

312 Congres. Street

SHAW-WALKER
#2503-1R

REFERRAL MEMORANDUM

To: *H. Collins - Fire Prevention*
 From: *H. Carroll - Housing Insp. Div.*

HOUSING INSPECTIONS DIVISION
 DEPARTMENT OF NEIGHBORHOOD
 CONSERVATION

Date: *11/DEC/79*

Subject: *312 CONGRESS ST.*

Conditions or Defects:

*OWNER: Joseph D. Pirone
 145 Brackett St., City*

*A recent inspection developed the fact
 that the automatic fire doors in the
 hallways of the above 20 unit bldg. have
 been wired in a permanently open position.*

Glenn Marshall

The responsible department or division is requested to reply on this form and return the form to the Housing Inspections Division, Room _____

Reply:

Date: *10-23-80*

*Where as these doors are not required for this type
 of occupancy, and the type of activation would not
 meet the requirement for exit enclosures, it is not
 necessary to repair these doors. However this office
 will submit the owner to see if an alternate
 means of activation and placement can be used.*

St James P. Collins

Instructions: Inspectors will complete this form in triplicate retaining one copy for the tickler file and two copies to the street file. The original will be sent to the responsible division or city department.

REFERRAL MEMORANDUM

To: *H. Collins - Fire Prevention*

HOUSING INSPECTIONS DIVISION
DEPARTMENT OF NEIGHBORHOOD
CONSERVATION

From: *H. CARROLL - Housing Insp. Div.*

Date: *11/DEC/79*

Subject: *312 CONGRESS ST.*

Conditions or Defects:

*owner: Joseph D. Pirone
145 Brackett St., City*

*A recent inspection developed the fact
that the automatic fire doors in the
hallways of the above 20 unit bldg. have
been wired in a permanently open position.*

Kern Marshall

The responsible department or division is requested to reply on this form and return the form to the Housing Inspections Division, Room _____

Reply:

Date:

10-22-80

*Additional copy of this memo
was given to Lt Collins this date.
He said that he would investigate &
follow through if necessary.*

DPH

Instructions: Inspectors will complete this form in triplicate retaining one copy for the tickler file and two copies to the street file. The original will be sent to the responsible division or city department.

CERTIFICATE OF INSPECTION

DATE October 29, 1980

City of Portland
Housing Inspections Division
Department of Urban Development
Tel: 775-5451 Ext. 311 - 312

Mr. Joseph D. Pirone
145 Brackett Street
Portland, Maine 04102

Re: Premises located at 312 Congress Street 28-C-4 NCP-EE

Dear Mr. Pirone:

An inspection of the above referred premises was recently completed by
Housing Inspector Kevin Carroll.

Although the structure does not meet the minimum standards as described in
the Housing Code, it has been determined that no major code deficiencies
exist at this time.

Items included on the enclosed list should be corrected as part of your
normal maintenance procedures in order to avoid extensive repairs in the
future and to prolong the useful life of the building.

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

Please do not hesitate to call this office if you have any questions
regarding this notice.

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

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

Inspector Kevin Carroll

Enclosure

HOUSING INSPECTION REPORT

312 Congress Street, Portland, Maine NCP-EE 28-C-4 Certificate of
Inspection dated October 29, 1980 Continued:

Second floor right front #22

Broken plaster kitchen wall.
Exposed electrical conductors livingroom ceiling.
Loose and peeling paint bathroom wall and ceiling.
Cross connection at the bathtub fixture.

Second floor right rear #24

Broken sash livingroom window.
Broken light fixture bathroom wall.

Second floor left rear #25

Broken sashes kitchen and bathroom windows.

Third floor right rear #34

Cross connection at the bathtub fixture.

Third floor left rear #35

Cross connection at the bathtub fixture.

Fourth floor right front #42

Cross connection at the bathtub fixture.

jmr

HOUSING INSPECTION REPORT

312 Congress Street, Portland, Maine NCP-EE 28-C-4 Certificate of
Inspection dated October 29, 1980 Continued:

Second floor right front #22

Broken plaster kitchen wall.
Exposed electrical conductors livingroom ceiling.
Loose and peeling paint bathroom wall and ceiling.
Cross connection at the bathtub fixture.

Second floor right rear #24

Broken sash livingroom window.
Broken light fixture livingroom wall.

Second floor left rear #25

Broken sashes kitchen and bathroom windows.

Third floor right rear #34

Cross connection at the bathtub fixture.

Third floor left rear #35

Cross connection at the bathtub fixture.

Fourth floor right front #42

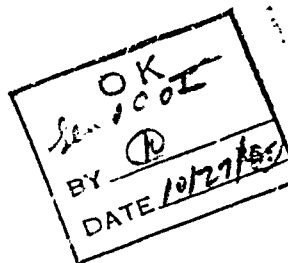
Cross connection at the bathtub fixture.

jmr

744 - apt 24

December 12, 1979

Mr. Joseph D. Pirone
145 Brackett Street
Portland, Maine 04102



312 Congress Street 28-C-4
NCP-East End

Dear Mr. Pirone:

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

A final re-inspection was made on December 10, 1979, by Housing Inspector Carroll and, as a result, you are hereby ordered to correct the violations listed below on or before December 27, 1979.

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

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

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

Inspector K. Carroll
K. Carroll

EXISTING VIOLATIONS OF CHAPTER 307 OF THE CITY OF PORTLAND MUNICIPAL CODE SECTION(S)
1. ~~RIGHT FRONT AND MIDDLE CELLAR FLOORS~~ ~~enclose exposed fuel feed lines.~~
2. ~~MIDDLE CELLAR FIRE DOOR~~ ~~remove illegal aquastat wiring.~~
3. ~~FIRST, SECOND, THIRD & FORTH FLOORS~~ ~~repair inoperative automatic closing fire doors. Referred to Fire Prevention for their action 12-11-79~~
4. ~~ACROSS FLOOR REAR HALL CEILING~~ ~~determine the reason and remedy the condition causing leakage.~~ 31-
5. ~~FIRST FLOOR RIGHT FRONT #2~~ ~~MIDDLE BEDROOM HALL~~ ~~enclose exposed electrical wiring.~~ 8c
continued next page

312 Congress Street, Portland, Maine NCP-EE 26-C-4 - continued

SECOND FLOOR RIGHT FRONT #22

- 6. KITCHEN WALL - repair or replace broken plaster. 3b
- 7. LIVINGROOM CEILING - enclose exposed electrical conductors. 8e
- 8. BATHROOM WALL & CEILING - remove loose and peeling paint. 3b
- 9. BATHROOM TUB - correct the condition at the fixture that causes a cross connection at the bathtub. 6d ✓

SECOND FLOOR LEFT MIDDLE #23

- ~~10. BATHROOM WINDOW - repair or replace broken sash. 3c~~

SECOND FLOOR RIGHT REAR #24

- ✓11. LIVINGROOM WINDOW - repair or replace broken sash. 3c
- ✓12. BATHROOM WALL - repair or replace broken light fixture. 8e

SECOND FLOOR LEFT REAR #25

- 13. KITCHEN & BATHROOM WINDOWS - repair or replace broken sashes. 3c

THIRD FLOOR RIGHT FRONT #33

- ~~14. BATHROOM TUB - correct the condition at the fixture that causes a cross connection at the bathtub. 6d~~

THIRD FLOOR RIGHT REAR #34

- 15. BATHROOM TUB - correct the condition at the fixture that causes a cross connection at the bathtub. 6d ✓
- 16. ~~LIVINGROOM & DININGROOM WALL - install at least one additional duplex outlet. 8c~~

THIRD FLOOR LEFT REAR #35

- ✓17. BATHROOM TUB - correct the condition at the fixture that causes a cross connection at the bathtub. 6d ✓

FOURTH FLOOR RIGHT FRONT #42

- 18. BATHROOM TUB - correct the condition at the fixture that causes a cross connection at the bathtub. 6d ✓
- ~~19. FOURTH FLOOR REAR WALL CEILING - repair or replace cracked and sagging plaster. 3b~~

TV
ADMINISTRATIVE HEARING DECISION

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

Date October 3, 1979

Mr. Joseph D. Pirone
145 Brackett Street
Portland, Maine 04102

Re: Premises located at 312 Congress Street, Portland, Maine NCP-EE 28-C-4

Dear Mr. Pirone:

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

on 9/27/79, regarding our "Notice of Housing Conditions" at the above
referred premises resulted in the decision noted below.

X Expiration time extended to 11/24/79 in order to complete the work in progress
to correct the remaining twenty-two (22) housing code violations as shown on
attached list.

Notice modified as follows:

Please notify this office if all violations are corrected before the above mentioned
dates, so that a "Certificate of Compliance" may be issued.

In Attendance:

Mr. J. D. Pirone
Inspector K. W. Carroll

Encl.

dld

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

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

312 Congress Street, Portland, Maine MCP-East End
 Remaining Housing Code Violations to be corrected within the time extension granted on
 attached "Administrative Hearing Decision":

- 1 ~~4~~ RIGHT FRONT AND MIDDLE CELLAR FLOORS - enclose exposed fuel feed lines.
- 2 ~~5~~ MIDDLE CELLAR FIRE DOOR - remove illegal aquastat wiring.
- 3 ~~5~~ ~~CELLAR, FIRST, SECOND, THIRD & FOURTH FLOORS~~ - repair inoperative automatic closing fire doors.
- 4 ~~5~~ FOURTH FLOOR REAR HALL CEILING - determine the reason and remedy the condition causing leakage. 3b
- 5 ~~5~~ FIRST FLOOR RIGHT FRONT #2
 MIDDLE BEDROOM WALL - enclose exposed electrical wiring. 8e
- 6 ~~5~~ SECOND FLOOR RIGHT FRONT #22
 KITCHEN WALL - repair or replace broken plaster. 3b
 LIVINGROOM CEILING - enclose exposed electrical conductors. 8e
 BATHROOM WALL & CEILING - remove loose and peeling paint. 3b
 BATHROOM TUB - correct the condition at the fixture that causes a cross connection at the bathtub. 6d
- 10 ~~10~~ SECOND FLOOR LEFT MIDDLE #23
 BEDROOM WINDOW - repair or replace broken sash. 3c
- 11 ~~11~~ SECOND FLOOR RIGHT REAR #24
~~LIVINGROOM & DININGROOM WINDOWS - secure loose glass by replacing points and/or reglazing. 3c~~
 LIVINGROOM WINDOW - repair or replace broken sash. 3c
~~BATHROOM TUB - correct the condition at the fixture that a cross connection at the bathtub. 6d~~
 BATHROOM WALL - repair or replace broken light fixture. 8e
- 13 ~~13~~ SECOND FLOOR LEFT REAR #25
 KITCHEN & BATHROOM WINDOWS - repair or replace broken sashes. 3c
- 16 ~~16~~ THIRD FLOOR LEFT FRONT #31
~~KITCHEN WINDOW - replace missing counter-balance cords allowing window sash to remain elevated when opened. 3c~~
~~BATHROOM FLOOR - repair or replace rotted decking. 3b~~
- 17 ~~17~~ THIRD FLOOR RIGHT FRONT #33
 BATHROOM TUB - correct the condition at the fixture that causes a cross connection at the bathtub. 6d
- 18 ~~18~~ THIRD FLOOR RIGHT REAR #34
 BATHROOM TUB - correct the condition at the fixture that causes a cross connection at the bathtub. 6d
 LIVINGROOM & DININGROOM WALL - install at least one additional duplex outlet. 8c
- 19 ~~19~~ THIRD FLOOR LEFT REAR #35
 BATHROOM TUB - correct the condition at the fixture that causes a cross connection at the bathtub. 6d
- 20 ~~20~~ FOURTH FLOOR RIGHT FRONT #42
 BATHROOM TUB - correct the condition at the fixture that causes a cross connection at the bathtub. 6d

Additional Violations

19. RAIRE CR/SP 11-1-77 41 AC 111 16-3B

REINSPECTION RECOMMENDATIONS

INSPECTOR C. Small

LOCATION 312 C. Street
 PROP. E.E.
 OWNER Person

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
<u>1/24/79</u>	<u>4/24/79</u>				

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

DATE		ALL VIOLATIONS HAVE BEEN CORRECTED		"POSTING RELEASE"
<u>10-25-80</u>	<u>Q</u>	Send "CERTIFICATE OF CORRECTION"	<u>10</u>	
<u>9-28-79</u>	<u>L</u>	SATISFACTORY Rehabilitation in Progress		
		Time Extended To: <u>11/24/79</u>		
		Time Extended To:		
		Time Extended To:		
		UNSATISFACTORY Progress		
		Send "HEARING NOTICE"		"FINAL NOTICE" <u>12/1/79</u>
		NOTICE TO VACATE		
		POST Entire		
		POST Dwelling Units		
		UNSATISFACTORY Progress		
		"LEGAL ACTION" To Be Taken		

OK
 Sent COI
 BY 10
 DATE 10-27-80

INSPECTOR'S REMARKS:
9-28-79 Re/col CT - SP - 10-28-79 10:00 AM
12/1-10/79 Re/CT - Very little recent progress seen. 15 DAY final notice - note additional violation added
10-27-80 Re on 1/21 - designed w/land - Per LON - Send COI & list remaining violations - Q

INSTRUCTIONS TO INSPECTOR



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

December 12, 1986

David Pirone
58 Neal Street
Portland, ME 04101

Re: 312 Congress Street, Apt. 34

Dear Mr. Pirone:

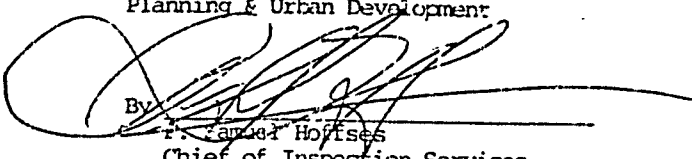
We recently received a complaint and an inspection was made by Code Enforcement Officer Arthur Addato of the property owned by you at 312 Congress Street, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

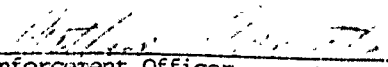
- | | |
|--|-------|
| 1. BATHROOM - ceiling - missing plaster. | 108-2 |
| 2. BATHROOM - ceiling - leaking. | 108-2 |
| 3. RODENTS - infestation. | 109-5 |

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 December 19, 1986.

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 
Joseph E. Gray, Jr.
Chief of Inspection Services


Code Enforcement Officer - Arthur Addato (7)

jmr

P 032 223 942

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL

(See Reverse)

Sent to	
David Pirone	
Street and No.	
58 Neal Street	
P.O. State 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	

PS Form 3800, Feb. 1982
* U.S.G.P.O. 1984-448-014

Re: 312 Congress St., A. Addato - Housing

PS Form 3811, July 1983 447-845

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 receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check boxes for service(s) requested.

1. ☐ Show to whom, date and address of delivery.
2. ☐ Restricted Delivery.

3. Article Addressed to:
David Pirone
58 Neal Street
Portland, ME 04101

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

Article Number:
223 942

Always obtain signature of addressee or agent and
DATE DELIVERED: / /

5. Signature - Addressee
X

6. Signature - Agent
X

7. Date of Delivery

8. Addressee's Address (ONLY if requested and fee paid)

DOMESTIC RETURN RECEIPT

REINSPECTION RECOMMENDATIONS

LOCATION 312 Congress St.

PROJECT 76P EE

INSPECTOR Adelstein

OWNER Prison

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
<u>12-12-86</u>	<u>12-19-86</u>				

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

DATE	ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE" _____ "POSTING RELEASE" _____
	SATISFACTORY Rehabilitation in Progress ne Extended To: _____ Time Extended To: _____ Time Extended To: _____
	UNSATISFACTORY Progress Send "HEARING NOTICE" _____ "FINAL NOTICE" _____
	"NOTICE TO VACATE" POST Entire _____ POST Dwelling Units _____
	UNSATISFACTORY Progress "LEGAL ACTION" To be Taken _____

1-8-87 00 INSPECTOR'S REMARKS:
RE/CD - LDC

INSTRUCTIONS TO INSPECTOR: _____



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

December 12, 1986

OK
1-9-87
QA

David Pirone
58 Neal Street
Portland, ME 04101

Re: 312 Congress Street, Apt. 34

Dear Mr. Pirone:

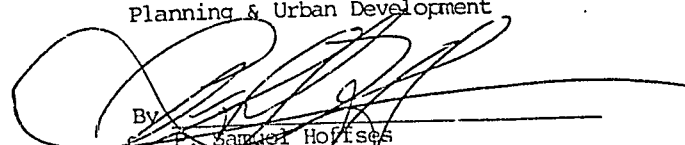
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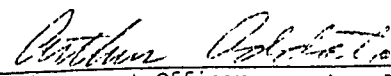
- 1-9-87
- | | |
|--|-------|
| 1. BATHROOM ceiling - missing plaster. | 108-2 |
| 2. BATHROOM ceiling - leaking | 108-2 |
| 3. RODENTS - infestation. | 108-5 |

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 December 19, 1986.

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 
Samuel Hoffes
Chief of Inspection Services


Code Enforcement Officer - Arthur Addato (7)

jmr

Inspection Services Division

) INSP. DATE

2) INSP.

3) FORM NO.

1) TENANT'S NAME

5)Flr.#	6)Location	7)Rmg.To	8)#Rms.	9)#Peo.	10)#All'd	11)Slp.Rm
---------	------------	----------	---------	---------	-----------	-----------

2)Child nder 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
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[illegible]



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

February 14, 1989

C.M.G. Associates
312 Congress Street
Portland, ME 04101

DU: 20

28-C-4

Re: 312 Congress St.

Dear Sir:

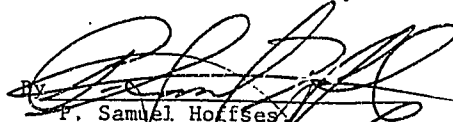
The Housing Inspections Division of the Department of Planning and Urban Development has recently completed an overall inspection of the above referred property.

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.

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


F. Samuel Hoffses
Chief of Inspection Services


Code Enforcement Officer
Arthur Addato (7)

jmr

Insp. Date: 2-8-89 Complaint 5 year ☒ Fire Inspector's Name Albino Dist. 7

Owner or Agent C. M. G. ASSOCIATES
Address 312 CONGRESS ST.

Stand. 1st: ☒ N.O.H.C. _____ L.O.D. _____

[illegible]

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

November 1, 1991

David Perrone
1 Patridge St
Portland, ME

Re: 312-314 Congress St
CBL #: 28-C-004
DU: 20

Dear Mr Perrone,

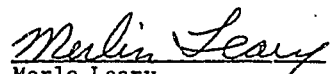
The Housing Inspections Division of the Department of Planning and Urban Development has recently completed an overall inspection of the above referred property.

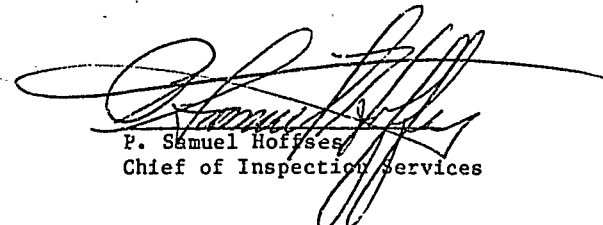
Congratulations are extended to you for the general condition of your property which was found to meet the standards established by the City's Housing Code.

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

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

October 23, 1995

CMG ASSOCIATES
C/O J DAVID PIRONE
1 PARTRIDGE CIR
PORTLAND ME 04102

Re: 312 Congress St
CBL: 028- - C-004-001-01
DU: 20

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:

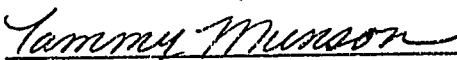
- | | | |
|----|---|--------|
| 1. | INT - 2ND FL; APT #24 - DINING ROOM WALL
EXTENSION CORD IS ATTACHED TO THE BASEBOARD | 113.30 |
| 2. | INT - 3RD FL; APT #31 - KITCHEN
CEILING HAS BROKEN TILE | 108.20 |
| 3. | INT - OVERALL -
HARD-WIRED BATTERY-BACK/UP SMOKE DETECTORS ARE REQUIRED IN EACH UNIT | 113.50 |

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

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

Sincerely,


Merle Leary
Code Enforcement Officer


Tammy Munson
Code Enfc. Offr./ Field Supv.