

845 Congress Street

53-C-20



X

C E R T I F I C A T E
O F
C O M P L I A N C E

CITY OF PORTLAND

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

Mrs. Hazel McIntosh
345 Congress Street
Portland, Maine 04102

May 9, 1979

Re: Premises located at 845 Congress Street - 53-C-20 WE

Dear Mrs. McIntosh:

A re-inspection of the premises noted above was made on May 8, 1979
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 August 15, 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 May 1984.

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

/88

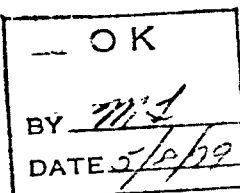
NOTICE OF HOUSING CONDITIONS

DU 2

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

Mrs. Haral McIntosh
445 Congress Street
Portland, Maine 04104

Ch -B1.-Lot. 53-C-20
Location: 445 Congress Street
Project: MC -East Ind
Issued: August 15, 1978
Expired: November 15, 1979



Dear Mrs. McIntosh:

An examination was made of the premises at 445 Congress Street, Portland, Maine, by Housing Inspector M. LERRY. 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 NOVEMBER 15, 1979. You may contact this office to arrange a satisfactory repair schedule if you are unable to make such repairs within the specified time. I will assume the repairs to be in progress if we do not hear from you within ten days of 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

Inspector M. LERRY

By Lyle D. Noyes
Chief of Housing Inspections

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" - Section(s)

5/1	RIGHT REAR PORCH - repair or replace large section	31
5/2	RIGHT REAR PORCH - replace rotten chimney mortar	31
5/3	RIGHT REAR PORCH - replace rotten gutter	31
5/4	LEFT REAR & RIGHT REAR - remove illegal electrical wiring	31
5/5	REAR - remove excessive extension cords	31

* WHEN MAKING YOUR REPAIRS, FIRST PRIORITY IS TO BE GIVEN TO ITEMS WITH DEFICIENCIES, 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 _____

PROJECT

OWNER _____

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired

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

DATE	ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE"	POSTING RELEASE
5-17-70	SATISFACTORY Rehabilitation in Progress	
	Time Extended To:	
	Time Extended To:	
	Time Extended To:	
	UNSATISFACTORY Progress Send "PEARING NOTICE"	"FINAL NOTICE"
	"NOTICE TO VACATE"	
	POST Entire	
	POST Dwelling Units	
	UNSATISFACTORY Progress "LEGAL ACTION" To Be Taken	
2-16-70 5-8-70	INSPECTOR'S REMARKS: <i>See report ch. has been made. All violations corrected.</i>	
	INSTRUCTIONS TO INSPECTOR:	



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

NOTICE OF HOUSING CONDITIONS

DU: 3
CHART-BLOCK-LOT - 53-C-20
LOCATION: 845 Congress Street

(WEST END)

DISTRICT: 8
ISSUED: September 17, 1990
EXPIRES: November 17, 1990

Judith Stevens and Minna Brewster
8 Adeline Drive
Gorham, ME 04038

Dear Ms. Stevens & Ms. Brewster:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 845 Congress Street by Code Enforcement Officer Arthur Addato / H. Irving. 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 November 17, 1990. 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 the Inspection Services Division to insure that any corrective action you undertake complies with the building, plumbing, electrical, zoning and other Article of the City Code.

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
Planning & Urban Development

By:

F. Samuel Hoffses
Chief of Inspection Services

Arthur Addato for Hubert Irving (8)
Code Enforcement Officer

Attachments

jmr

389 CONGRESS STREET • PORTLAND, MAINE 04101 • TELEPHONE (603) 874-0700

HOUSING INSPECTION REPORT

OWNER: Judith Stevens and Minna Brewster

LOCATION: 845 Congress St. 53-C-20

CODE ENFORCEMENT OFFICER: Arthur Addato for Hubert Irving (8)

HOUSING CONDITIONS DATED: September 17, 1990 EXPIRES: November 17, 1990

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.

	<u>SEC.(S)</u>
1. EXTERIOR FIRST FLOOR FRONT HALL - ceiling - leak.	108-2
2. EXTERIOR FIRST FRONT HALL - wall - loose light fixture.	113
3. EXTERIOR FIRST FRONT HALL - wall - damaged light switch.	113
4. EXTERIOR FIRST FLOOR REAR HALL - debris.	109-4
5. EXTERIOR FIRST FLOOR REAR HALL - ceiling - cracked plaster, peeling paint.	108-2
6. EXTERIOR CELLAR stairs - missing door.	108-3
7. EXTERIOR SECOND FLOOR REAR HALL - door - un-approved egress.	116-2
8. EXTERIOR THIRD FLOOR REAR HALL - egress - un-approved door.	116-2
9. EXTERIOR THIRD FLOOR REAR HALL - stairs - install fire rated wall.	116-2
10. INTERIOR FIRST FLOOR, APT. #1 - left front bedroom wall - missing switch plate.	113
11. INTERIOR FIRST FLOOR, APT. #1 - overall dwelling unit windows - missing counterbalance cords.	108-3
12. INTERIOR SECOND FLOOR, APT. #2 - rear kitchen door - un-approved egress.	116-2
13. INTERIOR SECOND FLOOR, APT. #2 - living room windows - missing sash.	108-3
14. INTERIOR THIRD FLOOR, APT. #3 - rear livingroom door - un-approved egress.	116-2
15. INTERIOR THIRD FLOOR, APT. #3 - front stairs - loose handrail.	108-4
*16. SMOKE DETECTORS - inoperative - First, Second and Third Floor Apartments.	

*SEE ATTACHED LETTER ON SMOKE DETECTORS



CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 775-5451

DEPARTMENT OF PLANNING & UREAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

Date: September 17, 1990

Judith Stevens and Minna Brewster
8 Adeline Drive
Gorham, ME 04038

Re: Smoke Detectors

Dear Ms. Stevens & Ms. Brewster:

During a recent inspection of the property owned by you at 845 Congress Street, Portland, Maine, it was noted that smoke detectors were missing/inoperable in some locations.

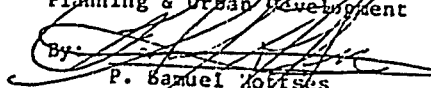
25 MRSA 2464 requires that approved smoke detectors be installed in each apartment in the immediate vicinity of the bedrooms. When actuated, the detector shall provide an alarm suitable to warn the occupants within the individual unit. Failure to comply with this statute may result in a fine of up to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

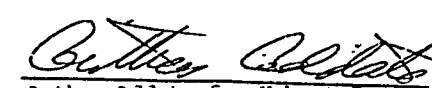
Re-inspection of your property will be made in ten (24) hrs. . Lack of compliance will result in referral of the matter for legal action.

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 yours,

Joseph E. Gray, Jr., Director
Planning & Urban Development

By: 
P. Samuel Hoffses
Chief of Inspection Services


Arthur Addato for Hubert Irving (8)
Code Enforcement Officer

cc: Lt. James P. Collins, Fire Prevention Bureau

jmr

CITY OF PORTLAND
INSPECTION SERVICES DIVISION - HOUSING INSPECTION SCHEDULE

West E.

Insp. Date: 9-14-90 Complaint 5 year ☒ Fire Inspector's Name Collette *Irving - Add* Dist. 8.7

Property Address: 845 Congress St. C-B-L: 53-C-20 Legal Units: 3 Exist. Units: 3 Stories: 3

Owner or Agent: Judith Stevens and Marlene Bennett Stand. 1st: N.O.H.C. ☒ L.O.D. City

Violation No.	Ext.	Int.	Fl.	Apt.	LOCATION	VIOLATION DESCRIPTION	CODE
1	X		1		FR/HA/CL	LEAK	108.2
2	X		1		FR/HA/WA	LO/LIGHT-FIXTURE	113
3	X		1		FR/HA/WA	DA/LIGHT-SWITCH	113
4	X		1		RE/HA	DEBRIS	109.4
5	X		1		RE/HA/CL	CR/PLASTER-PE/PAINT	108.2
6	X		CE		CE/STAIRS	MI/DOOR	108.3
7	X		2		RE/HA/DOOR	UN-APPROVED-EGRESS	116.2
8	X		3		" " EGRESS	UN-APPROVED-DOOR	116.2
9	X		3		" " STAIRS	INSTALL-FIRE-RATED-WA	116.2
10		X	1	1	LEF/RE/BE/WA	MI/SWITCH-PLATE	113
11		X	1	1	CA/DU/WI	MI/COUNTER-BALANCE-CORD	108.3
12		X	2	2	RE/DOOR-KI	UN-APPROVED-EGRESS	116.2
13		X	2	2	LI/WI	MI/SASH	108.3
14		X	3	3	RE/DO - LI	UN-APPROVED-EGRESS	116.2
15		X	3	3	FR/STAIRS	LO/HAND-RAIL	108.4

INOP/SD - 1-2-3 APT'S

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

October 13, 1992

Judith M. Stevens
Minna Brewster
8 Adelaide Dr.
Gorham, ME 04038

Re: 845 Congress St - Apt #2
CBL #: 053-C-020
DU:

Dear Ms. Stevens and Mrs. Brewster,

We recently received a complaint and an inspection was made of the property owned by you at the above referred address. As a result of the inspection, you are hereby notified to correct the following substandard housing condition.

An XK3 lead analyzer inspection was conducted at the above address and the results were as follows:

1. All woodwork throughout apartment #2 was positive for a lead paint health hazard. 10.0

The above mentioned conditions are in violation of Article V of the Municipal Code of the City of Portland, Maine, and must be corrected on or before November 13, 1992. Failure to comply with this order may result in a complaint being filed for prosecution in District Court.

Sincerely,


Arthur Rowe
Code Enforcement Officer


Samuel P. Hoffses
Chief of Inspection Services

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

October 13, 1992

P.R.O.F. Housing
222 St John St
Suite 106
Portland, ME 04102

Re: 845 Congress St

Dear Sir,

A lead test of apartment #2 at 845 Congress Street, currently occupied by Cynthia Joy, revealed dangerous amounts of lead on all woodwork.

A lead test of apartment #2 at your property at 48-50 Brackett Street found no lead.

It is hoped that Mrs. Joy, whose child currently has an elevated blood lead level, can move into your safe apartment.

Sincerely,

Arthur Rowe

Arthur Rowe
Code Enforcement Officer

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

October 27, 1995

STEVENS JUDITH M
8 ADELINE DR
GORHAM ME 04038

Re: 845 Congress St
CBL: 053- - C-020-001-01
DU: 3

Dear Ms. Stevens:

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".

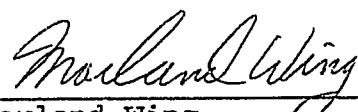
In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects within sixty (60) days. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within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

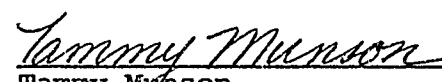
Please Note: You should consult this department to insure that any corrective action you should undertake complies with the building, plumbing, electrical, zoning and other Articles of the City Code.

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


Tammy Munson
Code Enfc. Offr./ Field Supv.

HOUSING INSPECTION REPORT

Location: 845 Congress St
Housing Conditions Date: October 27, 1995
Expiration Date: December 26, 1995

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 - FRONT PORCH - | 108.40 |
| STAIRS HAVE A LOOSE HANDRAIL | |
| 2. EXT - REAR - FOUNDATION - | 108.10 |
| WALL IS MISSING MORTAR | |
| 3. INT - 1ST FLR - FRONT HALL | 108.40 |
| STAIRWAY IS MISSING A BALUSTER | |
| 4. INT - CELLAR - FRONT - | 114.30 |
| BOILER HAS A LOOSE THERMAL SWITCH | |
| 5. INT - CELLAR - | 116.60 |
| PIPES APPEAR TO HAVE FRIABLE ASBESTOS | |
| 6. INT - CELLAR - | 108.50 |
| CHIMNEY BASE HAS AN ACCUMULATION OF SOOT | |
| 7. INT - CELLAR - | 113.50 |
| CEILING IS MISSING A JUNCTION BOX COVER | |
| 8. INT - 1ST FLR - REAR HALL | 113.50 |
| WALL HAS A BROKEN SWITCH COVER | |
| 9. INT - 1ST FLR - REAR HALL | 108.20 |
| WALL IS MISSING PLASTER | |
| 10. INT - 3RD FL; APT #3 - BEDROOM | 108.30 |
| WINDOW IS MISSING GLASS | |

