

REQUEST FOR SERVICE

PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	12-14-82	BY	Joyce	DISTRICT	Hugh St.
REQUEST BY	NAME	Tenant			
	ADDRESS				
OWNER	NAME				
	ADDRESS				
CONDITIONS	ADDRESS	Lafayette Town House - 638 Congress St. Section A particularly (413-6441)			
Insufficient heat throughout.					
COMMENTS	12/14/82 pm - 12/15/82 7:58 AM				
SPECIAL INSTRUCTIONS					
DIVISION	SANITATION		HOUSING		NURSING
PRIORITY	ROUTINE		SPECIAL		BY
	URGENT		REPORT TO		DATE

CERTIFICATE
OF
COMPLIANCE

CITY OF PORTLAND
Health Department - Housing Inspections Division
Telephone: 775-5451 - Extension 448

October 17, 1975

Portlander Group
645 Congress Street
Portland, Maine 04101

Re: Premises located at 638-652 Congress Street, Portland, Maine 45-A-3 (Lafayette)

Dear Sirs:

A re-inspection of the premises noted above was made on October 16, 1975
by Housing Inspector Phipps.

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 Feb. 12, 1975.

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 1980.

Sincerely yours,

David C. Bittenbender
Health Director

By [Signature]
Chief of Housing Inspections

Inspector [Signature]

D. Phipps

LDN:rl

OK

ADMINISTRATIVE HEARING DECISION

DATE 10/16/75

City of Portland
Health Department - Housing Division
Tel. 775-5451 Ext. 448
Portlander Group
645 Congress Street
Portland, Maine 04101

Date April 16, 1975

Re: Premises located at 638-652 Congress Street, Portland, Maine 45-A-3
(The Lafayette)

Dear Sirs:
You are hereby notified that as a result of a reinspection and your request for

additional time

on April 15, 1975, regarding our "NOTICE OF HOUSING CONDITIONS" at the above
referred premises resulted in the decision noted below.

XX Expiration time extended to May 20, 1975 in order to complete the work now in
progress to correct the remaining (44) Forty-four Housing Code violations as
shown on the attached

Notice modified as follows:

Please notify this office if all violations are corrected before the above mentioned
date, so that a "CERTIFICATE OF COMPLIANCE" may be issued.

In Attendance

Lois Matthews

Diane Phipps, Housing Inspector

Encl. 1

LDN:rl

Very truly yours,
David C. Bittenbender
Acting Health Director

By Lyle D. Noyes
Chief of Housing Inspections

NOTICE OF HOUSING CONDITIONS

LDN/72

DU 84 AU25

CITY OF PORTLAND
Health Department - Housing Division
Telephone 775-5451 - Extension 448

Portlander Group
645 Congress Street
Portland, Maine

Chart-BL.-Lot: 45-A-3
Location: 638-652 Congress Street
Project: General
Issued: Feb. 12, 1975
Expires: Apr. 12, 1975

Dear Sirs:

An examination was made of the premises at 638-652 Congress Street
Portland, Maine, by Housing Inspector Chipp. 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 April 12, 1975. 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 re-inspection within the time set forth above, will anticipate that the premises
have been brought into compliance with Code Standards.

Your cooperation will help this Department in its goal to maintain all Portland residents in
decent, safe and sanitary housing.

Very truly yours,
David Bittenbender

Health Director

Inspector Chipp

By [Signature]
Chief of Housing Inspections

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

Section(s)

- | | |
|---|----|
| 1. Replace the broken tread on the cellar stairs. | 3d |
| 2. Replace the missing putty in the hall window of the third and fourth section. | 3c |
| First Floor - 103 | |
| 3. Replace the broken glass in the bedroom window. | 3c |
| First Floor - 106 | |
| 4. Repair the leaking toilet in the bathroom. | 6a |
| First Floor - 110 | |
| 5. Replace the leaking cold water faucet in the bathroom sink. | 6a |
| First Floor - 123 | |
| 6. Repair the leaking cold water faucet in the bathtub. | 6a |
| First Floor - 136 | |
| 7. Remove the peeling paint in the ceiling and wall of the bedroom. | 3c |
| First Floor - 139 | |
| 8. Determine the reason and remedy the condition causing the toilet to run in the bathroom. | 6a |
| Second Floor - 206 | |
| 9. Repair the leaking cold water faucet in the bathtub. | 6a |
| Second Floor - 213 | |
| 10. Enclose the loose wire in the wall of the living room and bedroom. | 8a |
| Second Floor - 222 | |
| 11. Repair the leaking cold water faucet in the sink of the bathroom. | 6a |
| Second Floor - 224 | |
| 12. Remove the peeling paint in the bathroom ceiling. | 6b |

continued -----

638-652 Congress Street - continued

- Now vacant - storage*
13. Second Floor - 226 Replace the missing putty in the living room window. 3c
14. Determine the reason and remedy the condition causing leakage on the ceiling of the bathroom. 3b
15. Correct the condition at the fixture causing a cross connection in the bathtub of the bathroom. 6a
- 412*
406
16. Second Floor - 223 Replace the missing putty in the living room window. 3c
17. Third Floor - 306 Replace the missing putty in the living room window. 3c
18. Third Floor - 307 Replace the missing putty in the living room window. 3c
19. Third Floor - 311 Replace the missing wash cord in the living room window. 3c
20. Third Floor - 312 Repair the leaking faucet in the bathtub of the bathroom. 6d
21. Third Floor - 315 Replace the missing putty in the living room window. 3c
22. Third Floor - 318 Repair the inoperative toilet in the bathroom. 6a
23. Third Floor - 323 Repair the leaking faucet in the sink of the bathroom. 6a
24. Third Floor - 324 Repair the inoperative toilet in the bathroom. 6a
25. Third Floor - 324 Replace the broken glass in the living room window. 3c
26. Replace the missing putty in the living room window. 3c
27. Remove the peeling paint in the ceiling and walls of the bathroom. 3b
28. Repair the inoperative toilet in the bathroom. 6d
29. Repair the leaking trap in the bathroom sink. 6a
30. Correct the condition at the fixture causing a cross-connection in the bathtub of the bathroom. 6d
31. Correct the condition causing leakage in the ceiling of the bathroom. 6d
32. Repair the broken plaster in the bathroom walls. 3b
33. Third Floor - 327 Repair the leaking drain in the bathroom sink. 6a
34. Third Floor - 335 Repair the leaking faucet in the kitchen sink. 6d
35. Fourth Floor - 403 Correct the condition causing leakage in the ceiling of the living room. 3b
36. Fourth Floor - 404 Repair the inoperative light switch in the wall of the bedroom. 3c
37. Fourth Floor - 404 Correct the condition causing leakage in the wall and ceiling of the living room. 3b
38. Fourth Floor - 406 Correct the condition causing the toilet to run constantly in the bathroom. 6d
39. Fourth Floor - 407 Remove the illegal extension cord running through doorway into the living room. 3a
40. Correct the conditions causing leakage in the wall of the bedroom. 3b
41. Repair the leaking faucet in the bathtub of the bathroom. 6a
42. Fourth Floor - 412 Correct the condition that causes the toilet to run in the bathroom. 6a
43. Fourth Floor - 412 Correct the condition causing leakage in the walls of the living room and bedroom. 3b
44. Fourth Floor - 412 Repair the leaking faucet in the bathtub of the bathroom. 6d

continued ----

638-652 Congress Street - continued

- ~~48-2~~ Repair the leaking cold water faucet in the sink of the bathroom. 6a
- ~~48-3~~ Correct the condition causing the toilet to run in the bathroom. 6a
- ~~48-4~~ Fourth Floor - 413
- ~~48-5~~ Repair the leaking cold water faucet in the sink of the bathroom. 6a
- ~~48-6~~ Fourth Floor - 418
- ~~48-7~~ Repair the inoperative light fixture in the ceiling of the living room. 6a
- ~~48-8~~ Fourth Floor - 424
- ~~48-9~~ Remove the peeling paint from the ceiling and walls of the bathroom. 3b
- ~~48-10~~ Fourth Floor - 426
- ~~48-11~~ Repair the broken glass in the window of the living room. 3c
- ~~48-12~~ Replace the missing switch cover in the wall of the living room. 3a
- ~~48-13~~ Replace the missing plaster in the ceiling of the bathroom. 3b
- ~~48-14~~ Fifth Floor - 506
- ~~48-15~~ Correct the conditions causing leakage in the wall of the bedroom. 3b
- ~~48-16~~ Fifth Floor - 512
- ~~48-17~~ Correct the condition causing leakage in the ceiling and walls of the living room. 3b
- ~~48-18~~ Sixth Floor - 603
- ~~48-19~~ Correct the condition causing toilet to run constantly in the bathroom. 6a
- ~~48-20~~ Sixth Floor - 604
- ~~48-21~~ Repair the loose glass in the window of the bedroom. 3c
- ~~48-22~~ Sixth Floor - 606
- ~~48-23~~ Correct the condition causing leakage in the wall of the living room. 3b

*WHEN MAKING REPAIRS FIRST PRIORITY SHOULD BE GIVEN TO THOSE ITEMS WITH ASTERISKS AS THEY CONSTITUTE EXTREME HAZARDS TO THE HEALTH OR SAFETY OF THE OCCUPANTS OF THIS STRUCTURE.

LON:rl

Handwritten notes:
 48-21
 48-22
 48-23

REINSPECTION RECOMMENDATIONS

INSPECTOR D. R. [unclear]

LOCATION 45-11-3
PROJECT [unclear]
OWNER [unclear]

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
3-12-75	4-12-75				

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" _____
4/10	DP	SATISFACTORY Rehabilitation In Progress
		Time Extended To 5/12/75
5/10		Time Extended To 6/12/75
6/10	DP	Time Extended To 7/12/75
		UNSATISFACTORY Progress Send "HEARING NOTICE" _____ "FINAL NOTICE" _____
		"NOTICE TO VACATE" _____ POST Entire _____ POST Dwelling Units _____
		UNSATISFACTORY Progress Request "LEGAL ACTION" Be Taken _____
4/10	DP	INSPECTOR'S REMARKS: <u>Damage to property in</u> <u>front area of premises. Repairs made</u> <u>etc.</u>
5/10	DP	<u>ITX 5/12/75</u>
6/10	DP	<u>work done on property. Repairs made</u> <u>etc.</u>
7/10	DP	<u>ITX 7/12/75</u>
8/10	DP	<u>ITX 8/12/75</u>
9/10	DP	INSTRUCTIONS TO INSPECTOR: <u>Monitor work completion. Report to</u> <u>Director. Damage to property. Repairs made</u> <u>etc.</u>

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

April 5, 1991

Stratford Management Assoc.
38 Church Street
Winchester, MA 01890

Re: 638 Congress Street 45-A-3

Dear Sir:

We recently received a complaint and an inspection was made by Code Enforcement Officer Marland Wing of the property owned by you at 638 Congress Street, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

1. Friable asbestos on pipes in cellar. 116-6

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 June 5, 1991.

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
P. Samuel Hoffses
Chief of Inspection Services

Marland Wing
Marland Wing
Code Enforcement Officer (5)

jmr

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

February 25 1992

Stratford Management
38 Church St
Winchester, MA 01890

Lisa Anderson
Lafayette Hotel
638 Congress St
Portland, ME 04101

Re: 638 Congress St (Apt 107)
CBL #: 045-A-003

Dear Sir,

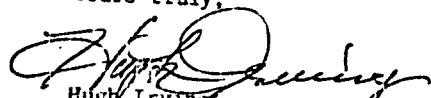
A recent inspection of apartment #107 revealed a defective hot water faucet. The only control of hot water to this unit is from a lever located outside the apartment in a hallway closet.

This is a violation of the City Housing Code, Article V/Section 6-114, (minimum plumbing standards).

Please take immediate action to resolve this problem within 10 days, but no later than March 6, 1992.

Should you have any questions, do not hesitate to call this office.

Yours truly,


Hugh Irving
Code Enforcement Officer

cc: Joseph Gray, Director of Planning and Urban Development
P. Samuel Hoffses, Chief of Inspection Services