

699 Congress Street

CERTIFICATE

OF

COMPLIANCE July , 1971

CITY OF PORTLAND
Health Department - Housing Division
Tel. 774-8221 Ext. 226

Mr. Nicholas Koutsivitis
659 Congress Street
Portland, Maine 04101

Re: Premises located at 699 Congress Street, Portland, Maine

Dear Mr. Koutsivitis:

A re-inspection of the premises noted above was made on July 26, 1971
by Housing Inspector Seone, of the Health Department.

This is to certify that you have complied with our request to correct the violations
of the Municipal Codes relating to housing conditions described in our "Notice of
Housing Conditions" dated May 19, 1970.

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

Very truly yours,

Arthur A. Hughson, CPH, MPH
Health Director

By [Signature]
Chief of Housing Inspections

Inspector [Signature]

ADMINISTRATIVE HEARING DECISION

August 20, 1970

CITY OF PORTLAND
Health Department - Housing Division
Tel. 774-8221 Ext. 226

**Boston Safe Deposit & Trust Co.
In Re: Baxter Estate
100 Franklin Street
Boston, Massachusetts**

Re: Premises located at 699 Congress Street, Portland, Maine

Dear Sirs:

You are hereby notified that as a result of a request from your attorney John A.

Granstein

or August 20, 1970, regarding our NOTICE OF HOUSING CONDITIONS
at the above referred premises resulted in the decision noted below.

Expiration time extended to _____.

Notice sustained, correct violations by _____.

Notice modified as follows: "Notice of Housing Conditions" dated May 19, 1970,
will be held in abeyance until disposition of the structure can be accomplished.

However, any new owner will have to be supplied with the above mentioned list
Notice of violations and posting notice.

In Attendance:

Very truly yours,

Arthur A. Hughson, CPH MPH
Health Director

By Lyle D. Mayes / PK
Housing Inspection Supervisor

August 18, 1970

Boston Safe Deposit & Trust Co.
In Re: Baxter Estate
100 Franklin Street
Boston, Massachusetts 02100

Re: 699 Congress Street
Portland, Maine

Gentlemen:

As owner or agent of the property located at 699 Congress Street, Portland, Maine, you are hereby notified that as the result of a recent inspection the entire 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:

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

Therefore, you will not occupy, permit anyone to occupy, or rent the above mentioned without the written consent of the Health Officer or his agent, certifying that the conditions have been corrected. You are also hereby ordered to make the above mentioned property safe and secure so that no danger to life or property or fire hazard shall exist thereon. This can be accomplished by boarding up all entrances and sealing all openings in the foundation.

Sincerely,



Lyle D. Noyes
Housing Inspection Supervisor

LDW:clb

INTERVIEW DECISION

June 17

19 70

CITY OF PORTLAND
Health Department - Housing Division
Tel. 774-8421 Ext. 226

Boston S. & Co. Deposit & Trust Co.
In Re: Funder Estate
100 Franklin Street
Boston, Mass.

Re: Premises located at 609 Congress Street, Portland, Maine

Dear Sirs:

You are hereby notified that your request, thru Mr. John A. Granstein, Attorney on June 17 19 70, regarding our NOTICE OF HOUSING CONDITIONS at the above referred premises resulted in the decision noted below.

X Expiration time extended 60 days to August 10 19 70.

Notice sustained, correct violations by 19 70.

Notice modified as follows:

From the Firm of Edmund, Wescott & Woodman of Portland, Maine

Notice withdrawn

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

Very truly yours,

Arthur A. Hughson, C.P.H., M.P.H.
Health Director

By George A. Wright
Housing Inspection Supervisor

LDW:BB

DRUMMOND, WESCOTT & WOODSUM
ATTORNEYS AT LAW
406 CONGRESS STREET
PORTLAND, MAINE 04111

DANIEL T. DRUMMOND, JR.
PAUL A. WESCOTT
HAROLD E. WOODSUM, JR.

HUGH S. E. MACMAHON
DAVID PLIMPTON
JOHN A. GRAUSTEIN

AREA CODE 207
775-3703

June 4, 1970

Mr. Lyle Noyes
Housing Inspector Supervisor
Health Department - Housing Division
City of Portland
City Hall
389 Congress Street
Portland, Maine

Re: Notice of Housing Conditions
Loc: 699 Congress Street
Proj: General
Issued: 5/19/70
Expires: 6/19/70

Dear Mr. Noyes:

In accordance with our conversation of June 2nd, I hereby request that a sixty (60) day extension be granted for the correction of defects listed in the above noted Notice of Housing Conditions. At the time of your inspection and our subsequent conversation, Mr. Hartley Staley was living in the house at 699 Congress Street. However, I have recently been notified by the Executor of Mr. Baxter's estate that Mr. Staley is terminating his tenancy at the end of this month. He has been instructed to clean up the yard area and house prior to leaving.

As I mentioned to you, this property is part of the Percival P. Baxter estate for which we are serving as attorneys. This estate is still in administration, and the Executor is attempting to make the most advantageous disposition of this property. Accordingly, we are presently negotiating for the sale of this property, possibly in conjunction with the sale of an abutting piece of property also owned by Mr. Baxter. It is quite possible that a purchaser may wish to demolish the building presently on the property and until such time as the ultimate disposition of this property has been determined, the Executor, the Boston Safe Deposit and Trust Company, does not feel that it would be justified in expending the money necessary to correct the deficiencies noted in your report. This matter

Mr. Lyle Noyes
June 4, 1970
Page Two

should be resolved within the requested sixty (60) day extension, and I will keep in touch with you to let you know of any developments. It is my understanding that if this extension is granted, the date for compliance with the Notice of Housing Conditions, will be extended sixty (60) days beyond the present suspense date of June 19, 1970.

Thank you very much for your cooperation on this matter.

Very truly yours,


John A. Graustein

JAG/slb

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND
Health Department - Housing Division
774-8221 Ext 226

Loc: 699 Congress Street
Proj: General
Issued: 5-19-70
Expires: 6-19-70

Boston Safe Deposit & Trust Co.
In Per Baxter Estate
100 Franklin Street
Boston, Mass.

Dear Sirs:

An examination was made on May 11, 1970, of the premises located at 699 Congress Street, Portland, Maine, by Housing Inspector C. E. Lee. Violations of Municipal Codes relating to housing conditions were found as described in detail below.

In accordance with the provisions of the above mentioned Codes, you are requested to correct these defects on or before June 19, 1970. You may contact the Housing Inspection Supervisor at this office to arrange a satisfactory repair schedule if you are unable to make such repairs within the specified time. We will assume the repairs to be in progress if we do not hear from you within ten days from this date, and on reinspection within the time set forth above will anticipate that the premises have been brought into compliance with Code Standards.

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

Very truly yours,

Arthur A. Hughson
Health Director

By: [Signature]
Housing Inspection Supervisor

Existing violations of Chapter 307, "Minimum Standards for Housing" Section(s)

1. Accomplish a general clean up of the yard by removing and properly disposing of all rubbish and litter. 4(d)
2. Point up foundation on the inside. 3(a)
3. Replace the broken cellar windows. 3(a-c)
4. Repair or replace the missing and broken balusters on the stairway from the first to the second floors, front and rear. 3(d)
5. Replace the section of handrail that is missing on the second floor rear landing. 3(d)
6. Repair or replace the loose, worn and damaged flooring in the second floor hallway. 3(b)
7. Repair the loose handrail of the stairway from first to second floors and on the second and third floor landings. 3(d)
8. Repair or replace the loose, cracked or missing plaster on the ceiling and/or walls of the first and second floors. 3(b)
9. Repair the defective ceiling light fixture in the second floor hallway. 8(c)
10. Install a groundwire to the electrical system at the fuse box. 8(c)
11. Check and have repaired all defective plumbing and plumbing fixtures throughout the structure. Also repair all defective waste lines. 6
12. Accomplish a general clean up of the cellar by removing and properly disposing of all ashes, wood, rubbish and debris. 10(4)

continued -

9 Congress Street - continued

Section(a)

13. Repair or replace the loose, worn, deteriorated and hazardous parts of the cellar stairway. 3(d)
14. Install adequate artificial illumination in the cellarway. 8(e)
- Basement Apartment**
15. Repair or replace the loose, cracked or missing plaster on the ceiling and/or walls in the kitchen, bathroom and bedroom. 3(b)
16. Tighten the loose window sashes in the kitchen and bedroom. 3(c)
17. Reglaze the window glass in the kitchen and bedroom. 3(c)
18. Replace the broken window glass in the kitchen and bedroom windows. 3(c)
19. Replace the missing sash cords in the kitchen window. 6(a)
20. Caulk the kitchen sink. 3(b)
21. Replace the missing door to the bedroom. 3(b)
22. Repair or replace the damaged panels in the bathroom door. 6(a)
23. Install a lavatory and bathtub or shower in the bathroom. 6(a)
24. Repair or replace the defective trap under the kitchen sink. 8(e)
25. Repair or replace the defective ceiling light fixture in the bathroom and bedroom. 3(b)
26. Repair or replace the loose, cracked or missing plaster on the ceiling and wall in the bedroom closet. 6(d)
27. Determine the reason and remedy the condition which causes the waste line in the bedroom, near the ceiling, to be taped up. 3(b)
28. Repair or replace the loose, cracked or missing plaster on the ceiling and walls of the front entrance hall. 3(b)
29. Repair or replace the damaged frame to the front door in the entrance hallway. 3(c)
- Room #1 - First Floor**
30. Repair or replace the cracked plaster on the walls. 3(c)
31. Tighten the loose sash in the window. 3(b)
32. Replace the missing sash cords. 3(b)
- Apartment #2 - First Floor**
33. Repair or replace the loose, cracked or missing plaster on the ceiling and walls in the kitchen and in the hallway leading to the kitchen. 3(c)
34. Repair or replace the cracked plaster on the walls in the bedroom. 3(c)
35. Tighten the loose window sashes in the kitchen and bedroom. 3(c)
36. Reglaze the window glass in the kitchen and bedroom. 6(a)
37. Replace the broken window glass in the kitchen and bedroom. 6(a)
38. Repair or replace the loose, cracked and damaged counter top in the kitchen. 3(b)
39. Caulk the kitchen sink. 6(d)
40. Replace the missing knob on the bedroom closet door. 6(d)
41. Determine the reason and remedy the condition which causes the cold water supply line to be leaking in the hall sink. 8(a)
42. Repair the leaking faucet in the hall sink. 6(d)
43. Repair or replace the defective bedroom ceiling light fixture. 6(d)
- Room #4 - First Floor**
44. Repair or replace the loose, cracked or missing plaster on the ceiling and walls. 3(b)
45. Tighten the loose window sash. 3(c)
46. Replace the broken window glass. 3(c)
47. Reglaze the window glass. 3(c)
48. Repair or replace the loose, worn and damaged flooring. 3(b)
49. Repair or replace the damaged door panels. 3(b)
50. Repair or replace the ceiling light fixture. 8(a)
51. Repair or replace the waste line to the sink - it is leaking and taped up. 6(d)
52. Repair the leaking faucet in the sink. 6(d)
53. Repair or replace the broken and damaged marble around the sink. 6(a)

continued -

Shared Bathroom - Second Floor

- | | |
|---|------|
| 54. Repair or replace the loose, cracked or missing plaster on the ceiling and walls. | 3(b) |
| 55. Tighten the loose window glass. | 3(c) |
| 56. Reglaze the window glass. | 3(c) |
| 57. Repair or replace the loose, worn and damaged flooring and floor boards. | 3(b) |
| 58. Repair or replace the cracked toilet seat. | 6(a) |
| 59. Repair or replace the damaged ceiling light fixture. | 6(a) |

Room #4 - Second Floor

- | | |
|---|------|
| 60. Repair or replace the cracked plaster on the ceiling and walls. | 3(c) |
| 61. Tighten the loose window sash. | 3(c) |
| 62. Reglaze the window glass. | 3(c) |
| 63. Replace the broken window glass. | 3(c) |

Room #1 - Third Floor

- | | |
|---|------|
| 64. Repair or replace the cracked plaster on the walls. | 3(b) |
| 65. Tighten the loose window sash. | 3(c) |
| 66. Repair or replace the loose, worn and damaged flooring. | 3(b) |
| 67. Repair or replace the damaged ceiling light fixture. | 6(a) |
| 68. Accomplish a general clean up by removing and properly disposing of all newspapers and other material which may be a fire hazard. | 4(d) |

Room #2 - Third Floor

- | | |
|---|------|
| 69. Repair or replace the cracked plaster on the ceiling. | 3(b) |
| 70. Tighten the loose window sash. | 3(c) |
| 71. Reglaze the window glass. | 3(c) |
| 72. Replace the broken window glass. | 3(c) |
| 73. Repair or replace the loose, worn and damaged flooring. | 3(b) |
| 74. Repair or replace the damaged ceiling light fixture. | 6(a) |

Room #3 - Third Floor

- | | |
|---|------|
| 75. Repair or replace the cracked plaster on the ceiling and walls. | 3(b) |
| 76. Tighten the loose window sash. | 3(c) |
| 77. Reglaze the window glass. | 3(c) |
| 78. Replace the missing entrance door. | 3(b) |

Shared Bathroom - Third Floor

- | | |
|---|------|
| 79. Repair or replace the loose, cracked or missing plaster on the walls. | 3(b) |
| 80. Install a bathtub or shower. | 6(a) |
| 81. Repair or replace the defective light fixture on the wall. | 6(a) |

REINSPECTION RECOMMENDATIONS

INSPECTOR

C-13

LOCATION

Project

Owner

699 Congress St.GeneralBayten Estate

NOTICE OF HOUSING CONDITIONS

Issued

Expired

5-14-706-14-70

REINSPECTION NOTICE

Issued

Expired

HEARING NOTICE

Issued

Expired

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

DATE

7-26-71

ALL VIOLATIONS HAVE BEEN CORRECTED

Send "Certificate of Compliance" ☒"Posting Release" ☐

SATISFACTORY rehabilitation in progress.

Extend time ~~10~~ days to August 19.

UNSATISFACTORY progress.

Send "Reinspection Notice" ☐ "Notice to Vacate" ☐ "Posting Notice" ☐

UNSATISFACTORY progress.

Send "Hearing Notice" ☐

UNSATISFACTORY progress.

Request "Legal Action" be taken ☐

REMARKS:

6/1/70LDNExtend Time 60 Days to 8/19/70 - to allow executors of estate to finish disposition of this building. A letter of intent will be issued by attorneys.8-19-70CB~~about 2 weeks~~ all tenants have moved. Attorneys for alleged violator are boarding up property.9-2-70MSD.D. PORTER, SIGNED 4- UNIT3/23/71ACompl to apartment for apartment3/24/71AUnit still in progress4/15/71AUnit to be repaired6/24/71AShould be completed 2 wks still in progress Reim 7/26/71

Inspection Services
P. Samuel Hoffas
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

February 15, 1996

KOUTSIVITIS NICHOLAS P
148 SUMMIT PARK AVE
PORTLAND ME 04103

Re: 699 Congress St
CBL: 047- - C-032-001-01
DU: 6

Dear Mr. Koutsivitis:

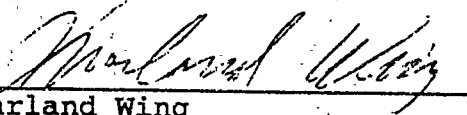
The Housing Inspections Division of the Department of Planning and Urban Development has recently completed an overall inspection of the above referenced property.

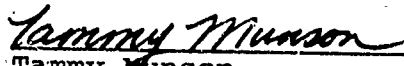
Congratulations are extended to you for the general condition of your property which was found to meet the standards established by the City's Housing Code.

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,


Marland Wing
Code Enforcement Officer


Tammy Munson
Code Enfc. Offr./ Field Supv.