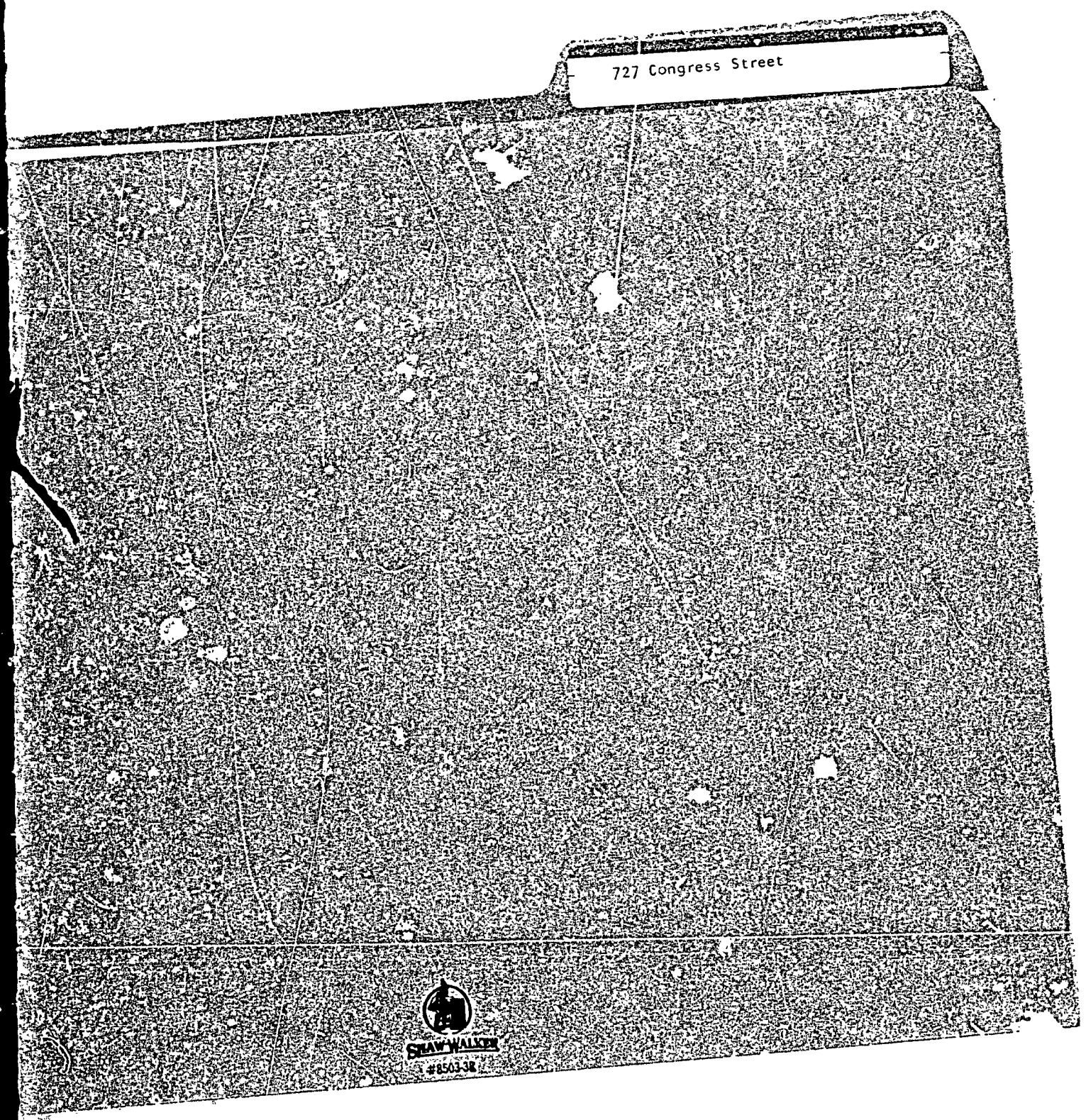

727 Congress Street
STRAW WALKER
#8503-3R

PORTLAND HEALTH DEPARTMENT

CITY OF PORTLAND

JOSEPH E GRAY JR
DIRECTOR OF PLANNING
AND URBAN DEVELOPMENT

July 21, 1983

#DU: 9

Julie & Roberta J. Togerson
727 Congress Street
Portland, Maine 04101

Re: 727 Congress St. 47-C-25 WE

The Housing Inspections Division of the Department of Planning and Urban Development has recently completed an overall inspection of the above referred property.

Congratulations are extended to you for the general condition of your property which was found to meet the standards established by the City's Housing Code.

Good maintenance is the best way to protect the value of your property and neighborhood.

Please feel free to call on us if we can be of assistance to you.

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

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

Code Enforcement Officer
Gayton Bartlett(6)

jmr

City of Portland

Housing Inspection Division

STRUCTURE INSPECTION SCHEDULE

1) Insp. Name BARTLETT

2) Insp.Date	3) Insp.Type	4) Proj.Code	5) Assr's: Chart	6) Bl.	7) Lot	8) Census: Tract	9) Blk.	10) Insp.	11) Form No.
7/14/83		UCP-WE	47	C	25			06	

12) House No.	13) Sec.H.No.	14) Suff.	15) Direct	16) Street Name	17) St.Design.
727				CONGRESS	ST

18) Owner or Agent: JULIE & ROBERTA J. TOGERSON

19) Status	20) Bldg's Rat.
00	1

21) Address: 727 CONGRESS ST

22) City and State: PTLD, ME Zip Code: 04101

23) D.Units	24) Occ.D.U.s	25) Rm.Units	26) Occ.R.U.s	27) No.Occupants	28) Com'l Ut.	29) Bldg Type	30) Stories	31) Const Mat.	32) O.Bs
9	9	—	—	13	—	DE	3	BR	—

33) C.H.	34) Photo	35) Zoned For	36) Act. Land Use	37) D.D.	38) Lks.Ad Bldg Fs	39) Disp	40) Closing Date
YES					Yes No		

Viol. No.	Remedy	Cond.	Violation Description	Fl No.	Room Type	Area Type	Resp. Party	Code Sect. Viol.	Viol. Rem. Date
			S. BOARD IST						

City of Portland

INSPECTION SERVICES DIVISION

Housing Inspection

DWELLING UNIT SCHEDULE

1) INSP DATE: 07 14 83 | 2) INSP: 016 | 3) FORM NO:

4) TENANT'S NAME: OWNER

5) Flr #	6) Location	7) Rm. Tp	8) #Rms	9) #Peo	10) #Allwd	11) Slp
BAS	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	QL	QB	FF

Viol No	Remedy	Cond	Violation	Location	Room Type	Area Type	Resp Party	Code Sect Violated	Violation Rem. Date

City of Portland

INSPECTION SERVICES DIVISION

Housing Inspection

DWELLING UNIT SCHEDULE

1) INSP DATE	2) INSP	3) FORM NO
07 14 83	06	

4) TENANT'S NAME	5) Flr #	6) Location	7) Rmg. Tp	8) #Rms	9) #Peo	10) #All'd.	11) Sle
MERRIFIELD	1ST	LEF	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	DC	PB	PF

Viol No	Remedy	Cond	Violation	Location	Room Type	Area Type	Resp Party	Code Sect Violated	Violation Rem.-Date

City of Portland

INSPECTION SERVICES DIVISION

Housing Inspection

DWELLING UNIT SCHEDULE

1) INSP. DATE: 07 14 83

2) INSP.: G 6

3) FORM NO:

4) TENANT'S NAME: GALLAGHER

5) Flr #	6) Location	7) Rmg. Tp	8) #Rms	9) #Peo	10) #All'd.	11) Slp
1	LER	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	PD	PF

Viol No	Remedy	Cond	Violation	Location	Room Type	Area Type	Resp Party	Code Sect Violated	Violation Rem. Date

City of Portland

INSPECTION SERVICES DIVISION

Housing Inspection

DWELLING UNIT SCHEDULE

1) INSP DATE	2) INSP	3) FORM NO
07 14 83	06	

4) TENANT'S NAME	5) Flr #	6) Location	7) Rmg. Tp	8) #Rms	9) #Peo	10) #All'd.	11) Slp
BISNOP	1ST	R1	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) B'th	24) Flush
						OFF	YES	YES	LE	QL	QB	QF

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
07 14 83	016	

4) TENANT'S NAME	5) Flr #	6) Location	7) Rmg. Tp	8) #Rms	9) #Peo	10) #All'd	11) Slp
PEARCE	2	LEF	DU	4	2	—	2

12) Child Under 10	13) Child 1-5	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	FL	PB	PF

Viol No	Remedy	Cond	Violation	Location	Room Type	Area Type	Resp Party	Code Sect Violated	Violation Rem.-Date

City of Portland

INSPECTION SERVICES DIVISION

Housing Inspection

DWELLING UNIT SCHEDULE

1) INSP DATE	2) INSP	3) FORM NO
07 14 83	06	

4) TENANT'S NAME	5) Flr	6) Location	7) Rmg. Tp	8) #Rms	9) #Peo	10) #All'd	11) Slp
LUCAS	2	LER	DU	2	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	OL	PB	PF

Viol No	Remedy	Cond	Violation	Location	Room Type	Area Type	Resp Party	Code Sect Violated	Violation Rem. Date
			OL						

City of Portland

INSPECTION SERVICES DIVISION

Housing Inspection

DWELLING SCHEDULE

1) INSP. DATE	2) INSP.	3) FORM NO.
07 14 83	016	

4) TENANT'S NAME	5) Flr. #	6) Location	7) Rmg. To	8) Rms	9) Occ	10) Adl'd	11) Stle
CLOUTIER	2	RI	DU	4	2	—	2

12) Child Under 10	13) Child 10 to	14)	15) Renr	16) Rent Code	17) Furn	18) Heat Location	19) Hot Water Room No.	20) Dual Egress Area Type	21) Ckng Resp Party	22) Lav Code Sect Violated	23) Bath Violation Rem.	24) Floor Date
						OFF	YES	YES	LE	06	00	07

Work No.	Remedy	Cond	Violation

City of Portland

INSPECTION SERVICES DIVISION

Housing Inspection

DWELLING UNIT SCHEDULE

1) INSP. DATE	2) INSP.	3) FORM NO.
07 14 83	016	

4) TENANT'S NAME	5) Flr. #	6) Location	7) Rmg. To	8) Rms	9) Occ	10) Adl'd	11) Stle
LIAISON	3	LE	DU	3			

12) Child Under 10	13) Child 10 to	14)	15) Renr	16) Rent Code	17) Furn	18) Heat Location	19) Hot Water Room No.	20) Dual Egress Area Type	21) Ckng Resp Party	22) Lav Code Sect Violated	23) Bath Violation Rem.	24) Floor Date
						OFF	YES	YES	LE			

Work No.	Remedy	Cond	Violation

City of Portland

INSPECTION SERVICES DIVISION

Housing Inspection

DWELLING UNIT SCHEDULE

1) INSP. DATE	2) INSP.	3) FORM NO.
07 14 83	016	

4) TENANT'S NAME	5) Flr. #	6) Location	7) Rmg. To	8) Rms	9) Occ	10) Adl'd	11) Stle
BRUTON	3	RI	DU	3	1	—	1

12) Child Under 10	13) Child 10 to	14)	15) Renr	16) Rent Code	17) Furn	18) Heat Location	19) Hot Water Room No.	20) Dual Egress Area Type	21) Ckng Resp Party	22) Lav Code Sect Violated	23) Bath Violation Rem.	24) Floor Date
						OFF	YES	YES	LE	06	00	OFF

Work No.	Remedy	Cond	Violation

REQUEST FOR SERVICE

PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	10-21-86	BY	BM	DISTRICT	Leary
REQUEST BY	NAME	Gloria Willette 774-8843			
	ADDRESS	727 Congress			
OWNER	NAME	Marc Palmer			
	ADDRESS				
CONDITIONS	ADDRESS	727 Congress Apt 5			

Tenant says temp. is 60°, also no hot water, ~~says owner contacted~~ but no results

COMMENTS: No hot water in kit. & in bathroom sink. Cold water out in tanks. Heat turned off 1:15 P.M

SPECIAL INSTRUCTIONS: N.J.

DIVISION		SANITATION		HOUSING		NURSING	
PRIORITY		ROUTINE		SPECIAL		BY	MM
		URGENT		REPORT TO		DATE	10/21/86

c file

August 12, 1980

OK
BY JM
DATE 12/31/81

Mr. Mark Palmer
35 Mildred Street
South Portland, Maine 04106

Re: 727 Congress Street NCP-WE 47-C-25
Apartment #5

Dear Mr. Palmer:

We recently received a complaint and an inspection was made by Housing Inspector Merlin Leary of the property owned by you at 727 Congress Street, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

~~1. Replace the missing plaster on the third floor front partition wall. 3-5~~

~~2. Replace the broken glass on the bathroom and bathroom windows. 3-1~~

The above mentioned conditions are in violation of Chapter 307 of the Municipal Code of the City of Portland, Maine and must be corrected on or before September 12, 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
Urban Development

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

Inspector
Merlin Leary

jmr

REINSPECTION RECOMMENDATIONS

INSPECTOR M Leary

LOCATION 221 Congress
PROJECT NDP
OWNER Mark Tatum

NOTICE OF HOUSING CONDITIONS Issued	Expired	HEARING NOTICE Issued	Expired	FINAL NOTICE Issued	Expired
4-12-56	9-12-56				

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

DATE		
		ALL VIOLATIONS HAVE BEEN CORRECTED _____ "POSTING RELEASE" _____ Send " CERTIFICATE OF COMPLIANCE" _____
		SATISFACTORY Rehabilitation In Progress Time Extended To _____
		Time Extended To _____
		Time Extended To _____
		UNSATISFACTORY Progress Send "HEARING NOTICE" _____ "FINAL NOTICE" _____
		"NOTICE TO VACATE" _____ POST Entire _____
		POST Dwelling Units _____
		UNSATISFACTORY Progress Request "LEGAL ACTION" Be Taken _____
10 31	11/	INSPECTOR'S REMARKS: All violations corrected

INSTRUCTIONS TO INSPECTOR: _____

REQUEST FOR SERVICE — PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	8-5-80	BY	Joyce	DISTRICT	Leary
REQUEST BY	NAME	Douglass Morton - 772-9295 - Bus.			
	ADDRESS	727 Congress St. - apt. #5 -			
OWNER	NAME	Mark Palmer		767-3761	
	ADDRESS	35 Mildred St	So Portland		
CONDITIONS	ADDRESS	727 Congress St. - apt. #5		47-C-25	

Electrical wiring - basement - Bathroom ceiling -
2 broken windows, bedroom, leaks in bldg -

COMMENTS Last file entry 7-78 compliance

SPECIAL INSTRUCTIONS Send a letter of defects

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

P07 0287253

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED –
NOT FOR INTERNATIONAL MAIL
(See Reverse)

SENT TO
Mr. Mack Palmer
STREET AND NO.
35 Mildred Street
P.O., STATE AND ZIP CODE
South Portland, Maine

POSTAGE $

CERTIFIED FEE

SPECIAL DELIVERY
RESTRICTED DELIVERY

CONSULT POSTMASTER FOR FEES
OPTIONAL SERVICES
RETURN RECEIPT SERVICE

TOTAL POSTAGE AND FEES $

POSTMARK OR DATE

PS Form 3800, Apr. 1976

Re: 727 Congress Street - Leary

PS Form 3811 AUG. 1978

● SENDER: Complete items 1, 2, and 4.
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. Mark Palmer
35 Mildred Street
South Portland, Maine

3. ARTICLE DESCRIPTION:

REGISTERED NO.	CERTIFIED NO.	INSURED NO.
	0487253	

(Always obtain signature of addressee or agent)

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

M. L. Cahn

4. DATE OF DELIVERY

POSTMARK
AUG 26 1980

5 ADDRESS (Complete only if requested)

6. UNABLE TO DELIVER BECAUSE:

CLERK'S INITIALS

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED

727 Congress St. - Learn

☆GPO : 1978–272–932

August 12, 1980

Mr. Mark Palmer
35 Mildred Street
South Portland, Maine 04106

Re: 727 Congress Street NCP-WE 47-C-25
Apartment #5

Dear Mr. Palmer:

We recently received a complaint and an inspection was made by Housing Inspector Merlin Leary of the property owned by you at 727 Congress Street, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

1. Replace the missing plaster on the third floor front hall wall. 3-b
2. Replace the broken glass on the bathroom and bedroom windows. 3-b

The above mentioned conditions are in violation of Chapter 307 of the Municipal Code of the City of Portland, Maine and must be corrected on or before September 12, 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
Urban Development

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

Inspector Merlin Leary
Merlin Leary

jmr

C E R T I F I C A T E
O F
C O M P L I A N C E

CITY OF PORTLAND

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

July 31, 1978

Mr. Carroll Nevers
128 Curtis Road
Portland, Maine 04103

Re: Premises located at 727 Congress Street, Portland, Maine 47-C-25 WE

Dear Mr. Nevers:

A re-inspection of the premises noted above was made on July 28, 1978 by Housing Inspector _____.

This is to certify that you have complied with our request to correct the violation of the Municipal Codes relating to housing conditions as described in our "Notice of Housing Conditions" dated 4-25-77.

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

In order to aid in the preservation of Portland's existing housing inventory, it shall be the policy of this department to inspect each residential building at least once every five years. Although a property is subject to re-inspection at any time during the said five year period, the next regular inspection of this property is scheduled for 1983.

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

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

Inspector M. Gough
M. Gough

/gg

NOTICE OF HOUSING CONDITIONS

DU 8

CITY OF PORTLAND
DEPARTMENT OF NEIGHBORHOOD CONSERVATION
HOUSING INSPECTIONS DIVISION
Telephone 775-5451 - Extension #448 - #368

Carroll Neves
128 Curtis Road
Portland, Maine 04103

Ch.-Sl.-Lot: 47-C-25
Location: 727 Congress Street
Project: NCP-West End
Issued: April 25, 1977
Expired: June 25, 1977

Neves:

An examination was made of the premises at 727 Congress Street, Portland, Maine by Housing Inspector Gough. Violations of Municipal Codes relating to housing conditions were found as described in detail below.

In accordance with provisions of the above mentioned Codes, you are requested to correct these defects on or before June 25, 1977 You may contact this office to arrange a satisfactory repair schedule if you are unable to make such repairs within the specified time. We will assume the repairs to be in progress if we do not hear from you within ten days from this date and, on 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 Notice.

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

Sincerely yours,

Joseph E. Gray, Jr . Director
Neighborhood Conservation

By _____
Lyle D. Noyes,
Chief of Housing Inspections

Inspector _____
M. Gough

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" - SECTION(S)

1. THIRD FLOOR - REAR EXTERIOR PORCH - repair loose railing. 3d
2. THIRD FLOOR - REAR EXTERIOR PORCH - repair loose treads. 3d
3. THIRD FLOOR - REAR HALL DOOR - replace missing knob. 3d

THIRD FLOOR LEFT

4. FRONT BEDROOM - repair broken door frame. 3c

THIRD FLOOR RIGHT

5. KITCHEN WINDOW - replace broken glass.

* 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 Street, Tel 775-5451, to determine if any of the items listed above require a building or alteration permit.

REINSPECTION RECOMMENDATIONS

LOCATION 2 [illegible] ENGLESS

PROJECT 2 DD

INSPECTOR [illegible]

OWNER [illegible] ERS

NOTICE OF HOUSING CONDITIONS Issued	Expired	HEARING NOTICE Issued	Expired	FINAL NOTICE Issued	Expired	
7.5.77	45.3.77					

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

DATE		
7/27/78	JMG	ALL VIOLATIONS HAVE BEEN CORRECTED [illegible] Send "CERTIFICATE OF COMPLIANCE" [illegible] "POSTING RELEASE" _____
		SATISFACTORY Rehabilitation in Progress Time Extended To: _____
		Time Extended To: _____
		Time Extended To: _____
		UNSATISFACTORY Progress Send "HEARING NOTICE" _____ " FINAL NOTICE" _____
		"NOTICE TO VACATE" _____ POST Entire _____ POST Dwelling Units _____
		UNSATISFACTORY Progress "LEGAL ACTION" To Be Taken _____
7/27	JMG	INSPECTOR'S REMARKS: [illegible]

INSTRUCTIONS TO INSPECTOR: _____

CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

January 22, 1986

John L. Murphy
34 Pitt Street
Portland, ME 04103

Re: 727 Congress St. 47-C-25

Dear Mr. Murphy:

We recently received a complaint and an inspection was made by Code Enforcement Officer Burton MacIsaac of the property owned by you at 727 Congress Street, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

1. FRONT HALL - stairway - loose handrail. 6-108
2. REAR HALL - obstructed egress. 6-116

2ND. FLOOR APARTMENT # 4

3. KITCHEN - leaking gas stove. 6-114
4. HALL DOOR - broken door frame at latching mechanism. 6-108

The above mentioned conditions are in violation of Article V of the Municipal Code of the City of Portland, Maine, and must be corrected on or before February 1, 1986.

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

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

By _____
P. Samuel Hoffses
Chief of Inspection Services

Code Enforcement Officer - Burton MacIsaac (6)

jmr

CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

OK
DATE

January 22, 1986

John L. Murphy
34 Pitt Street
Portland, ME 04103

Re: 727 Congress St. 47-C-25

Dear Mr. Murphy:

We recently received a complaint and an inspection was made by Code Enforcement Officer Burton MacIsaac of the property owned by you at 727 Congress Street, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

~~1. FRONT HALL - stairway - loose handrail. 6-108~~ 2-7-86
~~2. REAR HALL - obstructed egress. 6-116~~ OK 2-3-86

2ND. FLOOR APARTMENT # 4

~~3. KITCHEN - leaking gas stove. 6-114~~ 2-17-86
~~4. HALL DOOR - broken door frame at latching mechanism. 6-108~~ 2-17-86

The above mentioned conditions are in violation of Article V of the Municipal Code of the City of Portland, Maine, and must be corrected on or before February 1, 1986.

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

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

By _____
P. Samuel Hoffses
Chief of Inspection Services

Code Enforcement Officer - Burton MacIsaac (6)

jmr

389 CONGRESS STREET • PORTLAND, MAINE 04101 • TELEPHONE (207) 775-5451

CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

January 10, 1990

NOTICE OF HEARING

Date: January 10, 1990

John L. Murphy
34 Pitt Street
Portland, ME 04103

Re: Premises located at 727 Congress St. 47-C-25

Dear Sir:

Because of your failure to comply with previous NOTICES, you are hereby invited to appear in Room 315, City Hall, 389 Congress Street, Portland, Maine at 10:00 a.m. on January 22, 1990 . to show cause why legal action should not be taken against you for violations of the Municipal Codes relating to housing conditions at the above referred premises, as described more fully in the attached copy of the original NOTICE received by you on or about November 3, 1989 .

FAILURE TO APPEAR MAY RESULT IN PROSECUTION

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

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

By
P. Samuel Hoffses,
Chief of Inspection Services

Requested by:

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

Enclosure

jm

HOUSING INSPECTION REPORT

OWNER: John L. Murphy LOCATION: 727 Congress St. 47-C-25

CODE ENFORCEMENT OFFICER: Burton G. MacIsaac for Marland Wing (Area 5)

HOUSING CONDITIONS DATED: November 3, 1989 EXPIRES: January 3, 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 LEFT SIDE - broken foundation.	6-108
2. EXTERIOR RIGHT SIDE - broken downspout.	6-108
3. INTERIOR FIRST/SECOND FLOOR - front stairs - missing balusters.	6-108
4. INTERIOR THIRD FLOOR, APT. #7 - bathroom - malfunctioning shower.	6-111

OK
1/4/90 PB

CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

FINAL

NOTICE OF HEARING

(PARKSide)

Date: January 29, 1990

John L. Murphy
34 Pitt Street
Portland, ME 04103

Re: Premises located at 727 Congress St. 47-C-25

Dear Mr. Murphy:

Because of your failure to comply with previous NOTICES, you are hereby invited to appear in Room 315, City Hall, 389 Congress Street, Portland, Maine at 10:00 a.m. on February 7, 1990 . to show cause why legal action should not be taken against you for violations of the Municipal Codes relating to housing conditions at the above referred premises, as described more fully in the attached copy of the original NOTICE received by you on or about November 3, 1989 .

FAILURE TO APPEAR MAY RESULT IN PROSECUTION

Please notify this office at once if you have corrected all violations before the above noted hearing date. Telephone 775-5451, Extension 31. or 346.

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

By P. Samuel Hoffses
P. Samuel Hoffses,
Chief of Inspection Services

Requested by:

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

Enclosure

jmr

HOUSING INSPECTION REPORT

OWNER: John L. Murphy LOCATION: 727 Congress St. 47-C-25

CODE ENFORCEMENT OFFICER: Burton G. MacIsaac for Marland Wing (Area 5)

HOUSING CONDITIONS DATED: November 3, 1989 EXPIRES: January 3, 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 LEFT SIDE - broken foundation.	6-108
2.	EXTERIOR RIGHT SIDE - broken downspout.	6-108
3.	INTERIOR FIRST/SECOND FLOOR - front stairs - missing balusters.	6-108
4.	INTERIOR THIRD FLOOR, APT. #7 - bathroom - malfunctioning shower.	6-111

OK
11/16/89 MB

CITY OF PORTLAND, MAINE
389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 775-5451

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

Date: March 19, 1990

John Murphy
34 Pitt St.
P.O. Box 10260
Portland, ME 04103

Re: Smoke Detectors

Dear Mr. Murphy:

During a recent inspection of the property owned by you at 727 Congress St., Portland, ME, it was noted that smoke detectors were missing/inoperable in some locations.

25 MRSA 2464 requires that approved smoke detectors be installed in each apartment in the immediate vicinity of the bedrooms. When actuated, 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.

Re-inspection of your proper y will be made in ten (24) hrs. . 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.

Sincerely yours,

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

By: P. Samuel Hoffses
Chief of Inspection Services

Mark Mitchell for Kevin Carroll (6)
Code Enforcement Officer

cc: Lt. James F. Collins, Fire Prevention Bureau

jmr

CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

March 19, 1990

John Murphy
34 Pitt Street
P. O. Box [illegible]
Portla[illegible] 04103

Re: 727Congress St.

Dear Mr. Murphy:

We recently received a complaint and an inspection was made by Code Enforcement Officer M. Mitchell /K. Carroll of the property owned by you at 727 Congress Street, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

1. FIRST FLOOR, APT. #3 - smoke detector - inoperative.
2. " " " " - bathroom - broken window.
3. " " " " - 1st. bedroom - torn screen.
4. " " " " - 1st. bedroom - broken storm window..
5. " " " " - kitchen - provide G.F.I..
6. " " " " - rear porch - unsafe means of egress.
7. " " " " - kitchen - cracked window.
8. " " " " - living room - exposed heating pipes.
9. " " " " - 2nd. bedroom closet - opening in wall.
10. " " " " - front apartment door - broken.
11. " " " " - hallway - broken and missing railings.

The above mentioned conditions are in violation of Article V of the Municipal Code of the City of Portland, Maine, and must be corrected on or before #8 - March 22 and all others April 2, 1990.

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

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

By _____
P. Samuel Hoffses
Chief of Inspection Services

_____
Mark Mitchell for Kevin Carroll (6)

jmr

773-735

CITY OF PORTLAND
INSPECTION SERVICES DIVISION - HOUSING INSPECTION SCHEDULE

Insp. Date: 3/16/90 Complaint X 5 year ___ Fire ___ Inspector's Name Mitchell for Carroll Dist. ___

Property Address: 727 Congress C-B-L: 47-C-25 Legal Units: 9 Exist. Units: ___ Stories: ___

Owner or Agent [illegible] Management Corporation John Murphy 34 Pitt St.
Address 638 Congress St. Portland ME P.O. Box 1030 Portland ME 04103 Stand. 1st: ___ N.O.H.C. ___ L.O.D. X

Violation No.	Ext.	Int.	Fl.	Apt.	LOCATION	VIOLATION DESCRIPTION	CODE
1.			1	3	Smoke Detector	Inoperative	
2.					Bathroom	Broken Window	
3.					1st Bedroom	Torn Screen	
4.					"	Broken Storm Window	
5.					Kitchen	Provide GFI	
6.					Rear Porch	Unsafe Manufactured	
7.					Kitchen	Cracked window	
8.					Living Room	Exposed Heating pipes	
9.					2nd Bedroom Closet	Opening in Wall	
10.					Front Apt. Door	Broken	
11.			1		Hallway	Broken + Missing railings	
	#8	3 days					
	#Rest	+ 14 days					

P 032 225 333

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL

(See Reverse)

Sent to John Murphy	
Street and No. P. O. Box 10360	
P.O., State and ZIP Code Portland, ME	
Postage	$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to whom and Date Delivered	
Return receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	$
Postmark or Date	

PS Form 3800, Feb. 1982

* U.S.G.P.O. 1984-446-014

Re: 727 Congress St. - Mark M./K. Carroll-Housing

CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

NOTICE OF HOUSING CONDITIONS

DU: 9
CHART-BLOCK-LOT - 47-C-25
LOCATION: 727 Congress Street (PARKSIDE)

DISTRICT: 6
ISSUED: July 26, 1990
EXPIRES: September 26, 1990

John Murphy
P. O. Box 10360
Portland, ME

Dear Mr. Murphy:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 727 Congress Street by Code Enforcement Officer Mark Mitchell/Kevin Carroll 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 September 26, 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 any 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: P. Samuel Hoffses
Chief of Inspection Services

Mark Mitchell/Kevin Carroll (6)
Code Enforcement Officer

Attachments

jmr

HOUSING INSPECTION REPORT

OWNER: John Murphy LOCATION: 727 Congress St. 47-C-25

CODE ENFORCEMENT OFFICER: Mark Mitchell/Kevin Carroll (6)

HOUSING CONDITIONS DATED: July 26, 1990 EXPIRES: September 26, 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 ENTRY - steps - missing handrail.
2. EXTERIOR - pillar support - base has rotted - no support.
3. EXTERIOR - entry - left side - egress blocked.
4. EXTERIOR - entry - rear - egress blocked.
5. FIRST & SECOND FLOOR - stairway - missing balusters (approx. 50).
6. THIRD FLOOR - stairway - missing handrail.
7. THIRD TO SECOND FLOOR - stairway - 20" wide.
8. THIRD TO SECOND FLOOR - stairway - 6" tread, 9½ riser.
9. SECOND FLOOR - hallway - narrows to 23½".
10. THIRD FLOOR - hallways - opening in vertical shaff and walls.
11. INTERIOR BASEMENT, #9 - locked bars over all windows. Lack of egress.
12. APARTMENT #9 - basement - rodents-- mice.
13. APARTMENT #9 - basement - missing ceiling tiles.
14. FIRST FLOOR, APT. #3 - living room - broken window pane.
15. FIRST FLOOR, APT. #3 - living room -exposed heating pipes.
16. FIRST FLOOR, APT. #3 - living room - missing outlet covers.
17. FIRST FLOOR, APT. #3 - ceiling - peeling paint.
*18. FIRST FLOOR, APT. #3 -inoperative smoke detector.
*19. THIRD FLOOR, APT. #8 - inoperative smoke detector.
20. THIRD FLOOR, APT. #8 - missing screens.
21. THIRD FLOOR, APT. #8 - bedroom - broken glass.
22. THIRD FLOOR, APT. #8 - living room - broken glass.
23. FIRST FLOOR, APT. #2 - kitchen - exposed 220 volt under counter.
*24. FIRST FLOOR, APT. #2 - inoperative smoke detector.
25. FIRST FLOOR, APT. #2 - inoperative window.
26. SECOND FLOOR - hallway - exposed and open Romex.

*ITEMS #18, #19 and #24, to be corrected within 24 hrs. following receipt of this notice.

CITY OF PORTLAND, MAINE
389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 775-5451

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

Date: July 25, 1990

John Murphy
P. O. Box 10360
Portland, ME

Re: Smoke Detectors

Dear Sir:

During a recent inspection of the property owned by you at 727 Congress Street, Portland, Maine, it was noted that smoke detectors were missing/inoperable in some locations.

25 MRSA 2464 requires that approved smoke detectors be installed in each apartment in the immediate vicinity of the bedrooms. When actuated, 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.

Re-inspection of your property will be made in ten (24) hrs. . 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.

Sincerely yours,

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

By: P. Samuel Hoffses
Chief of Inspection Services

Mark Mitchell/Kevin Carroll (6)
Code Enforcement Officer

cc: Lt. James P. Collins, Fire Prevention Bureau

jmr

CITY OF PORTLAND
INSPECTION SERVICES DIVISION - HOUSING INSPECTION SCHEDULE

Insp. Date: 7/25/90 Complaint X 5 year ___ Fire ___ Inspector's Name Carroll/Mitchell Dist. 6

Property Address: 727 Congress St. Portland Me. C-B-L: 047-C-025 Legal Units: 9 Exist. Units: 9 Stories: 3

Owner or Agent John Murphy — PO Box 10360, Port. 04101
Address ~~Congress Street~~ Portland, Me.

Stand. 1st: ___ N.O.H.C. ~~X~~ L.O.D. X 30 days

Violation No.	Ext.	Int.	Fl.	Apt.	LOCATION	VIOLATION DESCRIPTION	CODE
1	X				Entry Steps	Missing Hand rail	
2	X				Pillar Support	Base Has rotted - No support	
3	X			1	Entry - left side	Egress Blocked	
4	X				Entry - Rear	Egress Blocked	
5			1 to 2		Stairway	Missing Ballisters (approx 50)	
6			3		Stairway	Missing Handrail	
7.			2 to 3		Stairway	20" Wide	
8.			"		"	6" Tread 9½ Riser	
9.			2		Hallway	Narrows to 23½"	
10.			3		Hallways	Openings in Vertical Staff + Walls	
11.		X	B	#9	Basement	Locked Bars over all windows Lack of Egress	
12.				9	"	Rodents - Mice	
13.				9	"	Missing Ceiling Tiles	

Page 2

CITY OF PORTLAND
INSPECTION SERVICES DIVISION – HOUSING INSPECTION SCHEDULE

Insp. Date: 7/25/90 Complaint X 5 year ___ Fire ___ Inspector's Name _____ Dist. ___

Property Address: 727 Congress C-B-L: _____ Legal Units: ___ Exist. Units: ___ Stories: ___

Owner or Agent J. Murphy
Address _____ Stand. 1st: ___ N.O.H.C. ___ L.O.D. ___

Violation No.	Ext.	Int.	Fl.	Apt.	LOCATION	VIOLATION DESCRIPTION	CODE
14.			1	3	Living room	Broken window pane	
15.			1	3	" "	Exposed Heating piper	
16.			1	3	" "	Missin outlet covers	
17.			1	3	Ceilings	Peeling Paint	
18.			1	3	Inop Smoke Detector		
19.			3	8	Inop Smoke Detector		
20.			3	8	Missing Screens		
21.			3	8	Bedroom	Broken Glass	
22.			3	8	Living room	Broken Glass	
23			1	#2	Kitchen	Exposed 220 Volt ~~#~~ under counter	
24.			1	#2	Inop Smoke		
25.			1	#2	Inop window		
26.			2		Hallway	Exposed v. Open Romex	

Re: 727 Congress St. - B. MacIsaac Housing

P 032 225 042

RECEIPT FOR CERTIFIED MAIL
NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL
(See Reverse)

Sent to	John Murphy
Street and No.	34 Pitt St.
P.O., State and ZIP Code	Portland, ME 04103
Postage	$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to whom and Date Delivered	
Return receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	$
Postmark or Date	

PS Form 3800, Feb. 1982

* U.S.G.P.O. 1984-448-014

Y OF PORTLAND

ENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

December 19, 1988

Mr. John Murphy
34 Pitt Street
Portland, ME 04103

Re: 727 Congress St. 47-C-25

Dear Mr. Murphy:

We recently received a complaint and an inspection was made by Code Enforcement Officer Burton MacIsaac of the property owned by you at 727 Congress Street, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

COMMON AREAS
1. Missing balusters, front halll stairs. 6-108
2. Obstructed rear egress. 6-108

APARTMENT #2
3. Missing electrical switch covers, kitchen and bedroom. 6-113
4. Loose electrical outlet, kitchen. 6-113
5. Broken door frame, living room. 6-108
6. Missing storm windows, throughout. 6-108

The above mentioned conditions are in violation of Article V of the Municipal Code of the City of Portland, Maine, and must be corrected on or before January 19, 1989.

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

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

By
P. Samuel Hoffses
Chief of Inspection Services

Burton MacIsaac (S)
Code Enforcement Officer

jmr

Re: 727 Congress St. - M. Leary - Housing

P 032 224 760

RECEIPT FOR CERTIFIED MAIL

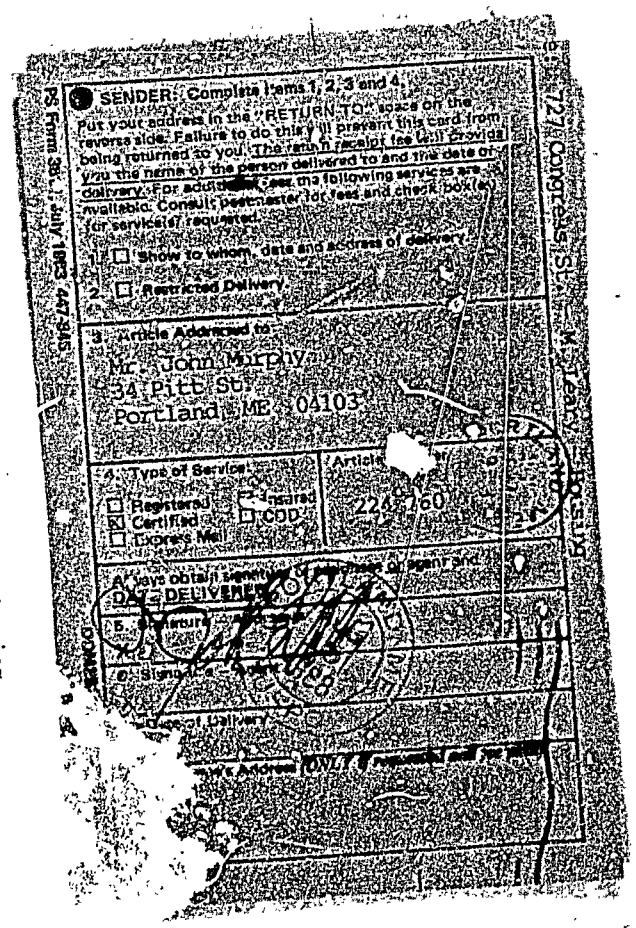
NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL

(See Reverse)

Sent to Mr. John Murphy	
Street and No. 34 Pitt Street	
P.O. State and ZIP Code Portland, ME 04103	
Postage	$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to whom and Date Delivered	
Return receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	$
Postmark or Date	

PS Form 3800, Feb. 1982

* U.S.G.P.O. 1984-443-014



PS Form 3811, July 1983 447-845

SENDER: Complete items 1, 2, 3 and 4.
Put your address in the "RETURN TO" space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for service(s) requested.

1. ☐ Show to whom, date and address of delivery
2. ☐ Restricted Delivery

3. Article Addressed to:
Mr. John Murphy
34 Pitt St.
Portland, ME 04103

4. Type of Service:
☐ Registered ☐ Insured
☒ Certified ☐ COD
☐ Express Mail

Article Number
224 760

Always obtain signature of addressee or agent and
DATE DELIVERED

5. Signature — Addressee
X

6. Signature — Agent

Date of Delivery

Addressee's Address (ONLY if requested and fee paid)

727 Congress St.

CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

August 3, 1988

Mr. John Murphy
34 Pitt Street
Portland, ME 04103

Re: 727 Congress St., Apt. #1

Dear Mr. Murphy

We recently received a complaint and an inspection was made by Code Enforcement Officer Merlin Leary of the property owned by you at 727 Congress Street, Apt. #1, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

* 1. BATHROOM - lavatory - missing tap. 111-1
* 2. BATHROOM - toilet - leaking seal. 111-1

The above mentioned conditions are in violation of Article V of the Municipal Code of the City of Portland, Maine, and must be corrected on or before August 14, 1988

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

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

By _____
P. Samuel Hoffses
Chief of Inspection Services

Merlin Leary
Merlin Leary - Code Enforcement Officer (5)

jmr

c 5 21

CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

August 3, 1988

OK
DATE 8/12/88

Mr. John Murphy
~~34 Pitt Street~~
~~Portland, ME 04103~~

Re: 727 Congress St., Apt. #1

Dear Mr. Murphy

We recently received a complaint and an inspection was made by Code Enforcement Officer Merlin Leary of the property owned by you at 727 Congress Street, Apt. #1, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

* ~~1. BATHROOM - lavatory - missing tap. 111-1~~
* 2. ~~BATHROOM - toilet - leaking seal. 111-1~~

The above mentioned conditions are in violation of Article V of the Municipal Code of the City of Portland, Maine, and must be corrected on or before August 14, 1988

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

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

By _____
P. Samuel Hoffses
Chief of Inspection Services

Merlin Leary
Merlin Leary - Code Enforcement Officer '5)

jmr

C File

CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

December 19, 1988

Mr. John Murphy
34 Pitt Street
Portland, ME 04103

Re: 727 Congress St. 47-C-25

Dear Mr. Murphy:

We recently received a complaint and an inspection was made by Code Enforcement Officer Burton MacIsaac of the property owned by you at 727 Congress Street, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

COMMON AREAS
1. Missing balusters, front hall1 stairs. 6-108
2. Obstructed rear egress. 6-108

APARTMENT #2
3. Missing electrical switch covers, kitchen and bedroom. 6-113
4. Loose electrical outlet, kitchen. 6-113
5. Broken door frame, living room. 6-108
6. Missing storm windows, throughout. 6-108

The above mentioned conditions are in violation of Article V of the Municipal Code of the City of Portland, Maine, and must be corrected on or before January 19, 1989.

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

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

By _____
P. Samuel Hoffses
Chief of Inspection Services

Burton MacIsaac

Burton MacIsaac (6)
Code Enforcement Officer

jmr

Inspection Services
Samuel P. Hoffses
Chief

Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

July 19, 1994

727 CONGRESS STREET INC.
21 SACO ST.
WESTBROOK, ME 04092

Re: 727 Congress St
CBL: 047- - C-025-001-01
DU: 10

Dear Sir:

We recently received a complaint and an inspection was made at the above referenced address. As a result of the inspection, you are hereby notified to correct the following substandard housing conditions:

1. INT - 1ST FLOOR - LEFT FRONT APT 114.30
REPAIR CONDITION THAT IS CAUSING OVERHEATING
- TEN DAYS TO CORRECT

PRIORITY VIOLATION NUMBER(S): #1

The above mentioned conditions are in violation of Article V of the Municipal Code of the City of Portland, Maine, and must be corrected within 30 days. Failure to comply with this order may result in a complaint being filed for prosecution in District Court.

Sincerely,

Marland Wing
Code Enforcement Officer

Marge Schmuckal
Asst. Chief of Inspection Services

389 Congress Street · Portland, Maine 04101 · (207) 874-8704

Inspection Services
P. Samuel Hoffses
Chief

Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

July 17, 1996

SEVEN-TWO-SEVEN CONGRESS ST INC
21 SACO ST
WESTBROOK ME 04092

Re: 727 Congress St
CBL: 047- C-025
DU: 9

Dear Sir:

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,

Marland Wing
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: 727 Congress St
Housing Conditions Date: July 17, 1996
Expiration Date: September 15, 1996

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 - FRONT HALL - 113.50
   CEILING HAS AN INOPERATIVE LIGHT FIXTURE
2. INT - 2ND FLR - FRONT HALL 113.50
   CEILING HAS A LOOSE JUNCTION BOX
3. INT - 2ND FLR - FRONT HALL 113.50
   CEILING IS MISSING A JUNCTION BOX COVER
4. INT - APT #3 - LIVING ROOM 108.20
   CEILING IS MISSING PLASTER
5. INT - APT #6 - KITCHEN 113.50
   WALL IS MISSING A SWITCH COVER
6. INT - APT #6 - LIVING ROOM 113.50
   WALL IS MISSING A RECEPTACLE COVER
7. INT - APT #7 - LIVING ROOM 113.50
   WALL IS MISSING A RECEPTACLE COVER
8. INT - OVERALL - 113.50
   HARD-WIRED BATTERY-BACK/UP SMOKE DETECTORS ARE REQUIRED IN EACH UNIT