

871-873 CONGRESS STREET

CERTIFICATE  
OF  
COMPLIANCE

DATE: July 21, 1983

DU: 9

CITY OF PORTLAND

Department of Planning & Urban Development  
Housing Inspections Division  
Telephone: 775-5451 - Extension 311 - 318

Geoffrey Rice  
655 Congress Street  
Portland, Maine 04101

Re: Premises located at 871 Congress St. 52-I-20 WE

Dear Mr. Rice:

A re-inspection of the premises noted above was made on July 15, 1983  
by Code Enforcement Officer Arthur Rowe.

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 March 30, 1983.

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 July 1988.

Sincerely yours,

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

By

Lyle D. Noyes  
Lyle D. Noyes  
Inspection Services Division

Arthur Rowe  
Code Enforcement Officer - Arthur Rowe (8)

jmr

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

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

Geoffrey Rice  
655 Congress Street  
Portland, Maine

DU 9

Ch. 53 Blk. I Lot 20  
Location: 871 Congress St.

Project: NCP-WE  
Issued: March 30, 1983  
Expires: June 30, 1983

Dear Mr. Rice:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 871 Congress St., Portland, Me. by Code Enforcement Officer Arthur Rowe. Violations of Chapter 307 of the Municipal Codes (Minimum Standards for Housing) 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 June 30, 1983. 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 Code Standards.

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

Your cooperation will aid this Department in its goal to maintain decent, safe, and sanitary housing for all of Portland's residents.

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

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

Arthur Rowe  
Code Enforcement Officer - Arthur Rowe (8)

Attachments:

jmr

HOUSING INSPECTION REPORT

OWNER: Geoffrey Rice

CODE ENFORCEMENT OFFICER - Arthur Rowe (8)

871 Congress Street, Portland, Maine 53-I-20 NCP-WE Notice of Housing Conditions  
DATED: March 30, 1983 EXPIRES: June 30, 1983

ITEMS LISTED BELOW ARE IN VIOLATION OF "CHAPTER 307 OF THE MUNICIPAL CODES - MINIMUM STANDARDS FOR HOUSING" AND MUST BE CORRECTED.

	SEC. (S)
1. <del>EXTERIOR - wall - peeling paint.</del>	3-d
2. <del>FRONT HALL - Interior stairway - missing hand rails.</del> 7/15	3-d
3. <del>REAR HALL - Interior stairway - missing baluster.</del>	3-d
<u>THIRD FLOOR RIGHT</u>	
4. <del>BATHROOM - illegal cross-connection tub faucet.</del> 7/15	6-d
<u>SECOND FLOOR LEFT</u>	
5. <del>LIVING ROOM - ceiling - loose plaster.</del>	3-b
6. <del>BATHROOM - ceiling - loose plaster.</del>	3-b
7. <del>BEDROOM - wall - missing plaster.</del>	3-b
<u>FIRST FLOOR RIGHT</u>	
8. <del>BATHROOM - illegal cross-connection tub faucet.</del>	6-d



INSPECTOR A. K. K. K.

LOCATION 871 Long St  
PROJECT NCR - WE  
OWNER G. Ruiz

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
3/30/83	6/30/83				

DATE	7/15 R	ALL VIOLATIONS HAVE BEEN CORRECTED	✓	"POSTING RELEASE"
		Send "CERTIFICATE OF COMPLIANCE"		

DATE	ALL VIOLATIONS HAVE BEEN CORRECTED	✓	"POSTING RELEASE"
7/15 R	Send "CERTIFICATE OF COMPLIANCE"		
	SATISFACTORY Rehabilitation in Progress		

SATISFACTORY Rehabilitation in Progress

Time Extended To:

Time Extended To:

Time Extended fo:

### UNSATISFACTORY Progress

Send "HEARING NOTICE"

"FINAL NOTICE"

NOTICE TO VACATE

POST Entire

## PCST Dwelling Units

UNSATISFACTORY Progress

### "LEGAL ACTION" To Be Taken

INSTRUCTOR'S REMARKS:

INSTRUCTIONS TO INSPECTOR:

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

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

Geoffrey Rice  
655 Congress Street  
Portland, Maine 04101

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

By [Signature]  
Lyle D. Moyes,  
Inspection Services Division

[Signature]  
Code Enforcement Officer - Arthur Rowe (8)

Attachments:

jmr

HOUSING INSPECTION REPORT

OWNER: Geoffrey Rice

CODE ENFORCEMENT OFFICER - Arthur Rowe (8)

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NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

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

Geoffrey Rice  
655 Congress Street  
Portland, Maine

DU 9

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Location. 871 Congress St.

Project: NCP-WE  
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Lyle D. Moyes,  
Inspection Services Division

Arthur Rowe  
Code Enforcement Officer - Arthur Rowe (8)

Attachments:

jmr



HOUSING INSPECTION REPORT

OWNER: Geoffrey Rice

CODE ENFORCEMENT OFFICER - Arthur Rowe (8)

871 Congress Street, Portland, Maine 53-I-20 MCP-ME Notice of Housing Conditions  
DATED: March 30, 1983 EXPIRES: June 30, 1983

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SEC. (S)

3-d

3-d

3-d

THIRD FLOOR RIGHT

4. BATHROOM - illegal cross-connection tub faucet.

6-d

SECOND FLOOR LEFT

5. LIVING ROOM - ceiling - loose plaster.
6. BATHROOM - ceiling - loose plaster.
7. BEDROOM - wall - missing plaster.

3-b

3-b

3-b

FIRST FLOOR RIGHT

8. BATHROOM - illegal cross-connection tub faucet.

6-d

City of Portland

STRUCTURE INSPECTION SCHEDULE

Housing Inspection Division

1) Insp. Name

Rome

2) Insp. Date 3) Insp. Type 4) Proj. Code 5) Assr's: Chart 6) Bl. 7) Lot 8) Census: Tract 9) Blk

12) House No 13) Sec H No. 14) Suf. 15) Direct 16) Street Name

18) Owner or Agent: Geoffrey Rine

21) Address: 655 Congress ST

22) City and State: P/M

23) D Units 24) Occ. P. 25) Rm. Units 26) No. in P. 27) No. Occupants 28

33) C.H. 34) Photo 35) Zone 36) Land Use 37) N.D. 38) As 39) F. 40) No.

Viol. No. Remedy Cond. Violation Description

1 PE paint exterior  
2 MI IN/SRW Hand Rails  
3 MI IN/SRW Ballustr

10) Insp. 1. m No

17) S. Design.

19) Status 20) Bldg's Rat.

ABO 3

Zip Code: 04101

11) 9-B Type 0. S. 12) Const Mat 32) O's

DE 3 Wood NO

31) Disc 32) S. 33) Date

34) Ave. Resr Code Sect. Viol.

Type Type Party Viol. Rem Date

WA 2 3d

FOR HA SR 2 3d

RE HA SR 2 3d

Housing Inspection Division

City of Portland

DWELLING UNIT SCHEDULE

2) INSP.

3) FORM NO.

1) INSP. Date

03 29 83

4) TENANT'S NAME

PARKER

5) Flr. #, 6) Location 7) Rmg. Tp. 8) #Rms. 9) #Peo. 10) #Alld. 11) St. Rms.

3 RT DU 3 3 1

12) Child Under 10 13) Child 1-6 14)

15) Rent

16) Rent Code

17) Furn.

18) Heat

19) Hot Water

20) Dual Egress

21) Ck'ng

22) Lav.

23) Bath

24) Flush

055

055

4

9

9

9

9

Viol. No.

Remedy

Cond.

Violation

Location

Room Type

Area Type

Resp. Party

Code Sect. Violated

Violation Rm. - Date

4 I1 CROSS-connection to b. h. unit

BA

2

6d

City of Portland

Housing Inspection Division

DELLING UNIT SCHEDULE

1) INSP. Date

03 29 83

2) INSP.

3) FORM NO.

4) TENANT'S NAME

Campbell

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) Ch'ng

22) Lav.

23) Bath

24) Flush

Viol No.

Remedy

Cond.

Violation

Location

Type

Area Type

Resp. Party

Code Sect. Violated

Violation Rem - Date

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6  
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LO  
MI

Plaster  
Plaster  
Plaster

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BA  
BE

CL  
CL  
WA

CL  
CL  
WA

2  
2  
2

3(6)  
3(6)  
3(6)

City of Portland

Housing Inspection Division

DWELLING UNIT SCHEDULE

1) INSP. Date

2) INSP.

3) FORM NO.

032983

8

4) TENANT'S NAME

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

NGO

1 1st Flr DU 3 22 2

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) Flush

Viol. No.

Remedy

Cond.

Violation

Location

Room Type

Area Type

Resp. Party

Code Sect Violated

Violation Rem. - Date

Standard



City of Portland

Housing Inspection Division

DWELLING UNIT SCHEDULE

1) INSP. Date

032983

2) INSP.

8

3) FORM NO.

4) TENANT'S NAME

VILLIACIONE

5) Flr. #

6) Location

7) Rm. Tp.

8) #Rms.

9) #Peo.

10) #All'd

11) Slp. Rms.

1

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Du

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2

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) Flush

off

off

9

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Viol. No.

Remedy

Cond.

Violation

Location

Room Type

Area Type

Resp. Party

Code Sect Violated

Violation Rem. - Date

Standard.

City of Portland

Housing Inspection Division

DWELLING UNIT SCHEDULE

1) INSP. Date

2) INSP.

3) FORM NO.

03 29 83

8

4) TENANT'S NAME

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

B90 ad ben +

2 FR DU 3 1

12) Child Under 10 13) Child 1-6 14) 15) Rent 16) Rent Code 17) Furn. 18) Heat 19) Hot Water 20) Dual Egress 21) Ck'ng 22) Lav. 23) Bath 24) Flush

055 055 4 9

Viol. No. Remedy Cond. Violation Location Room Type Area Type Resp. Party Code Sect. Violated Violation Rem. - Date

Standard

City of Portland

Housing Inspection Division

DWELLING UNIT SCHEDULE

1) INSP. Date

03 29 83

2) INSP.

8

3) FORM NO.

4) TENANT'S NAME

JAMERSON

5) Flr. #

3 Le

6) Location

Du

7) Rmg. Tp.

34

8) #Rms.

9) #Peo.

10) #All'd

11) Slp. Rms.

12) Child  
Under 10

13) Child  
1-6

14) Child  
7-17

15) Rent

16) Rent  
Code

17) Furn.

18) Heat

19) Hot  
Water

20) Dual  
Egress

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Viol.  
No.

Remedy

Cond.

Violation

Location

Room  
Type

Area  
Type

Resp.  
Party

Code Sect.  
Violated

Violation  
Rem. - Date

Standard

DWELLING UNIT SCHEDULE

Housing Inspection Division

1) INSP. Date	
---------------	--

2) INSP.

3) FORM NO.

4)	TENANT'S NAME
----	---------------

5) Flr. # 6) Location 7) Rmg. Tp.

8) #Rms. 9) #Peo. 10) #All'd 11) Slp. Rms.

R	o	d	r	i	g	u	e	z
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12) Child Under 10	13) Child 1-6	14)
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15) Rent	16) Rent Code	17) Furn.
----------	------------------	-----------

18) Heat	19) Hot Water	20) Dual Egress
----------	---------------	-----------------

21) Ck'ng	22) Lav.	23) Bath	24) Flush
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Viol. No.	Remedy	Cond.	Violation	Location
			Standard	

Viol. No.	Remedy	Cond.	Violation
--------------	--------	-------	-----------

Standard

Housing Inspection Division

DWELLING UNIT SCHEDULE

City of Portland

DWELLING UNIT SCHEDULE

2) INSP.

3) FORM NO.

1) INSP. Date

032983

4) TENANT'S NAME

CURLEW

5) Flr. #

6) Location

7) Rmg. Tp.

8) #Rms.

9) #Peo.

10) #All'd

11) Slp. Rms.

12) Child Under 10

13) Child 1-6

14)

15) Rent

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22) Lav.

23) Bath

24) Flush

Viol. No.

Remedy

Cond.

Violation

Location

Room Type

Area Type

Resp. Party

Code Sect. Violated

Violation Rem. - Date

Standard



7

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

✓ June 7, 1978

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

Rice Management  
c/o Geoffrey Rice  
655 Congress Street  
Portland, Maine 0410.

Re: Premises located at 873 Congress Street, Portland, Maine NCP-WE 53-I-20

Dear Mr. Rice:

A re-inspection of the premises noted above was made on June 6, 1978  
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 March 21, 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 1983.

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

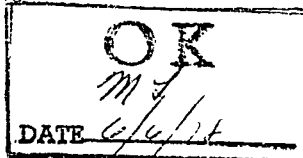
VW

NOTICE OF HOUSING CONDITIONS

DU 9

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

Rice Management  
c/o Geoffrey Rice  
655 Congress Street  
Portland, Maine 04101



Ch.-Bl.-Lot: 53-1-20  
Location: 873 Congress Street  
Project: NCP-West End  
Issued: March 21, 1978  
Expired: June 21, 1978

Dear Mr. Rice:

An examination was made of the premises at 873 Congress Street, Portland, Maine, by Housing Inspector Leary. 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 21, 1978. 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. 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. Leary

By

Lyle D. Noyes  
Chief of Housing Inspections

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

- |   |   |               |
|---|---|---------------|
| <del>1. REAR EXTERIOR FOUNDATION</del>  | <del>replace missing mortar.</del>  | <del>3a</del> |
| <del>* 2. REAR EXTERIOR WALL</del>  | <del>replace missing bricks and mortar on support columns.</del>                                    | <del>3a</del> |
| <del>3. LEFT FRONT HALL DOOR</del>  | <del>replace missing latch assembly.</del>  | <del>3c</del> |
| <del>4. LEFT REAR CELLAR WALL</del>   | <del>replace missing bricks and mortar.</del>   | <del>3b</del> |
| <del>5. SECOND FLOOR REAR HALL WINDOW</del>                                   | <del>replace missing stops.</del>   | <del>3c</del> |
| <del>* 6. MIDDLE CELLAR FLUE</del>  | <del>replace missing chimney mortar.</del>  | <del>3a</del> |
| <del>7. LEFT FRONT CELLAR FLOOR</del>   | <del>remove litter and debris and properly dispose of it.</del>                                     | <del>4b</del> |
| <del>* 8. LEFT FRONT &amp; RIGHT FRONT &amp; RIGHT REAR CELLAR CEILINGS</del> | <del>repair or replace broken light fixtures.</del>   | <del>8c</del> |
| <del>9. RIGHT FRONT CELLAR CEILING</del>                                      | <del>make watertight and rodent proof.</del>  | <del>3a</del> |
| <u>FIRST FLOOR LEFT</u>   |   |               |
| <del>6 10. LIVING ROOM WINDOW</del>   | <del>replace missing counter balance cords allowing window sash to remain elevated when open.</del> | <del>3c</del> |
| <del>6 11. BATHROOM FLOOR</del>   | <del>repair or replace buckled and damaged tiles.</del>   | <del>3b</del> |
| <u>FIRST FLOOR RIGHT REAR</u>   |   |               |
| <del>* 12. KITCHEN SINK</del>   | <del>repair leak in trap.</del>   | <del>6d</del> |

continued  
vw

SECOND FLOOR LEFT

<del>13. KITCHEN WINDOW</del>	<del>replace broken glass.</del>	<del>3c</del>
<del>14. LIVING ROOM FLOOR</del>	<del>repair or replace loose and missing tiles.</del>	<del>3b</del>
<del>15. BATHROOM FLOOR</del>	<del>repair or replace damaged and rotted boards.</del>	<del>3b</del>
<del>* 16. BEDROOM WALL</del>	<del>repair or replace broken and buckled plaster.</del>	<del>3b</del>
<del>17. BEDROOM WALL</del>	<del>replace missing outlet cover.</del>	<del>3c</del>

SECOND FLOOR RIGHT REAR

<del>18. BATHROOM WINDOW</del>	<del>repair or replace rotted and broken sash.</del>	<del>3c</del>
<del>19. BATHROOM WINDOW</del>	<del>secure glass by replacing points and/or reglazing.</del>	<del>2c</del>
<del>* 20. LIVING ROOM CEILING</del>	<del>repair inoperative light fixture.</del>	<del>3c</del>
<del>21. BEDROOM CEILING</del>	<del>repair or replace broken plaster.</del>	<del>3b</del>

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

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

### REINSPECTION RECOMMENDATIONS

INSPECTOR M. L. ...

LOCATION 823 Gough St.  
PROJECT NCP Unit 12nd  
OWNER Gaffney, Inc.

PROJECT NCP 2-1-12  
OWNER Gaffney, Inc.

NOTICE OF HOUSING CONDITIONS Issued		HEARING NOTICE Issued		FINAL NOTICE Issued	
Expired		Expired		Expired	
3-21-78	6-21-78				

A reinspection was made of the above premises on 6-21-78.

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

DATE		

[illegible]

HOUS: 14

871-873 CONGRESS STRE







## 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 standard 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 Admin. File*

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 St.  
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)