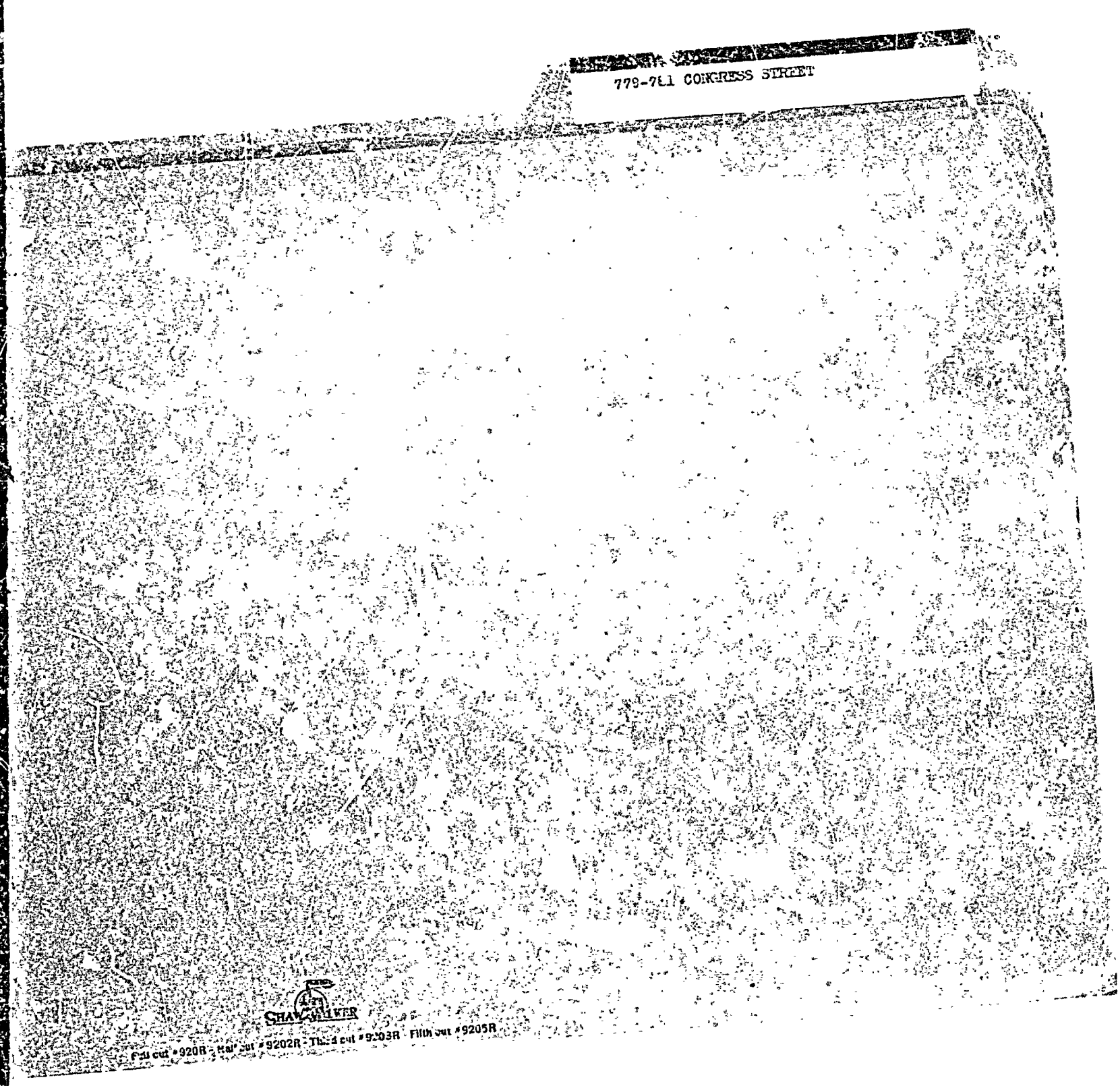

779-781 CONGRESS STREET
SHAW WALKER
Full cut #920R · Half cut #9202R · Third cut #9203R · Fifth cut #9205R

Complaint. 8/24/43.
777-81 Angus St. - C-43-64

I have had this in my pocket and perfectly good intentions but have just not got to see, and remembers the original call, the owner objects & his tenants letting rooms and wants this left to find the violations and stop it. He gave me this data at the time.

First Flor, 10 Rooms, has 6 rooms
Second " 9 "
Third 6 Rooms

(G) GENERAL BUSINESS ZONE
CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Complaint No. C-43-64

COMPLAINT

INSPECTION COPY

Date received ~~June 21, 1~~

Location ~~779-781 Congress Street~~ Use of Building ~~Lodging~~ use

Owner's name and address ~~Fred L. Hescomb 56 State Street~~ Jane Kennedy as owner Telephone ~~4-0753~~

Tenant's name and address ~~Mrs. Wells and Mrs. Page~~ Telephone

Complainant's name and address Owner Telephone

Description: Dwelling house converted to rooming house, no permit

(G) GENERAL BUSINESS ZONE

Complaint No. C-48-64

Location 779-781 Congress St.

Date Received 6/21/43

Date Disposed of

NOTES

Ownership

1923 Gilbert K Wade & N N Clark

1926 Mount Sennett Realty Co

1934 Harry N. Neuill Owner

779-781 - 1924 - Owner

1927 - Family 779 - Owner

Unoccupied 781 (Owner)

1928 - 779 - Lodging

781 Owner/Unoccupied

1929 - 779 - Lodging

781 Owner/Unoccupied

1930 - 779 - Vacant

781 - Owner Occupied

1931 - 779 - Owner - 781 - Vacant

1932 - both vacant

1933 - 779 - Owner - 781 Vacant

1934 779 - Other Owner - 781 - Lodging

1935 779 Owner 781 Vacant

1936 779 " 781 Owner

1937 779 " 781 Owner

1938 779 " 781 Owner

1939 779 " 781 " "

1940 779 " 781 Owner

1941 779 Owner 781 Owner - Lodging

1942 779 " " 781 Owner/Unoccupied

PERMIT ISSUED

Permit No. 9084

APPLICATION FOR PERMIT TO REPAIR BUILDING

~~Third~~ *Class Building*

Portland, Maine, January 26, 1940

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to repair the following described building in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 777 Congress Street Within fire limits? yes Dist. No. 1

Owner's name and address ~~Harry M. Verrill, Conservator, 195 Middle St.~~ Telephone

Contractor's name and address King Butland, 219 Cumberland Avenue Telephone

Use of building Rooming House

No. stories 2½ Style of roof hip Type of present roof covering Asphalt

General Description of New Work

To Repair after Fire to former condition. No alterations

(Cause - Unknown)

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

If Roof Covering is to be Repaired or Renewed

Is any plumbing work involved in this work? Is any electrical work involved in this work?

Are repairs or renewal due to damage by fire? yes If so, what area damaged? sq. ft.

Area of roof to be repaired now? portion sq. ft.

Type of roofing to be used Asphalt roofing No. plies

Trade name and grade of roof covering to be used Class C Und. Lab.

Estimated cost $ 300. Fee $ .75

Signature of owner Harry M. Verrill, Conservator By H. Butland

INSPECTION COPY

637-C

Permit No. 40/84 /

Location 777-781 Cargen St

Owner Harry M. Tedrill, Const.

Date of permit 1/26/40

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn. 2/13/40, OK.

Cert. of Occupancy issued None.

NOTES

1/29/40. Removing tripped
[illegible] roof. Bett
shingles but [illegible] of
called for [illegible]
Board with [illegible]
over. Permit not required
if all work [illegible] roof.

1/30/40. Work [illegible]
and [illegible]

2/5/40. All fire [illegible] air
work [illegible] OK.

CITY OF PORTLAND, MAINE
Application for Permit to Install Wires

Permit No. 58623
Issued

Portland, Maine , 19..

To the City Electrician, Portland, Maine:

The undersigned hereby applies for a permit to install wires for the purpose of conducting electric current, in accordance with the laws of Maine, the Electrical Ordinance of the City of Portland, and the following specifications:

(This form must be completely filled out — Minimum Fee, $1.00)

Owner's Name and Address Mrs. Fred Newcomb Tel.
Contractor's Name and Address Fred Newcomb Tel. 772-5990
Location 779 Congress St. Use of Building running house
Number of Families Apartments Stores Number of Stories
Description of Wiring: New Work Additions Alterations

Wiel Call

Pipe Cable Metal Molding BX Cable Plug Molding (No. of feet)
No. Light Outlets Plugs Light Circuits Plug Circuits
FIXTURES: No. Fluor. or Strip Lighting (No. feet)
SERVICE: Pipe Cable ✓ Underground No. of Wires 3 Size 4/0 alum. 5 wire
METERS: Relocated / Added Total No. Meters /
MOTORS: Number Phase H. P. Amps Volts Starter
HEATING UNITS: Domestic (Oil) No. Motors Phase H.P.
Commercial (Oil) No. Motors Phase H.P.
Electric Heat (No. of Rooms)
APPLIANCES: No. Ranges Watts Brand Feeds (Size and No.)
Elec. Heaters Watts
Miscellaneous Watts Extra Cabinets or Panels
Transformers Air Conditioners (No. Units) Signs (No. Units)
Will commence 19 Ready to cover in 19 Inspection 19
Amount of Fee $2.00

Signed Fred A Newcomb

DO NOT WRITE BELOW THIS LINE

SERVICE ✓ METER GROUND ✓
VISITS: 1 2 3 4 5 6
7 8 9 10 11 12
REMARKS:

INSPECTED BY F. C. Hebert

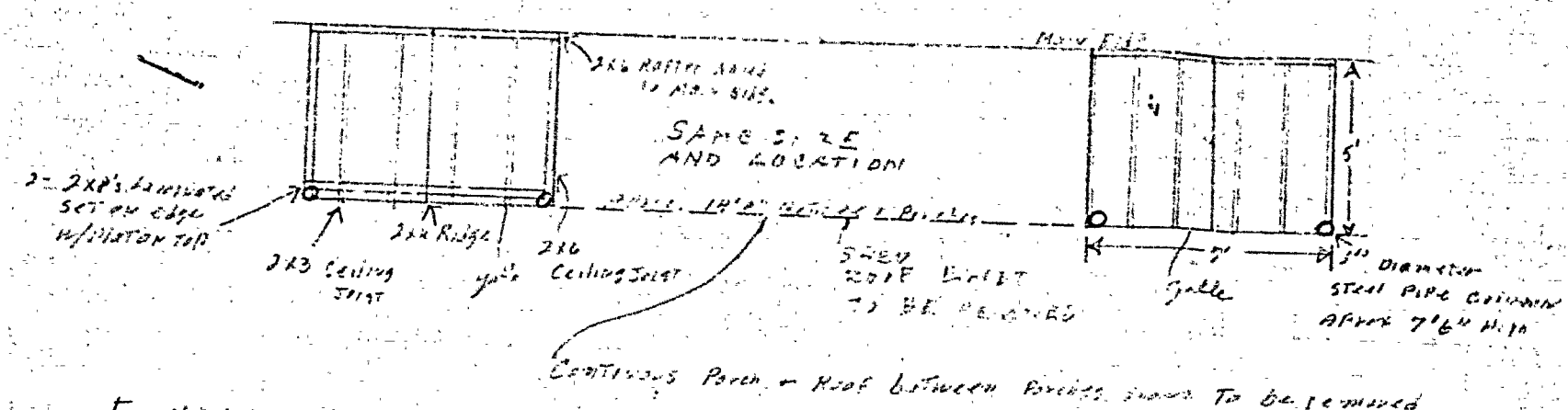
CS 303

OVER)

LOCATION Cong. ST 229
INSPECTION DATE 5/12/22
WORK COMPLETED 5/13/22
TOTAL NO. INSPECTIONS
REMARKS:

FEES FOR WIRING PERMITS EFFECTIVE JULY 31, 1963

WIRING	
1 to 30 Outlets	$ 2.00
31 to 60 Outlets	3.00
Over 60 Outlets, each Outlet	.05
(Each twelve feet or fraction thereof of fluorescent lighting or any type of plug molding will be classed as one outlet).	
SERVICES	
Single Phase	2.00
Three Phase	4.00
MOTORS	
Not exceeding 50 H.P.	3.00
Over 50 H.P.	4.00
HEATING UNITS	
Domestic (Oil)	2.00
Commercial (Oil)	4.00
Electric Heat (Each Room)	.75
APPLIANCES	
Ranges, Cooking Tops, Ovens, Water Heaters, Disposals, Built-in Dishwashers, Dryers, and any permanent built-in appliance — each unit	1.50
MISCELLANEOUS	
Temporary Service, Single Phase	1.00
Temporary Service, Three Phase	2.00
Circuses, Carnivals, Fairs, etc.	10.00
Meters, relocate	1.00
Distribution Cabinet or Panel, per unit	1.00
Transformers, per unit	2.00
Air Conditioners, per unit	2.00
Signs, per unit	2.00
ADDITIONS	
5 Outlets, or less	1.00
Over 5 Outlets, Regular Wiring Rates	



FOUNDATION
3" STEEL PIPE
ON CONCRETE FOOTING
4' BELOW GRADE

FOOTING 12"X12" X 8"

SILLS SOLID 4"X6"
HALF LAPED ON CORNERS.

CORNER POSTS 3" STEEL PIPE

ROOF EXISTING

RECEIVED
JUN - 2 1965
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

B2 BUSINESS ZONE

PERMIT ISSUED
JUN 8 1965
CITY OF PORTLAND

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, June 1, 1965

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair demolish install the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 779 Congress St. Within Fire Limits? _____ Dist. No. _____

Owner's name and address Fred L Newcomb, 779 Congress St. Telephone _____

Lessee's name and address _____ Telephone _____

Contractor's name and address Ralph H Dieringer, 389 Sawyer St.So.Portland Telephone 799-5043

Architect _____ Specifications _____ Plans no No. of sheets _____

Proposed use of building Lodging House No. families _____

Last use " " No. families _____

Material frame No. stories 3 Heat _____ Style of roof _____ Roofing _____

Other buildings on same lot _____

Estimated cost $ 450.00 Fee $ 3.00

General Description of New Work

To demolish existing (approx. 14' of front piazza) leaving (2) 7' x 6' front
p[illegible] nes(one on each end)
To provide new 3" steel columns (corner posts)

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. PERMIT TO BE ISSUED TO Contractor

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____

Is connection to be made to public sewer? _____ If not, what is proposed for sewage? _____

Has septic tank notice been sent? _____ Form notice sent? yes

Height average grade to top of plate _____ Height average grade to highest point of roof _____

Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____

Material of foundation 3" steel pipe Thickness, top _____ bottom _____ cellar _____

Kind of roof on concrete footing at least 4' below grade 12" x 12" x 8" Rise per foot _____ Roof covering _____

No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____

Framing Lumber–Kind _____ Dressed or full size? _____ Corner posts steel col. Sills existing

Size Girder _____ Columns under girders _____ Size _____ Max. on centers _____

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

Joists and rafters: 1st floor existing, 2nd _____, 3rd _____, roof existing

On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____

Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____

If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

No. cars now accommodated on same lot _____, to be accommodated _____ number commercial cars to be accommodated _____

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

APPROVED:

N. E. M.

Miscellaneous

Will work require disturbing of any tree on a public street? no

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

C.S 301

INSPECTION COPY

Fred L Newcomb
Ralph H Dieringer

Signature of owner by: Ralph Dieringer

FM

Permit No. 65/561

Location 779 Congress Street

Owner Fred L. Newcomb

Date of permit 6/3/65

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Staking Out No.

Form Check Issue

NOTES

6-8-65 Foundation

6-14-65 Completed

FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

PERMIT ISSUED
No. 5521
APR 27 1955
CITY of PORTLAND

Portland, Maine, April 27, 1955

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 779 Congress St. Use of Building apartment house No. Stories New Building Existing "

Name and address of owner of appliance Fred Newcomb, 779 Congress St.

Installer's name and address Richard F. Waltz, 17 Stevens Road Telephone 2-3026

General Description of Work

To install oil burning equipment in connection with existing forced hot water heating system (replacing stoker)

IF HEATER, OR POWER BOILER

Location of appliance Any burnable material in floor surface or beneath?

If so, how protected? Kind of fuel?

Minimum distance to burnable material, from top of appliance or casing top of furnace

From top of smoke pipe From front of appliance From sides or back of appliance

Size of chimney flue Other connections to same flue

If gas fired, how vented? Rated maximum demand per hour

Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion?

IF OIL BURNER

Name and type of burner Retro Labelled by underwriters' laboratories? yes

Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? bottom

Type of floor beneath burner concrete Size of vent pipe 1½"

Location of oil storage basement Number and capacity of tanks 1-275 gal.

Low water shut off Make No.

Will all tanks be more than five feet from any flame? yes How many tanks enclosed?

Total capacity of any existing storage tanks for furnace burners none

IF COOKING APPLIANCE*

Location of appliance Any burnable material in floor surface or beneath?

If so, how protected? Height of Legs, if any

Skirting at bottom of appliance? Distance to combustible material from top of appliance?

From front of appliance From sides and back From top of smokepipe

Size of chimney flue Other connections to same flue

Is hood to be provided? If so, how vented? Forced or gravity?

If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Amount of fee enclosed? 2.00 ($2.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED: OK. 4.27.55.

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

Signature of Installer Richard F. Waltz

INSPECTION COPY

C17-254-1M-MARKS

Permit No. 55/5444

Location 779 Cypress St.

Owner Fred Johnson

Date of permit 4/27/55

Approved 5/3/55

1 Fill Pipe ✓

2 Vent Pipe ✓

3 Kind of Heat Liquid Gas

4 Burner Rigidity & Supports ✓

5 Name & Label ✓

6 Stack Control ✓

7 High Limit Control ✓

8 Remote Control ✓

9 Piping Support & Protection ✓

10 Valves in Supply Line ✓

11 Capacity of Tanks ✓

12 Tank Rigidity & Supports ✓

13 Tank Distance ✓

14 Oil Gauge ✓

15 Instruction Card ✓

16 Low Water Shut-off ✓

NOTES

5.2.55. Fill & Vent to the rear.

(B) LIMITED BUSINESS ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED
00136
FEB 5 1948
CITY of PORTLAND

Class of Building or Type of Structure Third Class

Portland, Maine, February 4, 1948

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter the following building in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 779 Congress Street Within Fire Limits? yes Dist. No. 1B

Owner's name and address Fred L. Newcomb, 779 Congress Street Telephone 3-8540

Lessee's name and address Telephone

Contractor's name and address Not let G. L. Nichols, Scarborough Telephone

Architect Specifications Plans No of sheets

Proposed use of building Rooming house No. families

Last use " " No. families

Material wood No. stories 3 Heat Style of roof Roofing

Other buildings on same lot

Estimated cost $ 100 Fee $ .50

General Description of New Work

To cut in skylight 18" x 24" in third floor roof for light and ventilation for new bathroom, room formerly used for storage. This new bathroom will not interfere with any existing means of egress.
Curbs to be metal covered.

C-43-64
47-A-15

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. PERMIT TO BE ISSUED TO Fred L. Newcomb

Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work?

Height average grade to top of plate Height average grade to highest point of roof

Size, front depth No. stories solid or filled land? earth or rock?

Material of foundation Thickness, top bottom cellar

Material of underpinning Height Thickness

Kind of roof Rise per foot Roof covering

No. of chimneys Material of chimneys of lining Kind of heat fuel

Framing lumber—Kind Dressed or full size?

Corner posts Sills Girt or ledger board? Size

Girders Size Columns under girders Size Max. on centers

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

Joists and rafters: 1st floor, 2nd, 3rd, roof

On centers: 1st floor, 2nd, 3rd, roof

Maximum span: 1st floor, 2nd, 3rd, roof

If one story building with masonry walls, thickness of walls? height?

If a Garage

No. cars now accommodated on same lot, to be accommodated number commercial cars to be accommodated

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

Miscellaneous

Will work require disturbing of any tree on a public street? no

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

APPROVED:

Signature of owner Fred L. Newcomb

INSPECTION COPY

Permit No. 48/183

Location [illegible]

Owner Fred R. Newcomb

Date of permit 4/5/48

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn. 6/7/48

Cert. of Occupancy issued none

NOTES

APPLICATION FOR PERMIT

DEPARTMENT OF BUILDING INSPECTIONS SERVICES

ELECTRICAL INSTALLATIONS

Date March 17, 1989

Receipt and Permit number 00140

To the CHIEF ELECTRICAL INSPECTOR, *Portland, Maine:*

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: 781-779 Congress St.

OWNER'S NAME: Dubestein ADDRESS: Portsmouth, N.H.

	FEES
OUTLETS:	
Receptacles ~~XXX~~ 25 Switches 5 Plugmold _____ ft. TOTAL 25	3,00
FIXTURES: (number of)	
Incandescent _____ Flourescent _____ (not strip) TOTAL _____	
Strip Flourescent _____ ft.	
SERVICES:	
Overhead _____ Underground _____ Temporary _____ TOTAL amperes _____	
METERS: (number of) _____	
MOTORS: (number of)	
Fractional _____	
1 HP or over _____	
RESIDENTIAL HEATING:	
Oil or Gas (number of units) _____	
Electric (number of rooms) _____	
COMMERCIAL OR INDUSTRIAL HEATING:	
Oil or Gas (by a main boiler) _____	
Oil or Gas (by separate units) _____	
Electric Under 20 kws _____ Over 20 kws _____	
APPLIANCES (number of)	
Ranges _____ Water Heaters _____	
Cook Tops _____ Disposals _____	
Wall Ovens _____ Dishwashers _____	
Dryers 1 Compactors _____	1,50
Fans _____ Others (denote) _____	
TOTAL 1	~~XXXX~~
MISCELLANEOUS: (number of)	
Branch Panels _____	
Transformers _____	
Air Conditioners Central Unit _____	
Separate Units (windows) _____	
Signs 20 sq. ft. and under _____	
Over 20 sq. ft. _____	
Swimming Pools Above Ground _____	
In Ground _____	
Fire/Burglar Alarms Residential _____	
Commercial _____	
Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____	
over 30 amps _____	
Circus, Fairs, etc. _____	
Alterations to wires X	2.00
Repairs after fire _____	
Emergency Lights, battery _____	
Emergency Generators _____	
INSTALLATION FEE DUE:	
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT ..... DOUBLE FEE DUE:	
FOR REMOVAL OF A "STOP ORDER" (304-16.b)	
TOTAL AMOUNT DUE:	6,50

INSPECTION:

Will be ready on X, 19__; or Will Call _____

CONTRACTOR'S NAME: Tim Napolitano

ADDRESS: PO Box 2301, S. Portland, Me

TEL.: 799-0538

MASTER LICENSE NO.: 7765 SIGNATURE OF CONTRACTOR:

LIMITED LICENSE NO.: _____

INSPECTOR'S COPY WHITE

Location 779-781 Compuserve

Owner [illegible]

Date of Permit 3/17/89

Final Inspection

By Inspector [illegible]

Permit Application Register Page No. 5P

INSPECTIONS: Service _____ by _____

Service called in _____

Closing-in _____ by _____

PROGRESS INSPECTIONS: _____ / _____ / _____

_____ / _____ / _____

_____ / _____ / _____

_____ / _____ / _____

_____ / _____ / _____

_____ / _____ / _____

CODE COMPLIANCE COMPLETED DATE _____

DATE:	REMARKS:
3/17/89	Check + list Violations in Building -
3/28/89	A list of Violations was given to the Carpenter
	K.O. Seals needed on main Panel
	Type N.M. Cables need to be fastened to Building finish
	Junction Box Covers needed on Ceiling

C
BG
OSL
M.F.

CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

NOTICE OF HOUSING CONDITIONS

DU: 10
CHART-BLOCK-LOT - 47-A-1
LOCATION: 779-781 Congress Street (PARKSIDE)

DISTRICT: 6
ISSUED: November 15, 1989
EXPIRES: January 15, 1990

James Knauss &
Terry Ruberstein
61 Lawrence Street
Portsmouth, N. H. 03801

Dear Mr. Knauss & Mr. Ruberstein:

You are hereby notified as owner or agent, that an inspection was made of the premises at 779-781 Congress Street by Code Enforcement Officer Arthur Rowe. Violations of Article V of the Municipal Ordinance (Housing Code) were found as described in detail on the attached "Housing Inspection Report".

In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects on or before January 15, 1990. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within ten (10) days from this date, we will assume the repairs to be in progress and, on re-inspection within the time set forth above, will anticipate that the premises have been brought into compliance with the Housing Code Standards.

Please note: You should consult the inspection Services Division to insure that the corrective action you undertake complies with the building, plumbing, electrical, zoning and 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: Samuel Hoffses
Chief of Inspection Services

Arthur Rowe (9) for K.C. (6)
Code Enforcement Officer

Attachments

HOUSING INSPECTION REPORT

OWNER: Janet Knauss & Jerry Duberstein LOCATION: 779-781 Congress St. 47-A-15

CODE ENFORCEMENT OFFICER: Arthur Rowe (9)

HOUSING CONDITIONS DATED: November 15, 1989 EXPIRES: January 15, 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.

	SEC.(S)
1. EXTERIOR - damaged siding.	108-2
2. EXTERIOR - missing downspouts.	108-1

Park Side

CITY OF PORTLAND
INSPECTION SERVICES DIVISION - HOUSING INSPECTION SCHEDULE

Insp. Date: 10/27/89 Complaint ___ (5 year) ___ Fire ___ Inspector's Name G. Rowe Dist. 6

Property Address: 779-781 Congress St. C-B-L: 47-A-15 Legal Units: 10 Exist. Units: 10 Stories: 3

Owner or Agent Janet Krauss, Jerry Dubenstein, et al Stand. 1st: ___ (N.O.H.C.) ___ L.O.D. ___
Address 61 Lawrence St. Portsmouth, N.H. 03801

Violation No.	Ext.	Int.	Fl.	Apt.	LOCATION	VIOLATION DESCRIPTION	CODE
1	X					Damaged siding	108-2
2	X					missing downspouts	108-1

CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

December 16, 1988

Janet Knauss & Jerry Duberstein
61 Lawrence Street
Portsmouth, N. H. 03801

cc: Concord Management
232 St. John Street
Portland, ME 04102

Re: 779-781 Congress St. 47-A-15
Right Basement Apt. - Fire Damage

Dear Ms. Knauss & Mr. Duberstein:

As owner or agent of the property located at 779-781 Congress St., Ri. Base. Apt., Portland, Maine, you are hereby notified that as the result of a recent ~~(damage~~ fire), the Right Basement Apartment (is~~xxxxx~~) hereby declared unfit for human occupancy.

~~You must take immediate steps to vacate the~~ Right Basement Apartment

and (it ~~xxxxx~~) is/are to be kept vacant so long as the following conditions continue to exist thereon. You are ordered to commence legal eviction proceedings no later than Immediately.

Article V - 120 - The property is damaged, decayed, deteriorated, insanitary and unsafe (or vermin infested) in such a manner as to create a serious hazard to the health, safety and general welfare of the occupants or the public.

Therefore, you will not occupy, permit anyone to occupy, or rent the above mentioned without the written consent of the Health Officer or his agent, certifying that the conditions have been corrected.

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:

Code Enforcement Officer - B. MacIsaac (6)

jmr

Inspection Services
P. Samuel Hoffses
Chief

CITY OF PORTLAND

Planning and Urban Development
Joseph E. Gray Jr.
Director

MARCH 05, 1997

HARDEN ESLEY D & MARIE J
1510 CLEMSON RD
RENO NV 89502

Re: 779 CONGRESS ST
CBL: 047- - A-015-001-01
DU: 10

Dear Mr. & Mrs. Harden:

You are hereby notified, as owner or agent, that an inspection was made of the above-referenced property. Violations of Article V of the Municipal Ordinance (Housing Code) were found as described in detail on the attached "Housing Inspections Report".

In accordance with the provisions of the above-mentioned Code, you are hereby ordered to correct those defects within sixty (60) days. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If wedo not hear from you within ten (10) days from this date, we will assume the repairs to be in progress and, on reinspection 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 this department to insure that any corrective action you should undertake complies with the building, plumbing, electrical, zoning and other Articles of the City Code.

Please contact this office if you have any questions regarding this order.

Your cooperation will aid this department in its goal to maintain decent , safe, and sanitary housing for all of Portland's residents.

Sincerely,

David Jordan
Code Enforcement Officer

Tammy Munson
Code Enfc. Offr./ Field Supv.

389 Congress Street • Portland, Maine 04101 • (207) 874-8704 • FAX 874-8716 • TTY 874-8936

HOUSING INSPECTION REPORT

Location: 779 CONGRESS ST
Housing Conditions Date: March 5, 1997
Expiration Date: May 4, 1997

Items listed below are in violation of Article V of the Municipal Codes, "Housing Codes", and must be corrected before the expiration date:

1. INT - 3RD FLR - APT #6 - REAR BEDROOM 113.60
   WALL HAS TWO EXPOSED WIRES
2. EXT - 3RD FLR - APT #6 - BATHROOM 108.30
   WINDOW IS BROKEN
3. INT - 3RD FLR - APT #6 - KITCHEN 108.20
   CEILING TILES ARE BOWED - NEED REPAIR

Inspection Services
P. Samuel Hoffses
Chief

Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

MARCH 05, 1997

HARDEN ESLEY D & MARIE J
1510 CLEMSON RD
RENO NV 89502

Re: 779 CONGRESS ST
CBL: 047- - A-015-001-01
DU: 10

Dear Mr. & Mrs. Harden:

During a recent inspection of the property owned by you at the above-referred address, it was noted that smoke detectors were missing/inoperable in apartment #6.

25 MRSA 2464 required that approved smoke detectors be installed in each apartment in the immediate vicinity of the bedrooms. When activated, the detector shall provide an alarm suitable to warn the occupants within the individual unit. Failure to comply with this statute may result in a fine of up to $500 for each violation.

Reinspection of your property will be made in twenty-four (24) hours. Lack of compliance will result in referral of the matter for legal action.

Loss control is a responsibility of your management. Our observations are intended to assist you. Recommendations are a result of conditions observed at the time of our visits. They do not necessarily include every possible loss potential code violation, or exception to good practice.

Please read and implement the attached formal code interpretation or determination - Number 93-1 - March 10, 1993 - from the State Fire Marshall's office.

Sincerely,

David Jordan
Code Enforcement Officer

Tammy Munson
Code Enfc. Offr./ Field Supv.

389 Congress Street • Portland, Maine 04101 • (207) 874-8704 • FAX 874-8716 • TTY 874-8936