

Date January 19, 1979

William J. & Dorothy A. DiBiase
108 Winn Road
Falmouth, Maine 04105

7973675

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17-B-1

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

on Jan. 16, 1979, regarding our "Notice of Housing Conditions" at the above
referred premises resulted in the decision noted below.

XX Expiration time extended to March 19, 1979 in order to complete the work in
progress to correct the remaining three (3) Housing Code violations as
shwn on the attached Notice of Housing Conditions dated Mar. 31, 1978.

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:

Mrs. DiBiase

M. Wing - inspector

Encl.

VW

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

By J. E. Gray
Ly yes,
Chief of Housing Inspections

NOTICE OF HOUSING CONDITIONS

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

William J. and/or Dorothy A. DiBiase
108 Winn Road
Falmouth, Maine 04105

* DU 6

Ch.-Bl.-Lot: 17-B-1
Location: 156 Congress Street
Project: NCP-East End
Issued: 3-21-78
Expired: 6-21-78

Dear Mr. & Mrs. DiBiase:

An examination was made of the premises at 156 Congress Street, Portland, Maine, by Housing Inspector Wing. 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 June 21, 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

Marland Wing
M. Wing

By

Lyle D. Moyes
Lyle D. Moyes
Chief of Housing Inspections

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

- | | |
|--|----------------|
| 1. LEFT FRONT, RIGHT FRONT AND RIGHT MIDDLE EXTERIOR FOUNDATION - replace loose and missing bricks and mortar. | 3-a |
| 2. FRONT EXTERIOR DOOR - replace missing door knob. + 1/4" 3/4" | 3-d |
| 3. THIRD FLOOR LEFT FRONT WINDOW - replace broken storm glass. | 3-e |
| 4. MIDDLE INTERIOR CHIMNEY - remove soot and bricks and properly dispose of it. | 3-e |
| 5. RIGHT CELLAR ceiling - determine the reason and remedy conditions causing leakage. | 3-b |
| 6. REAR CELLAR CEILING - secure loose receptacle. | 8-e |

Second Floor - left FE/5/17/79 Std 12a

~~At time of 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.~~

Third Floor - right

- | | |
|--|----------------|
| 7. BATHROOM ceiling - repair inoperative light fixture. | 8-e |
|--|----------------|

*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.

NOTICE OF HOUSING CONDITIONS

DU 6

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

William J. and/or Dorothy A. DiBiase
103 Winn Road
Falmouth, Maine 04105

Ch.-Bl.-Lot: 17-B-1
Location: 156 Congress Street
Project: ECP-East End
Issued: 3-21-78
Expired: 6-21-78

Dear Mr. & Mrs. DiBiase:

An examination was made of the premises at 156 Congress Street, Portland, Maine, by Housing Inspector Wing. 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 June 21, 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

Edward Wing
H. Wing

By

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

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

1. LEFT FRONT, RIGHT FRONT AND RIGHT MIDDLE EXTERIOR FOUNDATION - replace loose and missing bricks and mortar. 3-a
2. FRONT EXTERIOR DOOR - replace missing door knob. 3-d
- ~~1-11-78~~ 3. THIRD FLOOR LEFT FRONT WINDOW - replace broken stove glass. 3-c
- ~~1-11-78~~ 4. MIDDLE INTERIOR CHIMNEY - remove soot and bricks and properly dispose of it. 3-e
- ~~1-11-78~~ 5. RIGHT CELLAR ceiling - determine the reason and remedy condition causing leakage. 3-b
- ~~1-11-78~~ 6. SEAR CELLAR CEILING - secure loose receptacle. 3-e

Second Floor - left

FE/2F/LE/STD. 5/17/78 (Mr. Thomas)
At time of 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.

Third Floor - right

- ~~1-11-78~~ 7. BATHROOM ceiling - repair inoperative light fixture. 3-e

*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.

INSPECTOR

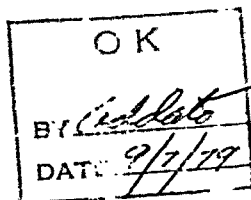
PROJECT NCP-East End

OWNER William D. Brase

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
3/2/78	6/21/78				

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

DATE	INITIALS	ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE"	POSTING RELEASE
9/5/79	AA		
1-16-79	MW	SATISFACTORY Rehabilitation in Progress Time Extended To: 3-16-79 WTX	
3-19-79	MW	Time Extended To: 3 OTX 30 days 4-19-79	
4-26-79	MW	Time Extended To: 11 30 days 5-26-79	
6/13/79	AA	" 30 7-13/79	
7/20/79	AA	UNSATISFACTORY Progress Send "HEARING NOTICE" "FINAL NOTICE" ✓	
		"NOTICE TO VACATE" POST Entire POST Dwelling Units	
		UNSATISFACTORY Progress "LEGAL ACTION" To Be Taken	
1-11	MW	INSPECTOR'S REMARKS: Re/CTS T.N.C.	
4-26-79	MW	Re S.P. OTX 30 days	
5-1-79	MW	sent LD on chimney	
5/17/79	AA	Re/CT. 2 FL. LEET. NP/EXT	
6/13/79	AA	Re/co - owner to proceed to com. remaining re	
7/20/79	AA	OTX 30	
1/8/79	AA	Re/NP. Send Fiscal Notice	
9/5/79	AA	Re/... Re/c/all viol. com.	
		INSTRUCTIONS TO INSPECTOR:	



May 3, 1979

William J. & Dorothy A. DiBlase
108 Winn Road
Falmouth, Maine 04105

Dear Mr. & Mrs. DiBlase Re: 156 Congress Street, Portland, Maine NCP-EE
17-B-1

A recent inspection was made by Housing Inspector Wing of the property owned by you at 156 Congress Street, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

9-7

~~1. OVERALL EXTERIOR CHIMNEYS - replace missing mortar and~~
~~bricks.~~

The above mentioned conditions are in violation of Chapter 307 of the Municipal Code of the City of Portland, Maine, and must be corrected on or before June 3, 1979.

Failure to comply with this order may result in a complaint being filed for prosecution in District Court.

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

vw

REINSPECTION RECOMMENDATIONS

INSPECTOR [Signature]

LOCATION 154 Congress St

PROJECT ICP-East End

OWNER Mr. Dilbase

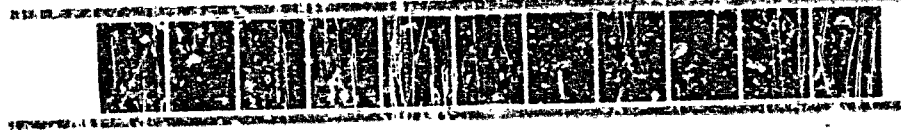
NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
<u>5-3-79</u>	<u>6-3-79</u>				

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 "LEGAL ACTION" To Be Taken	
<u>6/11/79</u>	<u>aa</u>	INSPECTOR'S REMARKS: <u>RE/CC</u>	
<u>6/13/79</u>	<u>aa</u>	<u>RE/CC - owner to com. remain viol. shortly.</u>	
<u>8/7/79</u>	<u>aa</u>	<u>RE/NO/LD</u>	
<u>9/5/79</u>	<u>aa</u>	<u>RE/CC/LD will be corrected tomorrow</u>	
<u>9/7/79</u>	<u>aa</u>	<u>RE/LD/KE - all viol. cleared</u>	
		INSTRUCTIONS TO INSPECTOR:	

156 CONGRESS STREET

Housing



RECEIVED BY THE POST OFFICE AT NEW YORK, N. Y. MAY 10, 1964

U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

WASHINGTON, D. C. 20548

OFFICE OF COMMUNITY DEVELOPMENT

C O O
B S L

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

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

William J. & Dorothy A. DiBiase.
108 Winn Road
Falmouth, Maine 04105

DU 6

CH. 17 BLK. B LOT 1

LOCATION: 156 Congress Street

PROJECT: NCP-EE
ISSUED: January 31, 1984
EXPIRES: March 31, 1984

Dear Mr. & Mrs. DiBiase:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 156 Congress Street by Code Enforcement Officer Arthur Addato. 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 March 31, 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: Lyle D. Noyes
Lyle D. Noyes
Inspection Services Division

Arthur Addato
Code Enforcement Officer - Arthur Addato (7)

Attachments

jmr

HOUSING INSPECTION REPORT

OWNER: William J. & Dorothy A. DiBiase LOCATION: 156 Congress St. 17-B-1 EE

CODE ENFORCEMENT OFFICER: Arthur Addato (7)

HOUSING CONDITIONS DATED: Jan. 31, 1984 , EXPIRES: Mar. 31, 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.

- | | |
|--|-----------------|
| 1. SECOND FLOOR LEFT REAR HALL - floor - rubbish and debris. | <u>SEC. (S)</u> |
| 2. FIRST FLOOR RIGHT REAR HALL - floor - rubbish and debris. | 109-4 |
| 3. OVERALL CELLAR - floor - litter and debris. | 109-4 |
| 4. SECOND FLOOR LEFT REAR HALL - stairs - missing balusters. | 108-4 |

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

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

William J. & Dorothy A. DiBiase
108 Winn Road
Falmouth, Maine 04105

DJ 6

CH. 17 BLK. B LOT 1

LOCATION: 156 Congress Street

PROJECT: NCP-EE
ISSUED: January 31, 1984
EXPIRES: March 31, 1984

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In accordance with the provisions of the above-mentioned Code, you are hereby ordered to correct those defects on or before March 31, 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 it's 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: Lyle D. Noyes
Lyle D. Noyes
Inspection Services Division

Arthur Addato
Code Enforcement Officer - Arthur Addato (7)

Attachments

jmr

HOUSING INSPECTION REPORT

OWNER: William J. & Dorothy A. DiBiase

LOCATION: 156 Congress St. 17-B-1 EE

CODE ENFORCEMENT OFFICER: Arthur Addato (7)

HOUSING CONDITIONS DATED: Jan. 31, 1984 , EXPIRES: Mar. 31, 1984

ITEMS LISTED BELOW ARE IN VIOLATION OF ARTICLE 7 OF THE MUNICIPAL CODES, "HOUSING CODE", AND MUST BE CORRECTED ON OR BEFORE THE EXPIRATION DATE,

1. SECOND FLOOR LEFT REAR HALL - floor - rubbish and debris.
2. FIRST FLOOR RIGHT REAR HALL - floor - rubbish and debris.
3. OVERALL CELLAR - floor - litter and debris,
4. SECOND FLOOR LEFT REAR HALL - stairs - missing balusters.

SEC 151
11.12
13
108

City of Portland

INSPECTION SERVICES DIVISION

Housing Inspection

DWELLING UNIT SCHEDULE

1) INSP DATE

1 20 84

2) INSP

Adelata

3) FORM NO.

4) TENANT'S NAME

May Thomas

5) Flr #

2

6) Location

LE

7) Rmg. Tp

DV

8) #Rms

4

9) #Peo.

3

10) #All'd

11) St

2

12) Child Under 10 13) Child 1-6 14)

15) Rent

400.

16) Rent Code

MO.

17) Furn.

18) Heat

GFF

19) Hot Water

LG

20) Dual Egress

YES

21) Ck'ng

LG

22) Lav

P

23) Bath

P

24) Flus

P

Viol

No

Remedy

Cond

Violation

Location

Room Type

Area Type

Resp Party

Code Sect Violated

Violation Rem. - Date

STAND RG

SD/OK

City of Portland

INSPECTION SERVICES DIVISION

Housing Inspection

DWELLING UNIT SCHEDULE

1) INSP. DATE

2) INSP. *Adelita*

3) FORM NO.

1 20 8 4

4) TENANT'S NAME

Louella Norton

5) Flr #

1

6) Location

R1

7) Rmg. Tp

DU

8) #Rms

4

9) #Peo

2

10) #All'd

2

11) Slr

2

12) Child

Under 10

13) Child

1-6

14)

15) Rent

318.

16) Rent

Code

MO.

17) Furn.

at

G.F.F.

19) Hot

Water

LG

20) Dual

Egress

YES

21) Ck'ng

LG

22) Lav

P

23) Bath

P

24) Flus

P

Viol

No

Remedy

Cond

Violation

Location

Room

Type

Area

Type

Resp

Party

Code Sect

Violated

Violation

Rem. - Date

STANDARD

SD/OK

Housing Inspection

DWELLING UNIT SCHEDULE

1) INSP. DATE		2) INSP. <i>Adalat</i>		3) FORM NO.					
1 <i>8 4</i>									
4) TENANT'S NAME		5) Flr #		6) Location					
<i>Enoch Bean</i>		<i>2</i>		<i>B1 DU</i>					
12) Child Under 10		13) Child 1-6		14) Rent					
				<i>400.</i>					
15) Rent		16) Rent Code		17) Furn.					
18) Heat		19) Hot Water		20) Dual Egress					
<i>GFF</i>		<i>LG</i>		<i>YES</i>					
21) Ck'ng		22) Lav		23) Bath					
<i>LG</i>		<i>P</i>		<i>P</i>					
24) Flus									
<i>P</i>									
Viol No	Remedy	Cond.	Violation	Location	Room Type	Area Type	Resp Party	Code Sect Violated	Violation Rem. - Date
			<i>STANDARD</i>						
			<i>SD/OK</i>						

City of Portland

INSPECTION SERVICES DIVISION

Housing Inspection

DWELLING UNIT SCHEDULE

1) INSP. DATE

2) INSP.

3) FORM NO

1 20 8 4

Addate

4) TENANT'S NAME

5) Flr #

6) Location

7) Rmg. Ip

8) #Rms

9) #Peo.

10) #All'd

11)

Vacant

3

R1

DU

5

-

-

-

12) Child

13) Child

14)

15) Rent

16) Rent

17) Furn.

18) Heat

19) Hot

20) Dual

21) Ck'ng

22) Lav

23) Bath

24)

Under 10

1-6

400.

Mo.

GFF

LG

YES

LG

P

P

P

P

Viol

No

Remedy

Cond.

Violation

Location

Room

Area

Type

Resp

Party

Code

Sect

Violated

Violation

Rem.-Date

STANDARD
SD/OK

REINSPECTION RECOMMENDATIONS

INSPECTOR Abbott

LOCATION 156 Congress St.

PROJECT 70P E-E

OWNER Bill DuBose

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
1-31-84	3-31-84				

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

DATE	ALL VIOLATIONS HAVE BEEN CORRECTED		"POSTING RELEASE"
2/4/84	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:

2/84 MAO OK / some other work is found
 Called owner WIP

8/85 MAO Re No / WIP 5.0 CT's

2/4/87 MAO Made Re CT's checked common areas &
 cellar OK
 AMW

INSTRUCTIONS TO INSPECTOR:

HOUSING INSPECTION REPORT

OWNER: William J. & Dorothy A. DiBiase LOCATION: 156 Congress St. 17-B-1 EE

CODE ENFORCEMENT OFFICER: Arthur Addato (7)

HOUSING CONDITIONS DATED: Jan. 31, 1984 , EXPIRES: Mar. 31, 1984

ITEMS LISTED BELOW ARE IN VIOLATION OF ARTICLE 7 OF THE MUNICIPAL CODES, "HOUSING CODE",
AND MUST BE CORRECTED ON OR BEFORE THE EXPIRATION DATE.

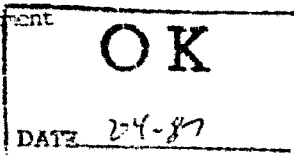
	SEC. (S)
2/2/84 SECOND FLOOR LEFT REAR HALL -- floor -- rubbish and debris.	109-4
2/3/84 FIRST FLOOR RIGHT REAR HALL -- floor -- rubbish and debris.	109-4
2/3/84 OVERALL CELLAR -- floor -- litter and debris.	109-4
2/3/84 SECOND FLOOR LEFT REAR HALL -- stairs -- missing balusters.	108-4

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

DJ 6

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



CH. 17 BLK. B LOT 1
LOCATION: 156 Congress Street
PROJECT: NCP-EE
ISSUED: January 31, 1984
EXPIRES: March 31, 1984

William J. & Dorothy A. DiBiase
108 Winn Road
Falmouth, Maine 04105

Dear Mr. & Mrs. DiBiase:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 156 Congress Street by Code Enforcement Officer Arthur Addato. 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 March 31, 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 it's 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: Lyle D. Noyes
Inspection Services Division

Arthur Addato
Code Enforcement Officer - Arthur Addato (7)

Attachments

jmr

CERTIFICATE
OF
COMPLIANCE

DATE: February 5, 1987

DU: 6

CITY OF PORTLAND

Department of Planning & Urban Development
Housing Inspections Division
Telephone: 775-5451 - Extension 311 - 318

William J. & Dorothy A. DiBiase
108 Winn Road
Falmouth, Maine 04105

Re: Premises located at 156 Congress Street 17-B-1 EE

Dear Mr. & Mrs. DiBiase:

A re-inspection of the premises noted above was made on February 4, 1987
by Code Enforcement Officer Arthur Addato.

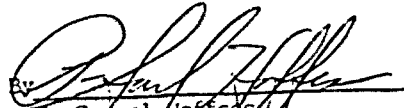
This is to certify that you have complied with our request to correct the violation of
the Municipal Codes relating to housing conditions as described in our "Notice of Housing
Conditions" dated January 31, 1984.

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 January 1992.

Sincerely yours,

Joseph E. Gray, Jr., Director of
Planning and Urban Development


P. Samuel Hoffes
Chief of Inspection Services

Arthur Addato
Code Enforcement Officer - Arthur Addato (7)

jan



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

NOTICE OF HOUSING CONDITIONS

DU: 6
CHART-BLOCK-LOT - 17-X-1
LOCATION: 156 Congress Street

DISTRICT: 1
ISSUED: May 3, 1989
EXPIRES: July 3, 1989

Rice Trelawny Trust
655 Congress Street
Portland, ME 04101

Dear Sir:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 156 Congress Street by Code Enforcement Officer Burton G. MacIsaac. 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 July 3, 1989. 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.

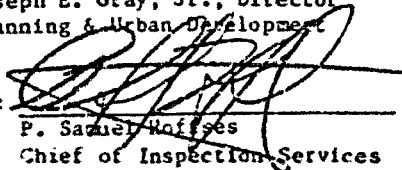
Please Note: You should consult the Inspection Services Division to insure that any corrective action you undertake complies with the building, plumbing, electrical, zoning and other Article of the City Code.

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 Roffes
Chief of Inspection Services


Burton G. MacIsaac (1)
Code Enforcement Officer

Attachments

jmr

389 CONGRESS STREET • PORTLAND, MAINE 04101 • TELEPHONE (207) 775-5451

HOUSING INSPECTION REPORT

OWNER: Rice Trelawny Trust

LOCATION: 156 Congress Street 17-A-1

CODE ENFORCEMENT OFFICER: Burton G. MacIsaac (1)

HOUSING CONDITIONS DATED: May 3, 1989

EXPIRES: July 3, 1989

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.

	<u>SEC. (S)</u>
1. EXTERIOR FIRST FLOOR LEFT FRONT - loose siding.	6-108
2. EXTERIOR THIRD FLOOR LEFT FRONT - peeling paint.	6-108
3. INTERIOR CELLAR - loose stair rail.	6-108
4. INTERIOR SECOND FLOOR LEFT FRONT HALL STAIRS - broken tread.	6-108
5. INTERIOR FIRST FLOOR RIGHT KITCHEN CEILING - broken plaster.	6-108
6. INTERIOR FIRST FLOOR RIGHT KITCHEN SINK TRAP - taped repair.	6-111
7. INTERIOR FIRST FLOOR LEFT FRONT BEDROOM - broken window.	6-108
8. INTERIOR SECOND FLOOR RIGHT DINING ROOM CEILING - loose light fixture	6-113
9. INTERIOR SECOND FLOOR LEFT REAR BEDROOM - broken door panel.	6-108
10. INTERIOR SECOND FLOOR LEFT KITCHEN - sagging ceiling plaster.	6-108
11. INTERIOR THIRD FLOOR RIGHT REAR BEDROOM - loose ceiling tiles.	6-108
12. INTERIOR THIRD FLOOR LEFT KITCHEN SINK - dripping faucet.	6-111

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

Date: 10/21/91

Coastal Bank
2 City Center
Portland, Maine 04101

Re: 156 Congress St.
CBL: 17-B-001

DU:6

Dear Sir:

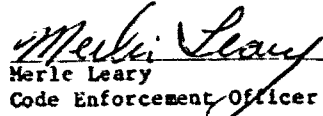
During a recent inspection of the property owned by you at 156 Congress St., it was noted that smoke detectors were missing/inoperable in some locations.

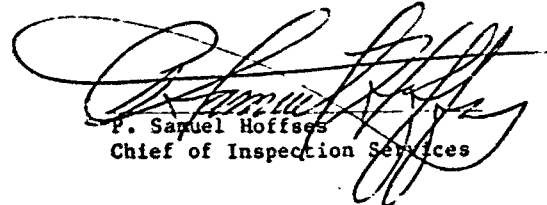
25 MRSA 2464 required that approved smoke detectors be installed in each apartment in the immediate vicinity of the bedrooms. When actuated, the detector shall provide an alarm suitable to warn the occupants within the individual unit. Failure to comply with this statute may result in a fine of up to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


Merle Leary
Code Enforcement Officer


P. Samuel Hoffses
Chief of Inspection Services

cc: LT. Wallace Garroway, Fire Prevention Bureau
Boulos Management Co., 2 City Center, Portland, Maine 04101



CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 874-8300

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

March 20, 1991

Brian Laughlin
12 Maple Avenue
Scarborough, Maine

Ref: 156 Congress Street, Portland

Dear Mr. Laughlin:

As owner or agent of the above referenced property you were ordered by Certified Mail, Return Receipt 456551 on March 12, 1991, to remove junked furniture and rubbish from the property. The order expired March 19, 1991. A copy of the order is attached.

A reinspection of the property was made this date by the undersigned. Compliance with the clean-up order has not been accomplished.

This then is a final notice. The above described violation of Article V, Section 6-109 of the City of Portland Municipal Codes must be corrected within forty-eight (48) hours of your receipt of this final notice. Failure to comply may result in a complaint being filed for prosecution as the law allows.


P. Samuel Hoffses, Chief
Inspection Services


BURTON G. MACISAAC, Code Officer

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

October 22, 1991

DU: 6
CHART, BLOCK, LOT: 17-B-001
LOCATION: 156 Congress St.

District: M. Leary
Issued: 10/22/91
Expires: 12/22/91

Coastal Bank
2 City Center
Portland, Maine 04101

Dear Sir:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 156 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 Inspections Report".

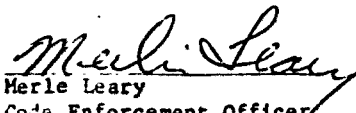
In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects on or before December 16th, 1991. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from 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.

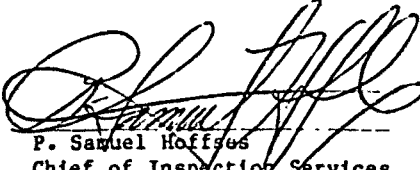
Please Note: You should consult this department to insure that any corrective action you should undertake complies with the building, plumbing, electrical, zoning and other Article of the City Code.

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

HOUSING INSPECTION REPORT

Location. 156 Congress St. Owner: Coastal Bank
CEO: M. Leary
Housing Conditions Date: 10/22/91
Expiration Date: 12/22/91

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

- | | | |
|------------------------------|--------------------------------------|-------|
| 1. *Interior - 3rd floor | Right Front Hall Ceiling Leaking | 108-2 |
| 2. Interior - 3rd floor | Right Rear Hall Obstructed Egress | 116-2 |
| 3. Interior - 2nd floor | Lift front hall ceiling Missing Tile | 108-2 |
| 4. *Interior - Right Front | Cellar Ceiling Loose/Hanging Romex | 113-5 |
| 5. *Interior - 2nd floor, LE | Bath. Ceiling Leaking Conditions | 108-2 |
| 6. Interior - 2nd floor, LE | Living Room Window Missing Sash | 108-3 |
| 7. Interior - 3rd floor, LE | Bedroom Window Missing Storm/Screen | 108-2 |
| 8. Interior - 3rd floor, LE | Kitchen Floor Missing/Torn Linoleum | 108-2 |
| 9. Interior - 3rd floor, LE | Bathroom Ceiling Missing Tiles | 108-2 |

*Starred items to be corrected as soon as possible.

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

October 28, 1992

Michael Katz
P.O. Box 11023
Portland, ME 04104

Re: 156 Congress St
CBL: 017-B-001
DU: 6

Dear Mr. Katz

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 December 28, 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.

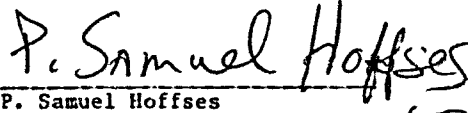
Please Note: You should consult this department to insure that any corrective action you should undertake complies with the building, plumbing, electrical, zoning and other Article of the City Code.

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

Your cooperation will aid this department in its 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: 156 Congress St
Housing Conditions Date: October 28, 1992
Expiration Date: December 28, 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 - 2nd fl/apr 2 left - Livingroom Window - Missing Storm 108-3
2. Int - 3rd fl/apr 3 left - Bedroom Window - Missing Screens/Storms 108-3
3. Int - Middle Cellar - Loose & Hanging Pipe 111-3

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

February 9, 1993

Michael Katz
P.O. Box 11023
Portland, ME 04104

Re: 156 Congress St
CBL: 017-B-001
DU: 6

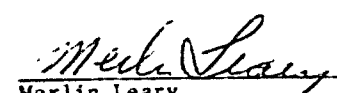
Dear Mr. Katz,

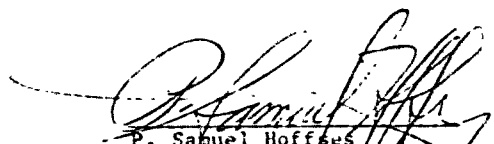
A re-inspection at the above noted property was made on February 8, 1993. This is to certify that you have complied with our request to correct the violation(s) of the Municipal Code relating to housing conditions noted on our letter dated October 28, 1992.

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

February 02, 1996

WINSKOV INC
304 BLACKSTRAP RD
FALMOUTH ME 04105

Re: 156 Congress St
CBL: 017- - B-001-001-01
DU: 6

Dear Sir:

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".

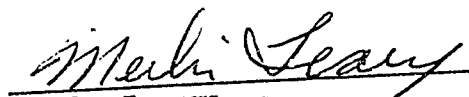
In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects within sixty (60) days. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within 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: 156 Congress St
Housing Conditions Date: February 02, 1996
Expiration Date: April 02, 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. | EXT - LEFT -
ROOF HAS WORN & BUCKLED SHINGLES | 108.20 |
| 2. | INT - CELLAR - FRONT -
THERE IS AN ACCUMULATION OF TRASH & DEBRIS | 108.40 |
| 3. | INT - 1ST FLR - REAR HALL
WALL IS MISSING BASEBOARD | 108.20 |
| 4. | INT - 1ST FLR - FRONT HALL
STAIRWAYS ARE MISSING RAILINGS | 108.40 |
| 5. | INT - 2ND FL - APT #3 - LIVING RM/MIDDLE BDRM
WINDOWS ARE MISSING SASHES | 108.30 |
| 6. | INT - OVERALL -
HARD-WIRED BATTERY-BACK/UP SMOKE DETECTORS ARE REQUIRED IN EACH UNIT | 113.50 |