

775-777 Congress Street

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

Department of Planning & Urban Development
Inspections Services Division
Tel. 775-5451 - Ext. 311 - 318 - 319

Carleton Winslow
15 Pine Street
Portland, Maine 04101

DU 8

CH. 47 BLK A LOT 29
Location: 775-777 Congr

Project: NCP-WE
Issued: July 22, 1983
Expires: Oct. 22, 1983

Dear Mr. Winslow:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 775-777 Congress St., Portland, Me. by Code Enforcement Officer Gayton Bartlett. Violations of Chapter 307 of the Municipal Codes (Minimum Standards for Housing) 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 Oct. 22, 1983. 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 Code standards.

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 of
Planning & Urban Development

By Lyle D. Noyes
Lyle D. Noyes
Inspections Services Division

Code Enforcement Officer - Gayton Bartlett (6)

Attachments:

jmr

HOUSING INSPECTION REPORT

OWNER: Carleton Winslow
 CODE ENFORCEMENT OFFICER: GAYTON BARTLETT (G)
 775-777 Congress Street, PORTLAND, MAINE, 47-A-29, WE, NOTICE OF
 HOUSING CONDITIONS DATED July 22, 1983, EXPIRES October 22, 1983

ITEMS LISTED BELOW ARE IN VIOLATION OF CHAPTER 307 OF THE MINICIPAL CODES, "MINIMUM STANDARDS FOR HOUSING" AND MUST BE CORRECTED ON OR BEFORE THE EXPIRATION DATE.

	Sec.(s)
1. OVERALL - walls & trim - peeling paint.	3-a
2. FIRST FLOOR FRONT - porch - broken and missing balusters.	3-d
3. FIRST FLOOR FRONT - porch - sagging.	3-d
4. FIRST FLOOR FRONT - porch - missing support post.	3-d
5. FIRST FLOOR LEFT FRONT - porch - rotted stringers.	3-a
6. EXTERIOR LEFT REAR - foundation - loose and missing bricks.	3-d
7. REAR ENTRANCE - rotted door sill.	8-e
8. CELLAR - wall - missing circuit breaker panel door.	3-a
9. FRONT CELLAR - wall - loose and missing bricks and mortar.	3-a
10. MIDDLE CEL - walls - missing drywall.	
11. FIRST, SEC & THIRD FLOOR REAR HALL - walls & ceiling - broken and missing plaster.	3-b
12. SECOND & THIRD RIGHT FRONT HALL - stairway - missing baluster.	3-d
13. SECOND FLOOR REAR & SECOND FLOOR RIGHT FRONT - hall windows - missing counterbalance cords.	3-c
14. SECOND FLOOR REAR HALL - window - rotted sill.	3-c
<u>BASEMENT - LEFT DWELLING UNIT</u>	
15. LIVING ROOM & BEDROOM - windows - broken glass.	3-c
<u>BASEMENT - RIGHT DWELLING UNIT</u>	
16. LIVING ROOM - window - broken glass.	3-c
<u>FIRST FLOOR LEFT DWELLING UNIT</u>	
17. KITCHEN - ceiling - damaged tiles.	3-b
18. REAR BEDROOM - window - broken glass.	3-c
<u>FIRST FLOOR RIGHT DWELLING UNIT</u>	
19. FRONT - door - broken door panel.	3-b
20. BATHROOM - shower - broken door.	3-b
21. BATHROOM - wall - broken plaster.	3-b
<u>SECOND FLOOR RIGHT DWELLING UNIT</u>	
22. MIDDLE BEDROOM - ceiling - loose plaster.	3-b

City of Portland

Housing Inspection Division

STRUCTURE INSPECTION SCHEDULE

1) Insp. Name BARTLETT

2) Insp. Date <u>7/12/83</u>	3) Insp. Type <u>NCP-WE</u>	4) Proj. Code <u>47 A 29</u>	5) Assr's: Chart <u>CONGRESS</u>	6) Bl. <u>ST</u>	7) Lot <u>ST</u>	8) Census: Tract	9) Bik.	10) Insp.	11) Form No.
12) House No.	13) Sec. H. No.	14) Suff.	15) Direct	16) Street Name	17) St. Design.				
18) Owner or Agent: <u>CARLETON WINSLOW</u>						19) Status	20) Bldg's Rat.		

21) Address: <u>15 PINE ST</u>	19) Status <u>ABO</u>	20) Bldg's Rat. <u>3</u>
22) City and State: <u>PORTLAND ME</u>	Zip Code: <u>04101</u>	

23) D. Units	24) Occ. D. U. s	25) Rm. Units	26) Occ. R. U. s	27) No. Occupants	28) Com'l U.	29) E. d. Type	30) S. d. Type	31) Const. Mat	32) O. B. s
<u>8</u>	<u>8</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>DE</u>	<u>3</u>	<u>WO</u>	<u>-</u>
33) C. H.	34) Photo	35) Zoned For	36) Actual Land Use	37) D. L. s	38) L. s. Ad. B. n. Fac.	39) Disp.	40) Cl. s. ng Date		
<u>YES</u>	<u>-</u>	<u>RE</u>	<u>RE</u>	<u>Yes</u>	<u>No</u>	<u>-</u>			

Viol. No.	Remedy	Cond.	Violation Description	F. No.	Room Type	Area Type	Resp. Party	Code Sect.	Viol.	Rem Date
1		PE	PAINT	OA	WA	FR	2	3A		
2		BO/MI	BALUSTERS	1st	FR	PO	2	3D		
3			SAGGING PORCH	1st	FR	PO	2	3D		
4		MI	SUPPORT POST	1st	FR	PO	2	3D		
5		RO	STRINGERS	1st	LEF	PO	2	3D		
6		LO/MI	BRICKS	EX	LER	FO	2	3A		
7		RO	DOOR SILL		DEAR	ENTRANCE	2	3D		
8		MI	CIRCUIT BREAKER PANEL DOOR		CE	WA	2	8E		
9		LO/MI	BRICKS & MORTAR		FR	CE WA	2	3A		
10		MI	DRYWALL		MI	CE WA'S	2	3A		
11		PR/MI	PLASTER	1/3	RE	HA	WA/CL	2	3B	
12		MI	BALUSTERS	2/3	RIF	HA	SWY	2	3D	
13		MI	COUNTER BALANCE CORDS	2	RE	HA	WI	2	3C	
14				2	RIF	HA	WI	2	3C	
15 14		RO	SILL	2	RE	HA	WI	2	3C	

Housing Inspection

DWELLING UNIT SCHEDULE

1) INSP DATE				2) INSP				3) FORM NO				
4) TENANT'S NAME				5) Flr #	6) Location	7) Rmg. Tp	8) #Rms	9) #Peo	10) #All'd	11) Slp		
TERRIAN				BAS	LE	DU	3	1	-	1		
12) Child Under 10	13) Child 1-6	14)	15) Rent	16) Rent Code	17) Furn	18) Heat	19) Hot Water	20) Dual Egress	21) Ck'ng	22) Lav	23) Bath	24) Flush
				OFF	YES	YES	LE	PL	PG	PF		
Viol No	Remedy	Cond	Violation	Location	Room Type	Area Type	Resp Party	Code Sect Violated	Violation Rem. - Date			
16	15	BR	GLASS	}	LI	WI	2	3c				
					BE	WI	2	3c				

Housing Inspection

DWELLING UNIT SCHEDULE

1) INSP. DATE				2) INSP.				3) FORM NO.				
4) TENANT'S NAME				5) Flr #	6) Location	7) Rmg. Tp	8) #Kms	9) #Pco	10) #All'd	11) #Slp		
071283												
THURSTON				BAS	RI	DU	3	1	-	1		
12) Child Under 10	13) Child 1-6	14)	15) Rent	16) Rent Code	17) Furn	18) Heat	19) Hot Water	20) Dual Egress	21) Ck'ng	22) Lav	23) Bath	24) Flus.
						OFF	YES	YES	LE	PL	PO	PF
Viol No	Remedy	Cond	Violation	Location	Room Type	Area Type	Resp Party	Code Sect Violated	Violation Rem. - Date			
1716		BR	GLASS		LI	WI	2	3C				

Housing Inspection

1) INSP. DATE				2) INSP.				3) FORM NO.				
4) TENANT'S NAME				5) Flr #	6) Location	7) Rmg. Tp	8) #Rms	9) #Peo	10) #All	11) Slp		
071283				2	LE	DU	4	2	-	2		
12) Child Under 10	13) Child 1-6	14)	15) Rent	16) Rent Code	17) Furn	18) Heat	19) Hot Water	20) Dual Egress	21) CK'ng	22) Lav	23) Bath	24) Flus
						OFF	YES	YES	LE	PL	PB	PF
Viol No	Remedy	Cond	Violation	Location	Room Type	Area Type	Resp Party	Code Sect Violated	Violation Rem.	Date		
OK												

City of Portland

INSPECTION SERVICES DIVISION

Housing Inspection

DWELLING UNIT SCHEDULE

1) INSP. DATE				2) INSP.				3) FORM NO.				
071283												
4) TENANT'S NAME				5) Flr #	6) Location	7) Rm. Id.	8) Rm.	9) #Peo.	10) #All'd	11) Sls		
KEIRRY				3	LE	DU	4	2	-	2		
12) Child	13) Child	14)	15) Rent	16) Rent Code	17) Furn	18) Heat	19) Hot Water	20) Dual Egress	21) Ck'ng	22) Lav	23) Bath	24) Flu.
10	1-0					OFF	YES	YES	LE	PL	PB	PF
Viol No	Remedy	Cond	Violation	Location	Room	Area	Resp Party	Code Sect Violated	Violation	Rem. Date		
OK												

City of Portland

INSPECTION SERVICES DIVISION

Housing Inspection

DWELLING UNIT SCHEDULE

1) INSP. DATE				2) INSP.				3) FORM NO.				
071283												
4) TENANT'S NAME				5) Flr #	6) Location	7) Rm. Id.	8) Rm.	9) #Peo.	10) #All'd	11) Sls		
GIRN				3	PL	DU	3	1	-	1		
12) Child	13) Child	14)	15) Rent	16) Rent Code	17) Furn	18) Heat	19) Hot Water	20) Dual Egress	21) Ck'ng	22) Lav	23) Bath	24) Flu.
10	1-0					OFF	YES	YES	LE	PL	PB	PF
Viol No	Remedy	Cond	Violation	Location	Room	Area	Resp Party	Code Sect Violated	Violation	Rem. Date		
OK												

CERTIFICATE OF INSPECTION

DATE January 21, 1982

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

Mr. Carleton Winslow
15 Pine Street
Portland, Maine 04102

Re: Premises located at 775-777 Congress St. 47-A-29 WE

Dear Mr. Winslow:

An inspection of the above referred premises was recently completed by
Code Enforcement Officer Merlin Leary

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

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

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

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

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

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

M. Leary/Bm
Code Enforcement Officer - Leary (5)

Enclosure

jmr

HOUSING INSPECTION REPORT

775-777 Congress St., Portland, Me. 47-A-29 WE NOHC - 2-25-81
Certificate of Inspection dated 1-21-82 Continued:

Left rear exterior roof - broken gutter.

Memo

Certificate of Inspection

Left Rear Exterior Roof

Broken Gutter

MERIT BUSINESS FORMS & SYSTEMS INC.
P O Box 2245 - Turrillike Drive - Waterbury, CT 06722
Phone 1-800-243-7892

MICHAEL PARKER
P O Box 439 - Waterville, Maine 04901

ADMINISTRATIVE DECISION

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

Date September 28, 1981

Mr. Carleton Winslow
15 Pine Street
Portland, Maine 04102

Re: Premises located at 775-777 Congress St. 47-A-29 WE

Dear Mr. Winslow:

You are hereby notified that a reinspection and your request for addition-time on September 25, 1981, regarding our "Notice of Housing Conditions" at the above referred premises resulted in the decision noted below.

y Expiration time extended to November 28, 1981 in order to complete the work in progress to correct the remaining 11 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 and Urban
Development

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

In Attendance:

Mr. Winslow
Merlin Leary

Encl.
JMR

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND

DU 7

Department of Urban Development
Housing Inspection Division
775-5451 - Ext. 311 - 318

Ch.-Blk.-Lot: 47-A-29
Location: 775-7 CONGRESS ST.

Project: NCP-WE
Issued: February 25, 1981
Expires: May 25, 1981

Mr. Carleton Winslow
15 Pine Street
Portland, Maine 04102

Dear Mr. Winslow:

As owner or agent, you are hereby notified that an examination was made of the premises at 775-7 Congress St., Portland, Me., by Housing Inspector Merlin Leary. Violations of Municipal Codes relating to housing conditions were found as described in detail on the attached housing inspection report.

In accordance with provisions of the above mentioned Codes, you are hereby requested to correct those defects on or before May 9, 1981. 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 aid this Department in it's goal to maintain all Portland residents in decent, safe, and sanitary housing.

Very truly yours,

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

By Lyle D. Noyes,
Inspection Services Division

Code Enforcement Officer - Leary (5)

Attachments:

jmr

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND

Department of Urban Development
Housing Inspection Division
775-5451 - Ext. 311 - 318

DU 7

Ch.-Blk.-Lot: 47-A-29
Location: 775-7 CONGRESS ST.

Project: NCP-WE
Issued: February 25, 1981
Expires: May 9, 1981

Mr. Carleton Winslow
15 Pine Street
Portland, Maine 04102

Dear Mr. Winslow:

As owner or agent, you are hereby notified that an examination was made of the premises at 775-7 Congress St., Portland, Me., by Housing Inspector Merlin Leary. Violations of Municipal Codes relating to housing conditions were found as described in detail on the attached housing inspection report.

In accordance with provisions of the above mentioned Codes, you are hereby requested to correct those defects on or before May 9, 1981. 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 aid this Department in its goal to maintain all Portland residents in decent, safe, and sanitary housing.

Very truly yours,

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

By Lyle D. Noyes,
Inspection Services Division

Code Enforcement Officer - Leary (5)

Attachments:

jmr

HOUSING INSPECTION REPORT

OWNER: Mr. Carleton Winslow CODE ENFORCEMENT OFFICER - Leary

775-7 Congress, Portland, Me. 47-A-29 NCP-WE Notice of Housing
Conditions DATED: February 9, 1981 EXPIRES: May 9, 1981

ITEMS LISTED BELOW ARE IN VIOLATION OF "CHAPTER 307 OF THE MUNICIPAL
CODES - MINIMUM STANDARDS FOR HOUSING" AND MUST BE CORRECTED.

	SEC.(S)
1/29 1. FRONT PORCH stairs loose tread.	3-d
2 2. RIGHT FRONT CELLAR window broken and missing glass.	3-c
3/4/3 3. LEFT FRONT & LEFT REAR EXTERIOR foundation missing mortar.	3-a
4 4. LEFT & RIGHT FRONT PORCH ceiling exposed electrical wiring.	8-e
5 5. LEFT REAR EXTERIOR - broken gutter.	8-a
1/29 6. FIRST FLOOR RIGHT FRONT HALL stairway broken plaster.	3-b
7 7. SECOND FLOOR RIGHT FRONT HALL window loose glass.	3-c
8 8. THIRD FLOOR RIGHT FRONT HALL stairs broken tread.	3-d
9-259 9. LEFT REAR & RIGHT FRONT CELLAR furnace rooms 5/8" sheet rock on walls and ceilings required.	9-c
9/2 10. LEFT FRONT & RIGHT FRONT cellar fire doors in furnace rooms required.	9-c
1-20 11. REAR WALL missing clapboards.	9-c
1-20 12. RIGHT REAR roof missing chimney mortar and brick.	3-a
1-26 13. SECOND & THIRD FLOOR FRONT HALL stairways missing balusters.	3-d
SECOND FLOOR RIGHT	
8/4 14. FIREPLACE broken tiles.	3-e
SECOND FLOOR LEFT	
1-20 15. BATHROOM ceilings missing tiles.	3-b
1-20 16. LIVINGROOM window missing glass.	3-c
17 17. KITCHEN & BATHROOM ceilings leaking.	3-b
1-20 18. BATHROOM TOILET tank cover broken.	6-d
19 19. REAR HALL obstructed means of egress.	10-(2)
THIRD FLOOR RIGHT	
1-20 20. KITCHEN window broken sash.	3-c
BASEMENT LEFT	
9/2 21. LIVINGROOM wall decomposed chimney bricks and mortar.	3-b

*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.

We suggest you contact the City of Portland Building Inspection
Department, 389 Congress St., Tel. 775-5451 to determine if any of the
items listed above require a building or alteration permit.

REINSPECTION RECOMMENDATIONS

LOCATION 775-777 Congress
PROJECT Longfellow
OWNER Cottetor Window

INSPECTOR Leary

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
<u>2-9-81</u>	<u>5-9-81</u>				

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

DATE	ALL VIOLATIONS HAVE BEEN CORRECTED	Certificate	"POSTING RELEASE"	9-25-81
1-20-81	Send "CERTIFICATE OF COMPLIANCE"	Inspector	Letter R. 12	
	SATISFACTORY Rehabilitation in Progress			
	Time Extended To: <u>March 28, 1981</u>			
9-25-81	Time Extended To: <u>March 28, 1981</u>			
	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			

2-13-81 INSPECTOR'S REMARKS: The drawing was 2/13
8-12-81 1. I found a hole in the wall
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INSTRUCTIONS TO INSPECTOR:

State of Maine

Subpoena

Cumberland ss.

To Mr. Merlin Leary, Code
Enforcement Officer for City of Portland

GREETINGS:

You are Hereby Required, in the name of the State of Maine, to make your appearance before
the Judge of the District Court, holden at 142 E. 1st St. Portland, within and for
the County of Cumberland, on the 18th day of November A. D. 1981,
at 1:30 o'clock p.m. to give evidence of what you know relating to an Ac-
tion for forcible entry & detainer then and there to be heard and tried betwixt

Carleton Winslow, Plaintiff
and Mark Erskine, Defendant

And You are Likewise Required to bring and produce at the time and place aforesaid,

Any records necessary as to the housing
conditions of the premises at 777
Congress St., Portland (2nd floor, Apt. #2)

now in your custody or under your control, and all other deeds, evidences and writings, which you
have in your custody or power, concerning the premises.

Hereof Bail Notice you will answer your default under the pains and penalties of the law in
that behalf made and provided.

Dated at Portland, Maine the 16th day of November, 1981
A. D. 19

S-1

ITTING
Clerk

On the 16th day of November A.D. 1981
I summoned the within-named Martin Leary

to appear as within directed, by Serving in hand

a true
and attested copy of this Subpoena, and at the same time I tendered and paid to Said
Martin Leary the sum of Eleven dollars
and 70 cents as fees for travel and one day's attendance.

FEES:—Travel, \$ 1.⁰⁰
Service, —
Copy, —
Witness fee, 10.⁰⁰
\$ 11.⁰⁰

Joseph C. Flynn
147 Beach St.
Portland Maine

*11-18-81 Subpoena on Martin Leary and Mark Erskine
11-19-81 Subpoena on Mark Erskine
11-20-81 Subpoena on Mark Erskine*

Docket No. _____

Subpoena duces tecum

Carleton Winslow

vs.

Mark Erskine

25
Date February 26, 1981

FOR YOUR INFORMATION AS A NEW OWNER

The following excerpts are from Chapter 307 of the City of Portland Municipal Codes regulating "Minimum Standards for Housing" commonly referred to as the City of Portland HOUSING CODE.

SECTION 1 - MINIMUM STANDARDS FOR DWELLINGS ESTABLISHED: There are hereby established minimum standards for buildings used for dwelling purposes in the City of Portland. All such buildings not now conforming to these standards will be required to meet such minimum standards, and buildings newly constructed or converted for such purposes shall meet such minimum standards. The standards set forth herein are intended to be minimum only and shall not be construed otherwise, nor shall they apply wherever a greater standard is required by any other ordinance or law.

SECTION 19 - RESTRICTION ON CONVEYANCE OF PROPERTY: It shall be a violation of this ordinance for any person to sell, transfer, or otherwise dispose of any property against which an order has been issued by the Health Officer under the provisions of this ordinance unless he shall first furnish to the grantee a true copy of any such order and shall at the same time notify the Health Officer in writing of the intent to so transfer either by delivering said notice to the Health Officer and receiving a receipt therefor or by registered mail, return receipt requested, giving the name and address of the person to whom the transfer is proposed. In the event of a violation of this section of this ordinance, such person shall be subject to a fine of not less than \$50.00 nor more than \$100.00, in addition to any fine which may be imposed for failure to comply with any order of the Health Officer as provided herein.

SECTION 20 - RESPONSIBILITY HEREUNDER MAY NOT BE TRANSFERRED: No contract or agreement between owner and/or operator and occupant relating to compliance with the terms of this ordinance shall be effective in relieving any person of responsibility for compliance with the provisions of this ordinance as set forth herein.

SECTION 4 - PENALTY: Any person violating any of the provisions of this ordinance or failing or neglecting to obey any order or notice of the Health Officer issued hereunder shall be subject to a fine of not less than \$50.00 nor more than \$1,000.00 and each day's violation shall be considered to be a separate offense.

RE: 775-777 Congress Street 47-A-29 WE

AS THE NEW OWNER of the above we must inform you that **SECTION 19 - RESTRICTION ON CONVEYANCE OF PROPERTY**, does apply to this property as the Housing Inspection Division, Health & Social Services has an open file in this case.

If you have any questions regarding this matter, please call the Housing Inspection Div. at 775-5451, Ext. 448 or 358.

NOTICE OF HOUSING CONDITIONS

DU 7

CITY OF PORTLAND

Department of Urban Development
Housing Inspection Division
775-5451 - Ext. 311 - 318

Ch.-Blk.-Lot: 47-A-29
Location: 775-7 CONGRESS ST.
Project: HCP-WE
Issued: February 25, 1981
Expires: May 25, 1981

Mr. Carleton Winslow
15 Pine Street
Portland, Maine 04101

Dear Mr. Winslow:

As owner or agent, you are hereby notified that an examination was made of the premises at 775-7 Congress St., Portland, Me., by Housing Inspector Merlin Leary. Violations of Municipal Codes relating to housing conditions were found as described in detail on the attached housing inspection report.

In accordance with provisions of the above mentioned Codes, you are hereby requested to correct those defects on or before May 25, 1981. 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 aid this Department in its goal to maintain all Portland residents in decent, safe, and sanitary housing.

Very truly yours,

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

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

Merlin Leary
Code Enforcement Officer - Leary (5)

Attachments:

JMR

HOUSING INSPECTION REPORT

OWNER: Mr. Carleton Winslow
 775-7 Congress, Portland, Me. 47-A-29 NCP-WE Notice of Housing
 Conditions DATED: February 25, 1981 EXPIRES: May 25, 1981

CODE ENFORCEMENT OFFICER - Leary

ITEMS LISTED BELOW ARE IN VIOLATION OF "CHAPTER 307 OF THE MUNICIPAL
 CODES - MINIMUM STANDARDS FOR HOUSING" AND MUST BE CORRECTED.

	SEC.(S)
* 1. FRONT PORCH - stairs - loose tread.	3-d
* 2. RIGHT FRONT CELLAR - window - broken and missing glass.	3-c
3. LEFT FRONT & LEFT REAR EXTERIOR - foundation - missing mortar.	3-a
4. LEFT & RIGHT FRONT PORCH - ceiling - exposed electrical wiring.	8-e
5. LEFT REAR EXTERIOR - broken gutter.	3-a
6. FIRST FLOOR RIGHT FRONT HALL - stairway - broken plaster.	3-b
7. SECOND FLOOR RIGHT FRONT HALL - window - loose glass.	3-c
8. THIRD FLOOR RIGHT FRONT HALL - stairs - broken tread.	3-d
9. LEFT REAR & RIGHT FRONT CELLAR - furnace rooms - 5/8" sheet-rock on walls and ceilings required.	3-c
10. LEFT FRONT & RIGHT FRONT - cellar - fire doors in furnace rooms required.	9-c
11. REAR WALL - missing clapboards.	9-c
12. RIGHT REAR - roof - missing chimney mortar and brick.	3-a
13. SECOND & THIRD FLOOR FRONT HALL - stairways - missing balusters.	3-d
<u>SECOND FLOOR RIGHT</u>	
14. FIREPLACE - broken tiles.	3-e
<u>SECOND FLOOR LEFT</u>	
15. BATHROOM - ceilings - missing tiles.	3-b
16. LIVINGROOM - window - missing glass.	3-c
17. KITCHEN & BATHROOM - ceilings - leaking.	3-b
18. BATHROOM TOILET - tank cover - broken.	6-d
19. REAR HALL - obstructed means of egress.	10(2)
<u>THIRD FLOOR RIGHT</u>	
20. KITCHEN - window - broken sash.	3-c
<u>BASEMENT LEFT</u>	
21. LIVINGROOM - wall - decomposed chimney bricks and mortar.	3-b

*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.

We suggest you contact the City of Portland Building Inspection
 Department, 389 Congress St., Tel. 775-5451 to determine if any of the
 items listed above require a building or alteration permit.



CITY OF PORTLAND

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

February 25, 1981

Mr. Carleton Winslow
15 Pine Street
Portland, Maine 04102

Re: 775-777 Congress St. 47-A-29 WE
Left Rear & Right Rear - Basement Apartments

Dear Mr. Winslow:

As owner or agent of the property located at 775-777 Congress St., Portland, Me., you are hereby notified that as the result of a recent inspection the structure is hereby declared unfit for human occupancy.

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

307.14(c) Properties which, because of their general condition, state of the premises, number of occupants, or location, are so insanitary, unsafe, overcrowded or otherwise dangerous or detrimental that they create a serious menace to 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.

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

By Lyle D. Leary
Lyle D. Leary,
Inspection Services Division

M. Leary
Code Enforcement Officer - Leary (E)

JER

NOTICE OF HOUSING CONDITIONS

DU 7

CITY OF PORTLAND

Department of Urban Development
Housing Inspection Division
775-5451 - Ext. 311 - 313

Ch.-Blk.-Lot: 47-A-29
Location: 775-7 CONGRESS ST.

Project: NCP-WE
Issued: February 25, 1981
Expires: May 25, 1981

Mr. Carleton Winslow
15 Pine Street
Portland, Maine 04101

Dear Mr. Winslow:

As owner or agent, you are hereby notified that an examination was made of the premises at 775-7 Congress St., Portland, Me., by Housing Inspector Merlin Leary. Violations of Municipal Codes relating to housing conditions were found as described in detail on the attached housing inspection report.

In accordance with provisions of the above mentioned Codes, you are hereby requested to correct those defects on or before May 25, 1981. 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 aid this Department in it's goal to maintain all Portland residents in decent, safe, and sanitary housing.

Very truly yours,

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

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

Merlin Leary
Code Enforcement Officer - Leary (5)

Attachments:

JNF

HOUSING INSPECTION REPORT

OWNER: Mr. Carleton Winslow
 775-7 Congress, Portland, Me. 47-A-29
 Conditions DATED: February 25, 1981

CODE ENFORCEMENT OFFICER - Leary

NC-WE Notice of Housing
 EXPIRES: May 25, 1981

ITEMS LISTED BELOW ARE IN VIOLATION OF "CHAPTER 307 OF THE MUNICIPAL
 CODES - MINIMUM STANDARDS FOR HOUSING" AND MUST BE CORRECTED.

	SEC. (S)
* 1. FRONT PORCH - stairs - loose tread.	3-d
* 2. RIGHT FRONT CELLAR - window - broken and missing glass.	3-c
3. LEFT FRONT & LEFT REAR EXTERIOR - foundation - missing mortar.	3-a
4. LEFT & RIGHT FRONT PORCH - ceiling - exposed electrical wiring.	8-e
5. LEFT REAR EXTERIOR - broken gutter.	3-a
6. FIRST FLOOR RIGHT FRONT HALL - stairway - broken plaster.	3-b
7. SECOND FLOOR RIGHT FRONT HALL - window - loose glass.	3-c
8. THIRD FLOOR RIGHT FRONT HALL - stairs - broken tread.	3-d
9. LEFT REAR & RIGHT FRONT CELLAR - furnace rooms - 5/8" sheet-rock on walls and ceilings required.	9-c
10. LEFT FRONT & RIGHT FRONT - cellar - fire doors in furnace rooms required.	9-c
11. REAR WALL - missing clapboards.	3-a
12. RIGHT REAR - roof - missing chimney mortar and brick.	3-d
13. SECOND & THIRD FLOOR FRONT HALL - stairways - missing balusters.	3-e
<u>SECOND FLOOR RIGHT</u>	
14. FIREPLACE - broken tiles.	3-b
<u>SECOND FLOOR LEFT</u>	
15. BATHROOM - ceilings - missing tiles.	3-c
16. LIVINGROOM - window - missing glass.	3-b
17. KITCHEN & BATHROOM - ceilings - leaking.	6-d
18. BATHROOM TOILET - tank cover - broken.	10(2)
19. REAR HALL - obstructed means of egress.	3-c
<u>THIRD FLOOR RIGHT</u>	
20. KITCHEN - window - broken sash.	3-b
<u>BASEMENT LEFT</u>	
21. LIVINGROOM - wall - decomposed chimney bricks and mortar.	

*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.

We suggest you contact the City of Portland Building Inspection
 Department, 389 Congress St., Tel. 775-5451 to determine if any of the
 items listed above require a building or alteration permit.

NOTICE OF HOUSING CONDITIONS

DU 7

CITY OF PORTLAND

Department of Urban Development
Housing Inspection Division
775-5451 - Ext. 311 - 318

Ch.-Blk.-Lot: 47-A-29
Location: 775-7 CONGRESS ST.

Project: NCP-WE
Issued: February 25, 1981
Expires: May 25, 1981

Mr. Carleton Winslow
15 Pine Street
Portland, Maine 04101

Dear Mr. Winslow:

As owner or agent, you are hereby notified that an examination was made of the premises at 775-7 Congress St., Portland, Me., by Housing Inspector Merlin Leary. Violations of Municipal Codes relating to housing conditions were found as described in detail on the attached housing inspection report.

In accordance with provisions of the above mentioned Codes, you are hereby requested to correct those defects on or before May 25, 1981. 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 aid this Department in it's goal to maintain all Portland residents in decent, safe, and sanitary housing.

Very truly yours,

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

By Lyle D. Noyes
Inspection Services Division

Code Enforcement Officer - Leary (5)

Attachments:

JMR

HOUSING INSPECTION REPORT

OWNER: Mr. Carleton Winslow
 775-7 Congress, Portland, Me. 47-A-29 NCP-WE Notice of Housing
 Conditions DATED: February 25, 1981 EXPIRES: May 25, 1981

ITEMS LISTED BELOW ARE IN VIOLATION OF "CHAPTER 307 OF THE MUNICIPAL
 CODES - MINIMUM STANDARDS FOR HOUSING" AND MUST BE CORRECTED.

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<u>SECOND FLOOR RIGHT</u>	
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 ASTERISKS, AS THEY CONSTITUTE EXTREME HAZARDS TO THE HEALTH OR SAFETY OF
 THE OCCUPANTS OF THIS STRUCTURE.

We suggest you contact the City of Portland Building Inspection
 Department, 329 Congress St., Tel. 775-5451 to determine if any of the
 items listed above require a building or alteration permit.

ADMINISTRATIVE DECISION

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

Date September 28, 1981

Mr. Carleton Winslow
15 Pine Street
Portland, Maine 04102

Re: Premises located at 775-777 Congress St. 47-A-23 WE

Dear Mr. Winslow:

You are hereby notified that a reinspection and your request for additional time on September 25, 1981, regarding our "Notice of Housing Conditions" at the above referred premises resulted in the decision noted below.

X Expiration time extended to November 28, 1981 in order to complete the work in progress to correct the remaining 11 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 and Urban
Development

By Lyle D. Noyes
Inspection Services Division

In Attendance:

Mr. Winslow
Merlin Leary

Encl.
JEF

HOUSING INSPECTION REPORT

OWNER: Mr. Carleton Winslow CODE ENFORCEMENT OFFICER - Leary
775-777 Congress St., Portland, Me. 47-A-29 WE NOHC - 2-25-81
Administrative Decision Continued:

ITEMS LISTED BELOW ARE IN VIOLATION OF "CHAPTER 307 OF THE MUNICIPAL CODES - MINIMUM STANDARDS FOR HOUSING" AND MUST BE CORRECTED.

* 1. FRONT PORCH - stairs - loose tread.	SEC.(S)
5. LEFT REAR EXTERIOR - broken gutter.	3-d
6. FIRST FLOOR RIGHT FRONT HALL - stairway - broken plaster.	3-a
11. REAR WALL - missing clapboards.	3-b
12. RIGHT REAR - roof - missing chimney mortar and brick.	9-c
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	3-d
<u>SECOND FLOOR LEFT</u>	
15. BATHROOM - ceilings - missing tiles.	
16. LIVINGROOM - window - missing glass.	3-b
18. BATHROOM TOILET - tank cover - broken.	3-c
	6-d
<u>THIRD FLOOR RIGHT</u>	
20. KITCHEN - window - broken sash.	3-c

ADDITIONAL VIOLATION FOUND SEPTEMBER 25, 1981:

1. Lack of illumination on the - FIRST FLOOR LEFT REAR HALL STAIRWAY.	8-c
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*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.

HOUSING INSPECTION REPORT

OWNER: Mr. Carleton Winslow CODE ENFORCEMENT OFFICER - Leary

775-777 Congress St., Portland, Me. 47-A-29 WE NOHC - 2-25-81
Administrative Decision Continued:

ITEMS LISTED BELOW ARE IN VIOLATION OF "CHAPTER 307 OF THE MUNICIPAL CODES - MINIMUM STANDARDS FOR HOUSING" AND MUST BE CORRECTED,

	SEC.(S)
* 1. FRONT PORCH - stairs - loose tread.	3-d
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ADDITIONAL VIOLATION FOUND SEPTEMBER 25, 1981:

1. Lack of illumination on the - FIRST FLOOR LEFT REAR HALL STAIRWAY. 8-c

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CITY OF PORTLAND

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

September 29, 1981

Mr. Carleton Winslow
15 Pine Street
Portland, Maine 04102

Re: 775-777 Congress St. 47-A-29 WE
Left Rear & Right Rear Basement Apartments

Dear Mr. Winslow:

This is to inform you, as owner or agent of the property located at 775-777 Congress Street, Portland, Maine, that we have released the left rear & right rear basement apartments from posting.

Therefore, you may rent the apartments to others or occupy them yourself.

If any additional information is desired, visit or call this office.

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

By _____
Lyle D. Moyes
Inspection Services Division

Code Enforcement Officer - Leary (5)

jmr

FOR YOUR INFORMATION AS A NEW OWNER

Date 2-9-81

The following excerpts are from Chapter 307 of the City of Portland Municipal Codes regulating "Minimum Standards for Housing" commonly referred to as the City of Portland HOUSING CODE.

SECTION 1 - MINIMUM STANDARDS FOR DWELLINGS ESTABLISHED: There are hereby established minimum standards for buildings used for dwelling purposes in the City of Portland. All such buildings not now conforming to these standards will be required to meet such minimum standards, and buildings newly constructed or converted for such purposes shall meet such minimum standards. The standards set forth herein are intended to be minimum only and shall not be construed otherwise, nor shall they apply wherever a greater standard is required by any other ordinance or law.

SECTION 19 - RESTRICTION ON CONVEYANCE OF PROPERTY: It shall be a violation of this ordinance for any person to sell, transfer, or otherwise dispose of any property against which an order has been issued by the Health Officer under the provisions of this ordinance unless he shall first furnish to the grantee a true copy of any such order and shall at the same time notify the Health Officer in writing of the intent to so transfer either by delivering said notice to the Health Officer and receiving a receipt therefor or by registered mail, return receipt requested, giving the name and address of the person to whom the transfer is proposed. In the event of a violation of this section of this ordinance, such person shall be subject to a fine of not less than \$50.00 nor more than \$100.00, in addition to any fine which may be imposed for failure to comply with any order of the Health Officer as provided herein.

SECTION 20 - RESPONSIBILITY HEREUNDER MAY NOT BE TRANSFERRED: No contract or agreement between owner and/or operator and occupant relating to compliance with the terms of this ordinance shall be effective in relieving any person of responsibility for compliance with the provision of this ordinance as set forth herein.

SECTION 24 - PENALTY: Any person violating any of the provisions of this ordinance or failing or neglecting or refusing to obey any order or notice of the Health Officer issued hereunder shall be subject to a fine of not less than \$50.00 nor more than \$1,000.00 and each day's violation shall be considered to be a separate offense.

RE: 775-7 Congress St. WE 47-A-29

AS THE NEW OWNER of the above we must inform you that **SECTION 19 - RESTRICTION ON CONVEYANCE OF PROPERTY**, does apply to this property as the Housing Inspection Division, Health & Social Services has an open file in this case.

If you have any questions regarding this matter, please call the Housing Inspection Div. at 775-5451, Ext. 448 or 358.

FOR YOUR INFORMATION AS A NEW OWNER

Date 2-9-81

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SECTION 1 - MINIMUM STANDARDS FOR DWELLINGS ESTABLISHED: There are hereby established minimum standards for buildings used for dwelling purposes in the City of Portland. All such buildings not now conforming to these standards will be required to meet such minimum standards, and buildings newly constructed or converted for such purposes shall meet such minimum standards. The standards set forth herein are intended to be minimum only and shall not be construed otherwise, nor shall they apply wherever a greater standard is required by any other ordinance or law.

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If you have any questions regarding this matter, please call the Housing Inspection Div. at 775-5451, Ext. 448 or 358.

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NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND

DJ 7

Department of Urban Development
Housing Inspection Division
775-5451 - Ext. 311 - 318

Ch.-Blk.-Lot: 47-A-29
Location: 775-7 CONGRESS ST.

Project: NCP-WE
Issued: February 9, 1981
Expires: May 9, 1981

Mr. Carleton Winslow
15 Pine Street
Portland, Maine 04102

Dear Mr. Winslow:

As owner or agent, you are hereby notified that an examination was made of the premises at 775-7 Congress St., Portland, Me., by Housing Inspector Merlin Leary. Violations of Municipal Codes relating to housing conditions were found as described in detail on the attached housing inspection report.

In accordance with provisions of the above mentioned Codes, you are hereby requested to correct those defects on or before May 9, 1981. 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 aid this Department in it's goal to maintain all Portland residents in decent, safe, and sanitary housing.

Very truly yours,

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

By _____
Lyle D. Noyes,
Inspection Services Division

Code Enforcement Officer - Leary (5)

Attachments:

jmr

HOUSING INSPECTION REPORT

OWNER: Mr. Carleton Winslow CODE ENFORCEMENT OFFICER - Leary

775-7 Congress, Portland, Me. 47-A-29 NCP-WE Notice of Housing
Conditions DATED: February 9, 1981 EXPIRES: May 9, 1981

ITEMS LISTED BELOW ARE IN VIOLATION OF "CHAPTER 307 OF THE MUNICIPAL
CODES - MINIMUM STANDARDS FOR HOUSING" AND MUST BE CORRECTED.

	SEC.(S)
* 1. FRONT PORCH - stairs - loose tread.	3-d
* 2. RIGHT FRONT CELLAR - window - broken and missing glass.	3-c
3. LEFT FRONT & LEFT REAR EXTERIOR - foundation - missing mortar.	3-a
4. LEFT & RIGHT FRONT PORCH - ceiling - exposed electrical wiring.	8-e
5. LEFT REAR EXTERIOR - broken gutter.	3-a
6. FIRST FLOOR RIGHT FRONT HALL - stairway - broken plaster.	3-b
7. SECOND FLOOR RIGHT FRONT HALL - window - loose glass.	3-c
8. THIRD FLOOR RIGHT FRONT HALL - stairs - broken tread.	3-d
9. LEFT REAR & RIGHT FRONT CELLAR - furnace rooms - 5/8" sheet- rock on walls and ceilings required.	9-c
10. LEFT FRONT & RIGHT FRONT - cellar - fire doors in furnace rooms required.	9-c
11. REAR WALL - missing clapboards.	9-c
12. RIGHT REAR - roof - missing chimney mortar and brick.	3-a
13. SECOND & THIRD FLOOR FRONT HALL - stairways - missing balusters.	3-d
<u>SECOND FLOOR RIGHT</u>	
14. FIREPLACE - broken tiles.	3-e
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17. KITCHEN & BATHROOM - ceilings - leaking.	3-b
18. BATHROOM TOILET - tank cover - broken.	6-d
19. REAR HALL - obstructed means of egress.	10(2)
<u>THIRD FLOOR RIGHT</u>	
20. KITCHEN - window - broken sash.	3-c
<u>BASEMENT LEFT</u>	
21. LIVINGROOM - wall - decomposed chimney bricks and mortar.	3-b

*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 STUCTURE.

We suggest you contact the City of Portland Building Inspection
Department, 389 Congress St., Tel. 775-5451 to determine if any of the
items listed above require a building or alteration permit.

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND

DU 7

Department of Urban Development
Housing Inspection Division
775-5451 - Ext. 311 - 318

Ch.-Blk.-Lot: 47-A-29
Location: 775-7 CONGRESS ST.

Project: NCP-WE
Issued: February 9, 1981
Expires: May 9, 1981

Mr. Carleton Winslow
15 Pine Street
Portland, Maine 04102

Dear Mr. Winslow:

As owner or agent, you are hereby notified that an examination was made of the premises at 775-7 Congress St., Portland, Me., by Housing Inspector Merlin Leary. Violations of Municipal Codes relating to housing conditions were found as described in detail on the attached housing inspection report.

In accordance with provisions of the above mentioned Codes, you are hereby requested to correct those defects on or before May 9, 1981. 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 aid this Department in it's goal to maintain all Portland residents in decent, safe, and sanitary housing.

Very truly yours,

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

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

Merlin Leary
Code Enforcement Officer - Leary (5)

Attachments:

jmr

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND

DU 7

Department of Urban Development
Housing Inspection Division
775-5451 - Ext. 311 - 318

Ch.-Blk.-Lot: 47-A-29
Location: 775-7 CONGRESS ST.

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Dear Mr. Winslow:

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In accordance with provisions of the above mentioned Codes, you are hereby requested to correct those defects on or before May 9, 1981. 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 aid this Department in it's goal to maintain all Portland residents in decent, safe, and sanitary housing.

Very truly yours,

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

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

Merlin Leary
Code Enforcement Officer - Leary (5)

Attachments:

jmr

HOUSING INSPECTION REPORT

OWNER: Mr. Carleton Winslow CODE ENFORCEMENT OFFICER - Leary

775-7 Congress, Portland, Me. 47-A-29 NCP-WE Notice of Housing
Conditions DATED: February 9, 1981 EXPIRES: May 9, 1981

ITEMS LISTED BELOW ARE IN VIOLATION OF "CHAPTER 307 OF THE MUNICIPAL
CODES - MINIMUM STANDARDS FOR HOUSING" AND MUST BE CORRECTED.

	SEC.(S)
* 1. FRONT PORCH - stairs - loose tread.	3-d
* 2. RIGHT FRONT CELLAR - window - broken and missing glass.	3-c
3. LEFT FRONT & LEFT REAR EXTERIOR - foundation - missing mortar	3-a
4. LEFT & RIGHT FRONT PORCH - ceiling - exposed electrical wiring.	8-e
5. LEFT REAR EXTERIOR - broken gutter.	3-a
6. FIRST FLOOR RIGHT FRONT HALL - stairway - broken plaster.	3-b
7. SECOND FLOOR RIGHT FRONT HALL - window - loose glass.	3-c
8. THIRD FLOOR RIGHT FRONT HALL - stairs - broken tread.	3-d
9. LEFT REAR & RIGHT FRONT CELLAR - furnace rooms - 5/8" sheet- rock on walls and ceilings required.	9-c
10. LEFT FRONT & RIGHT FRONT - cellar - fire doors in furnace rooms required.	9-c
11. REAR WALL - missing clapboards.	9-c
12. RIGHT REAR - roof - missing chimney mortar and brick.	3-a
13. SECOND & THIRD FLOOR FRONT HALL - stairways - missing balusters.	3-d
<u>SECOND FLOOR RIGHT</u>	
14. FIREPLACE - broken tiles.	3-e
<u>SECOND FLOOR LEFT</u>	
15. BATHROOM - ceilings - missing tiles.	3-b
16. LIVINGROOM - window - missing glass.	3-c
17. KITCHEN & BATHROOM - ceilings - leaking.	3-b
18. BATHROOM TOILET - tank cover - broken.	6-d
19. REAR HALL - obstructed means of egress.	10(2)
<u>THIRD FLOOR RIGHT</u>	
20. KITCHEN - window - broken sash.	3-c
<u>BASEMENT LEFT</u>	
21. LIVINGROOM - wall - decomposed chimney bricks and mortar.	3-b

*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 STUCTURE.

We suggest you contact the City of Portland Building Inspection
Department, 389 Congress St., Tel. 775-5451 to determine if any of the
items listed above require a building or alteration permit.



CITY OF PORTLAND

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

November 26, 1980

*New Owner
Colburn*

~~Mr. & Mrs. Michael & Linda Colburn~~
~~1484 Washington Avenue~~
~~Portland, Maine 04103~~

Re: 775-777 Congress St. 47-A-29 WE
Left Rear & Right Rear - Basement Apartments

Dear Mr. & Mrs. Colburn:

As owner or agent of the property located at 775-777 Congress Street, Portland, Maine you are hereby notified that as the result of a recent inspection the vacant structure is hereby declared unfit for human occupancy.

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

- c. Properties which, because of their general condition, state of the premises, number of occupants, or location, are so insanitary, unsafe, overcrowded or otherwise dangerous or detrimental that they create a serious menace to 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.

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

By

Lyle D. Noyes
Lyle D. Noyes,
Housing Code Administrator

Inspector *Merlin Leary*
Merlin Leary

jmr

REQUEST FOR SERVICE

Void
Van C...
Letter - NOHC 2/5/81

January 7, 1980

Mr. Michael Colburn
1404 Washington Avenue
Portland, Maine 04103

Re: 775-777 Congress Street 47 A-29
NCP-West End

Dear Mr. Colburn:

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

A final re-inspection was made on 11/21/79, by Housing Inspector Leary and, as a result, you are hereby ordered to correct the violations listed below on or before February 7, 1980.

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

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

By _____
Lyle D. Noyes,
Housing Code Administrator

Inspector _____
M. Leary

EXISTING VIOLATIONS OF CHAPTER 307 OF THE CITY OF PORTLAND MUNICIPAL CODE	SECTION(S)
*1. ✓ FRONT PORCH STAIRS - secure loose tread.	3d
*2. ✓ REAR & RIGHT FRONT CELLAR WINDOWS - replace the broken and missing glass.	3c
3. ✓ LEFT FRONT & LEFT REAR EXTERIOR FOUNDATION - replace missing mortar.	3a
4. ✓ LEFT & RIGHT FRONT PORCH CEILING - enclose exposed electrical wiring.	8e
5. ✓ LEFT REAR EXTERIOR ROOF - repair or replace broken gutter.	3a
6. ✓ SECOND FLOOR RIGHT FRONT HALL WINDOW - secure the glass by replacing points and/or reglazing.	3c

continued next page

775-777 Congress Street, Portland, Maine - continued

7. ✓ THIRD FLOOR RIGHT FRONT HALL STAIRS - repair or replace broken tread. 3d
 8. ✓ LEFT REAR & RIGHT FRONT CELLAR WALL & CEILING - install 5/8" sheetrock walls and ceilings of the furnace rooms. 9c
 9. ✓ LEFT FRONT & RIGHT FRONT CELLAR - install fire doors in the furnace rooms that conform with the local building code. 9c
 10. ✓ REAR WALL - replace the missing clapboards. 9c
 11. ✓ RIGHT REAR ROOF - replace the missing chimney mortar and brick. 3a
 12. ✓ FRONT HALL STAIRWAY SECOND & THIRD FLOORS - replace the missing balusters. 3d
- 11-24 13. SECOND FLOOR RIGHT
~~KITCHEN WINDOW~~ - replace glass. 3c
- 11-24 14. ✓ THIRD FLOOR RIGHT
~~KITCHEN WINDOW~~ - repair or replace broken sash. 3c
- 11-24 15. ✓ KITCHEN STOVE - replace missing burner. 4e
16. ✓ BASEMENT LEFT
 LIVINGROOM WALL - replace decomposed chimney bricks and mortar. 3b
17. ✓ SECOND FLOOR LEFT
~~KITCHEN & BATHROOM~~ CEILINGS - replace missing tiles. 3b
- 11-24 18. ✓ LIVINGROOM WINDOW - replace missing glass. 3c
- 11-24 19. ✓ LIVINGROOM WINDOW - repair or replace broken sash. 3c

DEQUEST FOR SERVICE

775-777 Congress Street, Portland, Maine - continued

7. ✓ THIRD FLOOR RIGHT FRONT HALL STAIRS - repair or replace broken tread. 3d
8. ✓ LEFT REAR & RIGHT EIGHT FRONT CELLAR WALL & CEILING - install 5/8" sheetrock walls and ceilings of the furnace rooms. 9c
9. ✓ LEFT FRONT & RIGHT FRONT CELLAR - install fire doors in the furnace rooms that conform with the local building code. 9c
10. ✓ REAR WALL - replace the missing clapboards. 9c
11. ✓ RIGHT REAR ROOF - replace the missing chimney mortar and brick. 3a
12. ✓ FRONT HALL STAIRWAY SECOND & THIRD FLOORS - replace the missing balusters. 3l

SECOND FLOOR RIGHT

- 11-24 13. ✓ KITCHEN WINDOW - replace broken glass. 3c

THIRD FLOOR RIGHT

- 11-24 14. ✓ KITCHEN WINDOW - repair or replace broken sash. 3c
15. ✓ KITCHEN STOVE - replace missing burner. 4c

BASEMENT LEFT

16. ✓ LIVINGROOM WALL - replace decomposed chimney bricks and mortar. 3b

SECOND FLOOR LEFT

17. ✓ HALL & BATHROOM CEILINGS - replace missing tiles. 3b
- 11-24 18. ✓ LIVINGROOM WINDOW - replace missing glass. 3c
19. ✓ LIVINGROOM WINDOW - repair or replace broken sash. 3c

REQUEST FOR SERVICE

ADMINISTRATIVE HEARING DECISION

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

Date January 22, 1979

772-0824
Mr. Michael Colburn
1484 Washington Avenue
Portland, Maine 04103

Re: Premises located at 775-777 Congress Street, Portland, Maine NCP-WE 47-A-29

Dear Mr. Colburn:

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

on Jan. 16, 1979, regarding our "Notice of Housing Conditions" at the above
referred premises resulted in the decision noted below

XX Expiration time extended to March 30, 1979 to correct the work now in progress
to correct the twenty two (22) Housing Code violations as listed on the
attached list.

Notice modified as follows.

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

In Attendance:
Mr. Colburn

M. Leary, Inspector

Encl.

vw

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

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

REQUIREMENT

Jan. 22, 1979
 Remaining Housing Code Violations to be corrected within time extension granted on the attached "Administrative Hearing Decision" NOHC -Sept. 12, 1977
 775-777 Congress Street, Portland, Maine NCP-WE 47-A-29

- | | |
|--|----|
| 1. LEFT FRONT & LEFT REAR EXTERIOR FOUNDATION - replace missing mortar. | 3a |
| 2. LEFT & RIGHT FRONT PORCH CEILING - enclose exposed electrical wiring. | 8a |
| 3. LEFT REAR EXTERIOR ROOF - repair or replace broken gutter. | 3a |
| 4. FIRST & SECOND FLOOR - RIGHT REAR - HALL WALLS - repair or replace inoperative light fixtures. | 8c |
| 5. THIRD FLOOR - LEFT REAR - HALL STAIRWAY - install illumination. | 8c |
| 6. SECOND FLOOR - RIGHT FRONT HALL WINDOW - secure the glass by replacing points and/or reglazing. | 3c |
| 7. SECOND FLOOR - LEFT REAR HALL WINDOW - replace broken glass. | 3c |
| 8. THIRD FLOOR - RIGHT FRONT HALL STAIRS - repair or replace broken tread. | 3d |
| 9. LEFT REAR & RIGHT FRONT - CELLAR WALL & CEILING - install 5/8" sheetrock walls and ceilings of the furnace rooms. | 9c |
| 10. LEFT FRONT & RIGHT FRONT CELLAR - install fire doors in the furnace rooms that conform with the local building code. | 9c |
| 11. REAR WALL - replace the missing clapboards. | 2a |
| 12. RIGHT REAR ROOF - replace the missing chimney mortar and brick. | 3e |
| 13. FRONT HALL STAIRWAY - SECOND & THIRD FLOORS - replace the missing baluster. | 3d |
| 14. FRONT CELLAR ROOF - remove the litter, debris, clothes, etc. | 4b |
| 15. SECOND FLOOR RIGHT - KITCHEN WINDOW - replace broken glass. | 3c |
| 16. MIDDLE ROOM CEILING - repair inoperative light fixture. | 8c |
| 17. THIRD FLOOR RIGHT - KITCHEN WINDOW - repair or replace broken sash. | 3c |
| 18. KITCHEN WINDOW - repair or replace broken sash. | 3c |
| 19. BASEMENT LEFT - LIVING ROOM WALL - replace decomposed chimney bricks and mortar. | 3b |
| 20. SECOND FLOOR LEFT - KITCHEN & BATHROOM CEILINGS - replace missing tiles. | 3b |
| 21. LIVING ROOM WINDOW - replace missing glass. | 3c |
| 22. LIVING ROOM WINDOW - repair or replace broken sash. | 3c |

* 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.

We suggest you contact the City of Portland Building Inspection Department, 389 Congress St., Tel. 775-5451 to determine if any of the items listed above require a building or alteration permit.

TELEPHONE (207) 775-5451

REQUIREMENT

NOTICE OF HOUSING CONDITIONS

DU 52 7

City of Portland
 Department of Neighborhood Conservation
 Housing Inspections Division
 Tel. 775-5451 - Ext. 448 - 358
 Michael & Linda Colburn
 1484 Washington Avenue
 Portland, Maine 04103

Ch.-Bl.-Lot: 47-A-29
 Location: 775-777 Congress Street
 Project: NCP-W st End
 Issued: Sept. 12, 1977
 Expired: Dec. 12, 1977

Dear Mr. & Mrs. Colburn:

An examination was made of the premises at 775-777 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 Dec. 12, 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. Leary

By Lyle D. Noyes
 Chief of Housing Inspections

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

- | | |
|---|----|
| 1. LEFT FRONT & LEFT REAR EXTERIOR FOUNDATION - replace missing mortar. | 3a |
| 2. LEFT FRONT PORCH CEILING - remove illegal light fixture and replace with a fixture that conforms with the electrical code. | 8d |
| 3. LEFT FRONT PORCH CEILING - enclose exposed electrical wiring. | 8a |
| 4. LEFT REAR EXTERIOR ROOF - repair or replace broken gutter. | 3a |
| 5. FIRST & SECOND FLOOR - RIGHT REAR - HALL WALLS - repair or replace inoperative light fixtures. | 8a |
| 6. THIRD FLOOR - LEFT REAR - HALL STAIRWAY - install illumination. | 8c |
| 7. SECOND FLOOR - RIGHT FRONT HALL WINDOW - secure the glass by replacing points and/or reglazing. | 3c |
| 8. SECOND FLOOR - LEFT REAR HALL WINDOW - replace broken glass. | 3c |
| 9. THIRD FLOOR - RIGHT FRONT HALL STAIRS - repair or replace broken tread. | 3d |
| 10. MIDDLE CELLAR CEILING - replace missing junction box covers. | 8c |
| 11. LEFT REAR & RIGHT FRONT - CELLAR WALL & CEILING - install 5/8" sheetrock walls & ceilings of the furnace rooms. | 9c |
| 12. LEFT FRONT & RIGHT FRONT CELLAR - install fire doors in the furnace rooms that conform with the local building code. | 9c |

continued

VW

TELEPHONE (207) 775-5451



continued

775-777 Congress Street, Portland, Maine

NCP-West End 47-A-29 9/12/77

FIRST FLOOR RIGHT

- 1-10 13. MIDDLE BEDROOM & KITCHEN CEILINGS - determine the reason and remedy the condition causing signs of leakage. 3b
1-16 14. KITCHEN CEILING - repair or replace cracked plaster. 3b
1-16 15. LIVING ROOM WINDOW - replace broken glass. 3c
1-16 16. KITCHEN WINDOW - replace missing counter balance cord allowing window sash to remain elevated when opened. 3c
1-16 17. MIDDLE BEDROOM CEILING - remove loose and peeling paint. 3b

SECOND FLOOR RIGHT

- 1-15 * 18. KITCHEN WINDOW - replace broken glass. 3c
1-16 * 19. MIDDLE BEDROOM CEILING - repair inoperative light fixture. 8e
20. MIDDLE BEDROOM WALL - replace missing outlet cover. 8e

THIRD FLOOR RIGHT

- 1-17 * 21. KITCHEN WINDOW - repair or replace broken sash. 3c
1-18 22. KITCHEN WINDOW - repair or replace broken casing. 3c
23. KITCHEN WALL - replace broken switch cover. 8e

BASEMENT LEFT

- 1-19 24. LIVING ROOM WALL - replace decomposed chimney bricks and mortar. 3b

FIRST FLOOR LEFT

- 1-11 * 25. KITCHEN CEILING - determine the reason and remedy the conditions which cause signs of leakage. 3b
1-12 26. KITCHEN & LIVING ROOM CEILINGS - repair or replace cracked plaster. 3b
1-12 27. KITCHEN WALLS - repair or replace cracked plaster. 3b
1-12 28. KITCHEN WINDOW - replace missing stops. 3c
1-12 29. KITCHEN - replace missing board on the cabinet. 6d
1-12 30. LIVING ROOM CEILING - remove loose and peeling paint. 3b
1-12 31. LIVING ROOM WINDOW - replace missing counter balance cords allowing window sash to remain elevated when opened. 3c

SECOND FLOOR LEFT

- At the time of the survey, we were unable to gain access to the second floor left apartment.
We suggest that if there are any conditions which need correcting in this apartment that you make the repairs while doing the work on the rest of the structure.

THIRD FLOOR LEFT

- 1-16 32. KITCHEN WALLS - replace missing chimney mortar. 3b

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We suggest you contact the City of Portland Building Inspection Department, 389 Congress Street, Tel. 775-5451 to determine if any of the items listed above require a building or alteration permit.

REQUEST FOR SERVICE

PORTLAND HEALTH DEPARTMENT

REINSPECTION RECOMMENDATIONS

INSPECTOR M. Leary

LOCATION 775-1776 (NCP. in F.E.D.)
PROJECT NCP. in F.E.D.
OWNER M. C. - 1 Collier

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
9-17-11	12-12-71				

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

DATE		ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE" _____ "POSTING RELEASE" _____
		SATISFACTORY Rehabilitation in Progress
1-10-12	MT	Time Extended To: <u>March 30</u> + 5 1
4/1		Time Extended To: <u>May 9, 1975</u>
6-21-79	MT	Time Extended To: <u>August 22, 1979</u>
11-21-79	MT	UNSATISFACTORY Progress Send "HEARING NOTICE" _____ "FINAL NOTICE" <u>X</u>
11-25-80	MT	"NOTICE TO VACATE" POST Entire POST Dwelling Units <u>Basement apt. 1st & 2nd Fl.</u>
11-24-80	MT	UNSATISFACTORY Progress
3-31-80	MT	"LEGAL ACTION" To Be Taken _____
1-12-81	MT	INSPECTOR'S REMARKS: <u>Learn appl. from transfer. unit. 1</u> <u>Sanitation and water in unit.</u> <u>Unit flow left unit & no one would respond</u> <u>at 5:00 PM. if unit is to be</u> <u>rehabilitated, it must be done</u> <u>by 11-21-79 MT</u> <u>Found additional violations, sleeping in Fl.</u> <u>Send to City Council for action.</u> <u>Made a reservation of property. Everything the same</u> <u>Refiling with action</u>
11-21-79	MT	
3-31-80	MT	
11-24-80	MT	
		INSTRUCTIONS TO INSPECTOR: _____

REQUEST FOR SERVICE				PORTLAND HEALTH DEPARTMENT			
RECEIVED	12-29-88	BY	Joyce	DISTRICT			
REQUEST BY	NAME	Mrs. Gatten - 773-4623					
	ADDRESS	775 Congress					
OWNER	NAME	Mr. Colburn - 797-8114-Home					
	ADDRESS						
CONDITIONS	ADDRESS	775 Congress St. - 1ST FL. Apt #3					
Broken water pipe.							
COMMENTS	Phoned Tenant, Rudy the Plumber has been called according to Colburn's maintenance man. Tenant will call us if condition not corrected soon.						
SPECIAL INSTRUCTIONS							
DIVISION	SANITATION		HOUSING		NURSING		
	ROUTINE		SPECIAL		BY		
	URGENT		REPORT TO		DATE		
PRIORITY							

REQUEST FOR SERVICE

PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	12-29-80	BY	Joyel	DISTRICT	
REQUEST BY	NAME	Joseph Elsgrow - 775-1522			
	ADDRESS	775 Congress St.			
OWNER	NAME	Mike Colburn - 797-8114			
	ADDRESS				
CONDITIONS	ADDRESS	775 Congress St. - apt 3 rd apt. 6			

No water at all.

COMMENTS Advised Tenant Rudi to repair

SPECIAL INSTRUCTIONS

DIVISION	SANITATION		HOUSING		NURSING	
	ROUTINE		SPECIAL		BY	
	URGENT		REPORT TO		DATE	
PRIORITY						

P07 0487356

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED -
NO FOR INTERNATIONAL MAIL

Re: 775-777 Congress St. - Leary

Michael & Linda Colburn
1484 Washington Ave.
Portland, Me. 04103

CONSULT POSTMASTER FOR FEES		
OPTIONAL SERVICES		
RETURN RECEIPT SERVICE		
REGISTERED MAIL		
ADDITIONAL SERVICES		
POSTAGE AND FEES		
POSTMARK OR DATE		

PS Form 3800, Apr 1976

PS Form 3811 AUG. 1978

● **SENDER:** Complete items 1, 2, and 3. Add your address in the "RETURN TO" space on reverse.

1. The following service is requested (check one).
☐ Show to whom and date delivered.
☐ Show to whom, date, and address of delivery.
☒ **RESTRICTED DELIVERY**
 Show to whom and date delivered.
☒ **RESTRICTED DELIVERY**
 Show to whom, date, and address of delivery. \$
 (CONSULT POSTMASTER FOR FEES)

2. **ARTICLE ADDRESSED TO:**
 Mr. & Mrs. Michael & Linda Colburn
 1484 Washington Avenue
 Portland, Maine 04103

3. **ARTICLE DESCRIPTION:**

REGISTERED NO.	CERTIFIED NO.	INSURED NO.
	0487356	

(Always obtain signature of addressee or agent)

I have received the article described above.
 SIGNATURE ☐ Addressee ☒ Authorized agent
Linda Colburn

4. **DATE OF DELIVERY**
 12/18/80

5. **ADDRESS** (Complete only if requested)

6. **UNABLE TO DELIVER BECAUSE:**

CLERK'S INITIALS
15-75

POSTMARK
 1980 DEC 18

★GPO : 1978-272-932

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

Re: 775-777 CONGRESS ST. - LEAHY



CITY OF PORTLAND

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

November 26, 1980

Mr. & Mrs. Michael & Linda Colburn
1484 Washington Avenue
Portland, Maine 04103

Re: 775-777 Congress St. 47-A-29 WE
Left Rear & Right Rear - Basement Apartments

Dear Mr. & Mrs. Colburn:

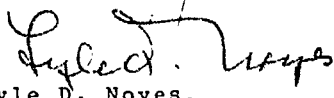
As owner or agent of the property located at 775-777 Congress Street, Portland, Maine you are hereby notified that as the result of a recent inspection the vacant structure is hereby declared unfit for human occupancy.

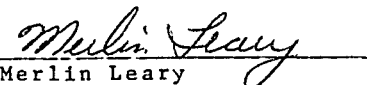
The above mentioned structure is to be kept vacant so long as the following conditions continue to exist thereon:

- c. Properties which, because of their general condition, state of the premises, number of occupants, or location, are so insanitary, unsafe, overcrowded or otherwise dangerous or detrimental that they create a serious menace to 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.

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

By 
Lyle D. Noyes,
Housing Code Administrator

Inspector 
Merlin Leary

jmr

MEMO TO REQUEST LEGAL ACTION

Date 11-25-80

TO: Chas. Lane, Assistant Corporation Counsel

FROM: Lyle D. Noyes, Chief of Housing Inspections

SUBJECT: Request for legal action against Michael and Linda Colburn,
1484 Washington Avenue, Portland, Maine
regarding 775-77 Congress Street

FACTS CONSTITUTING VIOLATIONS:

11 Housing Code violations

ATTEMPTS TO OBTAIN VOLUNTARY COMPLIANCE:

1. First notice 9-12-77
2. Time extension granted 1-22-79
3. Final notice 1-7-80
4. Legal action: dismissal because of insufficient complaint 6-24-80
5. Latest re-inspection 11-24-80

WITNESS:

M. Leary

12/15/80

OK

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* MOST DANGEROUS ITEMS
UNDERLINED.

January 7, 1980

Mr. Michael Colburn
1484 Washington Avenue
Portland, Maine 04103

Re: 775-777 Congress Street 47-A-29
NCP-West End

Dear Mr. Colburn:

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

A final re-inspection was made on 11/21/79, by Housing Inspector Leary and, as a result, you are hereby ordered to correct the violations listed below on or before February 7, 1980.

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

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

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

Inspector M. Leary
M. Leary

EXISTING VIOLATIONS OF CHAPTER 307 OF THE CITY OF PORTLAND MUNICIPAL CODE	SECTION(S)
*1. FRONT PORCH STAIRS - secure loose tread.	3d
*2. LEFT REAR & RIGHT FRONT CELLAR WINDOWS - replace the broken and missing glass.	3c
3. LEFT FRONT & LEFT REAR EXTERIOR FOUNDATION - replace missing mortar.	3a
4. LEFT & RIGHT FRONT PORCH CEILING - enclose exposed electrical wiring.	8e
*5. LEFT REAR EXTERIOR ROOF - repair or replace broken gutter.	3a
6. SECOND FLOOR RIGHT FRONT HALL WINDOW - secure the glass by replacing points and/or reglazing.	3c

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D.A. 707 Congress St. - Leary

* 75-777 Congress Street, Portland, Maine - continued

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| 7. | THIRD FLOOR RIGHT FRONT HALL STAIRS - repair or replace broken tread. | 3d |
| 8. | LEFT REAR & RIGHT RIGHT FRONT CELLAR WALL & CEILING - install 5/8" sheetrock walls and ceilings of the furnace rooms. | 9c |
| 9. | LEFT FRONT & RIGHT FRONT CELLAR - install fire doors in the furnace rooms that conform with the local building code. | 9c |
| 10. | REAR WALL - replace the missing clapboards. | 9c |
| 11. | RIGHT REAR ROOF - replace the missing chimney mortar and brick. | 3a |
| 12. | FRONT HALL STAIRWAY SECOND & THIRD FLOORS - replace the missing balusters. | 3d |

SECOND FLOOR RIGHT

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| 13. | KITCHEN WINDOW - replace broken glass. | 3c |
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THIRD FLOOR RIGHT

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| 14. | KITCHEN WINDOW - repair or replace broken sash. | 3c |
| 15. | KITCHEN STOVE - replace missing burner. | 4e |

BASEMENT LEFT

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| 16. | LIVINGROOM WALL - replace decomposed chimney bricks and mortar. | 3b |
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SECOND FLOOR LEFT

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| 17. | KITCHEN & BATHROOM CEILINGS - replace missing tiles. | 3b |
| 18. | LIVINGROOM WINDOW - replace missing glass. | 3c |
| 19. | LIVINGROOM WINDOW - repair or replace broken sash. | 3e |