

852-862

Concrete Street 53-4-6



REQUEST FOR SERVICE

PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	1-20-81		BY	H.D.N.		DISTRICT	7-Lea...	
REQUEST BY	NAME	Debra Moore		/ John McKenzie				
	ADDRESS	854 Congress St						
OWNER	NAME	P. Napolitano						
	ADDRESS							
CONDITIONS	ADDRESS	854 CONGRESS 1ST Flr & 2nd						
Pipes Frozen & Broken, Toilet frozen,								
Furnace Frozen & Broken								
No Heat.								
COMMENTS	Condolence noted about building. Returning to home at 1:00 PM Today.							
- Deliver letter to her -								
SPECIAL INSTRUCTIONS	Post & vacate letter if uninhabitable							
Tenant will pick up her letter today								
DIVISION	SANITATION		☒ HOUSING		☐ NURSING			
PRIORITY	ROUTINE		SPECIAL		BY		M	
	☒ URGENT		REPORT TO		DATE		1	

FOR SERVICE

PORTLAND HEALTH DEPARTMENT

RECEIVED	1-6-81	BY	Butt	DISTRICT	Leary
REQUEST BY	NAME	M. J. Moore 773-6232			
	ADDRESS	354 Congress			
OWNER	NAME	Mopolitana			
	ADDRESS	854 Congress 1st floor			
CONDITIONS	ADDRESS				

No heat or water, broken pipes.

COMMENTS: Complaint is referred to for repair of hot water. The house has the furnace shut out many times. The cause plugging of furnace pipes, M. J.

SPECIAL INSTRUCTIONS

DIVISION	SANITATION	HOUSING	NURSING
PRIORITY	ROUTINE	SPECIAL	BY
	URGENT	REPORT TO	DATE

REQUEST FOR SERVICE

PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	12-22-80	BY	Joyce	DISTRICT	Leary									
REQUEST BY	NAME	Alvah Moore - 773-6232												
	ADDRESS	854 Congress St.												
OWNER	NAME	Napolitano - 774-1040												
	ADDRESS													
CONDITIONS	ADDRESS	854 Congress												
No heat														
COMMENTS	Landlord has informed tenant that she is unable to get heat & repairs of furnace.													
SPECIAL INSTRUCTIONS														
DIVISION	SANITATION		HOUSING		NURSING									
PRIORITY	ROUTINE		SPECIAL		BY									
	URGENT		REPORT TO		DATE									
					12/2/80									

REQUEST FOR SERVICE				PORTLAND HEALTH DEPARTMENT	
DATE RECEIVED	12-18-86		BY	Burt	DISTRICT
REQUEST BY	NAME	Robert Moore			
	ADDRESS	854 Congress 773-6232			
OWNER	NAME	Napoli			
	ADDRESS	305 Stearns St			
CONDITIONS	NAME	854 Congress 1st floor			
	ADDRESS				
Says toilet won't flush, has notified owner but no results. Also broken cellar stairs.					
COMMENTS: Letter written to NCHC regarding furnace. Staff went to look at furnace and told tenant to have it repaired.					
SPECIAL INSTRUCTIONS					
DIVISION	SANITATION		HOUSING		NURSING
	ROUTINE		SPECIAL		BY
PRIORITY	URGENT		REPORT TO		DATE

POSTING ENTIRE 1-20-81

I HEREBY CERTIFY THAT A COPY OF THE ATTACHED NOTICE(S) REGARDING THE PREMISES
LOCATED AT 854 Congress, PORTLAND, MAINE - WAS PERSONALLY
DELIVERED BY ME AT 3:00 ^{A.M.} _{P.M.} ON Feb 9, 19 81
INTO THE HANDS OF Pasquale DiStefano AT 505 Portland, MAINE.
Maine.

William Leary
HOUSING INSPECTOR

DEPARTMENT OF NEIGHBORHOOD CONSERVATION
HOUSING DIVISION

P28 8659176

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—
NOT FOR INTERNATIONAL MAIL
(See Reverse)

54-1076	
Mr. Pasquale Napolitano	
STREET ADDRESS	
305 Woodfords Street	
POST OFFICE BOX	
Portland, Maine 04103	
Re: 854 Congress St. - Leary	
POSTAGE	
CERTIFIED MAIL	
SPECIAL DELIVERY	
REGISTERED MAIL	
RETURN RECEIPT SERVICE	
CONSULT POSTMASTER FOR FEES	
OPTIONAL SERVICES	
TOTAL POSTAGE AND FEES	
POSTMARK OR DATE	



CITY OF PORTLAND

JOSEPH E. GRAY, JR.
DIRECTOR OF PLANNING
AND URBAN DEVELOPMENT

January 26, 1981

Mr. Pasquale Napolitano
305 Woodfords Street
Portland, Maine 04103

Re: 854 Congress St. - Entire Structure
53-E-6 WE

Dear Mr. Napolitano:

As owner or agent of the property located at 854 Congress St., Portland, Me., you are hereby notified that as the result of a recent inspection the entire building is hereby declared unfit for human occupancy.

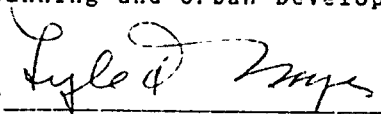
You must take immediate steps to vacate the apartments now occupied by Debra Moore, (1st floor), and John McKenzie, (2nd floor), and they are to be kept vacant so long as the following conditions continue to exist thereon. You are ordered to commence legal eviction proceedings no later than January 29, 1981.

- 14-b 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.

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

By


Lyle D. Moyes,
Inspection Services Division


Code Enforcement Officer - Leary

jmr



CITY OF PORTLAND

JOSEPH E. GRAY, JR.
DIRECTOR OF PLANNING
AND URBAN DEVELOPMENT

January 20, 1981

Debra Moore
354 Congress Street
Portland, Maine 04102

Re: 854 Congress St. 53-E-6 WE
1 T F.

Dear Mrs. Moore:

A recent inspection by Housing Inspector Merlin Leary of the apartment you are now occupying found that it does not meet the requirements of Chapter 307 (Minimum Standards for Housing) of the City of Portland Municipal Code and is hereby declared unfit for human habitation.

The owner, Mr. Pasquale Napolitano 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 and Urban Development

By Lyle J. Noyes
Lyle J. Noyes,
Inspection Services Division

Code Enforcement Officer - Leary

jmr

I hereby certify that a copy of the attached notice(s) regarding the premises located at
854 Congress St Portland, Maine was personally delivered by me
at 2:10 PM 1/12 19 81 into the hands of Debra Moore
who identified as tenant of the owner at
854 Congress St Portland, Maine.

Merlin Leary Housing Inspector
City of Portland Health Department - Housing Division



CITY OF PORTLAND

JOSEPH E. GRAY, JR.
DIRECTOR OF PLANNING
AND URBAN DEVELOPMENT

January 20, 1981

Debra Moore
854 Congress Street
Portland, Maine 04102

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

Dear Mrs Moore:

A recent inspection by Housing Inspector Merlin Leary of the apartment you are now occupying found that it does not meet the requirements of Chapter 307 (Minimum Standards for Housing) of the City of Portland Municipal Code and is hereby declared unfit for human habitation.

The owner, Mr. Pasquale Napolitano 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 and Urban Development

By Lyle D. Noyes
Lyle D. Noyes,
Inspection Services Division

Code Enforcement Officer - Leary

jmr

P28 8659180
RECEIPT FOR CERTIFIED MAIL
 NO INSURANCE COVERAGE PROVIDED—
 NOT FOR INTERNATIONAL MAIL
 (See Reverse)

SENT TO		Mr. John McKenzie	
STREET AND NO		854 Congress Street	
CITY, STATE AND ZIP CODE		Portland, Maine 04102	
POSTAGE		\$	
CONSULT POSTMASTER FOR FEES	CERTIFIED FEE	\$	
	SPECIAL DELIVERY	\$	
	RESTRICTED DELIVERY	\$	
	OPTIONAL SERVICES	\$	
	RETURN RECEIPT SERVICE	\$	
TOTAL POSTAGE AND FEES		\$	
POSTMARK OR DATE			

Re: 854 Congress St. - Leary

PS Form 3800, Apr. 1976



CITY OF PORTLAND

JOSEPH E. GRAY, JR.
DIRECTOR OF PLANNING
AND URBAN DEVELOPMENT

January 20, 1981

Mr. John McKenzie
854 Congress Street
Portland, Maine 04102

Re: 854 Congress St. 53-E-6 WE
2nd Floor

Dear Mr. McKenzie:

A recent inspection by Housing Inspector Merlin Leary of the apartment you are now occupying found that it does not meet the requirements of Chapter 307 (Minimum Standards for Housing) of the City of Portland Municipal Code and is hereby declared unfit for human habitation.

The owner, Mr. Pasquale Napolitano 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 and Urban Development

By Lyle D. Noyes
Lyle D. Noyes,
Inspection Services Division

Merlin Leary
Code Enforcement Officer - Leary

jmr



CITY OF PORTLAND

JOSEPH E. GRAY, JR.
DIRECTOR OF URBAN DEVELOPMENT

October 22, 1980

Mr. Pasquali Napolitano
305 Woodfords Street
Portland, Maine 04103

Re: 854 Congress Street 53-E-1 NCP-WE

Dear Mr. Napolitano:

This is to inform you, as owner or agent of the property located at 854 Congress Street, Portland, Maine, that we have released the Second Floor Apartment from posting.

Therefore, you may rent the apartment to others or occupy it yourself.

If any additional information is desired, visit or call this office.

Sincerely yours,
Joseph E. Gray, Jr., Director
Urban Development

By Lyle D. Noyes
Lyle D. Noyes,
Housing Code Administrator

Inspector Merlin Leary
jmr

ADMINISTRATIVE HEARING DECISION

✓ Date March 7, 1979

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

Mr. Pasquali Napolitano
305 Woodfords Street
Portland, Maine 04103

Re: Premises located at 854 Congress Street, Portland, Maine NCP-West End 53-E-16

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.

Expiration time extended to

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

Merlin Leary

Encl.

VW

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

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

March 7, 1979

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

1. OVERALL - point up the foundation.
 2. OVERALL GUTTERS- repair the clogged gutters. 3a
 - * 3. REAR HALL STAIRS - replace the broken treads. 3a
 - * 4. CELLAR CHIMNEY - install a clean-out door. 3d
 - * 5. CELLAR - FURNACES - repair the inoperative furnaces. 3c
 6. REAR ROOF - replace the missing chimney mortar & bricks. 3e
- 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. 3b
 - * 13. KITCHEN CEILING- repair inoperative light fixture. 3b
 - * 14. LIVING ROOM CEILING - repair inoperative light fixture. 8e
 - * 15. BATHROOM CEILING - " " " " 8e
 - * 16. LEFT FRONT BEDROOM CEILING- repair inoperative light fixture. 8e
 - * 17. LEFT MIDDLE BEDROOM CEILING - " " " " 8e
 - * 18. KITCHEN- install a sink in the kitchen. 8e
 - * 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. 6a
 - * 21. BATHROOM FLOOR- " " " " 3b

* WHEN MAKING YOUR REPAIRS, FIRSTPRIORITY SHOULD BE GIVEN TO ITEMS WITH ASTERSIKS, 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.

NO. 235117

RECEIPT FOR CERTIFIED MAIL—30¢ (plus postage)

SENT TO Mr. [unclear]
STREET AND NO. 1st Nepolitan
P.O., STATE AND ZIP CODE 6 Samuel Bdr
East

POSTMARK OR DATE

OPTIONAL SERVICES FOR ADDITIONAL FEES

RETURN RECEIPT SERVICES	1. Shows to whom and date delivered With delivery to addressee only	15¢
	2. Shows to whom, date and where delivered With delivery to addressee only	65¢
DELIVER TO ADDRESSEE ONLY	With delivery to addressee only	35¢
SPECIAL DELIVERY (extra fee required)		85¢
		50¢

PS Form 3600
Apr. 1971

NO INSURANCE COVERAGE PROVIDED—
NOT FOR INTERNATIONAL MAIL

(See other side)
GPO : 1974 O - 551-454

I hereby certify that a copy of the attached notice(s) regarding the premises located at
856 CONGRESS ST Portland, Maine was personally delivered by me
at 320 on 3/25/19 96 into the hands of MR. NAPOLI
who identified HIMSELF as FATHER of the owner PASQUALE NAPOLI at
7 SEAVUE ST, PORTLAND, Maine.

Mike Gory Housing Inspector
City of Portland Health Department - Housing Division

1dn/76

NOTICE OF HOUSING CONDITIONS

DU 2

CITY OF PORTLAND
DEPARTMENT OF HEALTH & SOCIAL SERVICES
HOUSING DIVISION
Telephone 775-5451 - Extension 448

Mr. Pasquale Napolitano
6 Samuel Road
Portland, Maine 04103

Ch.-Bl.-Lot: 854 Congress Street
Location: 53-E-6
Project: General
Issued: March 9, 1976
Expired: May 10, 1976

Dear Mr. Napolitano:

An examination was made of the premises at 854 Congress Street, Portland, Maine, by Housing Inspector Gough. 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 May 10, 1976. 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 re-inspection within the time set forth above, will anticipate that the premises have been brought into compliance with Code Standards.

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

Sincerely yours,

David C. Bittenbender
Director
Health & Social Services

Inspector

M. Gough

By

Lyle D. Hough
Chief of Housing Inspections

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

- | | |
|--|----|
| 1. Point up the foundation - overall. | 3a |
| 2. Repair the clogged gutters overall. | 3a |
| *3. Repair the rotted treads, front porch. | 3d |
| *4. Replace the broken treads, - rear hall stairs. | 3d |
| *5. Replace the broken treads, - cellar stairs. | 3d |
| *6. Replace the missing treads, - cellar stairs. | 3d |
| *7. Install a clean-out door - cellar chimney. | 3e |
| *8. Repair the inoperative furnaces - in the cellar. | 9c |
| 9. Accomplish a general clean-up of the cellar by properly disposing of all litter and debris. | 4b |
| <u>Second Floor</u> | |
| 10. Replace the missing plaster - kitchen ceiling. | 3b |
| 11. Replace the missing plaster - kitchen walls. | 3b |
| 12. Replace the missing plaster - bathroom ceiling. | 3b |
| 13. Replace the missing plaster - bathroom walls. | 3b |
| 14. Replace the missing plaster - left middle bedroom ceiling. | 3b |
| 15. Replace loose plaster - left rear bedroom ceiling. | 3b |
| 16. Remove chipped paint - dining room ceiling. | 3b |

CONTINUED.....

854 Congress Street (continued)

- | | | |
|------|---|----|
| 17. | Remove the chipped paint - kitchen ceiling. | 3b |
| *18. | Repair inoperative light fixture - kitchen ceiling. | 8a |
| *19. | " " " - living room ceiling. | 8a |
| *20. | " " " - bathroom ceiling. | 8a |
| *21. | " " " - left front bedroom ceiling. | 8a |
| *22. | " " " - left middle bedroom ceiling. | 8a |
| *23. | Install a sink in the kitchen. | 6a |
| *24. | Install a 3-piece bathroom consisting of a lavatory, flush toilet, bathtub or shower in the bathroom. | 6a |
| *25. | Replace missing boards - kitchen floor. | 3b |
| *26. | Replace missing boards - bathroom floor. | 3b |

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

LON:rl

ate

75

STRUCTURE DATA

\$10.860.00

March 9, 1946

Mr. Pasquale Napolitano
6 Samuel Road
Portland, Maine 04103

Re: 854 Congress Street, Portland, Maine 53-E-6
First Floor Apt.

Dear Mr. Napolitano:

This is to inform you, as owner or agent of the property located
at 854 Congress Street, Portland, Maine, that we have released the
First Floor Apt. from posting.

Therefore, you may rent the apartment to others or occupy it
yourself.

If any additional information is desired, visit or call this office.

Sincerely yours,
David C. Bittenbender
Health Director

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

Inspector *M. Gough*

M. Gough

LDN:rl

975

COMPREHENSIVE STRUCTURE DATA

LOCATION: 856-860 CONGRESS STREET

CHART-BLOCK-LOT# 53-E-6

OWNER: PASQUALE NAPOLITANO

Tax Val. Land \$4,370.00 Val. Bldg. \$10,860.00

Tax Status: Year Due X Amt. Due X
Tax Deed: Yes () No (X) Matured: Yes () No (X)

Stories: 2 1/2 Com'l U.: 2 Dwl. U.: 2
Brick () Frame (X) Masonry ()
Attached () Semi-Detached () Detached (X)

1. Is structure or any portion thereof:

- a. Unsafe Yes No
- b. Unstable Yes No
- c. Insanitary Yes X No
- d. Constitutes Fire Hazard Yes No
- e. Unsuitable for Occupancy Yes X No

2. Structure constitutes a hazard to health or safety because of:

- a. Lack of Maintenance Yes No
- b. Dilapidation Yes X No
- c. Obsolescence Yes No
- d. Abandonment Yes No
- e. Otherwise constituting a danger to life or property. Yes No

3. Inspector's Comments:

The Housing Division has been inspecting this vacant property for the Longfellow Square Neighborhood Conservation Program since April 1973, and no effort has been made to bring the building into code compliance. Although the exterior appears to be sound, the interior walls have been stripped, plumbing and sanitary facilities have been removed, and electrical wiring is needed.

Unless the owners come forth with definite plans for rehabilitation to be completed within a reasonable time we would recommend an order to demolish. Some work has been started on the interior of the structure.

Public Hearing - 12-3-75 - Tabled to 3-1-76 at new owner's request to allow time to complete rehabilitation.

2-27-76 - Rehabilitation work in progress. Recommend tabling indefinitely.

3/1/76 - Tabled Indef.

Removed from Demo list 3/2/76

Inspector E. J. Drayner Department HEALTH/HOUSING Date Nov. 17, 1975

4. Diagram Attached: Yes X No Photographs Attached: Yes X No

(Use Reverse Side if Necessary)

COMPREHENSIVE STRUCTURE DATA

LOCATION: 856-860 Congress Street

CHART-BLOCK-LOT# 53-E-6

OWNER: Ernest Napolitano

Tax Val. Land \$4,370.00 Val. Bldg. \$10,860.00

Tax Status: Year Due X Amt. Due X
Tax Deed: Yes () No (X) Matured: Yes () No (X)

Stories: 2 1/2 Com'l U.: 2 Dwl. U.: 2
Brick () Frame (X) Masonry ()
Attached () Semi-Detached () Detached (X)

1. Is structure or any portion thereof:

- a. Unsafe Yes No
- b. Unstable Yes No
- c. Insanitary Yes No
- d. Constitutes Fire Hazard Yes X No
- e. Unsuitable for Occupancy Yes X No

2. Structure constitutes a hazard to health or safety because of:

- a. Lack of Maintenance Yes X No
- b. Dilapidation Yes X No
- c. Obsolescence Yes X No
- d. Abandonment Yes No
- e. Otherwise constituting a danger to life or property. Yes No

3. Inspector's Comments:

Porch foundation is slipping away from soil bearing along sidewalk areas, although the building is fundamentally structurally sound it has many areas of deficiencies that are not correct. The building stands on a sharp hillside and is open at this date.

The interior is in poor condition.

It is my opinion that this dilapidated condition and abandonment constitutes a public nuisance and, therefore, I recommend demolition.

RECEIVED

SEP 25 1975

DEPT OF BLDG INSP
CITY OF NEW YORK

Inspector [Signature] Department Building Inspections Date 10/15/75

4. Diagram Attached: Yes X No Photographs Attached: Yes X No

(Use Reverse Side if Necessary)

LOCATION 856-860 CONGRESS STREET
CHART-BLOCK-LOT# 53-E-6
OWNER: PASQUALE NAPOLITANO

COMPREHENSIVE STRUCTURE DATA

Tax Val. Land \$4,370.70 Val. Bldg. \$10,860.00
Tax Status: Year Due X Amt. Due X
Tax Deed: Yes () No (X) Matured: Yes () No (X)
Stories: 2 1/2 Com'l U.: 2
Brick () Frame (X) Masonry ()
Attached () Semi-Detached () Detached (X)

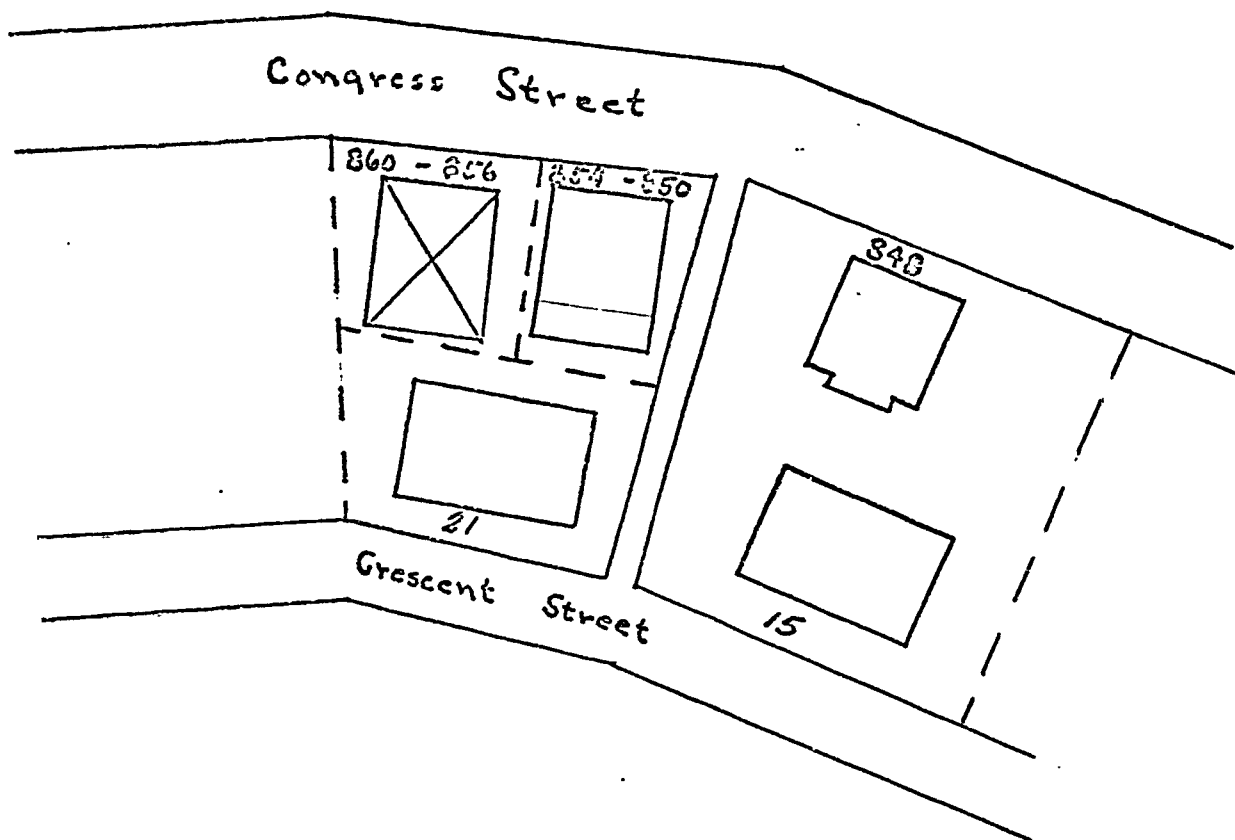
1. Is structure or any portion thereof:
- a. Unsafe Yes ☐ No ☐
 - b. Unstable Yes ☐ No ☐
 - c. Insanitary Yes ☐ No ☒
 - d. Constitutes Fire Hazard Yes ☐ No ☐
 - e. Unsuitable for Occupancy Yes ☐ No ☐
2. Structure constitutes a hazard to health or safety because of:
- a. Lack of Maintenance Yes ☐ No ☐
 - b. Dilapidation Yes ☐ No ☐
 - c. Obsolescence Yes ☐ No ☐
 - d. Abandonment Yes ☐ No ☐
 - e. Otherwise constituting a danger to life or property. Yes ☐ No ☐

3. Inspector's Comments: The Fire Prevention Bureau's most recent inspection of this property revealed the following conditions (19 November 1975):- Building is a 2 1/2 story wood frame unoccupied structure. Building is secure at all levels. In it's present condition, it is not a fire hazard.

Prox: Left side of building: approx. 20 feet from a 2 1/2 story wood frame occupied structure. Rear of building: approx. 30 feet from a 3 story wood frame occupied structure.

Inspector H. Liberty Department Fire Date 11/20/75
4. Diagram Attached: Yes ☐ No ☐ Photographs Attached: Yes ☐ No ☐
(Use Reverse Side if Necessary)

856-860 CONGRESS STREET
#53-E-6



10/30/75

Arthur H. Duffett, City Clerk
Charles A. Lane, Assistant Corporation Counsel
856-860 Congress St. - Notice of Hearing - Napolitano

The above-described property has been re-scheduled for hearing to Wednesday, December 3, 1975. Attached hereto is a Notice of Hearing. Would you please arrange to have it published in a local newspaper three weeks prior to hearing. I suggest that the Notice appear on the following dates:

November 12, 1975
November 19, 1975
November 26, 1975

Charles A. Lane
Assistant Corporation Counsel

CAL:lb

Enclosure

/cc: Lyle D. Noyes, Chief Housing Inspection

10/30/75

Edward Newbegin, License Inspector

Charles A. Lane, Assistant Corporation Counsel

856-860 Congress St. - Notice of Hearing - Napolitano

Attached hereto are four attested copies of the Notice of Hearing relating to the proposed demolition of the above-described structure. Would you please direct your staff to send the below-named individuals an attested copy of the notice by certified mail, return receipt requested:

Ernest Napolitano
208 Eastern Promenade
Portland, Maine

Mark Slotsky
114 Noyes Street
Portland, Maine 04103

Pasquale J. Napolitano
6 Samuel Road
Portland, Maine

Kurt E. Slotsky
114 Noyes Street
Portland, Maine 04103

Arrangements for personal service and publication have been made by this office.

Cal
Charles A. Lane
Assistant Corporation Counsel

CAL:lb

Enclosures

✓cc: Lyle D. Noyes,
Chief of Housing Inspection

/s/
ex

10/3/75

Edward Morbegin, License Inspector
Charles A. Lane, Assistant Corporation Counsel
856-860 Congress St. - Notice of Hearing

Attached hereto are eight attested copies of the Notice of Hearing relating to the proposed demolition of the above-described premises. Would you please serve one copy personally upon the individuals whose names and addresses appear below:

Ernest Napolitano
208 Eastern Promenade
Portland, Maine

Mark Slotzky
114 Noyes Street
Portland, Maine 04103

Pasquale J. Napolitano
6 Samuel Road
Portland, Maine

Ruth E. Slotzky
114 Noyes Street
Portland, Maine 04103

In addition to making personal service, would you please direct your staff to send the above-named individuals an attested copy of the notice by certified mail, return receipt requested.

Because of the difficulty in serving Ernest Napolitano, I have arranged to have this notice published so that service will be completed by personal service and by publication.

Cal
Charles A. Lane
Assistant Corporation Counsel

CAL:lv

/ cc: Lyle E. Noyes, Chief of Housing Inspections

F
S

li

—

—

—

—

/s/
ent

10/3/75

Arthur E. Duffett, City Clerk,
Charles A. Lane, Assistant Corporation Counsel
856-860 Congress St. - Notice of Hearing

The above-described property has been scheduled for a hearing regarding the proposed demolition of the structure located on it on Monday, November 3, 1975. We have been unable to serve some of the owners personally, and therefore will proceed by means of publication. Attached hereto is a Notice of Hearing. Would you please arrange to have it published in a local newspaper three weeks prior to hearing. I suggest that the Notice appear on the following dates:

October 31, 1975
October 24, 1975
October 17, 1975

I am sending a separate memorandum to Ed Newbegin asking him to make service of the Order.

Cal
Charles A. Lane
Assistant Corporation Counsel

CAL:lb

Enclosure

/cc: Lyle D. Noyes, Chief of Housing Inspection

CITY OF PORTLAND, MAINE
MEMORANDUM

DATE: 8/5/75

TO: ED NEWBIGIN, LICENSE INSPECTOR
FROM: CHARLES A. LANE, ASSISTANT CORPORATION COUNSEL
SUBJECT: 856-860 CONGRESS STREET - NOTICE OF HEARING

Attached hereto are 8 attested copies of the Notice of Hearing relating to the proposed demolition of the above-described premises. Would you please serve one copy personally upon the individuals whose name and address appears below:

Ernest Napolitano
203 Eastern Promenade
Portland, ME

Pasquale J. Napolitano
6 Samuel Road
Portland, ME

Mark Slotsky
114 Noyes Street
Portland, ME 04103

Ruth E. Slotsky
114 Noyes Street
Portland, ME 04103

In addition to making personal service, would you please direct your staff to send the above-named individuals an attested copy of the notice by certified mail, return receipt requested.

Cal
Charles A. Lane
Assistant Corporation Counsel

CAL:pas

Enclosures

cc: Lyle D. Noyes, Director of Housing

PI
SO

In

/sg
encl

January 8, 1975

Mr. Ernest Napolitano
208 Eastern Promenade
Portland, Maine 04101

Re: 856-860 Congress Street
Portland, Maine 03303

Dear Mr. Napolitano:

As owner or agent of the above referred property you were notified on November 7, 1973, to make the vacant structure safe and secure so that no danger to life or property or fire hazard shall exist thereon by boarding up doors, windows and other openings at all levels of the structure.

An inspection on November 4, 1974, by Housing Inspector Gough, revealed that you have not complied with our notice.

You are hereby ordered to make the structure safe and secure as stated above on or before February 8, 1975, or we will have no choice but to refer this matter to the Corporation Counsel Department for legal action as the law allows.

We would bring your attention to Chapter 307 of the City of Portland Municipal Code.

Section 18 - Property to be Secured if Not Improved: In the event the owner or operator of any property which has been condemned as unfit for habitation does not proceed to make the necessary corrections to bring the property into compliance with the provisions of this ordinance, such owner or operator shall proceed to make said property safe and secure so that no danger to life or property or fire hazard shall exist.

Sincerely,

David Bittenbender
Acting Health Director

Lyle A. Noyes
Lyle A. Noyes
Chief of Housing Inspections

Inspector *H. Gough*
H. Gough

LDN:rl

U.S. FORM 3811, NOV. 1973

1. **SENDER:** Complete items 1 and 2.
Add your address in the **RETURN TO** space on reverse.

2. The following service is requested (check one):

- ☐ Show to whom and date delivered. 15
- ☐ Show to whom, date, & address of delivery. 35
- ☐ **DELIVER ONLY TO ADDRESSEE** and show to whom and date delivered. 65
- ☐ **DELIVER ONLY TO ADDRESSEE** and show to whom, date, and address of delivery. 85

3. **ARTICLE ADDRESSED TO:**
Daniel M. P. [illegible]
201 E. [illegible]
[illegible]

4. **ARTICLE DESCRIPTION:**

REGISTERED NO.	CERTIFIED NO.	INSURED NO.
	485267	

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE: [Signature]

DATE OF DELIVERY: JAN 10 1975

5. **ADDRESS** (Complete only if requested)

6. **UNABLE TO DELIVER BECAUSE:**

CLERK'S INITIALS

POSTMARK: [illegible]

U.S. MAIL

GPO: 1974 Q - 527-843

November 8, 1974

Mr. Ernest Napolitano
208 Eastern Promenade
Portland, Maine 04101

Re: 856 - 860 Congress St. 1326
Portland, Maine

Dear Mr. Napolitano:

As owner or agent of the above referred property you were notified on November 7, 1973, to make the vacant structure safe and secure so that no danger to life or property or fire hazard shall exist therein by boarding up doors, windows and other openings at all levels of the structure.

An inspection on November 4, 1974, by Housing Inspector Gough revealed that you have not complied with our notice.

You are hereby ordered to make the structure safe and secure as stated above on or before December 8, 1974 or we will have no choice but to refer this matter to the Corporation Counsel Department for legal action as the law allows.

We would bring your attention to Chapter 307 of the City of Portland Municipal Code:

Section 18 - Property to be Secured if Not Improved: In the event the owner or operator of any property which has been condemned as unfit for habitation does not proceed to make the necessary corrections to bring the property into compliance with the provisions of this ordinance, such owner or operator shall proceed to make said property safe and secure so that no danger to life or property or fire hazard shall exist.

Sincerely,

David Bittenbender
Acting Health Director

Inspector

H. Gough

By:

Lyle Noyes

Chief of Housing Inspections

LDN:rl

854 CONGRESS STREET

SENDER: Be sure to follow instructions on other side

PLEASE FURNISH SERVICE(S) INDICATED BY CHECKED BLOCK(S)
(Additional charges required for these services)

☐ Show address where delivered ☐ Deliver ONLY to addressee

RECEIPT
Received the numbered article described below

REGISTERED NO.	SIGNATURE OR NAME OF ADDRESSEE (Must always be filled in)
CERTIFIED NO. 415-696	<i>Ernest Napolitano</i>
INSURED NO.	SIGNATURE OF ADDRESSEE'S AGENT, IF ANY
DATE DELIVERED NOV. 10 - 1973	SHOW WHERE DELIVERED (Only if requested - and include ZIP Code)

November 7, 1973

Mr. Ernest Napolitano
208 Eastern Promenade
Portland, Maine 04101

Dear Mr. Napolitano: Re: 854 Congress Street

As owner or agent of the property located at 854 Congress Street, Portland, Maine, you are hereby notified that as the result of a recent inspection, the vacant structure is hereby declared unfit for human occupancy.

The above mentioned structure is to be kept vacant so long as the following conditions continue to exist thereon:

- a. The property is damaged, decayed, deteriorated, unsanitary and unsafe 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.

You are also hereby ordered to make the above mentioned property safe and secure so that no danger to life or property or fire hazard shall exist thereon. This can be accomplished by boarding up all entrances and sealing all openings in the foundation.

Sincerely yours,

John H. Hayes
John H. Hayes
Chief of Housing Inspections

Inspector *M. L. R. G. J.*
LDN:gg

City of Portland

Health Department

Housing Inspection Division

STRUCTURE INSPECTION SCHEDULE

Insp. Name Gough

Insp. Date	Insp. Type	Project Code	Assr's	Chart	Bl.	Lot	Census	Blk.	Tract
11-5-73	PR	LS-2		53	7	F	14		112

Insp.	Form No.
03	1124

House No.	Sec. It. No.	Suff.	District	Street Name	St. Desig'n.
854				CONGRESS	ST

Owner or Agent:	Status	Bldg's Rating
ERNEST HAMMILL	ABO	3

Address: 207 EASTERN BLVDCity and State: PORTLAND, ME.

D. Units	Occ. D. U.'s	Rm. Units	Occ. R. U.'s	No. Occupants	Com'l. U.	Bldg. Type	Stories	Const. Mat.	# O. B.'s	C. H.	Photo
2	0	0	0	0		DE	2	WD		(YES)	

Zoned For	Actual Land Use	D. D.	Orig. Ist. Res.	Fin. Res.	Disp.	Closing Date
R	R					

Viol. No.	Remedy	Cond.	Violation Description	Fl. No.	Loc.	Room Type	Area Type	Resp. Party	Code Sect. Viol.	Viol. Rem. Da.
1	PV		FO				CP	2	5-A	
2	RE		CLOGGED GUTTERS				CA	2	3-A	
3 *	RE	LR	TRAILS		FR		FO	2	3-D	
4 *	RR	RO	"		"		"	"	"	
5	RE	RO	STAINERS		RE		"	"	"	
6 *	RE	MI	RAILING		"		"	"	"	
7 *	RE	RO	TRAILS		"		"	"	"	
8 *	RE	RR	"		"	HA	ST	2	3-D	
9 *	RE	EL	"		CE		ST	2	3-D	
10 *	"	MI	"		"		"	2	3-D	
11 *	RR	RR	WASTE LINE		CE			2	3-D	
12 *	IN		CLEAN OUT LEAD CE CHIMNEY					2	3-E	
13 *	RR	IN	FURNACES		CE			2	9-C	
14 *	CL		cellar of old den					2	4-F	

City of Portland

Health Department
DWELLING UNIT SCHEDULE

Housing Inspection Division

(1) INSP. DATE		(2) INSP.		(3) FORM NO.								
1/1/72		3		1/4								
(4) TENANT'S NAME		(5) Flr.#	(6) Location	(7) Rmg.Tp.	(8) #Rms	(9) #Peo	(10) #All'd	(11) Slp.Rms				
VACANT		2		DV	0	0	0	2				
(12) Child Un. 10	(13) Child 1-6	(14) + Lead Survey Results	(15) Rent Code	(16) Rent Code	(17) Furn	(18) Heat	(19) Hot Water	(20) Dual Egrs	(21) Ck'ng	(22) Lav.	(23) Bath	(24) Flush
						OFF	YES	YES	LC	N	N	N
Viol. No.	Remedy	Cond.	Violation	Location	Room Type	Area Type	Responsible Party	Code Sect. Violated	Viol. Rem.-Date			
2	RE	M	PLASTER		KI	CL	2	3B				
33			"		"	WA	"	"				
34	RE	"	"		BA	CL	2	"				
35		"	"		BA	WA	2	"				
36		"	"	LEM	BE	CL	2	"				
37		LO	"	LER	"	"	2	"				
38	RE		CRACKED PAINT		DI	CL	2	3B				
39	"		"		KI	"	"	"				
40	NR	IN	LIGHT		KI	CL	2	8E				
41	"	"	"		LI	"	2	"				
42	"	"	"		BA	"	2	"				
43	"	"	"	LEM	BE	"	2	"				
44	"	"	"	LEM	"	"	2	"				
45	IN		SMK		KI		2	6A				
46	"		3 PC BATH		BA		2	"				
47	RE	M	ROADS		KI	FL	2	3E				
48	"	"	"		BA	"	"	"				

City of Portland

Health Department
DWELLING UNIT SCHEDULE

Housing Inspection Division

(1) INSP. DATE										(2) INSP.		(3) FORM NO.													
1 / 1 / 3 7 5										3		1 / 4													
(4) TENANT'S NAME										(5) Flr. #		(6) Location		(7) Rmg. Tp.		(8) #Rms		(9) #Peo		(10) #All'd		(11) Slp. Rms			
VACANT										1		DU		5		0		2		4					
(12) Child Un. 10		(13) Child 1-6		(14) + Lead Survey Results		(15) Rent Code		(16) Rent Code		(17) Furn.		(18) neat		(19) Hot Water		(20) Dual Egrs		(21) Ck'ng		(22) Lav.		(23) Bath		(24) Flush	
												DEF		YES		YES		N		H		N		N	
Viol. No.	Remedy	Cond.	Violation			Location		Room Type	Area Type	Responsible Party		Code Sect. Violated		Viol. Rem.-Date											
15	RE		plaster							2		3B													
16										2		11													
17										2		11													
18										2		11													
19	NA		CHIPPED POINT					DI	CL	2		3B													
20	IN		SASH KPS					KI	WI	2		3C													
21			"					DI	WI	2		3C													
22			"					DI	"	11		11													
23			"					DI	"	11		11													
24			"			LER		BE	11	11		11													
25	IN		"							2		1A													
26	IN		"					FA		2		1A													
27	IN		"					FA		2		1A													
28	IN		"							2		1A													
29	IN		"							2		1A													
30	NA	BR	FURNITURE					RM	FL	2		1A													
31	RE	IN	LIGHT					KI	CL	2		1A													

Viol. No.	Remedy	Cond.	Violation Description
1	RA	LO	SUPDONT
2	Re	BR	Gloss

City of Portland

Health Department

Housing Inspection Division

DWELLING UNIT SCHEDULE

[illegible]

LDN/72

NOTICE OF HOUSING CONDITIONS

DU 2

CITY OF PORTLAND
Health Department - Housing Division
Telephone 775-5451 - Extension 448

Location: **854 Congress Street**
Project: **Longfellow Square - Phase 11**
Issued: **11-7-73**
Expires: **1-7-74**

Mr. Ernest Napolitano
208 Eastern Promenade
Portland, Maine 04101

Dear Mr. Napolitano:

An examination was made of the premises at 854 Congress Street
Portland, Maine, by Housing Inspector Gough. 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 January 7, 1974. 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.

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

Very truly yours,

Arthur A. Hughson, CPH, MPH
Health Director

Inspector William H. X. X.

By Style d. Jones
Chief of Housing Inspections

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

- | | |
|---|-----|
| 1. Point up the foundation overall. | 3-a |
| 2. Repair the clogged gutters overall. | 3-a |
| *3. Replace the broken treads, front porch. | 3-d |
| *4. Repair the rotted treads, front porch. | 3-d |
| 5. Replace the rotted stringers, rear porch. | 3-d |
| *6. Replace the missing railing, rear porch. | 3-d |
| *7. Replace the rotted treads, rear porch. | 3-d |
| *8. Replace the broken treads, rear hall stairs. | 3-d |
| *9. Replace the broken treads, cellar stairs. | 3-d |
| *10. Replace the missing treads, cellar stairs. | 6-d |
| *11. Repair the broken waste line, in the cellar. | 3-e |
| *12. Install a clean-out door, cellar chimney.. | 9-c |
| *13. Repair the inoperative furnaces, in the cellar. | |
| 14. Accomplish a general clean up of the cellar by properly disposing of all litter and debris. | 4-b |
|
<u>First Floor</u> | |
| 15. Replace the missing plaster on the kitchen ceiling. | 3-b |
| 16. Replace the missing plaster on the kitchen walls. | 3-b |
| 17. Replace the missing plaster on the bathroom ceiling. | 3-b |
| 18. Replace the missing plaster on the bathroom walls. | 3-b |
| 19. Remove the chipped paint on the dining room ceiling. | 3-b |

continued -

854 Congress Street - continued

	Section(s)
<u>First Floor - continued</u>	
20. Install sash cords in the kitchen window.	3-c
21. Install sash cords in the dining room window.	3-c
22. Install sash cords in the bathroom window.	3-c
23. Install sash cords in the living room window.	3-c
24. Install sash cords in the left rear bedroom window.	6-a
*25. Install a sink in the kitchen.	6-a
*26. Install a three-piece bathroom consisting of a lavatory, flush toilet, bathtub or shower in the bathroom.	6-a
27. Determine the reason and remedy the condition that causes the floors to slant in the living room.	3-b
*28. Repair the loose light fixture on the dining room ceiling.	8-a
*29. Repair the loose light fixture on the bathroom ceiling.	8-a
*30. Repair the broken boards on the bathroom floor.	3-b
31. Repair the inoperative light fixture on the kitchen ceiling.	8-a
<u>Second Floor</u>	
32. Replace the missing plaster on the kitchen ceiling.	3-b
33. Replace the missing plaster on the kitchen walls.	3-b
34. Replace the missing plaster on the bathroom ceiling.	3-b
35. Replace the missing plaster on the bathroom walls.	3-b
36. Replace the missing plaster on the ceiling of the left middle bedroom.	3-b
37. Replace the loose plaster on the ceiling of the left rear bedroom.	3-b
38. Remove the chipped paint on the dining room ceiling.	3-b
39. Remove the chipped paint on the kitchen ceiling.	8-c
*40. Repair the inoperative light fixture on the kitchen ceiling.	8-a
*41. Repair the inoperative light fixture on the living room ceiling.	8-a
*42. Repair the inoperative light fixture on the bathroom ceiling.	8-a
*43. Repair the inoperative light fixture on the ceiling of the left front bedroom.	8-a
*44. Repair the inoperative light fixture, left middle bedroom ceiling.	6-a
*45. Install a sink in the kitchen.	6-a
*46. Install a three-piece bathroom consisting of a lavatory, flush toilet, bathtub or shower in the bathroom.	3-b
*47. Replace the missing boards on the kitchen floor.	3-b
*48. Replace the missing boards on the bathroom floor.	3-b

*FIRST PRIORITY IS TO BE GIVEN TO ITEMS NUMBERED 3, 4, 6, 7, 8, 9, 10, 11, 12, 13, 25, 26, 28, 29, 30, 40, 41, 42, 43, 44, 45, 46, 47 and 48 WHEN MAKING YOUR REPAIRS AS THEY CONSTITUTE EXTREME HAZARDS TO THE HEALTH OR SAFETY OF THE OCCUPANTS OF THIS STRUCTURE.

ADMINISTRATIVE ~~HEALTH~~ DECISION

Date August 9, 1973

City of Portland
Health Department - Housing Division
Tel. 775-5451 Ext. 448

Mr. Mark Slotsky
114 Noyes Street
Portland, Maine 04103

Re: Premises located at 854 Congress Street, Portland, Maine

Dear Mr. Slotsky:

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

on August 2, 1973, regarding our "NOTICE OF HOUSING CONDITIONS" at the above referred premises resulted in the decision noted below.

☒ Expiration time extended to September 9, 1973 - in order to complete the work now in progress to correct the remaining nine (9) code violations as shown on the attached list.

Notice modified as follows: _____

Please notify this office if all violations are corrected before the above mentioned date, so that a "CERTIFICATE OF COMPLIANCE" may be issued.

In Attendance

Very truly yours.

Arthur A. Hughson, CPH MPH
Health Director

By *Lytle J. Hopper*
Chief of Housing Inspections

/gg
encl

SENDER: *854 Congress St.*
Be sure to follow instructions on other side.

PLEASE FURNISH SERVICE(S) INDICATED BY CHECKED BLOCK(S)
(Additional charges required for these services)

☐ Show to whom, date and address where delivered. ☒ Deliver ONLY to addressee.

RECEIPT
Received the numbered article described below

REGISTERED NO. _____
CERTIFIED NO. *419304*
INSURED NO. _____
DATE DELIVERED *4/13/73*

SIGNATURE OR NAME OF ADDRESSEE (Must always be filled in)
Mark S. Loshky
SIGNATURE OF ADDRESSEE'S AGENT, IF ANY
Anna J. Jencenbera
SHOW WHERE DELIVERED (Only if requested, and include ZIP Code)

LDN#72

NOTICE OF HOUSING CONDITIONS

DU 2

CITY OF PORTLAND
Health Department - Housing Division
Telephone 775-5451 - Extension 448

Mr. Mark Stostky
114 Noyes Street
Portland, Maine

Location: 854 Congress Street
Project: Longfellow Square - Ph. II
Issued: 4-12-73
Expires: 6-12-73

Dear Mr. Stostky:

An examination was made of the premises at 854 Congress Street
Portland, Maine, by Housing Inspector Baltay. 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 12, 1973. 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.

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

Very truly yours,

Arthur A. Hughson, CPH, MPH
Health Director

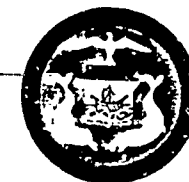
Inspector

By
Chief of Housing Inspections

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

Section (s)

1. ~~Repair the loose support of the right front stairway.~~ 3-d
2. Replace the broken glass of the right rear hallway door. 3-c
3. First Floor
Replace the missing ceiling and wall plaster overall the kitchen, bathroom and pantry. 3-b
4. Second Floor
Replace the broken panel of the rear kitchen door. 3-b
5. Repair the buckled boards of the middle kitchen and middle bathroom floors. 3-b



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

January 7, 1985

Mr. Pasquale Napolitano
305 Woodfords Street
Portland, Maine 04103

Re: 854 Congress St., Second Floor Apt.

Dear Mr. Napolitano:

We recently received a complaint and an inspection was made by Code Enforcement
Officer Merlin Leary of the property owned by you at:
854 Congress St., Second Floor Apt., Portland, Maine. As a result of the
inspection, you are hereby ordered to correct the following substandard housing
conditions:

1. CHIMNEY - clean-out door - missing. 114-1

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 February 7, 1985.

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

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

By
Chief of Inspection Services

Code Enforcement Officer - Merlin Leary (5)

jmr

854-856-860 CONGRESS STREET

Hou sing

The image displays a 4x12 grid of squares. The squares are predominantly black, with some white specks and artifacts visible, particularly in the top row and the second row from the top. The grid is oriented horizontally, with the top row containing 12 squares and the bottom row containing 12 squares. The overall appearance is that of a high-contrast, black and white image, possibly a scan of a film strip or a document page.



CITY OF PORTLAND

JOSEPH E. GRAY, JR.
DIRECTOR OF PLANNING
AND URBAN DEVELOPMENT

March 28, 1985

Mr. Pasquale Napolitano
305 Woodfords St.
Portland, Me 04103

Re: 854 Congress St.

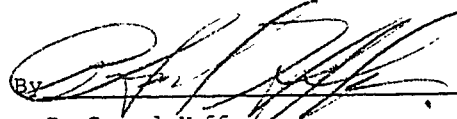
Dear Mr. Napolitano:

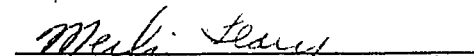
This is to inform you, as owner or agent of the property located at 854 Congress St., Portland, Maine, that we have released the ~~(apartment(s))~~ or property from posting.

Therefore, you may rent the ~~(apartment or structure)~~ to others or occupy it yourself.

If any additional information is desired, visit or call this office.

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

By 
P. Samuel Hoffses,
Chief of Inspection Services


Code Enforcement Officer (5)
Merlin Leary



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

May 7, 1985

Ms. Barbara Coe
120 Grant Street
Portland, Me 04102

Re: 863-865 Congress St. 53-C-15

Dear Ms. Coe:

We recently received a complaint and an inspection was made by Code Enforcement Officer Arthur Rowe of the property owned by you at 863-865 Congress St. Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

1. Restore electricity to Unit #6

113

AR
OK 8/6/85

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 May 8, 1985.

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 Samuel Hoffses
Chief of Inspection Services

Community Development Administration

Arthur Rowe
Code Enforcement Officer -

Arthur Rowe (8)



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

April 24, 1985

Mr. Geoffrey Rice
655 Congress
Portland, Me 04101

Re: 871-873 Congress Street WE 53-I-10

Dear Mr. Rice:

As owner or agent of the property located at 871-873 Congress St,
Portland, Maine, you are hereby notified that as the result of a recent fire,
the vacant structure is hereby declared unfit for human occupancy.

The above mentioned structure is to be kept vacant so long as the following conditions
continue to exist thereon:

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.

You are also hereby ordered to make the above mentioned property safe and secure so that
no danger to life or property or fire hazard shall exist thereon. This can be accom-
plished by boarding up doors and windows and other openings at all levels of the
structure. You are ordered to do this on or before May 1, 1985, or we will have
no choice but to refer this matter to the Corporation Counsel for legal action as the law
allows.

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

By P. Samuel Hoffses,
Chief of Inspection Services

Arthur Rowe
Code Enforcement Officer - Arthur Rowe (3)

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

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 it's 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 Hoffses
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

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 - ceiling - loose and hanging light fixture.	108-4
11. REAR HALL - wall - broken plaster.	113-5
*12. REAR HALL - stairway - missing safety rail.	108-2
13. FRONT EXTERIOR - wall - broken clapboards.	108-4
*14. LEFT CELLAR - ceiling - frayed and loose hanging romex.	108-2
15. RIGHT REAR & RIGHT MIDDLE CELLAR - foundation - leaking conditions.	113-5
16. CELLAR - chimney - missing flue clean-out door.	108-2
	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
(L027)

PLANNING AND URBAN DEVELOPMENT
STRUCTURE INSPECTION SCHEDULE

Inspection Services Division

1) Insp. Name M Leary

2) Insp. Date	3) Insp. Type	4) Proj. Code	5) Assr's: Chart	6) Bl.	7) Lot	8) Census: Tract	9) Blk	10) Insp.	11) Form No.
10-24-85	15	14	53	F	6			5	
12) Hous. No.	13) Sec. H. No.	14) Suff.	15) Direct.	16) Street Name	17) St. Design.				
15									
18) Owner or Agent: <u>Mr. Joseph Napolitano</u>								19) Status	
21) Address: <u>305 W. 1st St.</u>								20) Bldg's Rat.	
22) City and State: <u>Portland, Me.</u>								7100 3	
								Zip Code:	
23) D. Units	24) Occ. D. U. s	25) Rm. Units	26) Occ. R. U. s	27) No. Occu.	28) Com'l U.	29) Bldg. Type	30) Stories	31) Const. Mat	32) O. Bx
2	7					Dr	2	W	
33) C. H.	34) Photo	35) Zoned For	36) Actual Land Use	37) D. D.	38) Lks. Ad. Bth. Fac.	39) Disp.	40) Closing Date		

Viol. No.	Remedy	Cond.	Violation Description	Fl. No.	Loc.	Room Type	Area Type	Resp. Party	Code Sect. Viol.	Viol. Rem. Date
1		15	et			RIM	RO	2	10F-1	
2		31	ng			RIM	RO	2	10F-1	
3			Shy-ing ditions				RS	2	10F-4	
4		RL	Dr-ing			FR	PO	Floor	2	10F-4
5		M1				RIR	CE	WLS	2	10F-3
6		M1	Mol-er			OA	EX	FO	2	10F-2
*7		RO	T...			FR	PO	SRS	2	10F-6
8		A11	usters			FR	PO	RA	2	10F-4
*9		RO	ailings			FR	PO		2	10F-4
*10		LO/HW	Light Use				HIZ		2	113-5
11		BR					WA	2	10F-2	
*12			Safety Rail				BR	2	10F-4	
13		LE	ards			EX	WA	2	10F-2	
*14		FR	LO Handling, P...					2	10F-5	

II c

Inspection Services Division

[illegible]

Inspection Services Division

DWELLING UNIT SCHEDULE

3.) FORM NO.

3
24) Fluss

Viol. No.	Remedy	Cond.	Violation	Location	Room Type	Area Type	Resp. Party	Code Sect Violated	Violation Rem. - Date
17		MI	Glazing in points	L.A.	BE	WIS	2	10F-3	
18		MI	Counter balance Cords	L.A.	BE				
* 19		IN	Light Fixture	L.R	BE	WIS	2	10F-3	
* 20		BR	Glass	F.R	HA	CL	2	11B-5	
* 21			Leaking Cond. Trays	L.A.	BE	WI	2	10F-3	
22			Perforated Panel		BE	CL'S	2	10F-2	
* 23		BR	Plaster		BE	CL'S	2	10F-2	
					PA	WIF	2	10F-2	

Inspection Services Division

1) INSP. DATE

2) INSP.

3) FORM NO.

4) TENANT'S NAME

5)Flr.# '6)Location'7)Rmg.Tp 8)#Rms.'9)#Pec.'10)#All'd 11)Slp.Rm

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)Flust
-------------------	--------------	-----	---------	--------------	----------	---------	--------------	----------------	----------	---------	---------	----------

[illegible][illegible]

					D1	U1S	Z	10F-7	
--	--	--	--	--	----	-----	---	-------	--

25	M1	Stop	K1	4.1	2	108.3
----	----	------	----	-----	---	-------

26	M1	Upflr + Cover	Bath W/F	2	113-5
* 27					

27	Leaking W. Trees	Beth 10:10 2	111-1
----	------------------	--------------	-------

[illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible]



CITY OF PORTLAND

JOSEPH E. GRAY, JR.
DIRECTOR OF PLANNING
AND URBAN DEVELOPMENT

March 28, 1985

Mr. Pasquale Napolitano
305 Woodfords St.
Portland, Me 04103

Re: 854 Congress St.

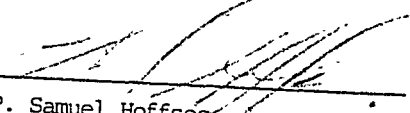
Dear Mr. Napolitano:

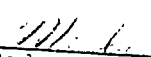
This is to inform you, as owner or agent of the property located at 854 Congress St., Portland, Maine, that we have released the ~~(apartment(s))~~ or property from posting.

Therefore, you may rent the ~~(apartment or structure)~~ to others or occupy it yourself.

If any additional information is desired, visit or call this office.

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

By 
P. Samuel Hoffses,
Chief of Inspection Services


Code Enforcement Officer (5)
Merlin Leary



CITY OF PORTLAND

JOSEPH E. GRAY, JR.
DIRECTOR OF PLANNING
AND URBAN DEVELOPMENT

January 20, 1981

Mr. Pasquale Napolitano
305 Woodfords Street
Portland, Maine 04103

Re: 854 Congress St. - Entire Structure
53-E-6 WE

Dear Mr. Napolitano:

As owner or agent of the property located at 854 Congress St.,
Portland, Me., you are hereby notified that as the result of a recent
inspection the entire building is hereby declared unfit for human
occupancy.

You must take immediate steps to vacate the apartments now occupied by
Debra Moore, (1st floor), and John McKenzie, (2nd floor), and they 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 January 29, 1981.

- 14-b 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.

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

By Lyle D. Noyes
Lyle D. Noyes,
Inspection Services Division

Mark Leary
Code Enforcement Officer - Leary

jmr