

823 Congress Street 53-C-32

SECTION 8 - EXISTING - LEASED HOUSING PROGRAM

ADDRESS 823 Congress Street DATE 3/30/78

OWNER Archie Teramian ADDRESS 34 Cedar Street

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

1

NEIGHBORHOOD CONSERVATION PROJECT St John - West End

INSPECTED BY HOUSING DIVISION - YES ☒ NO ☐

"NOTICE OF HOUSING CONDITIONS" ISSUED 3/13 1978 ABATED ~~3/13~~ 1978

LOAN PARTICIPANT _____

CERTIFICATE OF INSPECTION

X
DATE 8/30/79

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

Mr. Archie Tevanian
44 Cedar Street
Portland, Maine 04101

Re: Premises Located at 823 Congress Street, Portland, Maine NCP-WE 53-C-32

Dear Mr. Tevanian:

An inspection of the above referred premises was recently completed
by Housing Inspector Leary.

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

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

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

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

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

Inspector M. Leary

M. Leary

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

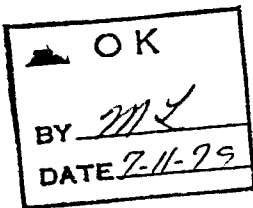
dld

44 Cedar Street, Portland, Maine 04101

Items noted as possible future maintenance problems:

Peeling paint on the exterior walls.

dld



May 31, 1979

Mr. Archie Tevanian
44 Cedar Street
Portland, Maine 04101

Dear Mr. Tevanian:

Re: 823 Congress Street, Portland, Maine 53-C-32 WE

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

A final reinspection was made on May 30, 1979, by Housing Inspector Leary and, as a result, you are hereby ordered to correct the violations listed below on or before June 30, 1979.

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

Sincerely yours,

Joseph E. Gray, Jr. Director
Neighborhood Conservation

Inspector

M. Leary

By Lyle D. Noyes
Chief of Housing Inspections

EXISTING VIOLATIONS OF CHAPTER 307 OF THE CITY OF PORTLAND MUNICIPAL CODE SECTION(S)

1. EXTERIOR WALLS - overall - remove loose and peeling paint; make the exterior walls of the structure weathertight and watertight by painting or any other suitable means. 3-a
2. SECOND FLOOR REAR PORCH - replace the rotted decking. 3-c
3. FIRST FLOOR REAR PORCH - replace the rotted railing. 3-c
4. FIRST AND SECOND FLOOR REAR PORCH - railings - replace the missing balusters. 3-c
- First Floor - left
5. BATHROOM - sink - remedy conditions that cause lack of cold water pressure in bathroom sink. 6-d
- Second Floor - right
6. LIVING ROOM - ceiling - remedy leaking conditions. 3-b
7. DINING ROOM - window - replace the broken glass. 3-c

continued -

823 Congress Street - continued

Second Floor - left

8. LIVING ROOM - wall - remove illegal extension cords attached to
baseboard.

8-d

Third Floor - right

9. FRONT HALL - ceiling - remedy the leaking conditions.

3-b

ADMINISTRATIVE ~~REPORT~~ DECISION

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

Date June 27, 1978

Mr. Archie Tevanian
44 Cedar Street
Portland, Maine 04101

Re: Premises located at 823 Congress Street, Portland, Maine 53-C-32 WE

Dear Mr. Tevanian:

You are hereby notified that as a result of a telephone conversation between yourself
and Inspector Leary and your request for additional time

on June 26, 1978, regarding our "Notice of Housing Conditions" at the above
referred premises resulted in the decision noted below.

X Expiration time extended to August 30, 1978, in order to complete the
work now in progress to correct the remaining thirteen (13) housing
violations as shown on attached list.

Notice modified as follows:

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

Very truly yours,

Joseph E. Gray, Jr.
Director Neighborhood Conservation

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

In Attendance:
Mr. Tevanian
Housing Inspector Leary

/s/ Encl.

323 Congress Street - NOHC issued 3-13-78 - MCP-WZ

Remaining Housing Code violations to be corrected within time extension granted on attached "Administrative Hearing Decision" dated 6-27-78:

1. ~~EXTERIOR WALLS~~ - overall - remove loose and peeling paint; make the exterior walls of the structure weathertight and watertight by painting or any other suitable means. 3-a
*2, 3, 4
2. ~~THIRD FLOOR LEFT HALL~~ - ceiling - secure loose moulding on skylight. 3-c
3. ~~FRONT HALL~~ - door - replace broken glass. 3-c
- First Floor - left
4. ~~KITCHEN~~ - sink - repair leaking hot water faucet. 6-d
5. ~~BATHROOM~~ - sink - remedy conditions that cause lack of cold water pressure in bathroom sink. 6-d
- Second Floor - right
- 3-7 6. ~~BATHROOM~~ - sink - repair leaking hot water faucet. 6-d
7. ~~LIVING ROOM~~ - ceiling - remove loose and peeling paint. 3-b
8. ~~LIVING ROOM~~ - ceiling - remedy leaking conditions. 3-b
9. ~~MIDDLE BEDROOM~~ - window - repair or replace broken stop. 3-c
- First Floor - right
10. ~~DINING ROOM AND LIVING ROOM~~ - ceiling - determine the reason and remedy condition causing signs of leakage. 3-b
11. ~~BATHROOM~~ - sink - repair leaking hot water faucet. 6-d
- Second Floor - left
12. ~~KITCHEN~~ - wall - remove illegal extension cord running thru closet into kitchen wall; -
13. ~~LIVING ROOM~~ - wall - remove illegal extension cords attached to baseboard; -
- ~~FRONT HALL~~ - wall - remove illegal extension cord attached to front hall wall. 3-d
- Third Floor - left
14. ~~DINING ROOM~~ - wall - remove illegal extension cord attached to baseboard. 3-d

DU 6

Ch.-Bl.-Lot: 53-C-32
Location: 823 Congress Street
Project: NCP-West End
Issued: March 13, 1978
Expired: June 13, 1978

Mr. Archie Towanian
44 Cedar Street
Portland, Maine 04101

An examination was made of the premises at 823 Congress Street, Portland, Maine, by Housing Inspector Leary. Violations of Municipal Codes relating to housing conditions were found as described in detail below.

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

Joseph E. Gray, Jr. Director
Neighborhood Conservation

M. Leary

Lyle D. Boyes
Chief of Housing Inspections

Section(s)

1. ~~OVERALL EXTERIOR WALLS~~ - remove loose and peeling paint. 3a
2. ~~THIRD FLOOR - LEFT FRONT HALL CEILING & WALLS~~ - repair or replace broken plaster. 3b
3. ~~" " RIGHT & LEFT HALL CEILINGS~~ - determine the reason and remedy the conditions causing leakage. 3b
4. ~~" " - LEFT HALL CEILING~~ - secure loose moulding on skylight. 3c
5. ~~FRONT CELLAR FLOOR~~ - remove excessive chimney soot and properly dispose of it. 3c
6. ~~FRONT LEFT CEILING~~ - replace illegal electrical splices with rotax, properly wire. 8c
7. ~~LEFT FRONT CELLAR CEILING~~ - secure loose and hanging electrical wiring. 8c
FIRST FLOOR LEFT & SECOND FLOOR RIGHT
At the time of the survey, we were unable to gain access to the First Floor Left and the Second Floor Right Apartments. 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. X 4 + 5 — 6, 7, 8 + 9
FIRST FLOOR RIGHT
* 8. DINING ROOM & LIVING ROOM CEILINGS - determine the reason and remedy the conditions causing leakage. 3b
9. LIVING ROOM WALLS - remove loose and peeling wallpaper. 3b
continued
vv

FIRST FLOOR RIGHT CONT.

11. BATHROOM - SINK - repair leak in hot water faucet. 6d

SECOND FLOOR LEFT

- * 12. KITCHEN WALL - remove illegal extension cord running thru closet into kit. wall.
12. LIVING ROOM WALL - remove illegal extension cords attached to baseboard.
12. FRONT HALL WALL - remove illegal extension cord attached to front hall wall. 8d
12. FRONT HALL CEILING - determine the reason and remedy the conditions causing leakage. 3b

THIRD FLOOR LEFT.

13. LEFT REAR BEDROOM & BATHROOM - CEILING - remove loose and peeling paint. 3b
14. LEFT REAR BEDROOM CEILING & DINING ROOM CEILING - determine the reason and remedy the condition causing leakage. 3b
13. 15. DINING ROOM WALL - remove illegal extension cord attached to baseboard. 8d

THIRD FLOOR RIGHT

- * 16. DINING & REAR BEDROOM CEILINGS - determine the reason and remedy the conditions causing leakage. 3b
17. DINING ROOM WALL - remove illegal extension cord attached to baseboard. 8d
18. KITCHEN - determine the reason and remedy the conditions that cause the sink to be plugged. 6d

** WHEN MAKING YOUR REPAIRS, FIRST PRIORITY IS TO BE GIVEN TO ITEMS WITH ASTERISKS, AS THEY CONSTITUTE EXTREME HAZARDS TO THE HEALTH OR SAFETY OF THE OCCUPANTS OF THIS STRUCTURE.

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

INSPECTOR *N. L.*

LOCATION : 236155

PROJECT NC 62-7600

OWNER *Paul T.*

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
3-12-78	6-13-78				

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

DATE	ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE" INSPECTION	POSTING RELEASE
7-11-78		
	SATISFACTORY Rehabilitation in Progress	
6-2-79	Time Extended To: August 3, -79	
7-1-79	Time Extended To:	
10-19-78	Time Extended To: November 19, 1978 X 7/2 X 5/8	
	UNSATISFACTORY Progress Send "HEARING NOTICE" "FINAL NOTICE"	
	"NOTICE TO VACATE" POST Entire POST Dwelling Units	
	UNSATISFACTORY Progress "LEGAL ACTION" To Be Taken	
	INSPECTOR'S REMARKS: 12 violations corrected of 13 remaining - Construction issues	
7-1-79	4 violations corrected	
10-19-78	4 violations corrected	
12-1-78	4 violations corrected	
1-2-79	6 violations corrected	
3-7-79	8 violations corrected	
5-3-79	10 violations corrected	
7-1-79	12 violations corrected	
	INSPECTION	
	INSTRUCTIONS TO INSPECTOR:	

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

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

Marshall Mack
113 Vaughan Street
Portland, Maine 04101

DU 6

CH. 53 BLK. C LOT 32

PROJECT: MCP-WE
ISSUED: July 24, 1984
EXPIRES: Sept. 24, 1984

LOCATION: 823 Congress St.

Dear Mr. Mack:

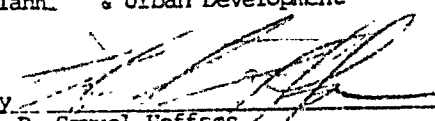
You are hereby notified, as owner or agent, that an inspection was made of the premises at 823 Congress Street by Code Enforcement Officer Kevin Carroll. Violations of Article V of the Municipal Ordinance (Housing Code) were found as described in detail on the attached "Housing Inspection Report".

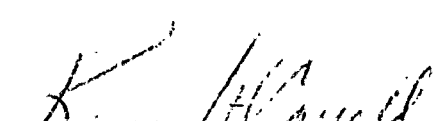
In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects on or before September 24, 1984. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from 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 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.

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

By 
P. Samuel Hoffses,
Chief of Inspection Services


Code Enforcement Officer - Kevin Carroll (2)

Attachments:

jmr

HOUSING INSPECTION REPORT

OWNER: Mr. Marshall Mack

LOCATION: 823 Congress St. 53-C-32 WE

CODE ENFORCEMENT OFFICER: Kevin Carroll (2)

HOUSING CONDITIONS DATED: July 24, 1984

EXPIRES: Sept. 24, 1984

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. OVERALL EXTERIOR - walls and trim - loose and peeling paint.	108-2
2. OVERALL EXTERIOR - walls - loose, missing and broken clapboard.	108-2
* 3. FIRST & THIRD FLOOR LEFT REAR EXTERIOR - porches - rotted decking.	108-4
* 4. SECOND FLOOR LEFT REAR EXTERIOR - porch - rotted stringer.	108-4
* 5. SECOND & THIRD FLOOR LEFT REAR EXTERIOR - porches - loose safety rails and balusters.	108-4
* 6. FIRST, SECOND & THIRD FLOOR RIGHT REAR EXTERIOR - porches - loose, rotted and missing safety rails and balusters.	108-4
* 7. FIRST FLOOR RIGHT REAR EXTERIOR - porch - loose and broken lattice & skirt boards.	108-4
* 8. FIRST & SECOND FLOORS RIGHT REAR EXTERIOR - porches - loose and rotted decking.	108-4
* 9. FRONT MIDDLE CELLAR - floor - leaking fuel oil storage tank.	114-2
* 10. RIGHT MIDDLE CELLAR - chimney - deteriorated brick and mortar.	114-1
* 11. CELLAR - loose/corroded & illegal electric service ground.	113
* 12. SECOND FLOOR RIGHT FRONT HALL - stairs - loose safety rail.	108-4
* 13. SECOND FLOOR RIGHT FRONT HALL - stairs - missing balusters.	108-4
14. THIRD FLOOR RIGHT FRONT HALL - wall - broken plaster.	108-2
<u>FIRST FLOOR RIGHT</u>	
* 15. BATHROOM - ceiling - leaking.	108-2
* 16. DINING ROOM - wall - illegal electrical extension cord.	113
<u>SECOND FLOOR RIGHT</u>	
* 17. LIVING ROOM - ceiling - illegal electric splice.	113
18. BATHROOM - tub - cross connection.	111-3
<u>THIRD FLOOR RIGHT</u>	
19. BATHROOM - tub - cross connection.	111-3
<u>FIRST FLOOR LEFT</u>	
20. LIVING ROOM - ceiling - sagging tile.	108-2
<u>THIRD FLOOR LEFT</u>	
21. DEN/BATHROOM - ceilings - loose and peeling paint.	108-2
* 22. DEN/LIVING ROOM - walls - illegal electric extension cord.	113
23. RIGHT FRONT BEDROOM - ceiling - sagging tiles.	108-2

**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.

City of Portland

NEIGHBORHOOD CONSERVATION

Housing Inspection Division

STRUCTURE INSPECTION SCHEDULE

1) Insp. Name Carroll

Rehab. Loan

2) Insp. Date <u>7/23/04</u>	3) Insp. Type <u>NCP</u>	4) Proj. Code <u>WE</u>	5) Assr's: Chart <u>53</u>	6) Bl. <u>C</u>	7) Lot <u>32</u>	8) Census: Tract <u>53</u>	9) Alk. <u>ST</u>	10) Insp. <u>2</u>	11) Form No. <u>—</u>	
12) Hous. No. <u>823</u>	13) Sec. H. No. <u>—</u>	14) Suff. <u>—</u>	15) Direct. <u>—</u>	16) Street Name <u>Congress</u>			17) St. Design. <u>—</u>			
18) Owner or Agent: <u>MARSHALL MACR</u>							19) Status <u>140</u>	20) Bldg's Rat. <u>03</u>		
21) Address: <u>113 VAUGHN ST</u>										
22) City and State: <u>PORTLAND, ME</u>							Zip Code: <u>04101</u>			
23) D. Units <u>6</u>	24) Occ. D. U. s <u>5</u>	25) Rm. Units <u>0</u>	26) Occ. R. U. s <u>0</u>	27) No. Occupants <u>10</u>	28) Com'l U. <u>N</u>	29) Bldg. Type <u>DE</u>	30) Stories <u>3</u>	31) Const. Mat. <u>WO</u>	32) O. Bs. <u>NO</u>	
33) C. H. <u>V</u>	34) Photo <u>N</u>	35) Zoned For <u>R</u>	36) Actual Land Use <u>R</u>	37) D. D. <u>—</u>	38) Lks. Ad. Bth. Fac. <u>Yes</u>	39) Disp. <u>NO</u>	40) Closing Date <u>—</u>			

Viol. No.	Remedy	Cond.	Violation Description	Fl. NO.	Loc.	Room Type	Area Type	Resp. Party	Code Sect. Viol.	Viol. Rem. Date
1		LO/RE	PAINT	0/1	EX		WA: TRIM	2	108-2	
2		LO/RE	CLAPBOARD	0/1	EX		WA: TRIM	2	108-2	
*3		RO	Decking	1/3	LER	EX	PO'S	2	108-4	
*4		RO	STRINGER	2	LER	EX	PO	2	108-4	
*5		LO	SAFETY RAILS & BALLUSTERS	2/3	LER	EX	PO'S	2	108-4	
*6		LO/RE/MI	SAFETY RAILS & BALLUSTERS	1/2/3	RIR	EX	PO'S	2	108-4	
*7		LO/BR	Lattice & SKIRT BOARDS	1	RIR	EX	PO	2	108-4	
*8		LO/RO	Decking	1/2	RIR	EX	PO'S	2	108-4	
*9		LK	FUEL OIL STORAGE TANK		FRM	CL	FL	2	114-2	
*10		DETERIORATED	BRICK & MORTAR		RIM	CL	CH	2	114-1	
*11		LO/RO/BR/MI/ILLEGAL	ELECTRIC SERVICE GROUND			CL		2	113	
*12		LO	SAFETY RAIL	2	RIF	HA	SR'S	2	108-4	
*13		MI	BALLUSTERS	2	RIF	HA	SR'S	2	108-4	
14		BR	PLASTER	3	RIF	HA	WA	2	108-2	

City of Portland

INSPECTION SERVICES DIVISION

Housing Inspection

DWELLING UNIT SCHEDULE

1) INSP. DATE

7/23/84

2) INSP.

2

3) FORM NO.

4) TENANT'S NAME

V. N. CENT COX

5) Flr #

1

6) Location

R1

7) Rmg. Tp

DU

8) #Rms

4

9) #Peo

2

10) #All'd

6

11) SLE

1

12) Child

Under 10

13) Child

1-6

14)

15) Rent

246

16) Rent

Code

17) Furn

NO

18) Heat

F off

19) Hot

Water

20) Dual

Egress

21) Ok'ng

LG

22) Lav

P

23) Bath

P

24) Flus

P

Viol
No

Remedy

Cond.

Violation

Location

Room
TypeArea
TypeResp
PartyCode Sect
ViolatedViolation
Rem. - Date

*15

LK

BA

CE

2

1082

*16

ILL

Elec. Ext. Cord

Di

WA

2

113

City of Portland

INSPECTION SERVICES DIVISION

Housing Inspection

DWELLING UNIT SCHEDULE

1) INSP. DATE
7/23/94

2) INSP.

3) FORM NO.

4) TENANT'S NAME

5b. h. n. K. T. e. r. J. G. E.

5) Flr #

6) Location

7) Rmg. Tp

8) #Rms

9) #Peo

10) #All'd

11) SLP

12) Child

13) Child

14)

15) Rent

16) Rent

17) Furn

18) Heat

19) Hot

20) Dual

21) Ck'ng

22) Lav

23) Bath

24) Flue

Under 10

1-6

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240

Code

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Code Sect

Violated

Violation

19

INSPECTION SERVICES DIVISION

DWEELLING UNIT SCHEDULE

1) INSP. DATE			2) INSP.			3) FORM NO						
4) TENANT'S NAME			5) Flr #	6) Location	7) Rmg. Tp	8) #Rms	9) #Peo	10) #All'd	11) Slt			
BURKE			1	LE DU		4	2	6	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
0	0		240	118	NO	FOFF	Y	Y	LG	P	P	P
Viol No	Remedy	Cond.	Violation		Location	Room Type	Alea Type	Resp Party	Code Sect Violated	Violation Rem. - Date		
20		SAF.	TILE			LI	CE	2	1082			

Housing Inspection

[illegible]



CITY OF PORTLAND

JOSEPH E. McDONOUGH
FIRE CHIEF

MR. MARSHALL MACK
113 VAUGHN ST
PORTLAND, ME

Re: Smoke Detectors

Dear MR MACK

During a recent inspection of the property owned by you at 823 Congress St. it was noted that smoke detectors were missing in the following areas:

3rd floor right (damaged unit)
2nd floor right (missing)
3rd floor left (missing)
2nd floor left (missing)
1st floor left (inoperable)

25 MRSA §2464 requires that approved smoke detectors be installed in each of the above listed areas. 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 (10) days. Lack of compliance will result in referral of the matter for legal action.

Sincerely yours,
Joseph E. McDonough
Chief of the Fire Department
City of Portland

Kim Carroll, Code Enforcement
Officer (2)

cc: Lt. James Collins, Fire Prevention Bureau
Arthur Rowe, Code Enforcement Officer
Merlin Leary

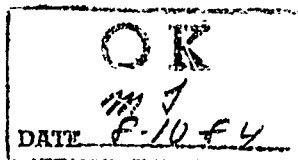


CITY OF PORTLAND

JOSEPH E. McDONOUGH
FIRE CHIEF

July 24, 1984

Mr. Marshall Mack
113 Vaughan Street
Portland, Maine 04102



Re: Smoke Detectors

Dear Mr. Mack:

During a recent inspection of the property owned by you at 823 Congress Street, it was noted that smoke detectors were missing in the following areas:

- ✓ 3rd Floor Right (damaged unit) ~~NOT~~
- ✓ 2nd Floor Right (missing) ~~NOT~~
- ✓ 3rd Floor Left (missing) ~~NOT~~
- ✓ 2nd Floor Left (missing) ~~OK~~
- ✓ 1st Floor Left (inoperable)

25 MRSA §2464 requires that approved smoke detectors be installed in each of the above listed areas. 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 (10) days. Lack of compliance will result in referral of the matter for legal action.

Kevin W. Carroll, Code Enforcement
Officer (2)

Sincerely yours,
Joseph E. McDonough
Chief of the Fire Department
City of Portland

cc: Lt. James Collins, Fire Prevention Bureau
Merlin Leary, Code Enforcement Officer

jmr

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

February 09, 1994

SMITH FOREST B TRUST
377 S WITHAM RD
AUBURN ME 04210

Re: 823 Congress St
CBL: 053- - C-032-001-01
DU: 6

Dear Mr. Smith,

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


P. Samuel Hoffses
Chief of Inspection Services

HOUSING INSPECTION REPORT

Location: 823 Congress St
Housing Conditions Date: February 07, 1994
Expiration Date: April 09, 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 - RIGHT FRONT CHIMNEY - MISSING MORTAR	108.50
2.	EXT - RIGHT FRONT ROOF - WORN SHINGLES	108.10
3.	EXT - 3RD FL - RIGHT MIDDLE ROTTED TRIM	108.10
4.	EXT - 2ND FL - REAR PORCH MISSING BALUSTERS	108.40
5.	INT - FRONT CELLAR - EXCESSIVE SOOT	108.50
6.	INT - 1ST FL LEFT APT - LIVINGROOM WINDOW - BROKEN GLASS	108.30
7.	EXT - 3RD FL RIGHT REAR - STORM WINDOW - BROKEN GLASS	108.30
8.	EXT - 3RD FL RIGHT REAR - EXTERIOR DOOR - BROKEN GLASS	108.30
9.	EXT - 3RD FL - RIGHT FRONT HALL CEILING - INOPERABLE LIGHT SWITCH	113.50
10.	INT - 3RD FL RIGHT APT - OVERALL MISSING PLASTER & TILES	108.20
11.	INT - 3RD FL RIGHT APT - OVERALL DETERMINE LEAKS IN CEILING	108.20
3D FL LEFT NOT UNAVAILABLE FOR INSPECTIONS		

