

CERTIFICATE

0 F

COMPLIANCE July

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

Hr. Nicholas Koutsivitis 659 Congress Street Portland, Maine 04101

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

Mr. Koutšvitis:

A re-inspection of the premises noted above was made on __July 26, 1971 by Housing Inspector _______ of the Health Depart 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

Chief of Housing Inspections

ADMINISTRATIVE HEARING DECISION

Y OF PORTLAND	August 20, 1970
1th Department - Housing Division . 774-8221 Ext. 226	ı
ton Safe Deposit & Trust Co. Re: Baxter Estate Franklin Street ton,∵Massachusetts	
: Premises located at 699 Congre	ass Street, Portland, Halme
: Premises located at 033 congre	
ar Sirs:	result of a request from your attorney John A.
ou are hereby notified that	
anstiln r August 20, 1970 t the above referred premises res	, regarding our horror of below.
time extended to	The state of the s
	and the second
	INCATE OF HOUSING CONCILIANT
Notice modified as follows:	Thottes it is the structure can be accomplished.
will be held in abeyance unt	til disposition of the structure can be accomplished.
	have to be supplied with
of violat	lons and posting metice.
Hotice without or viole	
	Very truly yours,
In Attendance:	Arthur A. Hughson, CPH MPH Health Director
	0 a Q 72 a 1 PK
	Howing Inspection Supervisor
	Howing Inspection Supervisor

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

Re: 699 Congrass Street Portland, Haine

Gentlemen:

As owner or agent of the property located at 699 Congress Street, Portland, Haine, 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 eccupy, permit anyone to occupy, or rent the above mentioned without the written consent of the Health Officer or his agent, certifiying that the conditions have been corrected. You are also hereby ordered to make the above mentioned property safe and secure so that no danger te life or preperty or fire hazard shall exist thereon. This can be accomplished by boarding up all entrances and scaling all openings in the foundation.

Lyle D. Noyes

Housing inspection Supervisor

LDN:c1b

INTERVIEW DECISION

	INTERVIEW					
÷ ,			June 17	19)	- 2.15
η - 3 ¹ Δ _{1, λ}					7.	
Y OF PORT AND Housi	nivision					, , , , , , , , , , , , , , , , , , ,
Y OF PORT AND 1th Department - Housi	ing Dividion					
(14-01						j. j
oten Sille Bepealt & Tri	net cer				T.	2.
Net Faster Estate					, ,	
is Frenklin Street		es Street, Porti	and, Hotes			•
	100 Congre	30 30 000				•
e: Premises located a		-	العصيب .	, Michael	· 	'n -
You are hereby notified a referred premises resu		ot, the Hr. Je	A CONDIT	IONS at the	above	ei.
hereby notifie	d that regarding	our NOTICE OF	HOUSTMG COURSE			
You are ill.	ited in the decision	on noted below.	10	_•		
referred premises res	de de	ys to		•		
			19	<u>'</u>		
	ed, correct violati	LONS OJ	* · · · · · · · · · · · · · · · · · · ·			
. Watter SUSTRILL			•	+ /		
Notice sustaine	d as follows:					
Notice modified	d as follows:	T 30	er Per Clondo	NAME OF THE PERSON OF THE PERS	State of the state	ـــــــــــــــــــــــــــــــــــــ
Notice modified	d as follows:	T 30	of pergland,	10.000	agara Sanggan Sanggan Janggan	
Notice modified	d as follows:	Incott & Western	of Persons	le-land		
Notice modified	d as follows:	Incott & Manual	of pertions,	ded before	A CONTRACTOR	
Notice modified	d as follows:	Incott & Manual	of personal,	ded before	e de la companya de l	
Notice modified	d as follows:	incatt & Vondens		ded before	And the second s	
Notice modified	d as follows:	incoll & Western	vours,	tled before		
Notice modified	d as follows:	incest! A Meaning	ly yours,	tled before	A CONTRACTOR OF THE PARTY OF TH	
Notice modified	d as follows:	incest! A Meaning	ly yours,	tled before		
Notice modified	d as follows:	incoll & Western	ly yours,	tled before		
Notice modified	d as follows:	very tru Arthur A Health I	Hughson, C.F	H., H.P.H.		
Notice modified	d as follows:	very tru Arthur A Health I	Hughson, C.F	H., H.P.H.		
Notice modified Notice withdr Please mail	d as follows:	very tru Arthur A Health I	ly yours,	H., H.P.H.		
Notice modified Notice withdrawal and the second desired and the se	d as follows:	very tru Arthur A Health I	Hughson, C.F	H., H.P.H.		
Notice modified Notice withdr Please mail	d as follows:	very tru Arthur A Health I	Hughson, C.F	H., H.P.H.		
Notice modified Notice withdr Please mail	d as follows:	very tru Arthur A Health I	Hughson, C.F	H., H.P.H.		

DRUMMOND, WESCOTT & WOODSUM ATTORNEYS AT LAW 466 CONGRESS STREET PORTLAND, MAINE OGIIL

DANIEL T. DRUMMOND, JR AUL A. WESCOTT HAROLD E. WOODSUM, JR. HUCH G. E. MACHAHON DAVID PLIMPTON JOHN A. GRAUSTEIN

MEA CODE 207 775-3703

June 4, 1970

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

Re: Notice of Housing Conditions Ioc: 699 Congress Street Proj: General

1ssued: 5/19/70 Expires: 6/19/70

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 the correction of defects listed in the above noted Notice of the correction and our Housing Conditions. At the time of vour inspection and our Dear Mr. Noyes: Housing Conditions. At the time of your inspection and our 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 house at 699 Congress Street. Baxter's estate that Mr. Staley notified by the Executor of Mr. Baxter's estate that Mr. He has notified by the Executor at the end of this month. He has is terminating his tenancy at the yard area and house prior to been instructed to clean up the yard area and house been instructed to clean up the yard area and house prior to

As I mentioned to you, this property is part of the Percival P. Baxter estate for which we are serving as attorneys.

This pertate is still in administration and the Executor is This estate is still in administration, and the Executor is leaving. attempting to make the most advantageous disposition of this proattempting 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 It is of this property, possibly in conjunction with the sale of an it is abutting piece of property also owned by Mr. Baxter. It is abutting piece of property also owned by Mr. Baxter it is abutting presently on the property and until such time as the unit property and until such time as the building presently on the property has been determined, the building presently of this property has been determined, not ultimate disposition of this property has been determined, not ultimate disposition of this property and Trust Company, necessary the Boston Safe Deposit and Trust Company, necessary it would be justified in expending the money necessary feel that it would be justified in your report. This matter to correct the deficiencies noted in your report. to correct the deficiencies noted in your report. This matter

Mr. Lyle Noyes
June 4, 10
Page T.o

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 sion is granted, will be extended sixty (60) days beyond 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: Gereral
Issued: 5-19-70
Expires: 6-19-70

Deston Safe Deposit & Trust Co. in Per Bexter Estate 100 Franklin Street Boston, Mass.

In accordance with the provisions of the above mentioned Codes, you are requested to correct these defects on or before this office to arrange a 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 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 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 from you within ten days from this date, and on reinspection within the compete 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. Huohson
Health Director

By:
Howsie Inspection Supervisor

Section(s) Existing violations of Chapter 307, "Minimum Standards for Housing" 1. Accomplish a general clean up of the yard by removing and preperty dis-4(5) 3(8) 3(8-6) posing of all rubbish and litter. To Point up foundation an the inside. Repair or replace the missing and broken balusters on the stairway from Replace the broken cellar windows. the first to the second floors, front and rear.

Replace the section of handrall that is missing on the second floor rear 3(4) 3(4) Repair or replace the tasse, were and danaged flooring in the second floor 3(b) 7. Repair the locae handral of the stairway from first to second floors and on the second and third floor landings.

8. Repair ar replace the loose, cracked or missing plaster on the ceiling 3(4) 3(6) 9. Repair the defective ceiling light fixture in the second floor hallway. install a graundwire to the electrical system at the fuse box.

Check and have repaired all defective plumbing and plumbing fixtures Ble) throughout the structure. Also repair all defective waste lines. Accomplish a general clean up of the cellar by reacving and properly dis-10. 10(4) 11. posing of all ashes, wood, rubbish and debris. cout inues -

	<u>;</u>
: 	tlen(s)
B Congress Street - continued 13. Repair or replace the lease, worn, deteriorated and hazardous parts 13. Repair or replace the lease, worn, deteriorated and hazardous parts 13. Repair or replace the lease, worn, deteriorated and hazardous parts 13. Repair or replace the lease, worn, deteriorated and hazardous parts 14. Repair or replace the lease, worn, deteriorated and hazardous parts 15. Repair or replace the lease, worn, deteriorated and hazardous parts 16. Repair or replace the lease, worn, deteriorated and hazardous parts	3(d)
o contress street - Comtinue deteriorated and hazar	8(e)
13. Repair or replace the lasse, worn, determined in the callerany. 13. Repair or replace the lasse, worn, determined in the callerany. 14. Install adequate artificial illustration in the callerany. 14. Install adequate artificial linear graded or missing placer on the calling	
13. Repair or replace the losses cracked or missing placter on the ceiling limital adopter the losses cracked or missing placter on the ceiling language fractions the losses between and bedroom. 13. Repair or replace artificial lilumination in the ceiling language on the ceiling language artificial lilumination and bedroom.	3(t)
Anti scaling Pine	3(¢)
14. The same to the last of the same and bedrastic hedrache	3(c)
14. Install accordant the lease, cracked or missing to accome the lease, cracked or missing to accome the lease, between and bedresse. 15. Tieper or replace the lease, between and bedresse, and/or walls in the kitchen and bedresse windows. 16. Tighten the lusse window glass in the kitchen and bedresse windows.	3(c)
	3(c) 4(a)
16. Tighten the window glass in the kitchen windows	3(5)
17. Region the broken at more for the tree	3(b)
is liepsir er replace in the kitchen, bath in the kitchen and befrom and/or walls in the kitchen and befrom windows. 16. Tighten the jusce window glass in the kitchen and befrom windows. 17. Replace the breken window glass in the kitchen windows. 18. Replace the missing sash cords in the kitchen windows. 19. Replace the missing sash cords in the befrom.	6(2)
19. The the killing to the beat to the bath	6(1)
19. Replace the missing same 19. Replace the hitchen miss. 20. Caulk the kitchen missing door to the bedraum. 21. Replace the missing door to the bedraum. 22. Replace the missing door to the bedraum. 22. Repair or replace the defective trap under the kitchen sink. 23. Install a replace the defective celling light fixture in the bathroom.	ard S(e)
22. Repair of invetory and battles trap under the fixture in the	2/4
23. Institute of replace the detective celling	g and 3(p)
24. Repair or replace the services or missing plaster on	tine
22. Repair or replace the defective ceiling light fixture. It to replace the looss cracked or missing plaster on the ceiling replace the looss cracked or missing plaster on the water walls in the bedroom and remedy the concition which causes the water Determine the reason and remedy the concition which causes the water in the bedroom, near the ceiling, to be toped up. 27. Determine the reason and remedy to be toped up. In the bedroom, near the ceiling, to be toped up. 28. Repair or replace the loose, cracked or missing plaster on the ceiling in the bedroom, near the loose, cracked or missing plaster on the ceiling in the loose, cracked or missing plaster on the ceiling in the loose, cracked or missing plaster on the ceiling in the loose, cracked or missing plaster on the ceiling in the loose, cracked or missing plaster on the ceiling in the loose, cracked or missing plaster on the ceiling in the loose, cracked or missing plaster on the ceiling in the loose, cracked or missing plaster on the ceiling in the loose, cracked or missing plaster on the ceiling in the loose, cracked or missing plaster on the ceiling in the loose, cracked or missing plaster on the ceiling in the loose, cracked or missing plaster on the ceiling in the loose, cracked or missing plaster on the ceiling in the loose, cracked or missing planter in the ceiling in the loose, cracked or missing planter in the ceiling in the loose, cracked or missing planter in the ceiling in the loose, cracked or missing planter in the ceiling in the loose, cracked or missing planter in the ceiling in the loose, cracked or missing planter in the ceiling in the loose, cracked or missing planter in the ceiling in the loose, cracked or missing planter in the ceiling in the loose, cracked or missing planter in the ceiling in the loose, cracked or missing planter in the ceiling in the loose, cracked or missing plan	no 3(b)
Determine the reserve the celling, the missing plants in the entrance in the bedress, near the celling, tracked or missing plants in the entrance in the bedress of the front duer in the entrance and walls of the front duer in the entrance and walls of the front duer in the entrance and walls of the front duer in the entrance and the walls.	^{(€} 3(b ⁰)
itsmile or replace trent entrance have to the front saw	
	3(6)
20. Reput of reput	3(c) 3(c)
MAILWOOT A CLASS	3/61
Repair or replace the cracketh and and a second a second and a second and a second and a second and a second	1100 .
at limiter "lealing por" attacks " " attacks	11ng 3(p)
Tighten the issuing again cords. Replace the missing again cords. Anarthent 53 - First Figer. Anarthent 54 - First Figer. Anarthent 54 - First Figer. Anarthent 54 - First Figer. Anarthent 55 - First Figer. Anarthent 57 - First Figer. Anarth	. 3(c) . 3(p)
And the ferlace the least in the hallway walls in the beauties	3(c)
33. Repair or replace the kitchen and in the half on the walls in the hitchen and bedrooms and walls in the kitchen and bedrooms. 34. Repair or replace the cracked plaster on the kitchen and bedrooms. 35. Tighten the lease window glass in the kitchen and bedrooms. 36. Tighten the window glass in the kitchen and depaged counter top in the kitchen and bedrooms.	3(c)
Repair or replace window suches in then and bedroom,	the
34. Tighten the lease glass in the kitchen and counter top in	(a)
34. Repair or replace the cracked his the kitchen and bedroom. 35. Tighten the lease window glass in the kitchen and bedroom. 36. Regisse the window glass in the kitchen and bedroom. 37. Regisse the broken window glass in the kitchen and bedroom. 37. Replace the broken window glass in the kitchen and bedroom. 37. Replace the broken window glass in the kitchen and bedroom.	3(b)
34. Repair or replace window stackes witchen and begrows. 35. Tighten the lease window glass in the kitchen and begrows. 36. Registe the window glass in the kitchen and begrows. 37. Repair or replace the lease, cracked and danaged counter top in 1. 38. Repair or replace the lease, cracked and danaged counter top in 1. 38. Repair or replace the lease, cracked and danaged counter top in 1.	
hitchen witchen sinks on the bearons closest doors the	reis marm o(q)
39. Caulk the kitchen knob on the use condition british	, Q(q)
An Replace the reason and fathe hall sink.	8(e)
37. Repair or replace the sink. 38. Coulk the kitchen sink. 39. Coulk the kitchen sink. 39. Coulk the kitchen sink. 40. Replace the missing knob on the bedroom closet door. 40. Replace the missing the sink of the sink. 41. Ceternine the reason and ranedy the condition which causes the supply line to be leaking in the hall sink. 42. Repair the leaking faucet in the hall sink. 43. Repair or replace the defective bedroom ceiling light fixture. 44. Repair or replace the sefective bedroom ceiling pluster on the Repair or replace the lasse, cracked or missing pluster on the Repair or replace the lasse, cracked or missing pluster on the Repair or replace the lasse.	
supply the leaking the defective bearette	celling 3(p)
42. Repair or replace the	3(c)
A3. Record - First flame, cracked	3(c)
44. Repair of the santa	3(c) 3(b)
	3(b)
45. Replace the broken window glass. After the broken window glass. After Replace the window glass, worn and denaged fisoring.	
45. Replace the broken stass. 46. Replace the window glass. 47. Registe the window glass. 48. Registe the window glass.	and taped up. 6(d)
AG Repair a monther the comment that fixture it is leaving	*(*;
49. Repair or restace the celling to the sine	ij nk.
50. Repair or replace the weet in the sink.	: -
A6. Replace the window glass. A7. Registe the window glass. A8. Repair or replace the losse, worn and damaged to the damaged door panels. A8. Repair or replace the damaged door panels. A9. Repair or replace the ceiling light fixture. 50. Repair or replace the weste line to the sink. 51. Repair for replace the weste in the sink. 52. Repair for replace the broken and damaged merble around the sink. 53. Repair for replace the broken and damaged merble around the sink.	
23. Mariagh, Ch. Caldings.	

Congress Street - continued

		Section(8)
	Shared Bechroen - Second Flour	
54,	Repair or replace the loose, cracked or missing plaster on the ceiling	3(b)
	and walls.	
55.	Tighten the tasse window glass.	3(e)
36.	Regisze tile window gisas.	3(<)
57.	Repair or replace the lasse, worn and damaged flooring and floor boards	. 3(b)
55,	Repair or replace the cracked toilet seat.	6(e)
59.		£{a}
	Rest #4 - Second Fleer	3(6)
40.		3(c)
61.		3(c)
62,	Roginze the window gines.	3.c)
43.		3,61
	Reen #1 - Third Fleer	7/61
64.		3(b) 3(c)
45.	Tighton the loose window seeh.	3(c)
66.	Repair or replace the fooce, worn and decaged itooring.	3(5)
67.	Repair or replace the damaged ceiling light fixture.	. ⊗(e)
€8,	Accomplish a general clean up by removing and properly disposing of all	4(4)
	newspapers and other motories which may be a fire huzard.	0/3/
	Rece #2 - Third Fleor	2/61
u.		3(6)
70.	Tighten the lease window such.	3(e)
71.		3(e)
72.	Replace the braken window glass.	3(c)
73.	Repair or replace the toose, worn and damaged flooring.	3(6)
74.	Repair or replace the demaged ceiling light fixture.	8(e)
	Rese 43 - Third Figer	2/1.1
75.		3(b)
74.	Tighten the icose winder seeh.	3(c)
77.	Regione the window giass.	3(c)
76	Replace the missing entrance door's	3(b)
	Shared Bathroan - Third Floor	7/61
79.	. Hepair or replace the lesse, tracked or missing placter on the wells.	3(b)
8 G,	inatali a hathtub or shower.	Of Bi
81.		8(c)

REINSPECTI	ON REC	OMMENDATIONS		CATION 69	9 Cong	nen S
INSPECTOR(² _d3				ner Bayte		
					-	
NOTICE OF I		G CONDITIONS Expired	REINSPECT Issued	ION NOTICE	HEARING	
5-14-2		6-19-70	issued	Expired	Issued	Expired
	<u>.</u>	3	<u> </u>			The state of the s
A reinspect	tion w	as made of the al	bove premises a	nd I recommend	the following	action:
DATE	1///	LL VIOLATIONS HAV	VE BEEN CORRECT	ED T		
20711		end "Certificate			ing Release"	•
	SA	ATISYACTORY rehal	bilitation in p	rogress.	10	
		xtend tive				
1	Se	CATISFACTORY pro end "Reinspection	ogress.	"Notice to Vac:	tell III	os ing Noticel
<u> </u>	! <u></u> _					osting votice
[Se	STISFACTORY pro and "Hearing Noti	ogres s. Loa ⁿ .			المراجعة المواجعة على الأرام والتعلق المراجعين المعاجد على الأرام والتعلق
	1	SATISFACTORY pro	a section		 _	
	Re	equest "Legal Act	ion" be taken	٠		W. 25.
					'بر	- 1
	RE	MARKS:	·	/ 4 ,		ه چهه کار در
1640 4	-DN	Extend Time	40 Paus to	W19/20 -+	a 11-in	executors of
<i>O</i> A ,	* ** ** ** ** **	終して、 ないすりた	•		The same of the same	幸 さんしょ みまま ひがげ めいり
				-7	kis buila	ing A Litter of
	· 1	ateud will be		and the second s	1 75.00 () 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
-19-70	8 6	2 hours	all	tenants	lave s	noved. attorne
	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	or alleged of	** **		and the second second second second	• and a second of the second
1/ sko	W. V.	THE TOTAL STREET			ALC: No. 1	
	<u> </u>	PIA. PATEN		، تم	N	(A/A) 200 (A) (A) (A)
23/7		the state of the s	the service	man Som Killy	2011 times	大學的學術
12/11/	2	11-12 111	ni mercia			
115/71 1	1-1/	Charles Back The	a reference d	•	ta y	
	2	Word O lock	1. a. a. f. 1. 2.	with notice	13.	4 P 12.1
		right reco	3		The state of the s	A CALL THE CALL
		are in the second				and a state of the
				-		
			The state of			
4 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1			-	14		April 1 April
		7.7		_		A CONTRACTOR OF THE STATE OF TH

ě ye H . . .

Inspection Services
P. Samuel Hoffses
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 Minson

Code Enfc. Offr./ Field Supv.

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