

CERTIFICATE 0 F COMPLIANCE

CITY OF PORTLAND

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

September 6, 1979

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

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

Mr. & Mrs. DiBisse:

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 <a href="March 21">March 21</a>, 1978</a>

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

Lyle D. Noyes,
Chief of Pousing Inspections

Inspector

/88

CERTIFICATE O F COMPLIANCE

CITY OF PORTLAND

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

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

Premises located at 156 Congress Street, Portland, Haine 17-B-1 E

Hr. & Hrs. I ase: A re-inspection of t remises 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 

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

Lyle D. Noyes,

Chief of Housing Inspections

Inspector\_

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Ex Offets

July 20, 1979

William J. & Dorothy A. DiBiase 108 Winn Road Felmouth, Maine C4105

Dear Mr. & Mrs. DiBiase:

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

As owner or agent of the above referred property, you were notified to correct certain substandard conditions in violation of whapter 307 of the City of Portland Municipal Code "Hinimum 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 Heighborhood Conservation

L.D. Noyes, Chief of Housing Insp.

Inspector A. Addato

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

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missing bricks and morter -3-a
4/5 2. FRONT EXTERIOR DOOR replace viseing door knob.

3 d

9/5 3. MIDDLE INTERIOR CHINNEY remove sees and bricks and properly dispose of it. 3-a-

4.6

#### ADMINISTRATIVE HEARING DECISION

City of Portland Department of Neighborhood Conservation Housing Inspections Division Telephone: 775-5451 - Ext. 448 - 358 William J. & Dorothy A. DiBiase 108 Winn Road 7973675 Falmouth, Maine 04105 Re: Premises located at 156 Congress Street, Portland, Maine NCP-East End Dear Mr. & Mrs. Dibiase: You are hereby notified that \_\_\_\_\_a reinspection and your request for additional time on \_\_\_\_\_Jen. 16, 1979 , regarding our "Notice of Housing Conditions" at the above referred premises resulted in the decision noted below. XX Empiration time extended to March 19, 1979 in order to complete the work in progress to correct the remaining three (3) Housing Code violations as shun 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. Very truly yours. In Attendance: Joseph E. Gray, Jr., Director Mrs. DiBlase Neighborhood Conservation N. Wing - inspector Encl. Chief of Housing Inspections

# ADMINISTRATIVE HEARING DECISION

City of Portland Department of Neighborhood Conservation Housing Inspections Division Telephone: 775-5451 - Ext. 448 - 358 William J. & Dorothy A. DiBiase 7973675 108 Winn Road Falmouth, Maine 04105 Re: Premises located at 156 Congress Street, Portland, Maine NCP-East End reinspection and your request for additional time Dear Mr. & Mrs. DiBiase: You are hereby notified that \_. 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 a follows. Please notify this office if all violations are corrected before the above mentioned dates, so that a "Certificate of Compliance" may be issued. Very truly yours; Joseph E. Gray, Jr., Director Neighborhood Conservation In Attendance: hrs. DiBiase M. Wing - inspector Chief of Housing Inspections Encl.

NOTICE OF HOUSING CONDITIONS

City of Portland Department of Neighborhood Conservation Ch.-B1.-Lot: 17-B-1 Housing Inspections Division Location: 156 Congress Street Tel. 775-5451 - Ext. 358 - 448 Froject: NCP-East End William J. and/or Dorothy A. DiBiase Issued: 3-21-78 108 Winn Road Expired: 6-21-78 Falwouth, Haine 04105 Dear Mr. & Mrs. DiBisse: An examination was made of the premises at 156 Congress Street
Maine, by Housing Inspector Wing . Violations of . 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 schedu'e 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, J∮seph E. Gray, Jr. Director Inspector Marland Wing lehborhood Onsorvation Lyle D. Noves Ch.ef 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. 2. FRONT EXTERIOR DOOR - replace missing door knob. + At THIRD-PLOON-LEFT-FRONT-WINDOW- replace broken store gless. 4. MIDDLE INTERIOR CHIMNEY - remove soot and bricks and properly dispose of it. -5. RIGHT CELLAR ceiling - Determine the resson andremedy conditions causing leakage 6. REAR CELLAR CETAING - secure loose receptacle. Second Floor - left FE/5/17/79 Std Qa.
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 repuirs wiffle doing the work on the rest-of the structure... Third Floor - right DATEROOM -- cellingrepair increasive light fixture. \*WHEN MAKING YOUR REPAIRS, FIRST PRIORITY IS TO BE GIVEN TO ITEMS WITH ASTERISKS, AS THEY CONSTI-TUTE 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 theitems listed above require a building or alteration

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NOTICE OF HOUSING CONDITION		
City of Portland	DU <u>6</u>	
Department of Neighborhood Conservation	ChBlLot: 17-8-1	in a subject to the second of
Housing Inspections Division	Location: 156 Congress Stre	le <b>t</b>
Tel. 775-5451 - Ext. 358 - 448	Project: BCP-East End	
William J. and/or Dorothy A. DiBiass	Issued: 3-21-78	
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Dear Hr. & Hrs. Dibiase:		
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housing conditions were found as described in detail bel	low.	- Series 32 &
In accordance with provisions of the above mentioned Coodefects on or before	may contact this office to arr such repairs within the specif ot hear from you within ten da n above, will anticipate that	ange a ied time. ys from the
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Your cooperation will help this Department in its goal a	co maintain all Portland resid	ents in
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Inspector Wing By	Joseph E. Gray, Jr. Director Neighborhood Conservation	
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H. Wing	Lyle D. Noyes	A Company of the Company
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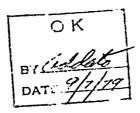
REINSPECTION RECOMMENDATIONS

CALLAGE

INSPECTOR

PROJECT NCP-East End
OWNER William D. Brase

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Hay 3, 1979

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

Re: 156 Congress Street, Portland, Maine NCP-EE Dear Mr. & Mes. DiBiase

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

- 1: OVERALL EXTENSION CHIMETS- replace missing at the 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 Meighborhood Conservation

Lyle By Hoyes, Chief of Housing Inspections

REINSPECTION RUCOMMENDATIONS
INSPECTOR

PROJECT 154 Congress St.

PROJECT 16P-East End

OWNER 11r. Pilliase

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#### NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

Department of Planning & Urban Development

CH. 17 BLK. B LOT 1

Inspection Services Division Tel. 775-5451 - Ext. 311 - 318 - 319 LOCATION: 156 Congress Street

William J. & Dorothy A. DiBiase 108 Winn Road

PROJECT:

January 31, 1984 ISSUED: March 31, 1984

Falmouth, Maine 04105

EXPIRES:

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 <u>March 31, 1984</u>. If you are unable to 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

Inspection Services Division

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 , EMPIRES: Mar. 31, 1984

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

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Τ.	SECOND FLOOR LEFT REAR HALL - floor - rubbish and debris.		109-4
2	FTDCT FLOOD DICITE DOND WAY		
٠.	FIRST FLOOR RIGHT REAR HALL - floor - rubbish and debris.	•	109-4
3.	OVERALL CELLAR - floor - litter and debris.		
4	Tree and debits.		109.4
4.	SECOND FLOOR LEFT REAR HALL - stairs - missing balusters.		108-4
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#### 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

DIJ\_\_6\_

CH. 17 BLK. B LOT 1

LOCATION: 156 Congress Street

PROJECT:

January 31, 1984 ISSUED: EXPIRES: March 31, 1984

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Very truly yours,

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

Lyle D. Noyes Inspection Services Division

Code Enforcement Officer - Arthur Addato (7)

Attachments

jmr

# HOUSING INSPECTION PERCET

OWNER: William J. & Dorothy A. DiBiase LOCATION: 156 Congress St. 17-B-1 CODE EXFORCEMENT OFFICER: Arthur Addato (7)

HOUSING CONDITIONS DATED: Jan. 31, 1984 . DPIRES: War. 41/ 1984

ITEMS LISTED BELOW ARE IN VIOLATION OF ARTICLE V OF THE PARACIPAL CODES, "HOUSI OF CODE", AND MUST BE CORRECTED ON OR BEFORE THE EMPIRATION DATE,

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

15: 108.

City of Portland INSPECTION SERVICES DIVISION Housing Inspection er ··· ji DWELLING UNIT SCHEDULE 2) INSP. allas 3) FORM NO. 5) Flr # 6)Location 7)Rmg. Tp 8)#Rms 9)#Peo 10)#A11 d. 11)S1r 16)Rent 17)Furn. 18)Heat 19)Hot 20)Dual 21)Ck'ng
Code Water Egress

Mo. | GFF LG YES LG 22) Lav 23) Bath 24) Flus (Code | 400. | Mo. Water A G Room Code Sect Violated Violation No Remedy Cond Violation Area Resp Location Type Type Party Rem. -Date STAND RG

City of Portland INSPECTION SERVICES DIVISION Housing Inspection रिक्त 🗄 मूं 🍈 DWELLING UNIT SCHEDULE 2) INSP. Ollow 3) FORM NO. 5) Flr # 6)Location 7)Rmg. Tp 8)#Rms 9)#Peo. 10)#A11'd. 11)Slr 20)Dual 21)Ck'ng
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Housing Inspection City of Portland INSPECTION SERVICES DIVISION DWELLING UNIT SCHEDULE my to do 2) INSP. Odd 3) FORM NO. 1) INSP DATE 5) Fir # 6)Location 7)Rmg. Tp 8)#Rms (9)#Peo (10)#A11 d. [11)Sir at 19)Hot 20)Dual 21)Ck'ng 22)Lav 23)Bath 24)Flus Water Egress AG Room Area Resp Code Sect Violation Party Violated Party 12)Child 13)Child 14)
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Party Violated Rem. Date Location Type Type Violation No Remedy Cond STANDARD SD/OK

City of Portland

# INSPECTION SERVICES DIVISION

Housing Inspection

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#### HOUSING INSPECTION, REPORT

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

CODE EXFORCEMENT OFFICER: Arthur Addato (7)

HOUSING CONDITIONS DATED: Jan. 31, 1984 , EMPIRES: 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.

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2/2/11. SECOND FLOOR LEFT REAR HALL - floor - rubbish and debris.	109-4
2/3/2 FIRST FLOOR RIGHT REAR HALL - floor - rubbish and-debris. OVERALL CELLAR - floor - litter and debris.	-109-4
0, 70%. OVERALL CELLAR - floor - litter and debris.	109-4
2-161 SECOND FLOOR LEFT REAR HALL stairs missing balusters.	108-4-

## NOTICE OF HOUSING CONDITIONS

CLLY	GF.	Marinen,	37.10

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

DATE 274-87

LOCATION: 156 Congress Street

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

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

CH. 17 BLK. B LOT 1

Dear Mr. & Mrs. DiBiase:

You are hereby notified, as owner or agent, that an inspection was made of the premises by Code Enforcement Officer \_\_Arthur Addato. 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 pefore Na.ch 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 near 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 can forth above will arbitrate that the time can forth above will arbitrate that the repairs to be an arbitrate that the repairs to be an arbitrate that the contact that the contact that the repairs to be an arbitrate that the contact that the co 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 correct ve 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

Lyle D. Noyes Inspection Services Division

Code Enforcement Officer - Arthur Addato (7)

Attachments

jmr

CERTIFICATE OF COMPLIANCE

PATE: February 5, 1987

DU: 6

CITY OF PORTLAND

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

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

	, 19 D 3 EE
e: Premises located at 156 Congress Stre	et 17-B-1 EE
ear Mr. & Mrs. DiBiase:	. 1007
re-inspection of the premises noted above t	kas made on February 4, 1987
or core Enforcement Cilican Arthur Accid	<u>LO</u>
This is to certify that you have complied wi the Municipal Codes relating to housing cond Conditions" dated	•
Thank you for your cooperation and your efformation your efformation for all Portland residents.	orts to help us maintain decent, safe and
<b>.</b>	ce Pomtlandie existing bousing
In order to aid in the preservation inventory, it shall be the policy residential building at least one property is subject to re-inspect five-year period, the next regula scheduled for	e every five years. Although a ion at any time curing the said r inspection of this property is
inventory, it shall be the policy residential building at least once property is subject to re-inspect five-year period, the next regular	e every five years. Although a ion at any time curing the said r inspection of this property is
inventory, it shall be the policy residential building at least once property is subject to re-inspect five-year period, the next regula scheduled for	e every five years. Although a ion at any time during the said r inspection of this property is
inventory, it shall be the policy residential building at least once property is subject to re-inspect five-year period, the next regular	e every five years. Although a ion at any time curing the said r inspection of this property is  Sincerely ye rs,

jmr



# CITY OF PORTLAND

DEPARTMENT OF PLANNING & UKBAN 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 artached "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 rought 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 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 Milyban Defelopment

P. Same Volfges
Chief of Inspection Services

Burton G. Hacisaac (1)

Code Enforcement Officer

Attachments

jm

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

## HOUSING INSPECTION REPORT

CANER: 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 ARL IN VIOLATION OF ARTICLE V OF THE MANICIPAL CODES, "H USING CODE", AND MUST BE CORRECTED ON OR BEFORE THE EXPIRATION DATE.

		SEC. (S)
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 FLOOK LEFT FRONT BEDROOM - broken vindow,	6=1:08
8.	INTERIOR STOOND FLOOR RIGHT DINING ROOM CEILING - loose light fixture	6-113
9.	INTERIOR SECOND FICOR LEFT REAR BEDROOM - broken door panel.	
	INTERIOR SECOND F ~R LEFF KITCHEN - sagging ceiling plaster.	6-10#
11.	INTERIOR THIRD FLOOK RIGHT REAR BEDROOM - loose ceiling tiles.	6-108
12.	INTERIOR THIRD FLOOR LEFT KITCHEN SINK - dripping favort	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-insection 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. Sapuel Hoffses Chief of Inspection S

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

389 Congress Street · Portland, Maine 04101 · (207) 874-8704

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 Hoffiger, 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 satisfactor / repair schedule. If we do not hear from you within 10 days from this date, we well 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.

Code Enforcement Officer

Chief of Inspection

389 Congress Street · Portland, Maine 04101 · (207) 874-8704

# HOUSING INSPECTION REPORT

Location.	156 Congress St		Owner:	Coastal	Bank
CEO:	H. Leary				
Housing Co	onditions Date:	10/22/91			

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

. *Interior - 3rd floor Right Front Hall Ceiling Leaking	108-2
2. Interior - 3rd floor Right Rear Hall Costructed 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/Scr	een 108-2
8. Interior - 3rd floor, LE Kitchen Floor Missing/Torn Linol	
9. Interior - 3rd floor, LE Bathroom Ceiling Missing Tiles	108-2
70 Adding and 1	

\*Starred items to be corrected as soon an cossible.



Inspection Services St. rue! P. Hoffses Chici

Planning and Urban Development Joseph E. Gray Jr. Director THE THE PERSON WAS A STATE OF THE PERSON OF

## CITY OF PORTLAND

October 28, 1992

Michael Katz P.O. Box 11023 Portland, ME C'.104

> 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 consule this department to insure that way 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,

Code Enforcement Officer

P. Samuel Hoffses Chief of Inspection Services

389 Congress Street · Portland, Maine 04101 · (207) 874-8704

## BOUSING INSPECTION REPORT

Location: 156 Congress St Housing Conditions Date: October 28, 1992 Expiration Date: December 28, 1932

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/apt 2 left - Livingroom Window " Missing Storm 108-3

2. Int - 3rd fl/apt 3 left - Bedroom Window - Missing Screens/Storms 108-3

3. Int - Middle Cellar - Loose & Hanging Pipoe 111

111-3

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urian 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 ror 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,

Herlin Leary Code Enforcement Officer

Chief of Inspection Services

389 Congress Street · Portland, Maine 04101 · (207) 874-8704

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 : ve 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.

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:

The E	listed below are in violation before the only		108.20
Item "Hou	is listed below are in violation before the out		108.40
1.	LEFT - SHINGLES		108.20
2.	INT - CELLAN ACCUMULATION OF		108.40
3.	INT TO MISSING BASEBOARD		108.30
4.	WALL IS MISSING HASHED HALL INT - 1ST FLR - FRONT HALL INT - 1ST FLR - FRONT HALL INT - 1ST FLR - FRONT HALL STAIRWAYS ARE MISSING RAILINGS STAIRWAYS ARE MISSING SASHES INT - 2ND FL - APT #3 - LIVING RM/MIDDLE BDRM INT - 2ND FL - APT #3 - LIVING RM/MID	TRED IN	113.50 EACH UNIT
5.	THE DOME ARE MISSING		•

WINDOWS ARE MIDDING DADRED

113.50

INT - OVERALL HARD-WIRED BATTERY-BACK/UP SMOKE DETECTORS ARE REQUIRED IN EACH UNIT WINDOWS ARE MISSING SASHES