823 Congress Street 53-C-32

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SECTION 8 - EXISTING - LEASED HOUBING PROGRAM

OWNER archie Terranian ADD	Street DATE 3/35/-15
OWNER archie Verranian ADD	RESS 34 Carlan Stream
Location of Dwelling Units or Number of Dwelling Units Under Section 8 - Lease	
 -	
<u>-</u>	
NEEGHBORHOOD CONSERVATION PROJECT	hu - West Eng
INSPECTED BY HOUSING DIVISION - YES	
"NOTICE OF HOUSING CONDITIONS" ISSUED 3	13 1918 ABATED
LOAN PARTICIPANT	

CERTIFICATE OF INSPECTION

8/30/79

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

Mr. Archie Tevanian 44 Cedar Street Portland, Maine 04101

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

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 hesits e to call this office if you have any questions regarding this notice.

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

Lyle D. Noyes

Chief of Housing Inspections

44 Cedar Street, Portland, Maine C4101

Items noted as possible future maintenance problems:

Peeling paint on the exterior valls.

dld



Hay 31, 1979

Hr. Archie Tevanian 44 Cedar Street Portland, Maine 04101

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

As owner or agent of the above referred property, you were notified as correct certain 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 Hunicipal 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 liousing Inspector Leary and, as a result, you are hereby ordered to correct the violations listed below on or before

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

Joseph E. Gray, Jr. Director Neighborhood Conservation Lyle n. Royes Chief of Housing Inspections

EXISTING VIOLATIONS OF CHAPTER 307 OF THE CITY OF PORTLAND MUNICIPAL CODE **EXTERIOR WALLS -- overall -- remove loose-and-peeling-paint; make-the-exterior walls-of-the-structure-weathertight-and-watertight-by-painting-or-SECOND FLOCK READ PORCH replace the rotted decking.

PIRST FLOOR READ PORCH replace the rotted reliing.

PIRST AND SECOND FLOOR REAR PORCH rellings replace the missing balusters. 3~c 5. BATHROOM sink record; conditions that cause lack of cold water pressure in bathroom sink. LIVING ROOM - ceiling - remedy leaking conditions. 7 DINING FOOM window replace the broken-glass

continued -

823 Congress Street - continued Second Floor - left

LIVING-ROOM - vell - remove-illegal-extoneica-cords-ettacked-to-baseboard. Third Floor - right

9. FRONT RATE - calling - camedy the leaking conditions -

ADMINISTRATIVE REALING DECISION

ousing Ins	of Neighborhood spections Divisio 775-5451 - Ext.	on		Date	une 27, 19	78
r. Archie 4 Cedar St ortland, b	Tevanian treet Maine 04101		,			
e: Premi	ses located at	823 Congress Str	eet, Portland, }	Maine 5	3-C-32 WE	
ear Mr. To	_vanian:					
ou are he	reby notified th	at as a result of	a telephone con	nversati	on between	yourself
		ur request for ad				
June	26, 1978	regarding our "No	otice of Housing	Condit	ions" at th	e above
eferred p	remises resulted	l in the decision	noted below.			
x	Expiration tim	ne extended to $\underline{\underline{A}}$	ugust 30, 1978,	in orde	r to compl	ete the
		gress to correct				
	violations as	shown on attached	11st.			
		ed as follows:				
	Notice modifie	as for lows				
	Notice modifie	20 d5 10110W3				
	Notice modifie	eu as Torrows.				
	tify this office	if all violation	s cre corrected	before		
	tify this office		s ere corrected	before d.		
	tify this office	if all violation	s cre corrected	before d.		
	tify this office	if all violation	s ere corrected e" may be issue Very truly y Joseph E. Gr	before d. ours,	the above	mentioned
	tify this office	if all violation	e" may be issue	before d. ours, ay, Jr. ghborho	the above to	mentioned
	tify this office	if all violation	Joseph E. Gr	before d. ours,	the above to	mentioned
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dates, so In Attend Mr. Teva	tify this office that a "Certific lance:	if all violation	Joseph E. Gr Director Nei	before d. ours, ay, Jr. ghborho	the above of the above of Conserva	mentioned

323 Congress Street - NOHC issued 3-13-78 - NCP-WE

Remaining Housing Code violations to be corrected within time extension granted on attached "Administrative Hearing De ision" 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. 2. THIRD SLOOR LESS HALL mealling - secure loose moulding on skylight 3. FRONT BALL - door - replace broken glass. Fire or - left to the state facety 5. BATHROOM - mink - remedy conditions that cause lack of cold water 6-d pressure in bathroom sink. Second Floor - right

3-7 6. VBATHROOM - sink - repair leaking hot water faucut.

7. LINING BOOM - ceiling - remove leaking conditions.

8. VLIVING ROOM - ceiling - remody leaking conditions.

7. LINING BOOM - window - repeir or replace leowen step 3-ь First Floor - right O. STREET ROT AND LIVING WOOL solling determine the reason and remedy - condition causing signs of leakege-11 BATHRIKO - wink - repair leaking hot water faucet. Second Ploor - left 12. % KITCHFE - vall - remove illegal extension c. . I running thru-closet into katchenimoli:-LIVING EGOM - wall - remove illegal extension cords attached to baseboard;
FROWS WALL well remove illegal extension cord attached to front ---hall-wall-Third Floor - left DINING ROOM - wall

NOTICE OF HOUSING CONDITIONS

City of Portland		
Department of Neighborhood Conservation	ChBlLot:	53-C-32
Housing Inspections Livision	Location:	823 Congress Street
Tel. 775-5451 - Ext. 358 - 448	Project:	NCP-West End
	Issued:	
hr. Archie Towanian 973-0549	Expirea:	March 13, 1978 June 13, 1978
Fortland, Maine 04101		
1,000 may 1,220 07102		
Dear Mr. Tevenien:		
An examination was made of the premises at 823	Congress Street	Portland
Maine, by Housing Inspector Leary .	Violations of Munic	inal Codes valenting to
housing conditions were found as described in detail	halas of heart	ipal codes relating to
notsing conditions were round as described in detail	below.	
To assendance of School-days of the street of the street	0.1.	
In accordance with provisions of the above mentioned	Codes, you are req	uested to correct these
defects on or be June 13, 1978 Y	ou may contact this	office to arrange a
satisfactory repair . dule if you are unable to ma	ke such repairs wit	hin the specified time.
We will assume the grains to be in progress if we d	o not hear from you	within ten days from
this date and, on reinspection within the time set f	orth above, will an	ticipate that the
premises have bee bro ght into compliance with Code	Standards. Please	contact this office if
you have any quescion regarding this Notice.		
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Your cooperation will help this Department in its go	al to maintain all	Portland residents in
decent, safe and sanitary housing.	ar to marituali arr	Totttana testaches, in
and die delicated houseless.	Very truly you	.wa
	very crury you	LS,
	Joseph E. Gray	. Jr. Director
	Neighborhood C	
Inspector		
Inspector		
Inspector M., Leary	By Lyle D. Noyes	1 1043
	By Lyle D. Noyes	
H., Leary	Lyle D. Noyes Chief of House	ng Inspections
M., Leary EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDA	By Lyle D. Noyes Chief of House RDS FOR HOUSING" -	1 1043
EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDA 1. OVERALL EXTERIOR WALLS - remove loose and page	Lyle D. Noyes Chief of House RDS FOR HOUSING" -	ng Inspections Section(s)
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823 Congress Street, Portland, Maine MCP-WE 53-C-32 continued 3/13/78 FIRST FLOOR RIGHT CONT. / NO. BATHROOM - SINK- repair leak in hot water faucet. 64 SECOND PLOCE LEFT DE-KITCHEN WALL- remove illegal extension cord running thru closet into kit. wall. LIVING ROOM WALL - remove illegal extension cords attached to baseboard. 12. FRONT HALL WALL - remove illegal extension cord attached to front hall wall. 0 . 8d (4.12 PROWE HALL GEVLING determine the rueson and remedy the conditions causing leakage, 3b-THIRD FLOOR IEFT. 13. LEFT REAR SEDROOM & PATHROOM - CHILING - remove looks and peeling paint. 4 14. LEFT REAR SEDROOM CEVILING & DIMING BOOM CEVILING determine the reason and remedy the -condition-causing-leakage.-/ 3* 15 DINGIN ROOM WALL - remove illegal existing cord attached to baseboard. --- 26 - -- : 84 THIRD FLOOR RIGHT - 17 DINING ROOM WALL - remove illegal sutempion cord-attached-to-beseboards *-18, Kirch a determine-the-reason-and-remedy-the-conditions-that-cause-the-sink-to-be-- 64 ------pluggedy--6d--** WHEN MAKING YOUR REPAIRS, FIRST PRIORITY IS TO BE GIVEN TO ITEMS WITH ASTERISKS, AS THEY CONSTITUTE EXTREME HAZEROS TO THE HEALTH OR SAFETY OF THE OCCUPANTS OF THIS STRUCTURY. We suggest you contact the City of Portland Building Inspectic epartment, 389 Congress St., Tel. 775-5451 to determine if any of the items listed above req re a building or alteration

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REINSPECTION RECO	MMENDATIONS	LCCAT	TION ; 3 3	(1 15 - 1 1		
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INSPECTOR N	!- · ·			OWNE	R Mich	Tr
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MOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

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

Marshall Mack 113 Vaughan Street Portiand, Maine 04101 DU 6

CH. 53 ELK. C LOT 32

ind our

PROJECT: NCP-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 Almicipal 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 21, 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 it's goal to maintain desait safe, and sanitary housing for all of Portland's residents.

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

P. Samuel Hoffses, Chief of Inspection Services

Code inforcement Officer - Kevin Carroll (2)

Attachments:

jmr

Wat Madern

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)
* 3. * 4. * 5. * 6.	SECOND FLOOR LEFT REAR EXTERIOR - porch - rotted decking. SECOND & THIRD FLOOR LEFT REAR EXTERIOR - porches - loose safety rails and balusters. FIRST, SECOND & THIRD FLOOR PLOUR DEED THEREAL EXTERIOR - porches - loose safety rails	108-2 108-2 108-4 108-4
* 7. * 8.	boards.	108-4 108-4
* 9. *10. *11. *12. *13.	decking.	108-4 114-2 114-1 113 108-4 108-4 108-2
*15. *16.	FLOOR RIGHT BATHROOM - ceiling - leaking. DINING ROOM - wall - illegal electrical extension cord.	108-2 113
*17. 18.	D FLOOR RIGHT LIVING ROOM - ceiling - illegal electric splice. BATHROOM - tub - cross connection.	113 111-3
19.	FLOOR RIGHT BATHROOM - tub - cross connection.	111-3
20.	FLOOR LEFT LIVING ROOM - ceiling - sagging tile. FLOOR LEFT	108-2
21. *22.	DEN/ATTHROOM - ceilings - loose and peeling paint. DEN/LIVING ROOM - walls - illegal electric extension cord. RIGHT FRONT BEDROOM - ceiling - sagging tiles.	108-2 113 108-2

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

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City of Portland

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NEIGHBORHOOD CONSERVATION

Housing Inspection Division

STRUCTURE INSPECTION SCHEDULE

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	2)Ins	p.Date	3)Insp.	Type 4)Proj.Code	5)Assr's:Chart	6)B1, 7)Lot		us: ir	u = 9).	lk.	10) In:		1)Form No.
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llousing Inspection INSPECTION SERVICES DIVISION City of Portland DWELLING UNIT SCHEDULE 3) FORM RO 2) INSP 1) INSP DATE 7 23 841 .1) TENANT'S NAME 6) Location 7) Rmg. Tp 8)#Rms 9)#Peo 10)#A11 d: 11)S1p DU 3
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INSPECTION SERVICES DIVISION

Housing Inspection

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Housing Inspection INSPECTION SERVICES DIVISION City of Portland DWELLING UNIT SCHEDULE 1) INSP DATE 9)#Peo | 10)#A11 d. | 11)\$1p 3 18)11eat FAFF 2 | 7 |22) Lav |23) Bath 20)Dual Egress Area Type 19)Hot Water Code Sect Resp Party Room viol Violation Rem. Date Type DE/ BA Remedy Cond Locat ion 108-2



CITY OF PORTLAND

JOSEPH E. McDONOUGH FIRE CHIEF

MAR. MARSHALL MACK 113 VAUGHN ST PORTEAUL, ME

Re: Smoke Detectors

Dear MR MACK

During a recent inspection of the property owned by you at 80.3 Congress St. it was noted that smoke detectors were missing in the following areas:

3.d flow right (damages unit)

2.m flow right (missing)

25 MRSA \$2464 equires 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

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

Code Enforcement Officer (2.) CC: Lt. James Collins, Fire Prevention Bureau
ARTHUR BOWE, Code Fregicement Officer
Merlin Leany

109 M/DDLE STREET . PORTLAND, MAINE 04101 . TELEPHONE (207) 775-6361



CITY OF PORTLAND

JOSEPH E. McDONOUGH FIRE CHIEF

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

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:

2nd Floor Right (damaged unit) WF Vand Floor Left (missing) NA Vand Floor Left (missing) OK Vand Floor Left (missing) OK Vast 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)

City of Portland

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

jmr

109 MIDDLE STREET . PORTLAND, MAINE 04101 . TELEPHONE (207) 775-6361

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

Lear 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

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

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 -	108.50
	MISSING MORTAR	
2.	EXT - RIGHT FRONT ROOF -	108.10
	WORN SHINGLES	
з.	EXT - 3RD FL - RIGHT MIDDLE	108.10
	ROTTED TRIM	
4.	EXT - 2ND FL - REAR PORCH	108.40
	MISSING BALUSTERS	
5.	INT - FRONT CELLAR -	108.50
	EXCESSIVE SOOT	
6.	INT - 1ST FL LEFT APT - LIVINGROOM	108.30
	WINDOW - BROKEN GLASS	
7.	EXT - 3RD FL RIGHT REAR -	108.30
	STORM WINDOW - BPOKEN GLASS	
8.	EXT - 3RD FL RIGHT REAR -	108.30
	EXTERIOR DOOR - BROKEN GLASS	
9.	EXT - 3RD FL - RIGHT FRONT HALL	113.50
	CEILING - INOPERABLE LIGHT SWITCH	
10.	INT - 3RD FL RI 'FT APT - OVERALL	108.20
	MISSING PLASTER & TILES	
11.	INT - 3RD FL RIGHT APT - OVERALL	108.20
	DETERMINE LEAKS IN CEILING	
20 00	Them was inverted to the there are	

3D FL LEFT NOT UNAVAILABLE FOR INSPECTIONS

