

675 CONGRESS STREET 47-C-35





CITY OF PORTLAND

JOSEPH E. GRAY, JR.
DIRECTOR OF PLANNING
AND URBAN DEVELOPMENT

June 23, 1983

DU: 3

Ms. Rita L. Doukas
675 Congress Street
Portland, Maine 04101

Re: 675 Congress St. 46-C-11 WE

The Housing Inspections Division of the Department of Planning & Urban Development has recently completed an overall inspection of your 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.

ROOF - leaking around chimney
OVERALL - worn gutters.

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 of
Planning & Urban Development

By Lyle D. Moyes
Lyle D. Moyes
Inspection Services Division

M. Schmuckal
Code Enforcement Officer - M. Schmuckal (3)

jmr

STRUCTURE INSPECTION SCHEDULE

1) Insp. Name

Inspection Division
Schmidt

2) Insp. Date		3) Insp. Type	4) Proj. Code	5) Assr's: Chart	6) Bl.	7) Lot	8) Census: Tract	9) Bldg.	10) Insp.	11) Form No.
C-1-B3		FE	S	46	C	11				
12) House No.		13) Sec. H. No.	14) Suff. P.	15) Direct	16) Street Name			17) St. Design.		
675					CONGRESS			ST		
18) Owner or Agent:		RITA L. DONKAS						19) Status		20) Bldg's Rat.
								ABO		
21) Address:		675 CONGRESS ST (mailing address)						Zip Code: 04101		
22) City and State:		PORTLAND, ME								
23) D. Units	24) Occ. D. U. s	25) Rm. Units	26) Occ. R U s	27) No. Occupants	28) Com' l	29) Bldg. Type	30) Stories	31) Const Mat	32) O.B.s	
3	3			3	SEVEN	DET	3	BRICK		
33) C.H.	34) Photo	35) Zoned For	36) Actual Land Use	37) D.D.	38) Lks. Ad Bn. Pac	39) Disp	40) Closing Date			
					Yes	No				
Viol. No.	Remedy	Cond.	Violation Description	Ft No.	Room Type	Ares Type	Resp. Party	Code Sect. Viol.	Viol. Rem. Date	
			STANDARD WITH EXCEPTIONS							
1	LEAK		Around chimney			RO		3e		
2	WO		Gutters			OV		3a		

City of Portland

DWELLING UNIT SCHEDULE

Housing Inspection Division

INSP DATE

6-11-81

TENANTS NAME

FLR.#

LOCATION

RMG.TP.

#RMS.

#PEO.

#ALL'D

SLPRM.

Child
Un.10Child
1-6+ Lead Survey -
Results

Rent

Rent
Code

Furn

Hot
WaterDual
Eggs.

Ck'ng.

Heat

Lav.

Bath

Flush

KITCHEN

- () Plaster - L, C, M, - Ceiling/Walls 3(b)
() Windows - loose, broken glass, glaze 3(c)
() Sash/Frames - broken, missing, worn 3(c)
() Floor - loose, worn, dam., buckled 3(b)
() Doors - Knob/lk - missing - Panels/Frames dam. 3(b)
() Counter/Stor. Space Yes No 6(d)
() Sink - chipped, cracked, leaks 3(e)
() Range - improper stack, flue, vent -
() Refrigerator Space Yes No 6(c)
() Plumbing (a) 6(a) Water Supply Hot Cold
() Electrical (a)
() Sanitation (a)

CODE

LIVING ROOM

- () Plaster - L, C, M, - Ceiling/Walls 3(b)
() Windows - loose, broken, glaze 3(c)
() Sash/Frames - broken, missing, worn 3(c)
() Floor - loose, worn, damaged 3(b)
() Door - knob/lk - missing - Panels/Frames dam. 3(b)
() Electrical (c)
() Sanitation (c)

CODE

Bedrooms and/or other rooms

- () Plaster - L, C, M - Ceiling/Walls 3(b)
() Windows - Loose, broken, glaze 3(c)
() Sash/Frames - broken, missing, worn 3(c)
() Floors - loose, worn, damaged 3(b)
() Door - knobs/lk - missing - Panels/Frames dam. 3(b)
() Electrical (e)
() Sanitation (e)
() Clothes Closet Yes No

CODE

BATHROOM

- () Plaster - L, C, M - Ceiling/Walls 3(b)
() Window - loose, broken glass, glaze 3(c)
() Sash/Frames - broken, missing, wor 3(c)
() Floor - loose, worn, dam., buckle 3(b)
() Door - knob/lk - missing - Panels/Frames dam. 3(b)
() Toilet - k - brkn, loose, leaks, S, l'se crkd. 6(d)
() Lavator - chipped, crkd, leaks, trap leaks 6(d)
() Bathtub/Shower - leaks cross connection 7
() Ventilation Yes No 6(c)
() Plumbing (b) 6(a) Water Supply Hot Cold
() Electrical (b)
() Sanitation (b)

CODE

DINING ROOM

- () Plaster - L, C, M - Ceiling/Walls 3(b)
() Windows - loose, broken, glaze 3(c)
() Sash/Frames - broken, missing, worn 3(c)
() Floor - loose, worn, damaged 3(b)
() Doors - Knobs/lk - missing, Panels/Frames dam. 3(b)
() Electrical (d)
() Sanitation (d)

Code

Plumbing

Electrical

Sanitation - Vermin O R

REMARKS:

HAS Smoke Det

City of Portland

DWELLING UNIT SCHEDULE

Housing Inspection Division

INSP DATE

6-11-92

TENANTS NAME

ALBERTA

FLR.#

LOCATION

RMG.TP.

#RMS.

#PEO.

#ALL'D

SLPRM.

Child
Un.10

Child
1-6

+ Lead Survey -
Results

Rent

Rent
Code

Furn

Hot
Water

Dual
Eggs.

Ck'ng.

Heat

Lav.

Bath

Flush

KITCHEN

- () Plaster - L, C, M, - Ceiling/Walls
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- () Electrical (a)
- () Sanitation (a)

CODE
3(b)
3(c)
3(c)
3(b)
3(b)
-
6(d)
3(e)
-
6(c)

BATHROOM

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- () Electrical (b)
- () Sanitation (b)

CODE
3(b)
3(c)
3(c)
3(b)
3(b)
6(d)
6(d)
7
6(c)

LIVING ROOM

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3(c)
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CODE
3(b)
3(c)
3(c)
3(b)
3(b)

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- () Floors - loose, worn, damaged
- () Door - knobs/lk - missing - Panels/Frames dam.
- () Electrical (e)
- () Sanitation (e)
- () Clothes Closet Yes No

Code
3(b)
3(c)
3(c)
3(b)
3(b)

Plumbing

Electrical

Sanitation - Vermin O R

REMARKS:

Smoke detect

City of Portland

Health Department
DWELLING UNIT SCHEDULE

Housing Inspection Division

INSP DATE

11-8-1

INSP

FORM NO.

TENANTS NAME

FLR.# LOCATION RMG.TP. #RMS. #PEO. #ALL'D SLPRM.

2nd Peter

2

1

Child
Un.10Child
1-6+ Lead Survey -
Results

Rent

Rent
Code

Furn

Hot
WaterDual
Eggs.

Ck'ng.

Heat

Lav.

Bath

Flush

KITCHEN

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CODE

3(b)

3(c)

3(c)

3(b)

3(b)

6(d)

3(e)

6(c)

BATHROOM

- () Plaster - L, C, M - Ceiling/Walls
() Window - loose, broken glass, glaze
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() Toilet - Tnk - brkn, loose, leaks, Seat, l'se crkd.
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() Ventilation Yes No
() Plumbing (b) 6(a) Water Supply Hot Cold
() Electrical (b)
() Sanitation (b)

CODE

3(b)

3(c)

3(c)

3(b)

3(b)

6(d)

6(d)

6(d)

7

6(c)

LIVING ROOM

- () Plaster - L, C, M, - Ceiling/Walls
() Windows - loose, broken, glaze
() Sash/Frames - broken, missing, worn
() Floor - loose, worn, damaged
() Door - knob/lk - missing - Panels/Frames dam.
() Electrical (c)
() Sanitation (c)

CODE

3(b)

3(c)

3(c)

3(b)

3(b)

DINING ROOM

- () Plaster - L, C, M - Ceiling/Walls
() Windows - loose, broken, glaze
() Sash/Frames - broken, missing, worn
() Floor - loose, worn, damaged
() Doors - Knobs/lk - missing, Panels/Frames dam.
() Electrical (d)
() Sanitation (d)

CODE

3(b)

3(c)

3(c)

3(b)

3(b)

Bedrooms and/or other rooms

- () Plaster - L, C, M - Ceiling/Walls
() Windows - Loose, broken, glaze
() Sash/Frames - broken, missing, worn
() Floors - loose, worn, damaged
() Door - knobs/lk - missing - Panels/Frames dam.
() Electrical (e)
() Sanitation (e)
() Clothes Closet Yes No

CODE

3(b)

3(c)

3(c)

3(b)

3(b)

Plumbing

Electrical

Sanitation - Vermin 0 R

Plumbing

Electrical

Sanitation - Vermin 0 R

REMARKS:

ms - smoke Detector

CERTIFICATE
OF
COMPLIANCE

CITY OF PORTLAND

August 28, 1978

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

Mr. Charles S. Parnell
675 Congress Street
Portland, Maine 04102

Re: Premises located at 675 Congress Street, Portland, Maine NCP-WE ^{46-C-11}~~47-C-35~~

Dear Mr. Parnell:

A re-inspection of the premises noted above was made on August 22, 1978
by Housing Inspector Gough.

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, 25, 1977.

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 1983.

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

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

Inspector

M. Gough
M. Gough

VW

NOTICE OF HOUSING CONDITIONS

DU 3

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

Mr. Charles S. Parnell
675 Congress Street
Portland, Maine 04102

Ch.-Bl.-Lot: 46-C-11
Location: 675 Congress Street
Project: NCP-West End
Issued: 5-25-77
Expired: 7-25-77

Dear Mr. Parnell:

An examination was made of the premises at 675 Congress Street, Portland, Maine, by Housing Inspector Gough. 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 July 25, 1977. 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 you have any questions regarding this Notice.

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

Very truly yours,

Joseph E. Gray, Jr. Director
Neighborhood-Conservation

Inspector _____

M. Gough

By Lyle D. [Signature]
Lyle D. [Signature]
Chief of Housing Inspections

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" - Section(s)

271. SECOND FLOOR FRONT HALL - stairs - replace broken treads. 3-4
272. FIRST FLOOR FRONT HALL - door - repair the sticking door. 3-4
273. FIRST FLOOR FRONT HALL - ceiling - repair the loose and missing plaster. 3-4

We suggest that you contact the City of Portland Building Inspection Department, 309 Congress Street, Tel. 775-5451, to determine if any of the items listed above require a building or alteration permit.

REINSPECTION RECOMMENDATIONS

INSPECTOR 9.1.1

LOCATION 175 Comp...
PROJECT ...
OWNER ...

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
5-5-77	7-2-5-77				

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

DATE	ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE" <u>5</u> "POSTING RELEASE"
8/2/79 MGS	
	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
8/2/79 MGS	INSPECTOR'S REMARKS: <u>OK</u>
	INSTRUCTIONS TO INSPECTOR:

VOID
NF BY MG
August 26, 1975
Mr. Charles S. Parnell
675 Congress Street
Portland, Maine 04101

Re: 675 Congress Street, Portland, Maine 47-C-35

Dear Mr. Parnell:

As owner or agent of the property located at 675 Congress Street, Portland, Maine, you are hereby notified that as the result of a recent inspection the vacant Third Floor Front Apartment is hereby declared unfit for human occupancy.

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

- (b) Properties which lack plumbing, ventilating, lighting and heating facilities or equipment adequate to protect the health, safety, and general welfare of the occupants or the public.

14b

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.

Sincerely yours,
David C. Bittenbender
Acting Health Director

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

Inspector *Mark H. Leary*
H. Leary

LDN:rl

ADMINISTRATIVE ~~HEALTH~~ DECISION

City of Portland

Health Department - Housing Division

Tel. 775-5451 Ext. 448
Mr. Charles S. Parnell
675 Congress Street
Portland, Maine 04101

Date July 22, 1975

Re: Premises located at 675 Congress Street, Portland, Maine 47-C-35

Dear Mr. Parnell:

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

on July 21, 1975, regarding our "NOTICE OF HOUSING CONDITIONS" at the above referred premises resulted in the decision noted below.

XX Expiration time extended to August 25, 1975 in order to complete the work now in progress to correct the remaining 18 (eighteen) Housing Code violations as listed on the attached copy of "Notice of Housing Conditions".

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:

Mr. Parnell

Inspector Leary

Very truly yours,

David C. Bittenbender
Acting Health Director

By

Lyle D. Noyes
Lyle D. Noyes

Chief of Housing Inspections

Encl. 1

LDN:rl

ldn/72

NOTICE OF HOUSING CONDITIONS

DU 4

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

Mr. Charles S. Parnell
675 Congress Street
Portland, Maine 04101

Ch.-Bl.-Lot: 47-C-35
Location: 675 Congress Street
Project: General
Issued: 7-20-75
Expires: 7-20-75

Dear Mr. Parnell:

An examination was made of the premises at 675 Congress Street, Portland, Maine, by Housing Inspector Leary. 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 July 20, 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.

Sincerely yours,

David C. Bittanbender
Health Director (Acting)

Inspector
M. Leary

By *[Signature]*
Chief of Housing Inspections

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" - Section(s)

1. Patch up missing chimney mortar above roof line - rear roof.	3-a
2. Replace the rotted gutters - left and right rear of exterior roof.	3-a
3. Repair or replace the broken and rotted boards - left middle bulkhead door.	3-d
4. Install a second means of egress - third floor rear dwelling unit.	10-2
5. Repair the loose light switch - third floor rear side wall.	8-a
6. Repair the loose light fixture - third floor rear attic ceiling.	8-c
7. Repair or replace the cracked plaster - first and second floor front hall ceiling.	3-b
8. Install adequate illumination - third floor rear hall stairway.	8-c
Cap electrical wiring 2nd & 3rd floor.	
Second Floor - front	
9. Replace the broken glass in the living room window.	3-c
10. Replace the missing glazing - living room window.	3-c
11. Enclose the loose and hanging electrical wiring - bathroom ceiling.	8-a
12. Determine the reason and remedy the condition that causes the signs of leakage on the fan ceiling.	3-b
13. Remove the illegal extension cord running from right rear bedroom into right front bedroom wall.	8-d

continued -

675 Congress Street - continued

Second Floor - rear

- | | |
|---|-----|
| *14. Remove the loose and peeling paint - kitchen ceiling. | 3-b |
| *15. Repair or replace the cracked plaster - kitchen ceiling. | 3-b |
| *16. Determine the reason and remedy the condition that causes the leakage on the bathroom ceiling. | 3-b |

Third Floor - front *Postel*

- | | |
|---|-----|
| *17. Install a three-piece bath within the walls of this dwelling unit consisting of a flush toilet, lavatory, bathtub or shower. | 6-a |
| *18. Repair or replace the cracked plaster - kitchen walls. | 3-b |
| *19. Replace the broken glass - kitchen window. | 3-c |
| 20. Replace the missing glazing - living room window. | 3-c |

Third Floor - rear

- | | |
|---|-----|
| *21. Replace the missing sash cords in the windows of the living room and middle bedroom. | 3-a |
| *22. Enclose the loose electrical wiring - middle bedroom ceiling. | 8-a |

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

REINSPECTION RECOMMENDATIONS

INSPECTOR

M. Leary

LOCATION

675 Congress

PROJECT

General

OWNER

Charles Parnell

NOTICE OF HOUSING CONDITIONS

Issued

Expired

Issued

HEARING NOTICE

Expired

FINAL NOTICE

Issued

Expired

5-20-75

7-20-75

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"

7/27

mt

SATISFACTORY Rehabilitation In Progress

8/25

mt

Time Extended To

Aug 25 1975

9/1

mt

Time Extended To

Sept 25 1975

10/1

mt

Time Extended To

Oct 12 1975

11/1

mt

UNSATISFACTORY Progress

Send "HEARING NOTICE"

"FINAL NOTICE"

12/1

mt

"NOTICE TO VACATE"

POST Entire

1/1

mt

POST Dwelling Units

1 Unit

2/1

mt

UNSATISFACTORY Progress

Request "LEGAL ACTION" Be Taken

7/21

mt

INSPECTOR'S REMARKS:

4 violations corrected. 18 violations remain.

8/25

mt

Met with owner and posted.

9/1

mt

Posted. Check for 10 violations under

10/1

mt

12 violations.

11/1

mt

11 violations remain.

12/1

mt

Met owner 10 violations remain.

1/1

mt

6 violations remain including posted 9/1.

2/1

mt

INSTRUCTIONS TO INSPECTOR:

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

February 4, 1991

William B. Doukas
675 Congress Street
Portland, ME 04101

Re: 675 Congress St. 46-C-11

Dear Mr. Doukas:

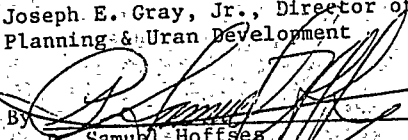
We recently received a complaint and an inspection was made by Code Enforcement Officer Marland Wing of the property owned by you at 675 Congress Street, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

1. 2ND. FLOOR FRONT APT. - windows - missing storm windows.
2. 2ND. FLOOR FRONT APT. - kitchen - leaking ceiling. 108-3

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 March 4, 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 
Samuel P. Hoffses
Chief of Inspection Services


Marland Wing
Code Enforcement Officer (5)

jmr

Letter of Defect

46-C-11

William B. Doukas

675 Congress St

Bldg No. 04101

675 Congress St

1. Missing Storm Windows

2nd FL FRONT APT. 108-3

2. Leaking Ceiling Kitchen 108-3

2nd FL FR APT

30 days on wing

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

February 4, 1991

William B. Doukas
675 Congress Street
Portland, ME 04101

Re: 675 Congress St. 46-C-11

Dear Mr. Doukas:

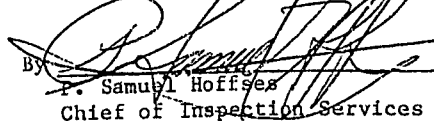
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Sincerely yours,
Joseph E. Gray, Jr., Director of
Planning & Urban Development

By 
Samuel P. Hoffses
Chief of Inspection Services


Marland Wing
Code Enforcement Officer (5)

jmr



675 CONGRESS STREET 47-C-35



WYATT

1950-51



CITY OF PORTLAND

JOSEPH E. GRAY, JR.
DIRECTOR OF PLANNING
AND URBAN DEVELOPMENT

June 23, 1983

DU: 3

Ms. Rita L. Doukas
675 Congress Street
Portland, Maine 04101

Re: 675 Congress St. 46-C-11 WF

The Housing Inspections Division of the Department of Planning & Urban Development has recently completed an overall inspection of your 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.

ROOF - leaking around chimney
OVERALL - worn gutters.

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 of
Planning & Urban Development

By Lyle D. Noyes
Lyle D. Noyes
Inspection Services Division

M. Schmuckal
Code Enforcement Officer - M. Schmuckal (3)

jmr

STRUCTURE INSPECTION SCHEDULE

1) Insp. Name

Schmidt

STRUCTURE INSPECTION FORM										11) Form No.							
2) Insp. Date		3) Insp. Type		4) Proj. Code		5) Assr's: Chart		6) Bl.		7) Lot		8) Census: Tract		9) Bik.		10) Insp.	
6-1-83		FE		5		46		C		11						17) St. Design.	
12) House No.		13) Sec. H. No.		14) Suff.		15) Direct.		16) Street Name								19) Status	
675								CONGRESS								20) Bldg's Rat.	
18) Owner or Agent:										RITA L. DOWNS						ABO	
21) Address:										675 CONGRESS ST		(mailing address)					
22) City and State:										PORTLAND, ME						Zip Code: 04101	
23) D. Units		24) Occ. D. U. s		25) Rm. Units		26) Occ. R. U. s		27) No. Occupants		28) Cor' l L.		29) Bldg. Type		30) Stories		31) Const. Mat.	
3		3						3		1st floor		DET		3		BRICK	
33) C. H.		34) Photo		35) Zoned For		36) Actual Land Use		37) D. D.		38) Lks. Ad. Bth. Fac		39) Disp.		40) Closing Date			
										Yes							
Viol. No.		Remedy		Cond.		Violation Description		Fl. No.		Room Type		Area Type		Resp. Party		Code Sect. Viol.	
						STANDARD WITH EXCEPTIONS											
1		LEAK				AROUND chimney						RO				3e	
2		WO				GUTTERS						OV				3a	

City of Portland

Health Department
DWELLING UNIT SCHEDULE

Housing Inspection Division

INSP DATE

4-1-83

INSP

FORM NO.

TENANTS NAME

FLR.# LOCATION RMG.TP. #RMS. #PEO. #ALL'D SLARM.

2nd Lake Park 2 1

Child Un.10	Child 1-6	+ Lead Survey - Results	Rent	Rent Code	Furn	Hot Water	Dual Egrs.	Ck'ng.	Heat	Lav.	Bath	Flush
							yes			PL	PB	PF

KITCHEN

- () Plaster - L, C, M, - Ceiling/Walls
- () Windows - loose, broken glass, glaze
- () Sash/Frames - broken, missing, worn
- () Floor - loose, worn, dam., buckled
- () Doors - Knob/lk - missing - Panels/Frames dam.
- () Counter/Stor. Space Yes No
- () Sink - chipped, cracked, leaks
- () Range - improper stack, flue, vent
- () Refrigerator Space Yes No
- () Plumbing (a) 6(a) Water Supply Hot Cold
- () Electrical (a)
- () Sanitation (a)

CODE

3(b)

3(c)

3(c)

3(b)

3(b)

6(d)

3(e)

6(c)

BATHROOM

- () Plaster - L, C, M - Ceiling/Walls
- () Window - loose, broken glass, glaze
- () Sash/Frames - broken, missing, worn
- () Floor - loose, worn, dam., buckled
- () Door - knob/lk - missing - Panels/Frames dam.
- () Toilet - Tnk - brkn, loose, leaks, Seat, l'se crkd.
- () Lavatory - chipped, crkd, leaks, trap leaks
- () Bathtub/Shower - leaks cross connection
- () Ventilation Yes No
- () Plumbing (b) 6(a) Water Supply Hot Cold
- () Electrical (b)
- () Sanitation (b)

CODE

3(b)

3(c)

3(c)

3(b)

3(b)

6(d)

6(d)

6(d)

7

6(c)

LIVING ROOM

- () Plaster - L, C, M, - Ceiling/Walls
- () Windows - loose, broken, glaze
- () Sash/Frames - broken, missing, worn
- () Floor - loose, worn, damaged
- () Door - knob/lk - missing - Panels/Frames dam.
- () Electrical (c)
- () Sanitation (c)

CODE

3(b)

3(c)

3(c)

3(b)

3(b)

3(b)

3(b)

3(b)

DINING ROOM

- () Plaster - L, C, M - Ceiling/Walls
- () Windows - loose, broken, glaze
- () Sash/Frames - broken, missing, worn
- () Floor - loose, worn, damaged
- () Doors - Knobs/lk - missing, Panels/Frames dam.
- () Electrical (d)
- () Sanitation (d)

CODE

3(b)

3(c)

3(c)

3(b)

3(b)

3(b)

3(b)

3(b)

Bedrooms and/or other rooms

- () Plaster - L, C, M - Ceiling/Walls
- () Windows - Loose, broken, glaze
- () Sash/Frames - broken, missing, worn
- () Floors - loose, worn, damaged
- () Door - knobs/lk - missing - Panels/Frames dam.
- () Electrical (e)
- () Sanitation (e)
- () Clothes Closet Yes No

CODE

3(b)

3(c)

3(c)

3(b)

3(b)

3(b)

3(b)

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Plumbing

Electrical

Sanitation - Vermin 0 R

REMARKS:

MS S. Joke Defect.

CERTIFICATE
OF
COMPLIANCE

CITY OF PORTLAND

August 28, 1978

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

Mr. Charles S. Parnell
675 Congress Street
Portland, Maine 04102

Re: Premises located at 675 Congress Street, Portland, Maine NCP-WE ^{46-C-11}~~47-C-95~~

Dear Mr. Parnell:

A re-inspection of the premises noted above was made on August 22, 1978
by Housing Inspector Gough.

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, 25, 1977.

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 1983.

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

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

Inspector

M. Gough
M. Gough

VW

NOTICE OF HOUSING CONDITIONS

DU 3

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

Mr. Charles S. Parnell
675 Congress Street
Portland, Maine 04102

Ch.-Bl.-Lot: 46-C-11
Location: 675 Congress Street
Project: KCP-West End
Issued: 5-25-77
Expired: 7-25-77

Dear Mr. Parnell:

An examination was made of the premises at 675 Congress Street, Portland, Maine, by Housing Inspector Cough. 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 July 25, 1977. 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 you have any questions regarding this Notice.

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

Very truly yours,

Joseph E. Gray, Jr. Director
Neighborhood Conservation

Inspector

M. Cough

By

Lyle D. Norris
Chief of Housing Inspections

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" - Section(s)

1. SECOND FLOOR FRONT HALL - stairs - replace broken treads. 3-4
2. FIRST FLOOR FRONT HALL - door - repair the sticking door. 3-4
3. FIRST FLOOR FRONT HALL - ceiling - repair the loose and missing plaster. 3-4

We suggest that you contact the City of Portland Building Inspection Department, 319 Congress Street, Tel. 775-5451, to determine if any of the items listed above require a building or alteration permit.

REINSPECTION RECOMMENDATIONS

INSPECTOR G. M. L.

LOCATION 175 Comp...
PROJECT P-511
OWNER W. H. RALL

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
5-25-77	7-25-77				

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

DATE	ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE" <u>✓</u> "POSTING RELEASE" <u>✓</u>
8/27/77 MB	
	SATISFACTORY Rehabilitation In Progress
	Time Extended To
	Time Extended To
	Time Extended To
	UNSATISFACTORY Progress Send "HEARING NOTICE" "FINAL NOTICE"
	"NOT TO VACATE" POST Entire
	POST Dwelling Units
	UNSATISFACTORY Progress Request "LEGAL ACTION" Be Taken
8/22/77 MB	INSPECTOR'S REMARKS: <u>OK</u>
	INSTRUCTIONS TO INSPECTOR:

✓
Handy
Mr. Charles S. Parnell
675 Congress Street
Portland, Maine 04101

VOID
NF BY MG

August 26, 1975

Re: 675 Congress Street, Portland, Maine 47-C-35

Dear Mr. Parnell:

As owner or agent of the property located at 675 Congress Street, Portland, Maine, you are hereby notified that as the result of a recent inspection the vacant Third Floor Front Apartment is hereby declared unfit for human occupancy.

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

- (b) Properties which lack plumbing, ventilating, lighting and heating facilities or equipment adequate to protect the health, safety, and general welfare of the occupants or the public.

14b

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.

Sincerely yours,
David C. Bittenbender
Acting Health Director

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

Inspector *Marlin Leary*
H. Leary

LDN:rl

ADMINISTRATIVE ~~HEALTH~~ DECISION

City of Portland

Health Department - Housing Division

Tel. 775-5451 Ext. 448
Mr. Charles S. Parnell
675 Congress Street
Portland, Maine 04101

Date July 22, 1975

Re: Premises located at 675 Congress Street, Portland, Maine 47-C-35

Dear Mr. Parnell:

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

on July 21, 1975, regarding our "NOTICE OF HOUSING CONDITIONS" at the above referred premises resulted in the decision noted below.

XX Expiration time extended to August 25, 1975 in order to complete the work now in progress to correct the remaining 18 (eighteen) Housing Code violations as listed on the attached copy of "Notice of Housing Conditions".

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:

Mr. Parnell

Inspector Leary

Very truly yours,

David C. Bittenbender
Acting Health Director

By

L. D. Noyes
Lyla D. Noyes

Chief of Housing Inspections

Encl. 1

LDN:rl

1dn/72

NOTICE OF HOUSING CONDITIONS

DU 4

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

Mr. Charles S. Parnell
575 Congress Street
Portland, Maine 04101

Ch.-Bl.-Lot: 47-C-35
Location: 675 Congress Street
Project: General
Issued: 7-20-75
Expires: 7-20-75

Dear Mr. Parnell:

An examination was made of the premises at 675 Congress Street, Portland, Maine, by Housing Inspector Leary. 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 July 20, 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.

Sincerely yours,

David C. Bittanbender
Health Director (Acting)

Inspector
K. Leary

By *[Signature]*
Chief of Housing Inspections

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" - Section(s)

1. Joint up missing chimney mortar above roof line - rear roof.	3-a
2. Replace the rotted gutters - left and right rear of exterior roof.	3-a
3. Repair or replace the broken and rotted boards - left middle bulkhead door.	3-d
4. Install a secured means of egress - third floor front dwelling unit.	10-2
5. Repair the loose light switch - third floor rear attic wall.	8-a
6. Repair the sagging light fixture - third floor rear attic ceiling.	8-a
7. Repair or replace the cracked plaster - first and second floor front hall ceiling.	3-b
8. Install adequate illumination - third floor rear hall stairway.	8-c
9. Cap electrical wiring and enclose in conduit.	
10. Replace the broken glass in the living room window.	3-c
11. Replace the missing glazing - living room window.	3-c
12. Enclose the loose and hanging electrical wiring - bathroom ceiling.	8-a
13. Determine the reason and remedy the condition that causes the signs of leakage on the den ceiling.	3-b
14. Remove the illegal extension cord running from right rear bedroom into right front bedroom wall.	8-d

continued -

675 Congress Street - continued

Second Floor - rear

- | | |
|---|-----|
| *14. Remove the loose and peeling paint - kitchen ceiling. | 3-b |
| *15. Repair or replace the cracked plaster - kitchen ceiling. | 3-b |
| *16. Determine the reason and remedy the condition that causes the leakage on the bathroom ceiling. | 3-b |

Third Floor - front *Postel*

- | | |
|---|-----|
| *17. Install a three-piece bath within the walls of this dwelling unit consisting of a flush toilet, lavatory, bathtub or shower. | 6-a |
| *18. Repair or replace the cracked plaster - kitchen walls. | 3-b |
| *19. Replace the broken glass - kitchen window. | 3-c |
| 20. Replace the missing glazing - living room window. | 3-c |

Third Floor - rear

- | | |
|---|-----|
| *21. Replace the missing sash cords in the windows of the living room and middle bedroom. | 3-a |
| 3// *22. Enclose the loose electrical wiring - middle bedroom ceiling. | 3-a |

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

INSPECTOR

M Leary

PROJECT GENERAL

OWNER Charles Palmer

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" _____
7/21	MS	SATISFACTORY Rehabilitation In Progress
8/25	MS	Time Extended To <u>Aug 28 1975</u>
9/2	MS	Time Extended To <u>Sept 25 1975</u>
10/22	MS	Time Extended To <u>Oct 28 1975</u>
11/22	MS	Time Extended To <u>Nov 22 1975</u> OTH 4/12/76
		UNSATISFACTORY Progress Send "HEARING NOTICE" _____ "FINAL NOTICE" _____
4/25	MS	"NOTICE TO VACATE" _____ POST Entire _____ POST Dwelling Units <u>third floor</u>
		UNSATISFACTORY Progress Request "LEGAL ACTION" Be Taken _____
7/21	MS	INSPECTOR'S REMARKS: <u>4 violations corrected, 18 remain.</u>
8/25	MS	<u>Met with owner and posted.</u>
9/22	MS	<u>Posted, third floor, 2nd 10 violations, 15 remain.</u>
10/22	MS	<u>11 violations remain.</u>
3/12	MS	<u>Met owner, 18 violations remain.</u>
	MS	<u>6 violations remain, including, posted 9/1</u>
		INSTRUCTIONS TO INSPECTOR: _____

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

February 4, 1991

William B. Doukas
675 Congress Street
Portland, ME 04101

Re: 675 Congress St. 46-C-11

Dear Mr. Doukas:

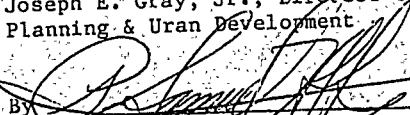
We recently received a complaint and an inspection was made by Code Enforcement Officer Marland Wing of the property owned by you at 675 Congress Street, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

1. 2ND. FLOOR FRONT APT. - windows - missing storm windows.
2. 2ND. FLOOR FRONT APT. - kitchen - leaking ceiling. 108-3

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 March 4, 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 
S. Samuel Hoffses
Chief of Inspection Services


Marland Wing
Code Enforcement Officer (5)

jmr

Letter of Defects

46-C-11

William B. Doukas

675 Congress St

Beth Me 04101

675 Congress St

1. Missing Storm Windows

2nd FL FRONT APT. 108-3

2. Leaking Ceiling Kitchen 108-3

2nd FL FR APT

30 days in wing

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

February 4, 1991

William B. Doukas
675 Congress Street
Portland, ME 04101

Re: 675 Congress St. 46-C-11

Dear Mr. Doukas:

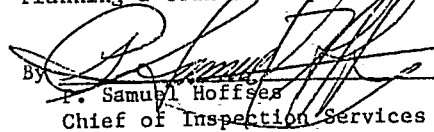
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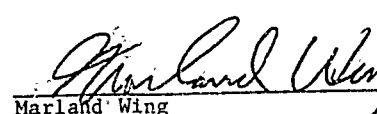
1. 2ND. FLOOR FRONT APT. - windows - missing storm windows.
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Failure to comply with this order may result in a complaint being filed for prosecution in District Court.

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

By 
S. Samuel Hoffses
Chief of Inspection Services


Marland Wing
Code Enforcement Officer (5)

jmr

