

275-277

CONGRESS STREET

CERTIFICATE
OF
COMPLIANCE

CITY OF PORTLAND

October 3, 1950

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

John Rinaldi
277 Congress Street
Portland, Maine 04101

Re: Premises located at 277 Congress Street, Portland, Maine NCP ET 31-E-28

Dear Mr. Rinaldi:

A re-inspection of the premises noted above was made on October 2, 1950
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 May 2, 1948.

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 October 1955.

Sincerely yours,

Joseph E. Gray, Jr. Director
Urban Development

By

Lyle D. Noyes
Lyle D. Noyes
Housing Code Administrator

Inspector

Arthur Addato

Arthur Addato

48' 55°

11/17/78 3,7172
11/21/79 41-2122
5/13/79

ADMINISTRATIVE HEARING RECORD

City of Portland
Department of Neighborhood Conservation
Housing Inspections Division
Telephone: 775-5451 - Ext 48 - 358

John R. Rinaldi
277 Congress Street
Portland, Maine 04101

Date August 21, 1978

Re: Premises located at 277 Congress Street, Portland, Maine NCP-East End 21-E-28

Dear Mr. Rinaldi:

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

on Aug 17, 1978 regarding our "Notice of Housing Conditions" at the above referred premises resulted in the decision noted below

XX Expiration time extended to October 17, 1978 in order to complete the work in progress to correct the remaining twenty five (25) Housing Code violations as shown on the 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

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

In Attendance:
Mr. Rinaldi

A. Addato

Encl

By Lyle D. Noyes,
Chief of Housing Inspections

Remedial housing Code Violations to be corrected within time extension granted on
 attached 'Administrative Hearing Decision' NOHC-May 2, 1978 277 Congress Street,
 NCP-BE 21-E-28

1. OVERALL EXTERIOR TRIM - remove peeling paint and make the exterior trim of the structure
 weathertight and watertight by painting or any other suitable
 means.

- 3/12 2. ~~REAR RIGHT & LEFT FRONT EXTERIOR ROOF~~ - repair or replace rotten gutters. 3a
- 3/12 3. ~~FRONT, RIGHT & LEFT EXTERIOR ROOF~~ - repair or replace loose and missing slate. 3a
- 10/2 4. ~~REAR EXTERIOR CHIMNEY~~ - repair or replace loose and missing masonry. 3e
- 3/12 5. ~~FRONT EXTERIOR DOOR~~ - repair or replace broken entryway overhang. 3r
- 3/12 6. ~~FIRST FLOOR REAR HALL DOORWAY~~ - repair or replace missing plaster. 3b
- 3/12 7. ~~SECOND & THIRD FLOOR REAR HALL DOORWAY~~ - provide the missing plaster. 3b
- 11/2 8. ~~FIRST, SECOND & THIRD FLOOR REAR HALL CHIMNEY~~ - remove peeling paint. 3b
- 11/2 9. ~~FIRST, SECOND & THIRD FLOOR REAR HALL WALL~~ - repair or replace cracked plaster. 3b

FIRST FLOOR

- 3/12 10. ~~KITCHEN SINK~~ - replace broken duplex outlet. 6c
- 11/2 11. ~~KITCHEN SINK~~ - repair leak in hot & cold water faucets. 6c
- 11/2 12. ~~KITCHEN SINK~~ - replace nonoperative drain. 6d
- 11/2 13. ~~BATHROOM LAVATORY~~ - repair leak in hot and cold water faucets. 6d
- 11/2 14. ~~BATHROOM FLUSH TOILET~~ - replace broken flush mechanism. 6d
- 11/2 15. ~~REAR HALL LIGHT~~ - replace broken light fixture. 6e
- 3/12 16. ~~REAR HALL LIGHT~~ - replace broken light fixture. 6e
- 3/12 17. ~~REAR HALL LIGHT~~ - replace broken light fixture. 6e
- 3/12 18. ~~REAR HALL LIGHT~~ - replace broken light fixture. 6e
- 3/12 19. ~~REAR HALL LIGHT~~ - replace broken light fixture. 6e
- 3/12 20. ~~REAR HALL LIGHT~~ - replace broken light fixture. 6e
- 3/12 21. ~~REAR HALL LIGHT~~ - replace broken light fixture. 6e
- 3/12 22. ~~REAR HALL LIGHT~~ - replace broken light fixture. 6e
- 3/12 23. ~~REAR HALL LIGHT~~ - replace broken light fixture. 6e
- 3/12 24. ~~REAR HALL LIGHT~~ - replace broken light fixture. 6e
- 3/12 25. ~~REAR HALL LIGHT~~ - replace broken light fixture. 6e
- 3/12 26. ~~REAR HALL LIGHT~~ - replace broken light fixture. 6e
- 3/12 27. ~~REAR HALL LIGHT~~ - replace broken light fixture. 6e
- 3/12 28. ~~REAR HALL LIGHT~~ - replace broken light fixture. 6e
- 3/12 29. ~~REAR HALL LIGHT~~ - replace broken light fixture. 6e
- 3/12 30. ~~REAR HALL LIGHT~~ - replace broken light fixture. 6e
- 3/12 31. ~~REAR HALL LIGHT~~ - replace broken light fixture. 6e
- 3/12 32. ~~REAR HALL LIGHT~~ - replace broken light fixture. 6e
- 3/12 33. ~~REAR HALL LIGHT~~ - replace broken light fixture. 6e
- 3/12 34. ~~REAR HALL LIGHT~~ - replace broken light fixture. 6e
- 3/12 35. ~~REAR HALL LIGHT~~ - replace broken light fixture. 6e
- 3/12 36. ~~REAR HALL LIGHT~~ - replace broken light fixture. 6e
- 3/12 37. ~~REAR HALL LIGHT~~ - replace broken light fixture. 6e
- 3/12 38. ~~REAR HALL LIGHT~~ - replace broken light fixture. 6e
- 3/12 39. ~~REAR HALL LIGHT~~ - replace broken light fixture. 6e
- 3/12 40. ~~REAR HALL LIGHT~~ - replace broken light fixture. 6e
- 3/12 41. ~~REAR HALL LIGHT~~ - replace broken light fixture. 6e
- 3/12 42. ~~REAR HALL LIGHT~~ - replace broken light fixture. 6e
- 3/12 43. ~~REAR HALL LIGHT~~ - replace broken light fixture. 6e
- 3/12 44. ~~REAR HALL LIGHT~~ - replace broken light fixture. 6e
- 3/12 45. ~~REAR HALL LIGHT~~ - replace broken light fixture. 6e
- 3/12 46. ~~REAR HALL LIGHT~~ - replace broken light fixture. 6e
- 3/12 47. ~~REAR HALL LIGHT~~ - replace broken light fixture. 6e
- 3/12 48. ~~REAR HALL LIGHT~~ - replace broken light fixture. 6e
- 3/12 49. ~~REAR HALL LIGHT~~ - replace broken light fixture. 6e
- 3/12 50. ~~REAR HALL LIGHT~~ - replace broken light fixture. 6e
- 3/12 51. ~~REAR HALL LIGHT~~ - replace broken light fixture. 6e
- 3/12 52. ~~REAR HALL LIGHT~~ - replace broken light fixture. 6e
- 3/12 53. ~~REAR HALL LIGHT~~ - replace broken light fixture. 6e
- 3/12 54. ~~REAR HALL LIGHT~~ - replace broken light fixture. 6e
- 3/12 55. ~~REAR HALL LIGHT~~ - replace broken light fixture. 6e
- 3/12 56. ~~REAR HALL LIGHT~~ - replace broken light fixture. 6e
- 3/12 57. ~~REAR HALL LIGHT~~ - replace broken light fixture. 6e
- 3/12 58. ~~REAR HALL LIGHT~~ - replace broken light fixture. 6e
- 3/12 59. ~~REAR HALL LIGHT~~ - replace broken light fixture. 6e
- 3/12 60. ~~REAR HALL LIGHT~~ - replace broken light fixture. 6e
- 3/12 61. ~~REAR HALL LIGHT~~ - replace broken light fixture. 6e
- 3/12 62. ~~REAR HALL LIGHT~~ - replace broken light fixture. 6e
- 3/12 63. ~~REAR HALL LIGHT~~ - replace broken light fixture. 6e
- 3/12 64. ~~REAR HALL LIGHT~~ - replace broken light fixture. 6e
- 3/12 65. ~~REAR HALL LIGHT~~ - replace broken light fixture. 6e
- 3/12 66. ~~REAR HALL LIGHT~~ - replace broken light fixture. 6e
- 3/12 67. ~~REAR HALL LIGHT~~ - replace broken light fixture. 6e
- 3/12 68. ~~REAR HALL LIGHT~~ - replace broken light fixture. 6e
- 3/12 69. ~~REAR HALL LIGHT~~ - replace broken light fixture. 6e
- 3/12 70. ~~REAR HALL LIGHT~~ - replace broken light fixture. 6e
- 3/12 71. ~~REAR HALL LIGHT~~ - replace broken light fixture. 6e
- 3/12 72. ~~REAR HALL LIGHT~~ - replace broken light fixture. 6e
- 3/12 73. ~~REAR HALL LIGHT~~ - replace broken light fixture. 6e
- 3/12 74. ~~REAR HALL LIGHT~~ - replace broken light fixture. 6e
- 3/12 75. ~~REAR HALL LIGHT~~ - replace broken light fixture. 6e
- 3/12 76. ~~REAR HALL LIGHT~~ - replace broken light fixture. 6e
- 3/12 77. ~~REAR HALL LIGHT~~ - replace broken light fixture. 6e
- 3/12 78. ~~REAR HALL LIGHT~~ - replace broken light fixture. 6e
- 3/12 79. ~~REAR HALL LIGHT~~ - replace broken light fixture. 6e
- 3/12 80. ~~REAR HALL LIGHT~~ - replace broken light fixture. 6e
- 3/12 81. ~~REAR HALL LIGHT~~ - replace broken light fixture. 6e
- 3/12 82. ~~REAR HALL LIGHT~~ - replace broken light fixture. 6e
- 3/12 83. ~~REAR HALL LIGHT~~ - replace broken light fixture. 6e
- 3/12 84. ~~REAR HALL LIGHT~~ - replace broken light fixture. 6e
- 3/12 85. ~~REAR HALL LIGHT~~ - replace broken light fixture. 6e
- 3/12 86. ~~REAR HALL LIGHT~~ - replace broken light fixture. 6e
- 3/12 87. ~~REAR HALL LIGHT~~ - replace broken light fixture. 6e
- 3/12 88. ~~REAR HALL LIGHT~~ - replace broken light fixture. 6e
- 3/12 89. ~~REAR HALL LIGHT~~ - replace broken light fixture. 6e
- 3/12 90. ~~REAR HALL LIGHT~~ - replace broken light fixture. 6e
- 3/12 91. ~~REAR HALL LIGHT~~ - replace broken light fixture. 6e
- 3/12 92. ~~REAR HALL LIGHT~~ - replace broken light fixture. 6e
- 3/12 93. ~~REAR HALL LIGHT~~ - replace broken light fixture. 6e
- 3/12 94. ~~REAR HALL LIGHT~~ - replace broken light fixture. 6e
- 3/12 95. ~~REAR HALL LIGHT~~ - replace broken light fixture. 6e
- 3/12 96. ~~REAR HALL LIGHT~~ - replace broken light fixture. 6e
- 3/12 97. ~~REAR HALL LIGHT~~ - replace broken light fixture. 6e
- 3/12 98. ~~REAR HALL LIGHT~~ - replace broken light fixture. 6e
- 3/12 99. ~~REAR HALL LIGHT~~ - replace broken light fixture. 6e
- 3/12 100. ~~REAR HALL LIGHT~~ - replace broken light fixture. 6e

SECOND FLOOR

- 3/12 24. ~~BATHROOM TRIM~~ - repair or replace broken and missing trim. 6d
- 11/2 25. ~~FRONT & REAR PORCHES~~ - remove peeling paint. 3b

NO

NOTICE OF HOUSING CONDITIONS

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

John R. Rinaldi 772-1373
277 Congress Street
Portland, Maine 04101

DU 3

Ch.-Bl.-Lot: 21-E-26
Location: 277 Congress Street
Project: NCP-East End
Issued: May 2, 1978
Expired: Aug. 2, 1978

Dear Mr. Rinaldi:

An examination was made of the premises at 277 Congress Street, Portland, Maine, by Housing Inspector Mrowka. 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 Aug. 2, 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 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.

RE: 7/24/78 RE: 8/8/78
RE: 7/31/78 RE: 8/17/78
RE: 8/14/78 RE: 10/17/78

Inspector G. Mrowka

Very truly yours

Joseph E. Gray, Jr. Director
Neighborhood Conservation

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

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" -

- | | Section(s) |
|--|------------|
| 1. OVERALL EXTERIOR TRIM - remove peeling paint and make the exterior trim of the structure weathertight and watertight by painting or any other suitable means. | 3a |
| 2. RIGHT MIDDLE & LEFT FRONT - EXTERIOR ROOF - repair or replace rotted gutters. | 3a |
| * 3. FRONT, RIGHT & LEFT - EXTERIOR ROOF - repair or replace loose and missing slate. | 3a |
| * 4. REAR EXTERIOR CHIMNEY - repair or replace loose and missing mortar. | 3e |
| 5. FRONT EXTERIOR DOOR - repair or replace broken entryway overhang. | 3a |
| 6. FIRST FLOOR REAR - HALL DOORWAY - repair or replace missing plaster. | 3b |
| 7. SECOND & THIRD FLOOR - REAR HALL STAIRWAY - provide the missing rail. | 3d |
| 8. FIRST, SECOND & THIRD FLOOR - REAR HALL CEILING - remove peeling paint. | 3b |
| 9. FIRST, SECOND & THIRD FLOOR - REAR HALL WALL - repair or replace cracked plaster. | 3b |

At the time of the survey, we were unable to gain access to the First Floor 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.

continued
vw

continued

277 Congress Street, Portland, Maine NCP-EE 21-E-28

5/2/78

SECOND FLOOR

- ~~7/17~~ 10. ~~KITCHEN CEILING - remove peeling paint.~~ 3b
~~2/24~~ 11. ~~BATHROOM - TUB - repair or replace broken and missing faucets.~~ 6d
12. ~~FRONT & MIDDLE BEDROOM CEILING - remove peeling paint.~~ 3a
~~7/17~~ 13. ~~FRONT BEDROOM CEILING - determine the reason and remedy the condition causing leakage.~~ 3b
~~8/11~~ 14. ~~MIDDLE & LEFT MIDDLE BEDROOM WALL - provide missing electrical plate cover.~~ 8c

THIRD FLOOR

- ~~7/17~~ 15. ~~KITCHEN CEILING - repair inoperative electrical light.~~ 8a
~~7/24~~ 16. ~~KITCHEN & BATHROOM SINKS - repair leak in faucet.~~ 6d
~~7/17~~ 17. ~~LIVING ROOM CEILING - determine the reason and remedy the condition causing leakage.~~ 3b
~~8/17~~ 18. ~~LIVING ROOM CEILING - remove peeling paint.~~ 3b
~~7/24~~ 19. ~~DINING ROOM WINDOW - repair or replace broken frame.~~ 3c
~~7/24~~ 20. ~~LEFT MIDDLE BEDROOM WINDOW - replace missing glass.~~ 3c

* WHEN MAKING YOUR REPAIRS, FIRST PRIORITY IS 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 St., Tel. 775-5451 to determine if any of the items listed above require a building or alteration permit..

City of Portland

Department of Neighborhood Conservation

Housing Inspection Division

DWELLING UNIT SCHEDULE

FE

277 Congress

2) INSP.

3) FORM NO.

1) INSP. Date

7/31/78

5) Fl. #

6) Location

7) Rm. Tp

8) #Rms.

9) #Peo.

10) #All'd

11) Slp.

4) TENANT'S NAME

Sandra K. Ball

12) Child Under 10

13) Child 1-6

14)

15) Rent

16) Rent Code

17) Furn.

18) Heat

19) Hot Water

20) Dual Egress

21) Ck'ng

22) Lav.

23) Bath

24) Flush

Viol. No.

Remedy

Cond.

Violation

Location

Room Type

Area Type

Resp. Party

Code Sect. Violated

Violation Rem.-Date

*10	RE	BR	DUPLEX		KI	WA	2	8E	
*12	RE	LE	HOT-COLD-FAUCET		KI	SK	2	6C	
*13	RE	IN	DRAIN		KI	SK	2	6D	
*134	RE	LE	HOT-COLD-FAUCETS		BA	LAVATORY	2	6D	
*14	RE	BR	FLUSH-MECHANISM		BA	TOILET	2	6D	
*15	RE	BR	LIGHT-FIXTURE	RE	BE	CL	2	8F	
*16	RE	BR	LIGHT-SWITCH	LER	BE	WA	2	8E	
*17	RE	BR	LIGHT-FIXTURE	LER	BE	CL	2	8E	
*18	RE	MI	LIGHT-FIXTURE	LER	BE	FL	2	3B	
*19	RE	BR	FLOORING		LI	WA	2	8E	
*19	RE	IN	DUPLEX-OUTLET		LI	CL	2	8E	
*20	RE	IN	LIGHT-FIXTURE	FR	BE	WA	2	8E	
*21	RE	BR	DUPLEX-OUTLET	FR	BE	WI	2	3C	
*22	RE	BR	GLASS	FR	BE	CL	2	3B	
*23	RE	BR	FRAMES						

INSPECTOR MARKER

PROJECT Gen 67-15

OWNER John Reynolds

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
5/2/78	8/2/78				

A reinspection was made of the above premises and

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

DATE	ALL VIOLATIONS

[illegible]

7/17/8 - Re/N.P on system on remaining vial.
8/7/80 - RE " " " "
10/2/80 - RE - COC exterior trim.



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

January 26, 1988

Jeffrey & Theda Shafran Jts.
17 Wingate Drive
Portland, Maine 04102

Re: 275-277 Congress Street 21-E-28

Dear Mr. & Mrs. Shafran:

As owner or agent of the property located at 275-277 Congress Street, Portland, Maine, you are hereby notified that as the result of a recent (inspection or fire), the vacant structure is hereby declared unfit for human occupancy.

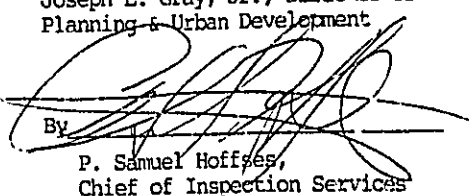
The above mentioned structure is to be kept vacant so long as the following conditions continue to exist thereon:

Article V - 120 - The property is damaged, decayed, deteriorated, insanitary and unsafe (or vermin infested) in such a manner as to create a serious hazard to the health, safety and general welfare of the occupants or the public.

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

You are also hereby ordered to make the above mentioned property safe and secure so that no danger to life or property or fire hazard shall exist thereon. This can be accomplished by boarding up doors and windows and other openings at all levels of the structure. You are ordered to do this on or before immediately, or we will have no choice but to refer this matter to the Corporation Counsel for legal action as the law allows.

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

By 
P. Samuel Hoffes,
Chief of Inspection Services


Code Enforcement Officer - Arthur Rowe (10)

jmr

STICK POSTAGE STAMPS TO ARTICLE TO COVER FIRST-CLASS POSTAGE.
1. If you want the receipt postmarked, stick the postage stamp on the left portion of the address label.
2. If you do not want the receipt postmarked, stick the postage stamp on the right portion of the address label.
3. If you want a receipt, stick the postage stamp on the left portion of the address label.
4. If you do not want a receipt, stick the postage stamp on the right portion of the address label.



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

Date: March 28, 1991

Jeffrey & Theda Shafran Jts.
273 Congress Street
Portland, ME 04101

RE: ~~275-277 Congress Street~~ - Entire
Vacant 21-E-28

Dear Mr. & Mrs. Shafran:

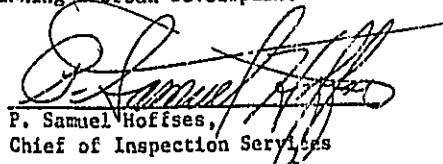
This is to inform you, as owner or agent of the property located
at 275-277 Congress Street - Entire, Portland, Maine, that we have
released the ~~apartment(s)~~ ~~or~~ property from posting.

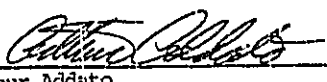
Therefore, you may rent the ~~apartment(s)~~ ~~or~~ structure to others or occupy it
yourself.

If any additional information is desired, visit this office.

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

By


P. Samuel Hoffses,
Chief of Inspection Services


Arthur Addato
Code Enforcement Officer ()

C.E.O.

jmr



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

C 5.24
OK-
3-28-91
aa

Date: July 10, 1998

Jeffrey & Theda Shafran Jrs.
273 Congress Street
Portland, MAINE 04101

Re: 275-277 Congress St. -- vacant -- fire
(21-E-28)

Dear Mr. & Mrs. Shafran:

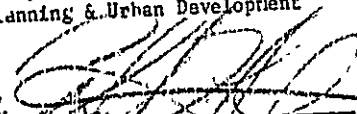
As owner or agent of the above referred property, you are hereby notified that as a result of it's opened condition, the structure poses a serious threat to the public health and safety.

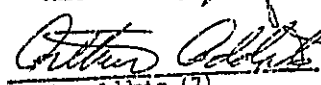
You are hereby ordered to make the structure secure by boarding up all doors, windows, and other openings on all vertical walls of the structure so that no danger to life or property, or fire hazard shall exist. You must also remove all debris, if any, from the yard surrounding the structure.

Pursuant to State Statute 17, MRSA Section 2856, the City has the right, and may exercise that right, to secure the structure and to recover from you the expense in so doing if you have not complied with this order on or before immediately

If you have any questions regarding this action, you may contact this office by calling 775-5451, Ext. 311 or 346.

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

By: 
P. Samuel Hoifgen,
Chief of Inspection Services


Arthur Addato (7) C.E.O.

jmr



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

March 28, 1991

Jeffrey & Theda Shafran Jts.
273 Congress Street
Portland, ME 04101

UU: 3

RE: 275-277 Congress St. 21-E-28

Dear Mr. & Mrs. Shafran:

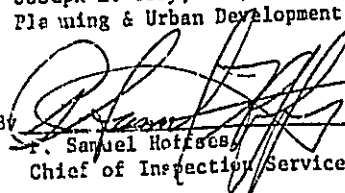
The Housing Inspections Division of the Department of Planning and Urban Development has recently completed an overall inspection of the above referred property.

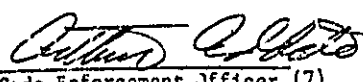
Congratulations are extended to you for the general condition of your property which was found to meet the standards established by the City's Housing Code.

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
Planning & Urban Development

By 
R. Samuel Hottel
Chief of Inspection Services


Code Enforcement Officer (7)
Arthur Addato

jmr



CITY OF PORTLAND, MAINE

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

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

MUEL HOFFSES, CHIEF
ECTION SERVICES DIVISION

October 28, 1991

Jeffrey & Theda Shafran
17 Wingate Drive
Portland, Maine 04102

Re: 2277 Congress St
CBL #: 21-F
DU: 3

Dear Mr & Mrs. Shafran.

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

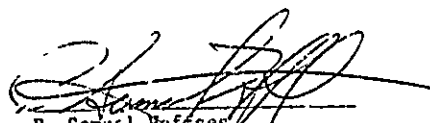
Congratulations are extended to you for the general condition of your property which was found to meet the standards established by the City's Housing Code.

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


P. Samuel Hoffses
Chief of Inspection Services

/sl



G. Robinson Whitten
Architect

2 December 1988

Warren Turner
Department of Building Inspections
City of Portland
389 Congress Street
Portland, Maine 04101

re: 277 Congress Street

Dear Mr. Turner:

Thank you for your recent help with regards to the correct zoning of 277 Congress Street. The zoning issue was a potential problem in my being able to acquire the building and use it for an architectural office.

Now that the location has been clearly established as being in the B-2 zone I can move ahead with the purchase from the current owners. I hope to begin work on the property in the early spring.

We anticipate the restoration and renovation will take approximately four to six months. In the meantime, the current owners will close and secure the building from the weather and vandals.

Thank you for your help in this matter.

Sincerely,

G. Robinson Whitten AIA

37 Silver Street

Box 404 DTS

Portland, Maine 04112

207 774 0111

Member AIA

SENDER: Complete items 1, 2, 3 and 4.
Put your address in the "RETURN TO" space on the reverse side. Failure to do this will prevent this card from being returned to you. The return of this card will provide you the name of the person delivered to and the date of delivery. Consult postmaster for fees and check box (a) for service(s) requested.

1. **Article Addressed to:**
Jeffrey A. Shafraun
273 Congress St.
Portland, Me. 04101

2. **Article Number:**
224 694

3. **Types of Services:**
☐ Registered ☐ Insured
☐ Certified ☐ Registered Mail
☐ Express Mail

4. **Signature of addressee or agent:**
Anya Shafraun

5. **Date of Delivery:**
6/18/80

6. **Addresser's Address (ONLY if required and for post):**

DOMESTIC RETURN RECEIPT

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

May 26, 1995

SHAFRAN JEFFREY & THERA JTS
17 WINGATE DR
PORTLAND ME 04102

Re: 277 Congress St
CBL: 021- - 3-028-001-01
DU: 3

Dear Mr. Shafran,

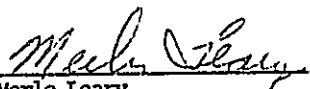
The Housing Inspections Division of the Department of Planning and Urban Development has recently completed an overall inspection of the above referenced property.

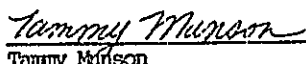
Congratulations are extended to you for the general condition of your property which was found to meet the standards established by the City's Housing Code.

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,


Merle Leary
Code Enforcement Officer


Tammy Morrison
Field Inspector/CBO

Inspection Services
P. Samuel Holmes
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

AUGUST 29, 1956

SHAFRAN JEFFREY
17 WINGATE DR
PORTLAND ME 04102

Re: 277 CONGRESS ST
CBL: 021- - E-028-001-01
DU: 3

Dear Mr. Shafran:

We recently received a complaint, and an inspection was made at the above-referenced address. As a result of the inspection, you are hereby notified to correct the following substandard housing conditions:

1. INT - AFT #3 - 111.30
THERE IS A LACK OF HOT WATER

The above-mentioned condition is in violation of Article V of the Municipal Code of the City of Portland, Maine, and must be corrected within twenty-four (24) hours. Failure to comply with this order may result in a complaint being filed for prosecution in District Court.

Sincerely,

Merle Leary
Merle Leary
Code Enforcement Officer

Tammy Munson
Tammy Munson
Code Enfc. Offr./ Field Sup.

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

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Code Enforcement Officer

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CITY OF PORTLAND

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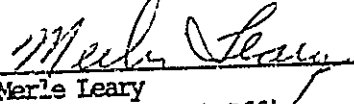
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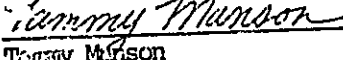
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