

Housing Inspection Division

1) Insp. Name / Lowe

2) Insp. Date 9/11/86	3) Insp. Type NCP	4) Proj. Code 27	5) Assr's: Chart. 6) Bldg. 7) Loc. 8) Census: Tract 9) Bldg.	10) Insp. 11) Form No.
12) House No.	13) Sec. H. No.	14) Suff. 15) Direct	16) Street Name	17) St. Design.
18) Owner or Agent: 435-441 Congress St.			19) Status 20) Bldg's Rat.	
21) Address: Metropolitan Apts. Inc.				
22) City and State: 439 Cong St. Apt 64101 Zip Code: 150				
23) D. Units	24) Occ. D. U. s	25) Rm. Units	26) Occ R U s	27) No. Occupants
28) Com'l U.	29) Bldg. Type	30) Stor. es	31) Const. Mat.	32) O. bs
33) C. H.	34) Photo	35) Zoned For	36) Actual Land Use	37) D. D.
38) Lks. Ad. Btn. Fac	39) Disp	40) Closing Date		
Viol. No. Remedy Cond. Violation Description Fl. No. L Room Type Area Resp. Code Sect. Viol. Rem. Date				
1	DA		asbestos pipe lagging cellar	2
Asbestos pipe lagging to street				
Coulton Wick				



CITY OF PORTLAND

JOSEPH E. McDONOUGH
FIRE CHIEF

September 22, 1986

Metropolitan Apartments, Inc.
439 Congress Street
c/o Carl Winslow
Portland, ME 04101

Re: Smoke Detectors

Dear Mr. Winslow:

During a recent inspection of the property owned by you at 435-441 Congress Street, it was noted that smoke detectors were missing in the following areas:

Apartment 415 - Inoperative
Apartment 403 - none

25 MRSA §2464 requires that approved smoke detectors be installed in each of the above listed areas. 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 ten (10) days. Lack of compliance will result in referral of the matter for legal action.

Sincerely yours,
Joseph E. McDonough
Chief of the Fire Department
City of Portland

Code Enforcement
Officer (10)

Arthur Rowe

cc: Lt. James Collins, Fire Prevention Bureau

jmr

HOUSING INSPECTION REPORT

OWNER: Metropolitan Apts. Inc.

LOCATION: 435-441 Congress St. 27-B-4
GEN.

CODE ENFORCEMENT OFFICER: Arthur Rowe (10)

HOUSING CONDITIONS DATED: September 22, 1986 EXPIRES: November 22, 1986

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.

SEC.(S)

1. CELLAR - pipe lagging - damaged asbestos.

APARTMENT 415

2. Inoperative smoke detector.

APARTMENT 403

3. No smoke detector.

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

Department of Planning & Urban Development
Inspection Services Division
Tel. 775-5451 - Ext. 311 - 346

Metropolitan Apartments, Inc.
439 Congress Street
c/o Carl Winslow
Portland, ME 04101

DU 70

CH. 27 BLK. B LOT 4

LOCATION: 435-441 Congress St.

PROJECT: NCP-GEN.
ISSUED: September 22, 1986
EXPIRES: November 22, 1986

Dear Mr. Winslow:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 435-441 Congress Street by Code Enforcement Officer Arthur Rowe. 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 these defects on or before November 22, 1986. 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.

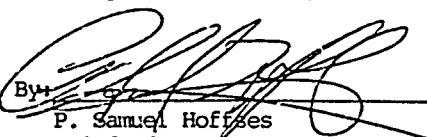
Please Note: You should consult the inspection Services Division to insure that any corrective action you undertake complies with the building, plumbing, electrical, zoning and any other Article of the City Code.

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 

P. Samuel Hoffses
Chief of Inspection Services


Code Enforcement Officer - Arthur Rowe (10)

Attachments

jmr

REQUEST FOR SERVICE				PORTLAND HEALTH DEPARTMENT			
DATE RECEIVED	1-18-82		BY	Burt		DISTRICT	Hulbert
REQUEST BY	NAME	Alice Santana 772-3802					
	ADDRESS	Metropolitan Apts. 773-1358					
OWNER	NAME						
	ADDRESS						
CONDITIONS	ADDRESS	439 Congress St. #420					
Insufficient heat							
COMMENTS	1-18-82 - 2nd fl. - 69° - radiator under motion						
N/S							
SPECIAL INSTRUCTIONS							
DIVISION	SANITATION		HOUSING		NURSING		
	ROUTINE		SPECIAL		BY		
PRIORITY	URGENT		REPORT TO		DATE		

REQUEST FOR SERVICE

PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	1-14-82	BY	Joyce	DISTRICT	HUGH
REQUEST BY	NAME	Alice Santama - 772-3802			
	ADDRESS				
OWNER	NAME	Metropolitan apt. inc.			
	ADDRESS				
CONDITIONS	ADDRESS	Metropolitan apt. - 439 Congress - 4TH F apt 420 773-1358			
Heat goes off between 2 & 4-Bedroom radiator never gets warm.					
COMMENTS	1-14-82 3 pm - 1st floor apt. 1125 - 1125 - 4th floor apt 420 B2 10:30 Alice Santama - was in apt. 420, 4th floor, 1125				
SPECIAL INSTRUCTIONS	Heating system not working - 1125 - 4th floor				
DIVISION	SANITATION		HOUSING		NURSING
PRIORITY	ROUTINE		SPECIAL		BY
	URGENT		REPORT TO		DATE

REQUEST FOR SERVICE

PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	3/24/81	BY	Harold	DISTRICT	
REQUEST BY	NAME	Patricia Leonard (Tel # 772-3582)			
	ADDRESS	439 Congress Street			
OWNER	NAME	Metropolitan Apts (Mr. Thibodeau - Maintenance)			
	ADDRESS	Same			
CONDITIONS	ADDRESS	MR. LEONARD 3-1358 MGR.			
No heat. Mr. Thibodeau said that it is suspension enough and that there will be no maintenance					
COMMENTS	Does not want her name used in complaint				
SPECIAL INSTRUCTIONS	Referred to Bob Bailey				
DIVISION	SANITATION	HOUSING	NURSING		
PRIORITY	ROUTINE	SPECIAL	BY		
	URGENT	REPORT TO	DATE		

REQUEST FOR SERVICE

PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	3-17-81	BY	Burt	DISTRICT					
REQUEST BY	NAME	Patricia Simard 772-3582							
	ADDRESS	439 Congress, Metropolitan							
OWNER	NAME	Mr. Leonard, Phr. 773-1358							
	ADDRESS								
CONDITIONS	ADDRESS	439 Congress St.							
Tenant says gas fumes in bldg, but no gas leak in her apartment.									
COMMENTS	This is a section 8 tenant, Bob Bailey has investigated this complaint, says gas fumes are entirely in tenant's imagination.								
SPECIAL INSTRUCTIONS									
DIVISION	SANITATION		HOUSING		NURSING				
PRIORITY	ROUTINE		SPECIAL	BY					
	URGENT		REPORT TO	DATE					

REQUEST FOR SERVICE

PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	4-8-80	BY	Joyce	DISTRICT	H. WING				
REQUEST BY	NAME	Kenneth Plaisted - 773-8377							
	ADDRESS	439 Congress APT. 104 - 2nd Floor							
OWNER	NAME								
	ADDRESS								
CONDITIONS	ADDRESS	439 Congress APT. 104 - 2nd F.							
Lack of Heat or Hot Water 4 days man is blind.									
COMMENTS	CNT Room was 72° on wing								
SPECIAL INSTRUCTIONS	Talked with manager.								
DIVISION	SANITATION		HOUSING		NURSING				
	ROUTINE		SPECIAL		BY				
PRIORITY	URGENT		REPORT TO		DATE				

TEST FOR SERVICE			PORTLAND HEALTH DEPARTMENT		
DATE RECEIVED	9/10/77	BY	De. J.D.	DISTRICT	McVane
REQUEST BY	NAME	Mrs. B.H. Nelson			
	ADDRESS	439 Congress Street #113 METROPOLITAN APTS, 773-1358			
OWNER	NAME				
	ADDRESS				
CONDITIONS	ADDRESS	439 Congress Street 1st fl.			
Garbage in hall around incinerator chute for 4 or 5 days at a time.					
COMMENTS	Phoned & gave verbal order to manager.				
SPECIAL INSTRUCTIONS					
DIVISION	SANITATION		HOUSING		NURSING
	ROUTINE		SPECIAL		BY
	URGENT		REPORT TO		DATE

B. MacLean

REQUEST FOR SERVICE

PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	11/5/79	BY	Dubbi	DISTRICT	Millington
REQUEST BY	NAME	Mildred Higgins			
	ADDRESS	439 Congress Street Apt #212			
OWNER	NAME	Metropolitan Apts			
	ADDRESS	439 Congress Street Apt #212			
CONDITIONS	ADDRESS	439 Congress Street Apt #212			
"No Heat"					
4:15 CNT at that time					
COMMENTS	Marland, I called the mgmt of this place. Friday and acquainted them with our code requirement. There had been a complaint				
SPECIAL INSTRUCTIONS					
DIVISION	SANITATION		HOUSING		NURSING
PRIORITY	ROUTINE		SPECIAL		BY
	URGENT		REPORT TO		DATE

REQUEST FOR SERVICE

PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	11/26/79	BY	Rebbs	DISTRICT	Wahatant
REQUEST BY	NAME	Mrs. Ellen Gibbs 777-7145			
	ADDRESS	439 Congress Street #310 apt			
OWNER	NAME	Gambier 473-1357			
	ADDRESS	439 Congress Street			
CONDITIONS	ADDRESS	439 Congress Street #310 apt			
"No Heat"					
NET J. J. F. 16-D					
COMMENTS	Temporary interruption - changing over to gas heat				
SPECIAL INSTRUCTIONS					
DIVISION	SANITATION		HOUSING		NURSING
PRIORITY	ROUTINE		SPECIAL		BY
	URGENT		REPORT TO		DATE

REQUEST. FOR SERVICE

PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	11/14/78	BY	V. B.	DISTRICT	GREG
REQUEST BY	NAME	Mrs. Colletta 773-1358			
	ADDRESS	439 Congress St. ELMIRA EASTMAN			
OWNER	NAME	27-B-4			
	ADDRESS				
CONDITIONS	ADDRESS	439 Congress St. - Apt. 407			
COMMENTS	Mrs. Colletta manages this apt. house. & she said the lady that occupies Apt. 407 has trash piled to the ceiling. The tenant will not let the fire dept. in & Mrs. Colletta said it is a fire hazard.				
SPECIAL INSTRUCTIONS	Called Mgr., she says tomorrow morning she can escort you into the apt. with pass key. If you cannot make it tomorrow morning please call her and make another apt. CV letter sent 11/15/78				
DIVISION	SANITATION	☒	HOUSING	☐	NURSING
PRIORITY	ROUTINE	☒	SPECIAL	☐	BY GN
	URGENT	☐	REPORT TO	☐	DATE 11/15/78

PORTLAND HEALTH DEPARTMENT			
REQ. NO.	7-26-76	BY	LEE
DATE RECEIVED	DISTRICT <i>Leary</i>		
REQUEST BY	NAME	CAROL FITZPATRICK, NEIGHBOR	
	ADDRESS	439 CONGRESS ST.	
OWNER	NAME	<i>Metropolitan Corp. c/o Mrs. Ruth Collett</i>	
	ADDRESS	<i>439 Congress St. Portland</i>	
CONDITIONS	ADDRESS	439 CONGRESS - XXXXXX METROPOLITAN APTS. #105	
THIS NEIGHBOR HAS BEEN INSIDE APT. #105 AND SAYS IT IS LOADED WITH ROACHES BUT THE PEOPLE			
LIVING THERE ARE VIETNAMESE AND DON'T UNDERSTAND ENGLISH TOO WELL, SO SHE CALLED FOR HER.			
PERSON WHO CALLED IN COMPLAINT WILL MEET INSPECTOR THERE AND GO INTO APT. WITH HIM.			
PLEASE CALL HER IN MORNING WHEN YOU KNOW WHAT TIME YOU CAN MEET HER THERE - 797-5673			
<i>after 12:30</i> COMMENTS: <i>Chl #105. #107 #102 found roaches. Send...</i> <i>a letter to Hyatt.</i>			
SPECIAL INSTRUCTIONS			
DIVISION	SANITATION	HOUSING	NURSING
PRIORITY	ROUTINE	SPECIAL	BY
	URGENT	REPORT TO	DATE

REQUEST FOR SERVICE

PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	8/5/75	BY	JTB	DISTRICT	Bailey
REQUEST BY	NAME	Stephen Berube son of occupant			
	ADDRESS	439 Congress Street Apt A311			
OWNER	NAME	Metropolitan Apt. Inc.			
	ADDRESS	27-B-4			
CONDITIONS	ADDRESS	439 Congress 3rd floor			
Pieces of copper tubing replacing central furnace 773-1358 OK 8-V 12					
COMMENTS	Long front stairs to 3rd floor - find rear stairs and down 1/2 flight to a short type door - see service in the				
SPECIAL INSTRUCTIONS	Please see me before arriving CO-Mgr. will check out Tenant Vied Disabled Air Conditioner WMS RIGGING FUSES-MT				
DIVISION	SANITATION	☒	HOUSING	☐	NURSING
PRIORITY	ROUTINE	☐	SPECIAL	☐	BY
	URGENT	☐	REPORT TO	☐	DATE
					8-3-15



November 15, 1978

Mrs. Elmira Eastman
Apt. 407
439 Congress Street
Portland, Maine 04101

cc: Metropolitan Apartments
439 Congress Street
Portland, Maine 04101
Attn: Mrs. Coliello

Dear Mrs. Eastman Re: 439 Congress Street, Portland, Maine Gen. 27-B-4
Apartment # 407

We recently received a complaint and an inspection was made by Housing Inspector Mrowka of the property owned by you at 439 Congress Street, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

1. ~~Accomplish a general clean-up of the apartment (407) by removing and properly disposing of all litter and debris.~~

The above mentioned condition is in violation of Chapter 307 of the Municipal Code of the City of Portland, Maine, and must be corrected on or before November 22, 1978.

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 G. Mrowka

VW

INSPECTOR MROWKA

PROJECT Gen¹

OWNER Metropolitan Ed.

OK

C M

DATE 12/22/78

HEARING NOTICE

FINAL NOTICE

Issued

Expired

I. sued

Expired

11/22/75

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

ALL VIOLATIONS HAVE BEEN CORRECTED

Send "CERTIFICATE OF COMPLIANCE"

POSTING RELEASE

12/22/88 Gm

SATISFACTORY Rehabilitation in Progress

11/27/78

Time Extended To: OTX 12/15/78

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

11/22/78

Conf

INSPECTOR'S REMARKS: Nothing done. Contact Senior Citizen Notification Unit

1127178

En

help tenant CU NO / 11/27/78

12/22/78

611

help has
LDC on

INSTRUCTIONS TO INSPECTOR:

SECTION 8 - EXISTING - LEASED HOUBING PROGRAM

ADDRESS 434 Congress Street DATE 3/30/78

OWNER Metropolitan Ptn. ADDRESS Same
(Ruth Colallo, mgr.)

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

- 18

NEIGHBORHOOD CONSERVATION PROJECT _____

INSPECTED BY HOUSING DIVISION - YES ☒ NO ☐

"NOTICE OF HOUSING CONDITIONS" ISSUED _____ 19____ ABATED ^{Stand} 7/26 1976

LOAN PARTICIPANT _____

7

cc: Metropolitan Apartments
439 Congress Street
Portland, Maine 04101
Attn: Mrs. Colletto

Dear Mrs. Eastman

1. Accomplish a general clean-up of the apartment (407) by removing and properly disposing of all litter and debris.

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

By Lyle D. Noyer,
Chief of Housing Inspections

Inspector

G. F. Froun

vw

I hereby certify that a copy of the attached notice(s) regarding premises located at

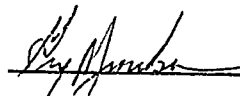
METROPOLITAN APT Portland, Maine was personally delivered by me

at 8:30 on 11/16 19 78 into the hands of MRS COLLOLO

who identified _____ as _____ of the owner _____ at

Po _____, Maine.

CV letter



Housing Inspector

City of Portland Health Department - Housing Division

I hereby certify that a copy of the attached notice(s) regarding the premises located at
439 Congress St Apt 407 Portland, Maine was personally delivered by me
at 8:30 on 11/16 1978 into the hands of ELMIRA EASTMAN
who identified _____ as _____ of the owner _____ at
_____, Maine.

cc letter



Housing Inspector

City of Portland Health Department - Housing Division

PS Form 3811, Jan. 1975

● SENDER: Complete items 1, 2, and 3.
Add your address in the "RETURN TO" space on the back.

1. The following service is requested (check one):

☐ Show to whom and date delivered..... 15¢

☐ Show to whom, date, & address of delivery.. 35¢

☐ RESTRICTED DELIVERY.
Show to whom and date delivered..... 65¢

☐ RESTRICTED DELIVERY.
Show to whom, date, and address of delivery 85¢

2. ARTICLE ADDRESSED TO:

3. ARTICLE DESCRIPTION:

REGISTERED NO. CERTIFIED NO. INSURED NO.

961491

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE ☐ Addressee ☐ Authorized agent

4. DATE OF DELIVERY

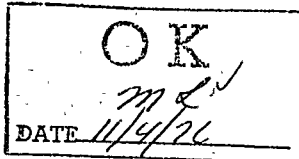
5. ADDRESS (Complete only if requested)

6. UNABLE TO DELIVER BECAUSE:

CLERK'S INITIALS

★ GPO: 1975-O-568-047

439
RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL



July 28, 1976

Metropolitan Corp.
c/o Mrs. Ruth Colallo
439 Congress Street
Portland, Maine 04111

Dear Mrs. Colallo: Re: 439 Congress Street 27-B-4

We recently received a complaint and an inspection was made by Housing Inspector Laary of the property owned by you at 439 Congress Street, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing condition:

~~11/14 Rid the premises of all infestation, (cockroaches).
We suggest that you procure the services of a competent
pest control operator to do the work.~~

The above mentioned condition is in violation of Chapter 307 of the Municipal Code of the City of Portland, Maine, and must be corrected on or before August 28, 1976.

Sincerely yours,

David C. Bittenbender
Director - Health & Social Services

By

John E. Maguire
Chief of Housing Inspections

Inspector *M. Laary*

INSPECTUR

ML 2011

PROJECT

OWNER

OWNER Ruth Colletto

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	
		Request "LEGAL ACTION" Be Taken _____	
11/4 m/j		INSPECTOR'S REMARKS:	<i>all violations corrected</i>
		INSTRUCTIONS TO INSPECTOR:	



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

April 28, 1989

Denise Smith
439 Congress Street
Portland, Maine 04101
Apt. 304 3rd floor

Re: 439 CONGRESS ST.
Metro Group Apt. Bldg. #304 27-13-4

Dear Ms. Smith,

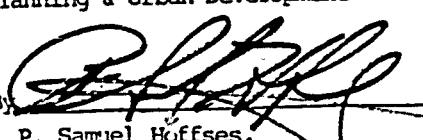
We recently made an inspection of the #304 3rd floor apartment you occupy at 439 Congress St., Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following sub-standard housing condition(s):

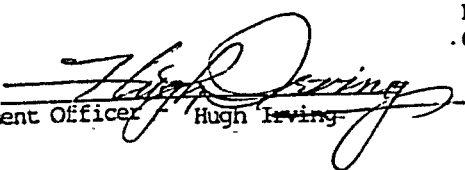
- * 1. Accomplish a general clean-up of the premises by washing all paintwork, floors, etc. throughout the apartment.
- * 2. Accomplish a general clean-up of the premises by removing and properly disposing of all litter and debris.

The above mentioned conditions are in violation of Article V of the Municipal Code of the City of Portland and must be corrected on or before May 10, 1989.

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 of
Planning & Urban Development

By 
P. Samuel Hoffses,
Chief of Inspection Services


Code Enforcement Officer

Hugh Irving

P 032 224 885

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL
(See Reverse)

PS Form 3800, Feb. 1982

U.S. P.O. 1984-448-014

Sent to
Metro Group
Street and No.
439 Congress St.
P.O. Suite and ZIP Code
Portland, ME 04101

Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to whom and Date Delivered	
Return receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	\$
Postmark or Date	

No: 439 Congress St - A Bldg
Housing

PS Form 3800, Feb. 1982

U.S. P.O. 1984-448-014

SENDER: Complete 1, 2, 3 and 4.

Put your address in the "RETURN TO" space on the reverse side. Failure to do so will prevent this card from being returned to you. The return receipt will contain you the name of the person delivered to and the date of delivery. For additional fees and services see separate list. Postmaster fees and charges listed for services are printed.

1 ☐ Return to sender, date and address required

2 ☐ Restricted Delivery

3 Article described as:
Metro Group
439 Congress St.
Portland, ME 04101

4. Type of Service: ☒ Registered ☐ Insured ☐ Certified ☐ Express Mail

Article Number: **224 885**

Address where signature of addressee is required and DATE DELIVERED

[Signature]

DATE DELIVERED: **3-8-85**

5. Addressee's Address (SEE 2. POSTMASTER'S OFFICE)



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

June 30, 1988

Metro Group
439 Congress Street
Portland, Maine 04101

Re: 439 Congress Street

Dear Sir:

We recently received a complaint and an inspection was made by Code Enforcement Officer Arthur Rowe of the property owned by you at 439 Congress Street, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

1. Clean-up vacant Apartment #120.

The above mentioned conditions are in violation of Article V of the Municipal Code of the City of Portland, Maine, and must be corrected on or before July 1, 1988.

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 of
Planning & Urban Development

By 
P. Samuel Abrams
Chief of Inspection Services


Arthur Rowe, Code Enforcement Officer (10)

jmr

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

October 13, 1992

Carleton Winslow
439 Congress St
Portland, ME 04101

Re: 439 Congress St/Apt #401
CBL #: 027-B-004
DU:

Dear Mr. Winslow,

As owner or agent of the property located at the above referred address, you are hereby notified that as the result of a recent inspection, the occupied apartment (#401) is hereby declared unfit for human occupancy.

The above mentioned apartment is to be vacated, and kept vacant, so long as the following conditions continue to exist thereon.

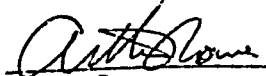
Article v Section 6-120

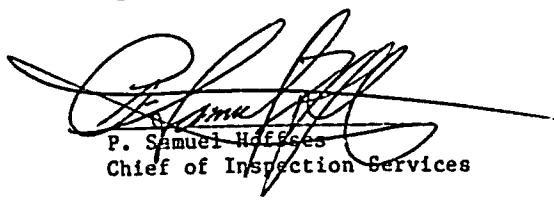
(1) Properties which are either damaged, decayed, dilapidated, insanitary, unsafe, or vermin-infested in such a manner as to create a serious hazard to the health, safety, and general welfare of the occupants or the public.

Therefore, you will not occupy, permit anyone to occupy, or rent the above mentioned apartment 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 apartment of the 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 immediately or we will have no choice but to refer this matter to the Corporation Counsel for legal action as the law allows.

Sincerely,


Arthur Rowe
Code Enforcement Officer


P. Samuel Hoffses
Chief of Inspection Services

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

October 13, 1992

Mrs. Howard
439 Congress St/Apt #401
Portland, ME 04101

Re: 439 Congress St/Apt #401
CBL #: 027-B-004
DU:

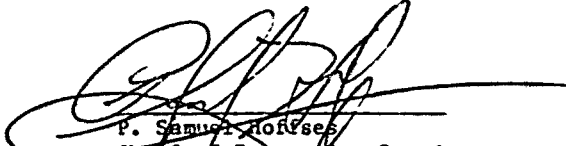
Dear Mrs. Howard,

A recent inspection of the apartment that you are now occupying, found that it does not meet the requirements of Article V (Housing Code) of the City of Portland Municipal Code and is hereby declared unfit for human occupation.

The owner, Carleton Winslow, has been notified of the above mentioned condition and has been directed to take immediate steps to vacate the room.

Sincerely,


Arthur Rowe
Code Enforcement Officer


P. Samuel Hoffses
Chief of Inspection Services

Inspection Services
Samuel P. Hoffses
Chief



CITY OF PORTLAND

Planning and Urban Development
Joseph E. Gray Jr.
Director

April 13, 1994

METRO GROUP THE
439 CONGRESS ST
PORTLAND ME 04101

Re: 439 Congress St
CBL: 027- - B-004-001-01
DU: 70

Dear Sir:

I am sending you this letter to request an inspection at the property which you own or manage at the above referenced address.

This is for the City of Portland's program to inspect all multi-family buildings in the City every three years.

Please contact me in this office at 874-8300 X8706 between 8:00 AM-9:00AM or 4:00-5:00PM to make arrangements to inspect the building.

Sincerely,

Tammy Munson
Tammy Munson
Code Enforcement Officer

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

February 03, 1995

SCHULTZ DIETER
439 CONGRESS ST UNIT # 108
PORTLAND ME 04111

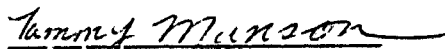
Re: 439 CONGRESS ST
CBL: 027- - B-004-001-01
DU: 0

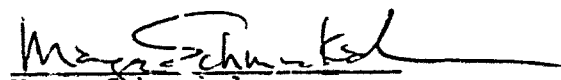
Dear Mr. Schultz:

A recent inspection of the apartment that you are now occupying, found that it does not meet the requirements of Article V (Housing Code) of the City of Portland Municipal Code and is hereby declared unfit for human occupancy.

The owner, The Metro Group, has been notified of the above mentioned condition and has been directed to take immediate steps to vacate the apartment.

Sincerely,


Tammy Munson
Code Enforcement Officer


Marge Schmuckal
Asst. Chief of Inspection Services

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

February 03, 1995

METRO GROUP THE
439 CONGRESS ST
PORTLAND ME 04101

Re: 439 Congress St
CBL: 027- - B-004-001-01
DU: 0

Dear Sir:

As owner or agent of the property located at the above referred address, you are hereby notified that as the result of a recent inspection, the occupied apartment (unit # 108) hereby declared unfit for human occupancy.

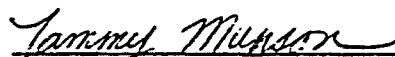
The above mentioned apartment is to be vacated so long as the following conditions continue to exist thereon:

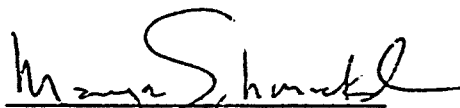
Article V, Section 6-120:

(1) Properties which are either damaged, decayed, dilapidated, insanitary, 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 apartment without the written consent of the Health Officer or his/her agent.

Sincerely,


Tammy Mylson
Code Enforcement Officer


Marge Schmuckal
Asst. Chief of Inspection Services

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

April 09, 1996

METRO GROUP THE
439 CONGRESS ST
PORTLAND ME 04101

Re: 439 Congress St
CBL: 027- - B 704-001-01
DU: 70

Dear Sir:

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

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

1. INT - OVERALL - 113.50
HARD-WIRED BATTERY-BACK/UP SMOKE DETECTORS ARE REQUIRED IN EACH UNIT

Good maintenance is the best way to protect the value of your property and neighborhood.

Please feel free to call on us if we can be of assistance to you.

Sincerely,

Tammy M. Munson
Tammy Munson
Code Enfc. Offr./ Field Supv.

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

APRIL 01, 1997

METRO GROUP THE
439 CONGRESS ST
PORTLAND ME 04101

Re: 439 CONGRESS ST
CBL: 027- - B-004-001-01
DU:

Dear Sir:

This is to inform you, as owner or agent of the property located at the above-referred address, that we have released apartment #108 from posting.

Therefore, you may rent this apartment to others or occupy it yourself.

If you have any questions regarding this matter, please do not hesitate to contact this office.

Sincerely,

A handwritten signature in dark ink, appearing to read "Arthur Rowe".

Arthur Rowe
Code Enforcement Officer

A handwritten signature in dark ink, appearing to read "Tammy Munson".

Tammy Munson
Code Enfc. Offr./ Field Supv.

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

Notice of Posting Against Occupancy
CITY OF PORTLAND

AUGUST 01, 1997

METRO GROUP THE
439 CONGRESS ST
PORTLAND ME 04101

Re: 439 CONGRESS ST
CBL: 027--B-004-001-01
DU: 70

Dear Sir:

As owner or agent of the property located at the above-referred address, you are hereby notified that as the result of a recent inspection, the occupied apartment #107, second floor - left/rear, is declared unfit for human occupancy.

The above-mentioned apartment is to be kept vacant until the posting notice has been removed and the violations have been corrected(i.e.; no electric power).

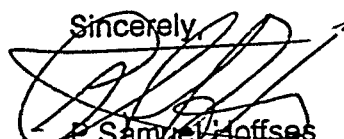
Article V, Section 6-120:

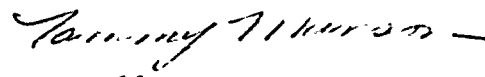
- (1) Properties which are either damaged, decayed, dilapidated, insanitary, unsafe, or vermin-infested in such a manner as to create a serious hazard to the health, safety and general welfare of the occupants or the public --
- (2) Properties which lack plumbing, ventilation, lighting or heating facilities or equipment, adequate to protect the health, safety and general welfare of the occupants or the public --
- (3) Properties, which, because of their general condition, state of the premises, number of occupants, or location; are so insanitary, unsafe, overcrowded or otherwise dangerous or detrimental that they create a serious menace to the occupants or the public --
- (4) Properties in or on which the owner, operator or occupant has failed to comply with notices or orders issued under the provisions of this article.

If the apartment or structure is occupied, you must have the person/persons removed from the property immediately, or this matter will be turned over to the City's Corporation Counsel for legal action.

Therefore, you will not occupy, permit anyone to occupy, or rent the above-mentioned apartment without the written consent of the Chief of Code Enforcement or his/her agent.

Sincerely,


P. Samuel Hoffses
Chief of Code Enforcement


Tammy Munson
Code Enfc. Offr./ Field Supv.

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

AUGUST 01, 1997

REMANDA LEBRUN
439 CONGRESS ST - APT #107
PORTLAND ME 04101

Re: 439 CONGRESS ST
CBL: 027 - - B-004-001-01
DU: 70

Dear Ms. LeBrun:

A recent inspection of the apartment that you are now occupying, found that it does not meet the requirements of Article V (Housing Code) of the City of Portland Municipal Code and is hereby declared unfit for human occupancy.

The owner, Metro Group, has been notified of the above-mentioned condition and has been directed to take immediate steps to vacate the apartment.

Sincerely,

Tammy Munson

Tammy Munson
Code Enfc. Offr./ Field Supv.