

745 Congress Street

LONGF-SQ II



STAW-WALKER

#8503-3R

CERTIFICATE
OF
COMPLIANCE

October 2, 1973

CITY OF PORTLAND
Health Department - Housing Division
Tel. 775-5451 Ext 448

Mr. Guy DiPierro	Mr. Joseph A. DiPierro
46 New York Avenue	59 Marcelle Avenue
So. Portland, Maine	So. Portland, Maine

Re: Premises located at 785 Congress Street, Portland, Maine

Dear Sirs:

A re-inspection of the premises noted above was made on October 1, 1973
by Housing Inspector Oliver, of the Health Department.

This is to certify that you have complied with our request to correct the violations
of the Municipal Codes relating to housing conditions described in our "Notice of
Housing Conditions" dated May 16, 1973.

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

Sincerely yours,

Arthur A. Hughson, CPH, MPH
Health Director

By Lyle D. Mayne
Chief of Housing Inspections

Inspector
CW

Anthony J. Oliver

1
OK
ADMINISTRATIVE HEARING DECISION

Date July 25, 1973

City of Portland
Health Department - Housing Division
Tel. 775-5451 Ext. 448

Mr. Guy DiPierro Mr. Joseph A. DiPierro
46 New York Avenue 59 Marcella Avenue
So. Portland, Maine So. Portland, Maine

Re: Premises located at 785 Congress Street, Portland, Maine

Dear Sirs:

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

on July 23, 1973, regarding our "NOTICE OF HOUSING CONDITIONS" at the above
referred premises resulted in the decision noted below.

☒ Expiration time extended to August 23, 1973 - in order to complete the work now in
progress to correct the remaining twelve (12) Housing Code deficiencies as listed
on the attached copy of the "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. Joseph A. DiPierro

Inspector Oliver

Encl.

Very truly yours,

Arthur A. Hughson, CPH MPH
Health Director

By Arthur A. Hughson
Chief of Housing Inspections

1/172

NOTICE OF HOUSING CONDITIONS

DU 4

CITY OF PORTLAND

Health Department - Housing Division
Telephone 775-5451 - Extension 448

Location: 785 Congress Street
Project: Longfellow Square - Ph. II
Issued: 5-16-73
Expires: 7-16-73

Mr. Guy J. DiPierro Mr. Joseph A. DiPierro
46 New York Avenue 59 Marcelle Avenue
South Portland, Maine South Portland, Maine

Dear Mr. DiPierro:

An examination was made of the premises at 785 Congress Street
Portland, Maine, by Housing Inspector W. J. J. J.. 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 16, 1973. 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.

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

Very truly yours,

Arthur A. Hughson, CPH, MPH
Health Director

Inspector

By

Chief of Housing Inspections

- W. J. J. J.*
9/1/73
- EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" Section (s)
1. ~~Repair the broken wall and ceiling plaster, first floor hallway and first to~~ 3-b
 2. ~~second front and rear hallway.~~ 10/1/73 3-b
 3. ~~Repair or replace the rotted and sagging floor boards, third floor rear porch and~~ 3-b
 4. ~~second floor rear porch.~~ 9/4/73 3-b
 5. ~~Repair or replace the rotted glass, second to third floor rear porch stairway.~~ 9/16/73 3-d
 6. ~~Repair or replace the loose support stringer, second floor rear porch floor.~~ 9/16/73 3-d
 7. ~~Second Floor - Left~~
 8. ~~Repair the broken ceiling plaster in the bathroom.~~ 9/14/73 3-b
 9. ~~Correct the condition at the fixture that causes a cross connection at the tub~~ 9/16/73 3-b
 10. ~~in the bathroom.~~
 11. ~~Third Floor - Left~~
 12. ~~Repair the broken glass of the kitchen, living room and rear bedroom windows.~~ 9/16/73 3-c
 13. ~~Repair the broken wall plaster in the bathroom and rear bedroom.~~ 9/16/73 3-b
 14. ~~Repair the broken toilet seat in the bathroom.~~ 6-d
 15. ~~Correct the condition at the fixture that causes a cross connection at the tub in~~ 9/16/73 6-d
 16. ~~the bathroom.~~
 17. ~~Provide missing ropes in the living room window.~~ 9/14/73 3-c
 18. ~~Repair or replace the rotted sash in the rear bedroom window.~~ 9/4/73 3-c
 19. ~~Third Floor - Right~~
 20. ~~Examine the reason and remedy the condition that causes the bathroom ceiling to leak~~ 3-b

OK

REINSPECTION RECOMMENDATIONS

INSPECTOR

Oliver

LOCATION

PROJECT

OWNER

705 Congress St.

W. H. O.

Wm. D. P. ...

+ Joseph A. DiPino

NOTICE OF HOUSING CONDITIONS
Issued Expired

HEARING NOTICE
Issued Expired

FINAL NOTICE
Issued Expired

5/16/73

7/15/73

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

DATE 10/1/73 Q80 ALL VIOLATIONS HAVE BEEN CORRECTED X
Send "CERTIFICATE OF COMPLIANCE" X "POSTING RELEASE"

7/23/73

Q71

SATISFACTORY Rehabilitation in Progress

Time Extended To 8-23-73

Time Extended To

Time Extended To

UNSATISFACTORY Progress
Send "HEARING NOTICE"

"FINAL NOTICE"

"NOTICE TO VACATE"
POST Entire

PLST Dwelling Units

UNSATISFACTORY Progress
Request "LEGAL ACTION" Be Taken

7/23/73

Q80

INSPECTOR'S REMARKS: act owner not done

act out time

8/23/73

Q70

Recheck in 1 wk - 1/2 act

9/1/73

Q70

act 1/2 outside 2 more inside

9/14/73

Q80

act recheck 9/25

9/25/73

Q80

1/2 act held up by no sunbaked weather will finish this week
and will recheck 10/1

10/1/73

Q80

OK

INSTRUCTIONS TO INSPECTOR:

HOUSING INSPECTION REPORT

OWNER: Daniel S. McLaughlin, Inc. LOCATION: 783-785 Congress St.
NCP-WE 47-A-14
CODE ENFORCEMENT OFFICER: Burton MacIsaac (6)
HOUSING CONDITIONS DATED: Nov. 6, 1985 EXPIRES: Jan. 6, 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. CHIMNEY ABOVE ROOFLINE - loose brick. 6-108(5)
- ~~2. SECOND FLOOR FRONT - hall - broken plaster 1.30 6-108(2)~~
- ~~3. SECOND & THIRD FLOOR HALL - stairway - broken plaster 1.30 6-108(2)~~
- SECOND FLOOR RIGHT
4. FRONT BEDROOM - ceiling - loose light fixture. 6-113(5)
5. KITCHEN - sink - loose faucet 6-111(4)
- SECOND FLOOR REAR
- ~~6. KITCHEN - ceiling - cracked plaster. 1.30 6-106(2)~~
- ~~7. LIVING ROOM - windows - missing sashcords. 1.30 6-103(3)~~
- ~~8. BATHROOM - window - loose. 1.30 6-103(3)~~
- THIRD FLOOR RIGHT
- ~~9. KITCHEN - window - cracked glass. 1.30 6-106(3)~~
- ~~10. BATHROOM - floor - loose board. 1.30 6-108(2)~~
- THIRD FLOOR REAR
11. KITCHEN - ceiling - cracked plaster. 6-108(2)
12. BATHROOM - ceiling - missing tiles. 6-108(2)

ADMINISTRATIVE DECISION

City of Portland
Department of Urban Development
Housing Inspections Division
Telephone: 775-5451 - Ext. 311 - 318

Date January 30, 1986

Daniel S. McLaughlin, Inc.
783 Congress Street
Portland, ME 04102

Re: Premises located at 783-785 Congress St. 47-A-14 WE

Dear Mr. McLaughlin:

You are hereby notified that a reinspection and your request for additional time on January 30, 1986, regarding our "Notice of Housing Conditions", at the above referred premises, resulted in the decision noted below.

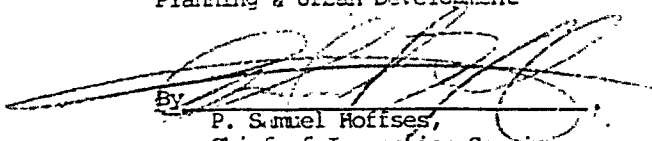
x Expiration time extended to March 15, 1986 in order to complete the work in progress to correct the remaining 5 Housing Code violations as listed on attached Notice of Housing Conditions.

Notice modified as follows:

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

Very truly yours,

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

By 
P. Samuel Hoffses,
Chief of Inspection Services

In Attendance:

Daniel S. McLaughlin
Burton MacIsaac, C.E.O.

Encl.

jmr

REINSPECTION RECOMMENDATIONS

INSPECTOR B.G. MACISAAC

LOCATION 783-85 CONGRESS

PROJECT West End

OWNER 7110 Youngblow

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
<u>11-6-85</u>	<u>1-6-86</u>				

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

DATE <u>6-18-86</u>	ALL VIOLATIONS HAVE BEEN CORRECTED <input checked="" type="checkbox"/> Send "CERTIFICATE OF COMPLIANCE" <input checked="" type="checkbox"/> "POSTING RELEASE" <input type="checkbox"/>
<u>1-30-86</u>	SATISFACTORY Rehabilitation in Progress <u>Written Time extension until 3-15-86</u> 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 _____
	INSPECTOR'S REMARKS: _____
<u>1-30-86</u>	<u>Time extended on 5 remaining items</u> <u>until 3-15</u>
<u>6-18-86</u>	<u>All remaining items OK, Issue Cert.</u>
	INSTRUCTIONS TO INSPECTOR: _____

HOUSING INSPECTION REPORT

OWNER: Daniel S. McLaughlin, Inc.

LOCATION: 783-785 Congress St.
NCP-WE 47-A-14

CODE ENFORCEMENT OFFICER: Burton MacIsaac (6)

HOUSING CONDITIONS DATED: Nov. 6, 1985 EXPIRES: Jan. 6, 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. CHIMNEY ABOVE ROOFLINE - loose brick. 6-108(5)
 - ~~2. SECOND FLOOR FRONT - hall - broken plaster. 1-30 6-108(2)~~
 - ~~3. SECOND & THIRD FLOOR HALL - stairway - broken plaster 1-30 6-108(2)~~
- SECOND FLOOR RIGHT
4. FRONT BEDROOM - ceiling - loose light fixture. 6-113(5)
 5. KITCHEN - sink - loose faucet. 6-111(4)
- SECOND FLOOR RE
- ~~6. KITCHEN - ceiling - cracked plaster. 1-30 6-108(2)~~
 - ~~7. LIVING ROOM - windows - missing sashcords. 1-30 6-108(5)~~
 - ~~8. BATHROOM - window - loose. 1-30 6-108(3)~~
- THIRD FLOOR RIGHT
- ~~9. KITCHEN - window - cracked glass. 1-30 6-108(3)~~
 - ~~10. BATHROOM - floor - loose board. 1-30 6-108(2)~~
- THIRD FLOOR REAR
11. KITCHEN - ceiling - cracked plaster. 6-108(2)
 12. BATHROOM - ceiling - missing tiles. 6-108(2)

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

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

Daniel S. McLaughlin, Inc.
783 Congress Street
Portland, ME 04102

DU 4

CH. 47 BLK. A LOT 14

LOCATION: 783-785 Congress

PROJECT: NCP-WE
ISSUED: November 6, 1985
EXPIRES: January 6, 1986

Dear Mr. McLaughlin:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 783-785 Congress St. by Code Enforcement Officer Burton G. MacIsaac. 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 those defects on or before January 6, 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 a 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 it's 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: [Signature]
P. Samuel Hoffses
Chief of Inspection Services

[Signature]
Code Enforcement Officer B. MacIsaac (6)

Attachments

jmr

HOUSING INSPECTION REPORT

OWNER: Daniel S. McLaughlin, Inc.

LOCATION: 783-785 Congress St.
NCP-WE 47-A-14

CODE ENFORCEMENT OFFICER: Burton MacIsaac (6)

HOUSING CONDITIONS DATED: Nov. 6, 1985

EXPIRES: Jan. 6, 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. CHIMNEY ABOVE ROOFLINE - loose brick. | 6-6 | 6-108(5) |
| 2. SECOND FLOOR FRONT - hall - broken plaster | 1-30 | 6-108(2) |
| 3. SECOND & THIRD FLOOR HALL - stairway - broken plaster | 1-30 | 6-108(2) |

SECOND FLOOR RIGHT

- | | | |
|--|------|---------------------|
| 4. FRONT BEDROOM - ceiling - loose light fixture. | 6-18 | 6-113(5) |
| 5. KITCHEN - sink - loose faucet. | 6-18 | 6-111(4) |

SECOND FLOOR REAR

- | | | |
|---|------|---------------------|
| 6. KITCHEN - ceiling - cracked plaster. | 1-30 | 6-108(2) |
| 7. LIVING ROOM - windows - missing sash cords. | 1-30 | 6-108(3) |
| 8. BATHROOM - window - loose. | 1-30 | 6-108(3) |

THIRD FLOOR RIGHT

- | | | |
|---|------|---------------------|
| 9. KITCHEN - window - cracked glass. | 1-30 | 6-108(3) |
| 10. BATHROOM - floor - loose board. | 1-30 | 6-108(3) |

THIRD FLOOR REAR

- | | | |
|---|------|---------------------|
| 11. KITCHEN - ceiling - cracked plaster. | 6-18 | 6-108(2) |
| 12. BATHROOM - ceiling - missing tiles. | 6-18 | 6-108(2) |

ADMINISTRATIVE DECISION

City of Portland
Department of Urban Development
Housing Inspections Division
Telephone: 775-5451 - Ext. 311 - 318

Date January 30, 1986

Daniel S. McLaughlin, Inc.
783 Congress Street
Portland, ME 04102

Re: Premises located at 783-785 Congress St. 47-A-14 WE

Dear Mr. McLaughlin:

You are hereby notified that a reinspection and your request for additional time on January 30, 1986, regarding our "Notice of Housing Conditions", at the above referred premises, resulted in the decision noted below.

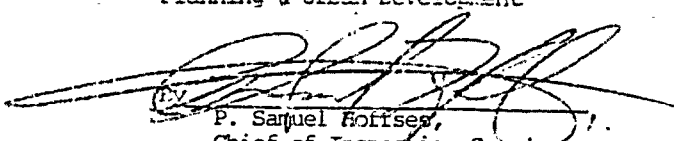
X Expiration time extended to March 15, 1986 in order to complete the work in progress to correct the remaining 5 Housing Code violations as listed on attached Notice of Housing Conditions.

 Notice modified as follows:

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

Very truly yours,

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


P. Samuel Hottel,
Chief of Inspection Services

In Attendance:

Daniel S. McLaughlin
Burton MacIsaac, C.E.O.

Encl. 1

jmr

CERTIFICATE
OF
COMPLIANCE

OK
6-86

DATE: June 19, 1986

DU: 4

CITY OF PORTLAND

Department of Planning & Urban Development
Housing Inspections Division
Telephone: 775-5451 - Extension 311 - 315

Daniel S. McLaughlin, Inc.
783 Congress Street
Portland, ME 04102

Re: Premises located at 783-785 Congress St. 47-A-14 WE

Dear Mr. McLaughlin:

A re-inspection of the premises noted above was made on June 18, 1986
by Code Enforcement Officer Burton MacIsaac

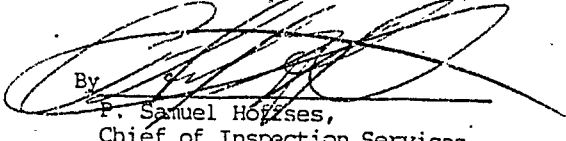
This is to certify that you have complied with our request to correct the violation of
the Municipal Codes relating to housing conditions as described in our "Notice of Housing
Conditions" dated November 6, 1985.

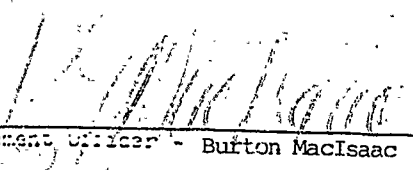
Thank you for your cooperation and your efforts to help us maintain decent, safe and
sanitary housing for all Portland residents.

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 June 1991.

Sincerely yours,

Joseph E. Gray, Jr., Director of
Planning and Urban Development

By 
P. Samuel Hozses,
Chief of Inspection Services


Code Enforcement Officer - Burton MacIsaac (6)

jmr



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

February 11, 1987

Daniel S. McLaughlin
783 Congress Street
Portland, ME 04102

Re: 785 Congress Street 47-A-14
Third Floor Apartment # 4

Dear Mr. McLaughlin:


We recently received a complaint and an inspection was made by Code Enforcement Officer Burton MacIsaac of the property owned by you at 785 Congress Street, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

1. LIVING ROOM - door knob - missing. 6-108
2. BATHROOM - ceiling - loose tile. 6-108

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 February 21, 1987.

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 Hoffes
Chief of Inspection Services

Code Enforcement Officer - Burton MacIsaac (6)

jmr



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

(PARKSIDE)

NOTICE OF HEARING

Date: January 10, 1990

Dan McLaughlin
783 Congress Street
Portland, ME 04102

Re: Premises located at 785 Congress St. 47-A-14

Dear Mr. McLaughlin:

Because of your failure to comply with previous NOTICES, you are hereby invited to appear in Room 315, City Hall, 389 Congress Street, Portland, Maine at 10:00 a.m. on January 19, 1990 to show cause why legal action should not be taken against you for violations of the Municipal Codes relating to housing conditions at the above referred premises, as described more fully in the attached copy of the original NOTICE received by you on or about November 2, 1990.

FAILURE TO APPEAR MAY RESULT IN PROSECUTION

Please notify this office at once if you have corrected all violations before the above noted hearing date. Telephone ~~XXXXXXXXXXXXXXX~~ 874-8300, Ext. 8713

Joseph E. Gray, Jr., Director,
Planning and Urban Development

By 
P. Samuel Hoffes,
Chief of Inspection Services

Requested by:

 C.E.O.
Paul Brune, Rehab. Specialist

Enclosure

jmr

HOUSING INSPECTION REPORT

OWNER: Dan McLaughlin

LOCATION: 785 Congress Street 47-A-14

CODE ENFORCEMENT OFFICER: Arthur Rowe for Kevin Carroll (Area 6)

HOUSING CONDITIONS DATED: Nov. 2, 1989

EXPIRES: Jan. 2, 1990

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.

1. FRONT HALL - damaged walls.
2. FRONT HALL - damaged floors.
3. REAR FIRE ESCAPE - rotted.
4. REAR FIRE ESCAPE - missing balusters.

SEC.(S)

108-2

108-2

116-2

116-2