

829-831 Congress Street 53 C-24

SHAW-WALKER
8503-3P

SECTION 8 - EXISTING - LEASED HOUSING PROGRAM

ADDRESS 831 Congress Street DATE 3/24/78

OWNER Robert Esty ADDRESS 40 Woodmont St.

Location of Dwelling Units or
Number of Dwelling Units Under
Section 8 - Lease

- 1

NEIGHBORHOOD CONSERVATION PROJECT St Johns - West End.

INSPECTED BY HOUSING DIVISION - YES ☒ NO ☐

"NOTICE OF HOUSING CONDITIONS" ISSUED 3/20 1978 ABATED 19

LOAN PARTICIPANT

✓

CERTIFICATE
OF
COMPLIANCE

October 31, 1978

CITY OF PORTLAND

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

Mr. Robert E. Esty
40 Wordsworth Street
Portland, Maine 04103

Re: Premises located at 829-831 Congress Street, Portland, Maine NCP-WR 53-C-24

Dear Mr. Esty:

A re-inspection of the premises noted above was made on October 30, 1978
by Housing Inspector Leary.

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 March 20, 1978.

Thank you for your cooperation and your efforts to help us 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. Leary
M. Leary

VW

ADMINISTRATIVE HEARING DECISION

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

Date July 19, 1978

Mr. Robert E. Esty
40 Wordsworth Street
Portland, Maine 04103

OK
BY MJ
DATE 12-30-78

Re: Premises located at 829-831 Congress Street, Portland, Maine MCP-WE 53-C-24

Dear Mr. Esty:

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

on July 18, 1978, regarding our "Notice of Housing Conditions" at the above
referred premises resulted in the decision noted below.

XX Expiration time extended to September 22, 1978 in order to complete the work
now in progress to correct the three (3) remaining violations as listed on
the attached copy.

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. Esty

M. Leary

Encl.

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

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

VW

July 19, 1978

Remaining Housing Code Violations to be corrected within time extension granted on
attached "Administrative Hearing Decision". Date-NOHC- March 20, 1978
829-831 Congress Street, Portland, Maine NCP-WE 53-C-24 - 7/19/78

- | | |
|---|-----------------|
| 1. OVERALL INTERIOR WALLS - remove loose and peeling paint. | 3a |
| 2. RIGHT REAR EXTERIOR WALL - repair or replace broken downspout. | 3a |
| 3. CELLAR - make a general clean-up of the cellar by removing the rugs, mattresses,
furniture etc. from the area of the furnace. | 2-4b |

NOTICE OF HOUSING CONDITIONS

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

Mr. Robert E. Esty
40 Wordsworth Street
Portland, Maine 04103

Ch.-Bl.-Lot: 53-C-24
Location: 829-831 Congress Street
Project: NCP-West End
Issued: March 20, 1978
Expired: June 20, 1978

✓ DU 12

Dear Mr. Esty:

An examination was made of the premises at 829-831 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 June 20, 1978. 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

By Lyle D. Noyes
Chief of Housing Inspections

Inspector M. Leary
M. Leary

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" -

- | | |
|---|---------------|
| 1. OVERALL EXTERIOR WALLS - remove loose and peeling paint. | Section(s) |
| 2. RIGHT REAR EXTERIOR WALL - repair or replace broken downspout. | 3a |
| At the time of the survey, we were unable to gain access to the cellar. We suggest that if there are any conditions which need correcting in the cellar that you make the repairs while doing the work on the rest of the structure. | 3a |

~~At the time of the survey, we were unable to gain access to the First Floor Right Front, First Floor Right Rear, Second Floor Left Rear, Second Floor Right Front, Second Floor Right Rear, Third Floor Right Front, and Third Floor Right Rear. We suggest that if there are any conditions which need correcting in these apartments that you make the repairs while doing the work on the rest of the structure.~~

SECOND FLOOR LEFT FRONT

- * 3. LIVING ROOM WALL - remove illegal extension cord attached to baseboard. 8d
- * 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, 369 Congress St., Tel. 775-5451 to determine if any of the items listed above require a building or alteration permit.

INSPECTOR A. Lopez

PROJECT AC-26, 1A

OWNER Robert Ast

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
3-2-74	6-2-74				

DATE	ALL VIOLATIONS HAVE BEEN CORRECTED	POSTING RELEASE
------	------------------------------------	----------------------------

DATE		ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE"	POSTING RELEASE
7-30	M/T	SATISFACTORY Rehabilitation in Progress	
7/18/91	n	Time Extended To:	September 22, 1991
9/2/91	n	Time Extended To:	October 22, 1991
		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	
7/15/91	m	INSPECTOR'S REMARKS:	Completed inspection of building.
7/27/91	m		Unit owner not present. Building in good shape.
10/30	M/T		Inspection completed.
		INSTRUCTIONS TO INSPECTOR:	

P 032 225 275

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL

(See Reverse)

Sent to	
Somero Management Co.	
Street and No.	
94 Park Ave.	
P.O. State and ZIP Code	
Portland, ME 04101	
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

Re: 829 Congress St. - M. Mitchell - Housing

P 032 225 276

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL

(See Reverse)

Sent to	
Basement Apartment Tenant	
Street and No.	
829 Congress St.	
P.O. State and ZIP Code	
Portland, ME 04102	
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

Re: 829 Congress St. - M. Mitchell - Housing



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

February 7, 1990

Somero Management Company
94 Park Avenue
Portland, ME 04101

Re: 329 Congress Street, Basement Apt.

Dear Mr. Somero:

As owner or agent of the property located at 829 Congress Street,
Portland, Maine, you are hereby notified that as the result of a recent (inspection ~~xxx~~
~~xxx~~), the Basement Apartment (is ~~xxxxxx~~) hereby declared unfit for
human occupancy.

You must take immediate steps to vacate the Basement Apartment

and (it ~~xxxxxx~~) is ~~xxx~~ to be kept vacant so long as the following conditions continue
to exist thereon. You are ordered to commence legal eviction proceedings no later than
24 hrs. upon receipt of this letter.

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

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

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

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

Code Enforcement Officer - Mark Mitchell (8)

jmr



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

February 7, 1990

Basement Apartment Tenant
829 Congress Street
Portland, ME 04102

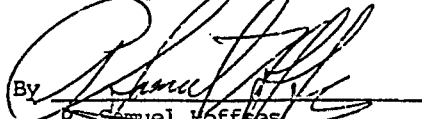
Re: 829 Congress St., Basement Apt.

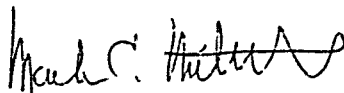
Dear Mr. Somero:

A recent inspection by Code Enforcement Officer Mark Mitchell of the Basement Apartment you are now occupying found that it does not meet the requirements of Article V (Housing Code) of the City of Portland Municipal Code and is hereby declared unfit for human habitation.

The owner/agent, Somero Management Company has been notified of the above mentioned conditions and has been directed to take immediate steps to vacate the apartment.

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

By 
P. Samuel Hoffes
Chief of Inspection Services



Code Enforcement Officer - Mark Mitchell (8)

jmr



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

Somero Management Co.
94 Park Ave,
Portland

2/9/80

Re: 829 Congress St, Basement dwelling

Dear Roy Somero

As owner or agent of the property located at 829 Congress
Portland, Maine, you are hereby notified that as the result of a recent (inspection
or fire), the Basement unit (is or are) hereby declared
unfit for human occupancy.

You must take immediate steps to vacate the Basement unit

and (it or they) is/are to be kept vacant so long as the following conditions continue
to exist thereon. You are ordered to commence legal eviction proceedings no later
than 24 hours upon receipt of this letter

Article V - Section VI - 120.2 - Properties which lack plumbing, ventilating
lighting and heating facilities or equipment adequate to protect the health,
safety and general welfare of the occupants or the public.

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

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

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

By _____
P. Samuel Hoffses,
Chief of Inspection Services

Mark Mitchell
Code Enforcement Officer -



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

September 14, 1990

(WEST END)

Roy W. Somero and Linda L.
94 Park Avenue
Portland, ME 04101

DU: 12

RE: 829-831 Congress St.
53-C-24

Dear Mr. & Mrs. Somero:

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

[Signature]
By *[Signature]*
P. Samuel Hoffses,
Chief of Inspection Services

[Signature]
Code Enforcement Officer
Arthur Addato for Hubert Irving (8)

BASEMENT APARTMENT DISMANLED
jmr

West End
Irving - Adla Co

West End
Irving - Adla Co

West End
Irving - Adla Co

West End
Irving - Adla Co

West End
Irving - Adla Co

Inspection Services
Samuel P. Hoffses
Chief



and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

July 5, 1994

RE: 829-831 Congress Street
53-C-24-25-31-44
DU: 13

Kennet S. Ray, Trustee
14 Edus Rd.
Cumberland Center, Maine 04021

Dear Mr. Ray:

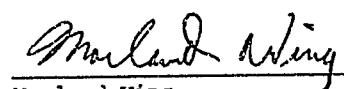
During a recent inspection of the property owned by you at the above referred property, it was noted that smoke detectors were missing/inoperable (batteries missing) in the right rear apartment.

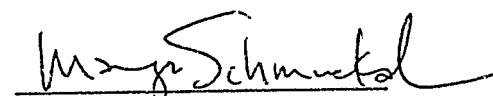
25 MRSA 2464 required that approved smoke detectors be installed in each apartment in the immediate vicinity of the bedrooms. When activated, the detector shall provide an alarm suitable to warn the occupants within the individual unit. Failure to comply with this statute may result in a fine of up to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

Re-inspection of your property will be made in 24 hours. Lack of compliance will result in referral of the matter for legal action.

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

Sincerely,


Marland Wing
Code Enforcement Officer


Marge Schmuckal
Asst. Chief of Inspection Services

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

July 5, 1994

RE: 829-831 Congress Street
53-C-24-25 31-44
DU: 13

Kenneth S. Ray, Trustee
14 Edes Rd.
Cumberland Center, Maine 04021

Dear Mr. Ray:

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".

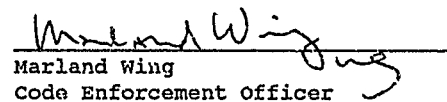
In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects within sixty (60) days. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within 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.

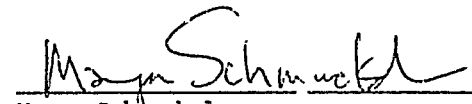
Please Note: You should consult this department to insure that any corrective action you should undertake complies with the building, plumbing, electrical, zoning and other Articles of the City Code.

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

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

Sincerely,


Marland Wing
Code Enforcement Officer


Margo Schmuckal
Asst. Chief of Inspection Services

HOUSING INSPECTION REPORT

Location: 829-831 Congress Street
Housing Conditions Date: June 24, 1994
Expiration Date: August 24, 1994

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

- | | | | | | |
|----|------|-----|-------|---------------------------|-------|
| 1. | Ext. | 1st | Right | Foundation missing mortar | 108.1 |
| 2. | Ext. | 2nd | Front | Wall missing siding | 108.1 |

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

August 19, 1994

RAY KENNETH S
14 EDES RD
CUMBERLAND CENTER, ME 04021

Re: 829 Congress St
CBL: 053- - C-024-001-01
DU: 13

Dear Mr. Ray:

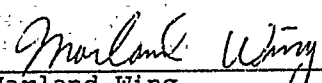
A re-inspection at the above noted property was made on August 11, 1994.

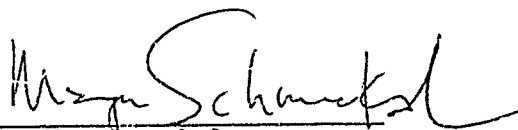
This is to certify that you have complied with our request to correct the violation(s) of the Municipal Code relating to housing conditions noted on our letter dated July 5, 1994.

Thank you for your cooperation and your efforts to help us 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 three years.

Sincerely,


Marland Wing
Code Enforcement Officer


Marge Schmuckal
Asst. Chief of Inspection Services

