

ADMINISTRATIVE HEARING DECISION

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

Date March 7, 1979

Mr. Pasquale Napolitano
305 Woodfords Street
Portland, Maine 04103

Re: Premises located at 254 Congress Street, Portland, Maine NCP-West End 53-E-1

Dear Mr. Napolitano:

You are hereby notified that a telephone conversation and your request for
additional time

on March 5, 1979, regarding our "Notice of Housing Conditions" at the above
referred premises resulted in the decision noted below.

X Expiration time extended to March 5

XX Notice modified as follows: The remaining twenty one (21) violations may be
held in abeyance for an additional 60 days or until your Application for a Loan
through the Neighborhood Conservation Program is processed.
IF FOR ANY REASON A LOAN IS NOT GRANTED, YOU MUST MAKE ALTERNATE ARRANGEMENTS TO
HAVE THE VIOLATIONS CORRECTED.

We will discuss it with you if that should occur.

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. Napolitano

Marlin Leary

Encl.

VW

Very truly yours,

Joseph E. Gray, Jr., Director
Neighborhood Conservation

By Lyle D. Noyes,
Chief of Housing Inspections

March 7, 1979

854 Congress Street, Portland, Maine HCP-West End 53-E-6

- INoperative well light - 2nd floor*
1. OVERALL - point up the foundation. 3a
 2. OVERALL GUTTERS - repair the clogged gutters. *Fr porch deterioration* 3a
 - * 3. REAR HALL STAIRS - replace the broken treads. 3d
 - * 4. CELLAR CHIMNEY - install a clean-out door. 3a
 - * 5. CELLAR FURNACES - repair the inoperative furnaces. 9c
 - * 6. REAR ROOF - replace the missing chimney mortar & bricks. 3c
- 2nd Front Hall Ceiling Br Plaster / Leaking*
- SECOND FLOOR
7. KITCHEN CEILING - replace missing plaster. 3b
 8. KITCHEN WALLS - replace missing plaster. 3b
 9. BATHROOM CEILING - replace missing plaster. 3b
 10. BATHROOM WALLS - replace missing plaster. 3b
 11. LEFT MIDDLE BEDROOM CEILING - replace the missing plaster. 3b
 12. LEFT REAR BEDROOM CEILING - replace loose plaster. *MISSING* 3b
 - * 13. KITCHEN CEILING - repair inoperative light fixture. 8a
 - * 14. LIVING ROOM CEILING - repair inoperative light fixture. 8a
 - * 15. BATHROOM CEILING - " " " " 8a
 - * 16. LEFT FRONT BEDROOM CEILING - repair inoperative light fixture. 8a
 - * 17. LEFT MIDDLE BEDROOM CEILING - *MISS "LIGHTS" & Left Re.* 8a
 - * 18. KITCHEN - install a sink in the kitchen. 6a
 - * 19. BATHROOM - install a 3-piece bathroom consisting of a lavatory, flush toilet, and a bathtub or shower. 6a
 - * 20. KITCHEN FLOOR - replace missing boards. 3b
 - * 21. BATHROOM FLOOR - " " " " 3b

* WHEN MAKING YOUR REPAIRS, FIRST PRIORITY SHOULD 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.

Fr Celler Windows Broken Celler Stairs Broken Tread

First Floor Apt

Broken glass party; Toilet loose

INSPECTOR

M. Leary

LOCATION

דפוס

(WNFR

854. Congress
NCP Longfellow W.E.
Napoli, Tenu

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
3-9-76	5-10-76				

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

DATE _____ ALL VIOLATIONS HAVE BEEN CORRECTED _____ "POSTING RELEASE" 2nd floor
Send "CERTIFICATE OF COMPLIANCE" _____

SATISFACTORY Rehabilitation in Progress

12-5-50m Time Extended To: March 5

10-17-50 Time Extended To: December, 70

9-14-53 (11) ✓ Time Extended To: *November 14*

UNSATISFACTORY Pr 'SS

Send "HEARING NOTI

"FINAL NOTICE"

NOTICE TO VACATE

1-21-47 201 POST Entire

POST Dwelling Units

UNSATISFACTORY Progress

"LEGAL ACTION" To Be Taken

5.2.15

INSPECTOR'S REMARKS:

INSPECTOR'S REMARKS: *Owner is in the program. All violations to be corrected with 60 days.*

10-17-50

Owner is doing substantial rehab on own.

1-21-81

9 variations shown. 12 correct. 11.
Vestibular center stimulated. Fingers, lips, and tongue
shown on first 10.

9-1483

The second floor windows were removed to replace the windows on the first floor with the ones & temporary about conditions. He said he would erect them.

INSTRUCTIONS TO INSPECTOR:

③

HOUSING INSPECTION REPORT

OWNER: Mr. Pasquale Napolitano

LOCATION: 854 Congress St. 53-E-6 WE

CODE ENFORCEMENT OFFICER: Merlin Leary (5)

HOUSING CONDITIONS DATED: November 5, 1985 EXPIRES: January 5, 1985

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. RIGHT MIDDLE - roof - broken gutter.	108-1
2. RIGHT MIDDLE - roof - broken moulding.	108-1
3. RIGHT REAR PORCH - stairs - sagging conditions.	108-4
4. FRONT & RIGHT REAR PORCH - floors - rotted decking.	108-4
5. LEFT FRONT & RIGHT REAR CELLAR - windows - missing glass.	108-3
6. OVERALL EXTERIOR - foundation - missing mortar.	108-2
* 7. FRONT PORCH - stairs - loose and rotted treads.	108-4
8. FRONT PORCH - railing - missing balusters.	108-4
* 9. FRONT PORCH - railings - rotted and broken.	108-4
*10. FRONT HALL - railing - loose and hanging light fixture.	113-5
11. REAR HALL - wall - broken plaster.	108-2
*12. REAR HALL - stairway - missing safety rail.	108-4
13. FRONT EXTERIOR - wall - broken clapboards.	108-2
*14. LEFT CELLAR - ceiling - frayed and loose hanging romex.	113-5
RIGHT REAR & RIGHT MIDDLE CELLAR - foundation - leaking conditions.	108-2
16. CELLAR - chimney - missing flue clean-out door.	111-4
<u>FIRST FLOOR</u>	
17. KITCHEN, LEFT MIDDLE BEDROOM - windows - missing glazing and points.	108-3
18. KITCHEN, LEFT MIDDLE BEDROOM, LEFT REAR BEDROOM - windows - missing counterbalance cords.	108-3
*19. FRONT HALL - ceiling - inoperative light fixture.	113-5
*20. LEFT MIDDLE BEDROOM - window - broken glass.	108-3
*21. BATHROOM & PANTRY - ceilings - leaking.	108-2
22. BATHROOM & PANTRY - ceilings - peeling paint.	108-2
*23. PANTRY - wall - broken plaster.	108-2
<u>SECOND FLOOR</u>	
24. LIVING ROOM, KITCHEN, DINING ROOM - windows - missing counterbalance cords.	108-3
25. KITCHEN - window - missing stop.	108-3
26. BATHROOM - wall - missing outlet cover.	113-5
*27. BATHROOM - toilet - leaking conditions.	111-1

*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

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

September 25, 1986

Mr. Pasquale Napolitano
305 Woodfords Street
Portland, Maine 04103

Re: 854 Congress Street 53-E-6 WE

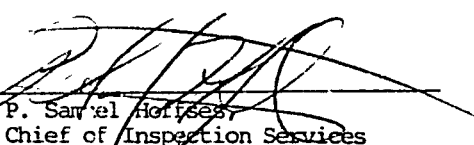
Dear Mr. Napolitano:

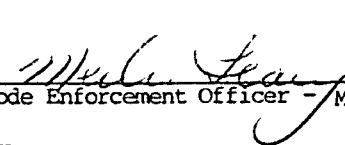
As owner or agent of the above referred property, you were ordered to correct certain substandard conditions in violation of Article V of the City of Portland Housing Code. Several re-inspections have been made and we find that you have not complied with our request.

A final reinspection was made on September 24, 1986, by Code Enforcement Officer Merlin Leary and, as a result, you are hereby ordered to correct the substandard housing conditions as described in detail on the attached "Housing Inspection Report" on or before October 25, 1986.

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

By 
P. Samuel Horvath,
Chief of Inspection Services


Code Enforcement Officer - M. Leary (5)

jmr

P 032 223 643

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL

(See Reverse)

PS Form 3800, Feb 1982 * U.S.G.P.O. 1984-446-014	Sent to	Mr. Pasquale Napolitano
	Street and No.	305 Woodfords Street
	P.O. State and ZIP Code	Portland, Maine 04103
	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 Fee	\$
Postmark or Date		

Re: 834 Congress St. - M. Leary - Housing



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

October 7, 1986

*This building, demolished
3-8-88 111*

Pasquale J. & Diana R. Napolitano
305 Woodfords Street
Portland, ME 04103

RE: Rental Rehabilitation Application

Re: 854 Congress St.

Dear Mr. and Mrs. Napolitano,

On 2/18/86, this Department approved funding for a loan under the Rental Rehabilitation Program. As you know, this is a matching funds program. Before we could close on our loan, you were to provide evidence of available matching funds.

As of this date, you still have not provided evidence of matching funds. If you cannot provide these matching funds to us within 30 days of the receipt of this letter, our funds will be deobligated.

We hope that you can find matching funds for this Rehab job, but we cannot hold our monies open indefinitely. We hope to hear from you within the next 30 days.

Very truly yours,

Marge Schmuckal

Marge Schmuckal
Asst. Director of Inspection
Services

MS/cap

cc to: Mule Leary

*Talked with Mr. Napolitano on 10-22-86. He said
he was going to the bank for additional funds on 10-23*



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

September 25, 1986

Mr. Pasquale Napolitano
305 Woodfords Street
Portland, Maine 04103

Re: 854 Congress Street 53-E-6 WE

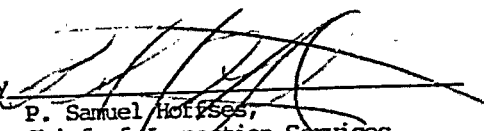
Dear Mr. Napolitano:

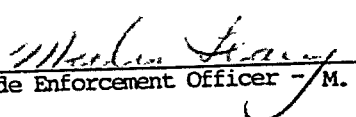
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Failure to comply with this order may result in a complaint being filed for prosecution in District Court.

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

By 
P. Samuel Hoffses,
Chief of Inspection Services


Code Enforcement Officer - M. Leary (5)

jmr

HOUSING INSPECTION REPORT

OWNER: Mr. Pasquale Napolitano

LOCATION: 854 Congress St. 53-E-6 WE

CODE ENFORCEMENT OFFICER: Merlin Leary (5)

HOUSING CONDITIONS DATED: November 5, 1985 EXPIRES: January 5, 1986

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. ✓ RIGHT MIDDLE - roof - bro' gutter.	108-1
2. ✓ RIGHT MIDDLE - roof - broken moulding.	108-1
3. ✓ RIGHT REAR PORCH - stairs - sagging conditions.	108-4
4. ✓ FRONT & RIGHT REAR PORCH - floors - rotted decking.	108-4
5. LEFT FRONT & RIGHT REAR CELLAR - windows - missing glass.	108-3
6. ✓ OVERALL EXTERIOR - foundation - missing mortar.	108-2
* 7. ✓ FRONT PORCH - stairs - loose and rotted treads.	108-4
8. ✓ FRONT PORCH - railing - missing balusters.	108-4
* 9. ✓ FRONT PORCH - railings - rotted and broken.	113-5
* 10. ✓ FRONT HALL - ceiling - loose and hanging light fixture.	108-2
11. REAR HALL - wall - broken plaster.	108-4
* 12. REAR HALL - stairway - missing safety rail.	108-2
13. ✓ FRONT EXTERIOR - wall - broken clapboards.	113-5
* 14. LEFT CELLAR - ceiling - frayed and loose hanging romex.	108-2
15. RIGHT REAR & RIGHT MIDDLE CELLAR - foundation - leaking conditions.	111-4
16. CELLAR - chimney - missing flue clean-out door.	
<i>Missing Switch cover Front Hall Wall</i>	
<u>FIRST FLOOR</u>	
17. ✓ KITCHEN, LEFT MIDDLE BEDROOM - windows - missing glazing and points.	108-3
18. ✓ KITCHEN, LEFT MIDDLE BEDROOM, LEFT REAR BEDROOM - windows - missing counterbalance cords.	108-3
* 19. ✓ FRONT HALL - ceiling - inoperative light fixture.	113-5
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* 27. ✓ BATHROOM - toilet - leaking conditions.	

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NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

Department of Planning & Urban Development
Inspection Services Division
Tel. 775-5451 - Ext. 311 - 346

Mr. Pasquale Napolitano
305 Woodfords Street
Portland, ME 04103

DU 2

CH. 53 BLK. E LOT 6

LOCATION: 854 Congress Street

PROJECT: NCP-WE
ISSUED: November 5, 1985
EXPIRES: January 5, 1985

774-1040

773-3530 Work

Dear Mr. Napolitano:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 854 Congress Street by Code Enforcement Officer Merlin Leary. 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 January 5, 1985. 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 any other Article of the City Code.

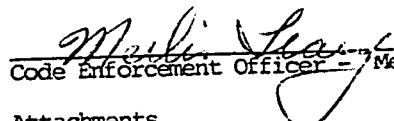
Please contact this office if you have any questions regarding this order.

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: 
P. Samuel Hoxsey
Chief of Inspection Services


Code Enforcement Officer - Merlin Leary (5)

Attachments

jmr

HOUSING INSPECTION REPORT

OWNER: Mr. Pasquale Napolitano

LOCATION: 854 Congress St. 53-E-6 WE

CODE ENFORCEMENT OFFICER: Merlin Leary (5)

HOUSING CONDITIONS DATED: November 5, 1985 EXPIRES: January 5, 1985

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REINSPECTION RECOMMENDATIONS

LOCATION

14 Congress

PROJECT

DATE

12-15-85

INSPECTOR

M. Leary

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
11-5-85	1-5-85			9-24-85	10-25-85

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"
	SATISFACTORY Rehabilitation in Progress	
	Time Extended To:	
	Time extended To:	
	Time extended To:	
	UNSATISFACTORY Progress Send "HEARING NOTICE"	"FINAL NOTICE"
	NOTICE TO VACATE POST Entire POST Dwelling Units	

11-16-86	UNSATISFACTORY Progress "LEGAL ACTION" To Be Taken
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12-15-86	INSPECTOR'S REMARKS: No reinspection made on the
12-16-86	extension of 1 violation report.
12-27-86	Nothing has been corrected on the initial of 61
1-2-87	report. According to Corporation, however, I
	have received numerous reports of people
	who were entering the building.
	The Management group showed up for the
	arrangement. I will report back and
	out.

INSTRUCTIONS TO INSPECTOR:

