

764-766 Congress Street 54-F-11



C-130 Full

FOR YOUR INFORMATION - NEW OWNER

The following excerpts are from Article V of the City of Portland Housing Code regulating "Minimum Standards for Housing."

SECTION 107 - MINIMUM STANDARDS FOR DWELLINGS ESTABLISHED

There are hereby established minimum standards for buildings used for dwelling purposes in the City. All such buildings not now conforming to these standards will be required to meet such minimum standards, and buildings newly constructed or converted for such purposes shall meet such minimum standards. The standards set forth herein are intended to be minimum only and shall not be construed otherwise, nor shall they apply wherever a greater standard is required by any other ordinance or law. (Code 1968, §307.1)

SECTION 125 - RESTRICTION ON CONVEYANCE OF PROPERTY; EXCEPTION.

It shall be a violation of this article for any person to sell, transfer, or otherwise dispose of any property against which an order has been issued by the building authority under the provisions of this article unless he or she shall first furnish to the grantee a true copy of any such order and shall at the same time notify the building authority in writing of the intent to so transfer either by delivering the notice to the building authority and receiving a receipt therefor or by registered mail, return receipt requested, giving the name and address of the person to whom the transfer is proposed. In the event of a violation of this section, such person shall be subject to a penalty as provided in section 1-15, in addition to any penalty which may be imposed for failure to comply with any order of the building authority. (Code 1968, §307.19)

SECTION 126 - RESPONSIBILITY HEREUNDER MAY NOT BE TRANSFERRED.

No contract or agreement between owner and/or operator and occupant relating to compliance with the terms of this article shall be effective in relieving any person of responsibility for compliance with the provisions of this article as set forth herein. (Code 1968 §307.20)

SECTION 130 - VIOLATIONS

Any person violating any of the provisions of this article or failing or neglecting or refusing to obey any order or notice of the building authority issued hereunder shall be subject to a penalty as provided in section 1-15. (Code 1968, §307.24; Ord. No. 133-75, 2-19-75) (a fine of not less than \$50.00 nor more than \$1,000.00 and each day's violation shall be considered to be a separate offense.)

RE: 764-766 Congress St. - Owner: James Kane & Douglas Gauvreau Jts. 54-F-11 NDP

AS THE NEW OWNER of the above, we must inform you that SECTION 125 - RESTRICTION ON CONVEY OF PROPERTY, does apply to this property as the Inspection Services Division has an open file in this case.

If you have any question regarding this matter, please call the Inspection Services Division, City Hall, 775-5451, Ext. 311 or 319.

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

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

Mr. James Kane & Douglas Gauvreau Jts.  
109 Concord Street  
Portland, Maine 04101

DU 10

CH. 54 BLK. F LOT 11

PROJECT: NCP-NDP  
ISSUED: Oct. 31, 1983  
EXPIRES: Dec. 31, 1983

LOCATION: 764-766 Congress

Dear Mr. Kane & Mr. Gauvreau:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 764-766 Congress St., Portland, Me. 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 December 31, 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 The Housing Code Standards.

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 of  
Planning & Urban Development

By Lyle D. Noyes  
Lyle D. Noyes  
Inspections Services Division

Code Enforcement Officer - Merlin Leary (5)

Attachments:

jmr

HOUSING INSPECTION REPORT

OWNER: James Kane & Douglas Gauvreau Jts. LOCATION: 764-766 Congress St. 54-F-11 NDP

CODE ENFORCEMENT OFFICER: Merlin Leary (5)

HOUSING CONDITIONS DATED: Oct. 31, 1983 , EXPIRES: Dec. 31, 1983

ITEMS LISTED BELOW ARE IN VIOLATION OF ARTICLE V OF THE MUNICIPAL CODES, "HOUSING CODE", AND MUST BE CORRECTED ON OR BEFORE THE EXPIRATION DATE.

	<u>SEC. (S)</u>
* 1. THIRD FLOOR LEFT REAR - hall - obstructed egress.	116-3
2. LEFT REAR CELLAR - ceiling - missing junction box cover.	113
* 3. LEFT MIDDLE CELLAR - ceiling - loose and hanging light fixture.	113
* 4. LEFT CELLAR - ceiling - illegal electrical wiring.	113
5. THIRD FLOOR FRONT HALL - ceiling - missing tiles.	108-2
 <u>FIRST FLOOR LEFT DWELLING UNIT</u>	
6. KITCHEN - sink - missing grout.	111-1
* 7. KITCHEN - door - obstructed egress.	116-3
 <u>SECOND FLOOR RIGHT FRONT</u>	
8. BEDROOM - ceiling - buckled tiles.	108-2
9. KITCHEN - ceiling - broken plaster.	108-2
 <u>FIRST FLOOR RIGHT REAR DWELLING UNIT</u>	
*10. KITCHEN - wall - loose and hanging duplex outlet.	113
11. LIVING ROOM - ceiling - loose and hanging light fixture.	113
*12. REAR BEDROOM - ceiling - broken pull light switch.	113
 <u>SECOND FLOOR RIGHT REAR DWELLING UNIT</u>	
13. KITCHEN - door - missing latch assembly.	108-3
*14. KITCHEN - door - obstructed egress.	116-3
*15. REAR BEDROOM - ceiling - leaking.	108-2
 <u>THIRD FLOOR RIGHT REAR DWELLING UNIT</u>	
16. KITCHEN - window - missing cords.	108-3

\*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.

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

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

Mr. James Kane & Douglas Gauvreau Jts.  
109 Concord Street  
Portland, Maine 04101

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Ch. 54 BLK. F LOT 11

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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 of  
Planning & Urban Development

By Lyle D. Noyes  
Lyle D. Noyes  
Inspections Services Division

Merlin Leary  
Code Enforcement Officer - Merlin Leary (5)

Attachments:

jmr

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Void New NOHC  
Sept 10/31  
NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

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

Mr. & Mrs. Brent & Sandra Marston  
1102 Bridgton Road  
Westbrook, Maine 04092

DU 10

Ch. 54 Blk. F Lot 11  
Location: 764-766 Congress St.

Project: NCP-NDP  
Issued: June 28, 1983  
Expires: Sept. 28, 1983

Dear Mr. & Mrs. Marston:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 764-766 Congress St., Portland, Me. by Code Enforcement Officer Merlin Leary. 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 Sept 28, 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 it's 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. Royes,  
Inspection Services Division

Code Enforcement Officer - M. Leary (5)

Attachments:

jmr

HOUSING INSPECTION REPORT

OWNER: Mr. & Mrs. Brent & Sandra Marston CODE ENFORCEMENT OFFICER - M. Leary (5)

764-766 Congress Street, Portland, Maine 54-F-11 NDP Notice of Housing Conditions  
DATED: June 28, 1983 EXPIRES: Sept. 28, 1983

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

- |  | <u>SEC. (S)</u> |
|--|-----------------|
| * 1. THIRD FLOOR LEFT REAR - hall - obstructed egress.               | 10-2            |
| 2. LEFT REAR CELLAR - ceiling - missing junction box cover.          | 8-e             |
| * 3. LEFT MIDDLE CELLAR - ceiling - loose and hanging light fixture. | 8-e             |
| * 4. LEFT CELLAR - ceiling - illegal electrical wiring.              | 8-e             |

FIRST FLOOR LEFT DWELLING UNIT

- |  |      |
|--|------|
| 5. KITCHEN - sink - missing grout.       | 6-d  |
| * 6. KITCHEN - door - obstructed egress. | 10-2 |

THIRD FLOOR LEFT FRONT

~~Not available at time of inspection.~~

THIRD FLOOR LEFT REAR

~~Not available at time of inspection.~~

FIRST FLOOR RIGHT FRONT

~~Not available at time of inspection.~~

FIRST FLOOR RIGHT REAR DWELLING UNIT

- |   |     |
|---|-----|
| * 7. KITCHEN - wall - loose and hanging duplex outlet.      | 8-e |
| 8. LIVING ROOM - ceiling - loose and hanging light fixture. | 8-e |
| * 9. REAR BEDROOM - ceiling - broken pull light switch.     | 8-e |

SECOND FLOOR RIGHT REAR DWELLING UNIT

- |  |      |
|--|------|
| 10. KITCHEN - door - missing latch assembly. | 3-b  |
| *11. KITCHEN - door - obstructed egress.     | 10-2 |
| *12. REAR BEDROOM - ceiling - leaking.       | 3-b  |

THIRD FLOOR RIGHT REAR

~~Not available at time of inspection.~~

THIRD FLOOR RIGHT REAR DWELLING UNIT

- |  |      |
|--|------|
| *13. REAR HALL - door - obstructed egress. | 10-2 |
|--|------|

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~~NOTE: At the time of the survey, we were unable to gain access to the Third Floor Left Front, Third Floor Left Rear, First Floor Right Front and Third Floor Right Rear apartments. We suggest that if there are any conditions which need correcting in these apartments, that you make the repairs while doing the work on the rest of the structure.~~



P 398 934 921

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—  
NOT FOR INTERNATIONAL MAIL

(See Reverse)

Sent to	
Mrs. Ruth Boyd	
Street and No	
764 Congress Street	
P.O. State and ZIP Code	
Portland, Maine 04101	
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 Fees	\$
Postmark or Date	

Re: 764 Congress St. - M. Leary - Hous.

PS Form 3800, Feb. 1982



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

October 27, 1983

Mrs. Ruth Boyd  
764 Congress Street  
Portland, Maine 04101

Re: 764 Congress St. - Second Floor Right Front  
Apartment

Dear Mrs. Boyd:

As a result of an inspection made by Code Enforcement Officer Merlin Leary of the property owned by you at 764 Congress Street, Portland, Maine, it was noted there was an accumulation throughout the apartment of clothes, papers, etc. It is required this be cleared up within 30 days as it constitutes a health and safety hazard to the occupant. The above mentioned conditions are in violation of Article V of the Municipal Code of the City of Portland, Maine.

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 Lyle D. Koyes  
Lyle D. Koyes  
Inspection Services Division

Merlin Leary  
Code Enforcement Officer - Merlin Leary (5)

jmr

REQUEST FOR SERVICE

FALMOUTH HEALTH DEPARTMENT

DATE RECEIVED	10-20-83	BY	Goyce	DISTRICT	<del>Ward</del> <sup>Marble</sup>
REQUEST BY	NAME	Catherine Chadwick - 773-2658			
	ADDRESS	Tenant			
OWNER	NAME	James Cain, Gen. Manager - Kemp's Pharmacy			
	ADDRESS	109 Concord St.			
CONDITIONS	ADDRESS	766 Congress St., 1st Fl., apt. 11			

No heat.

COMMENTS: *Refrigerator. Not put for repair. Temp 70°*

SPECIAL INSTRUCTIONS

DIVISION	SANITATION	HOUSING	NURSING
PRIORITY	ROUT. URGENT	SPECIAL REPORT TO	BY DATE
			M. 10/20

CL ✓ BB  
Gill

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

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

Mr. & Mrs. Brent & Sandra Marston  
1102 Bridgton Road  
Westbrook, Maine 04092

DU 10

Ch. 54 Blk. W Lot 11  
Location: 764-766 Congress St.

Project: NCP-NDP  
Issued: June 28, 1983  
Expires: Sept. 28, 1983

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

Merlin Leary  
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Attachments:

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OWNER: Mr. & Mrs. Brent & Sandra Marston CODE ENFORCEMENT OFFICER - M. Leary (5)

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<u>FIRST FLOOR LEFT DWELLING UNIT</u>	
5. KITCHEN - sink - missing grout.	6-d
* 6. KITCHEN - door - obstructed egress.	10-2
<u>THIRD FLOOR LEFT FRONT</u> Not available at time of inspection.	
<u>THIRD FLOOR LEFT REAR</u> Not available at time of inspection	
<u>FIRST FLOOR RIGHT FRONT</u> Not available at time of inspection.	
<u>FIRST FLOOR RIGHT REAR DWELLING UNIT</u>	
* 7. KITCHEN - wall - loose and hanging duplex outlet.	8-e
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NOTE: At the time of the survey, we were unable to gain access to the Third Floor Left Front, Third Floor Left Rear, First Floor Right Front and Third Floor Right Rear apartments. We suggest that if there are any conditions which need correcting in these apartments, that you make the repairs while doing the work on the rest of the structure.

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

Code Enforcement Officer M. Leary (5)

Attachments:

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City of Portland

INSPECTION SERVICES DIVISION

Housing Inspection

DWELLING UNIT SCHEDULE

1) INSP DATE														2) INSP.				3) FORM NO									
6 / 3 8														5													
4) TENANT'S NAME														5) Flr #		6) Location		7) Rmg. Tp		8) #Rms		9) #Peo		10) #All'd		11) \$lp	
MIRIAM PARO														1		L		DU		4		2		6		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) Flusl			
								NO		I.F.F.		YES		YES		20		PL		PB		I.F.					
Viol No		Remedy		Cond		Violation						Location		Room Type		Area Type		Resp Party		Code Sect Violated		Violation Rem. - Date					
5				M		Obstructed Egress								KI		SK		2		64							
*6						Obstructed Egress								KI		DU		2		102							

City of Portland

INSP DATE

12/23/13

DWELLING UNIT SCHEDULE

Housing Inspection Division

TENANTS NAME

Ok 1st Floor

INSP

FORM NO.

Child Un. 10	Child 1-6	+ Lead Survey - Results	Rent	Rent Code	Furn	Hot Water	Dual Egrs.	CK'ng.	Heat	Lav.	Bath	Flush	FLR.#	LOCATION	RMG.TP.	#RMS.	#PEO.	#ALL'D	SLRRM.
													2	LEA		2	2	3	1

KITCHEN

- Plaster - L, C, M, - Ceiling/Walls CODE 3(b)
- Windows - loose, broken glass, glaze 3(c)
- Sash/Frames - broken, missing, worn 3(c)
- Floor - loose, worn, dam., buckled 3(b)
- Doors - Knob/ik - missing - Panels/Frames dam. 3(b)
- Counter/Stor. Space Yes No 3(b)
- Sink - chipped, cracked, leaks - 6(d)
- Range - improper stack, flue, vent 3(e)
- Refrigerator Space Yes No -
- Plumbing (a) 6(a) Water Supply Hot Cold 6(c)
- Electrical (a)
- Sanitation (a)

BATHROOM

- Plaster - L, C, M - Ceiling/Walls CODE 3(b)
- Window - loose, broken glass, glaze 3(c)
- Sash/Frames - broken, missing, worn 3(c)
- Floor - loose, worn, dam., buckled 3(b)
- Door - knob/ik - missing - Panels/Frames dam. 3(b)
- Toilet - brkn, loose, leaks, Seat, l'se crkd. 6(d)
- Lavato. poed, crkd, leaks, trap leaks 6(d)
- Bathtub/Shower - leaks cross connection 6(d)
- Ventilation Yes No 7
- Plumbing (b) 6(a) Water Supply Hot Cold 6(c)
- Electrical (b)
- Sanitation (b)

LIVING ROOM

- Plaster - L, C, M, - Ceiling/Walls CODE 3(b)
- Windows - loose, broken, glaze 3(c)
- Sash/Frames - broken, missing, worn 3(c)
- Floor - loose, worn, damaged 3(b)
- Door - knob/ik - missing - Panels/Frames dam. 3(b)
- Electrical (c)
- Sanitation (c)

DINING ROOM

- Plaster - L, C, M - Ceiling/Walls CODE 3(b)
- Windows - loose, broken, glaze 3(c)
- Sash/Frames - broken, missing, worn 3(c)
- Floor - loose, worn, damaged 3(b)
- Doors - Knobs/ik - missing, Panels/Frames dam 3(b)
- Electrical (d)
- Sanitation (d)

Bedrooms and/or other rooms

Code
<input type="checkbox"/> Plaster - L, C, M - Ceiling/Walls 3(b)
<input type="checkbox"/> Windows - Loose, broken, glaze 3(c)
<input type="checkbox"/> Sash/Frames - broken, missing, worn 3(c)
<input type="checkbox"/> Floors - loose, worn, damaged 3(b)
<input type="checkbox"/> Door - knobs/ik - missing - Panels/Frames dam. 3(b)
<input type="checkbox"/> Electrical (e)
<input type="checkbox"/> Sanitation (e)
<input type="checkbox"/> Clothes Closet Yes <u>No</u>

Plumbing

Electrical

Sanitation - Vermin 0 R

REMARKS:



City of Portland

DWELLING UNIT SCHEDULE

Housing Inspection Division

INSP FORM NO.

TENANTS NAME										FLR #	LOCATION	RMG. TP.	#RMS.	#PEO.	#ALL'D	SLRRM.
N/A										2	EF					

Child Un. 10	Child 1 - 6	+ Lead Survey - Results	Rent	Rent Code	Furn	Hot Water	Dual Egrs.	Ck'ng.	Heat	Lav.	Bath	Flush
--------------	-------------	-------------------------	------	-----------	------	-----------	------------	--------	------	------	------	-------

<b>KITCHEN</b>	CODE	<b>BATHROOM</b>	CODE
( ) Plaster - L, C, M, - Ceiling/Walls	3(b)	( ) Plaster - L, C, M - Ceiling/Walls	3(b)
( ) Windows - loose, broken glass, glaze	3(c)	( ) Window - loose, broken glass glaze	3(c)
( ) Sash/Frames - broken, missing, worn	3(c)	( ) Sash/Frames - broken, missing, worn	3(c)
( ) Floor - loose, worn, dam. buckled	3(b)	( ) Floor - loose, worn, dam., buckled	3(b)
( ) Doors - Knob/lk - missing - Panels/Frames dam.	3(b)	( ) Door - knob/lk - missing - Panels/Frames dam.	3(b)
( ) Counter/Stor. Space Yes No	-	( ) Toilet - brkn, loose, leaks, Seat, l'se crkd.	6(d)
( ) Sink - chipped, cracked, leaks	6(d)	( ) Lavat. - copped, crkd, leaks, trap leaks	6(d)
( ) Range - improper stack, flue, vent	3(e)	( ) Bathtub/Shower - leaks cross connection	6(d)
( ) Refrigerator Space Yes No	-	( ) Ventilation Yes No	7
( ) Electrical (a)	6(c)	( ) Plumbing (b) 6(a) Water Supply Hot Cold	6(c)
( ) Sanitation (a)		( ) Electrical (b)	
		( ) Sanitation (b)	

<b>LIVING ROOM</b>	CODE	<b>DINING ROOM</b>	CODE
( ) Plaster - L, C, M, - Ceiling/Walls	3(b)	( ) Plaster - L, C, M - Ceiling/Walls	3(b)
( ) Windows - loose, broken, glaze	3(c)	( ) Windows - loose, broken, glaze	3(c)
( ) Sash/Frames - broken, missing, worn	3(c)	( ) Sash/Frames - broken, missing, worn	3(c)
( ) Floor - loose, worn, damaged	3(b)	( ) Floor - loose, worn, damaged	3(b)
( ) Door - knob/lk - missing - Panels/Frames dam.	3(b)	( ) Doors - Knobs/lk - missing, Panels/Frames dam.	3(b)
( ) Electrical (c)		( ) Electrical (d)	
( ) Sanitation (c)		( ) Sanitation (d)	

<b>Bedrooms and/or other rooms</b>	Code
( ) Plaster - L, C, M - Ce. ing/Walls	3(b)
( ) Windows - Loose, broken, glaze	3(c)
( ) Sash/Frames - broken, missing, worn	3(c)
( ) Floors - loose, worn, damaged	3(b)
( ) Door - knobs/lk - missing - Panels/Frames dam.	3(b)
( ) Electrical (e)	
( ) Sanitation (e)	
( ) Clothes Closet Yes No	

Plumbing	Electrical	Sanitation - Vermin O R
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REMARKS:

City of Portland

DWELLING UNIT SCHEDULE

Housing Inspection Division

INSP DATE

INSP

FORM NO.

TENANTS NAME										FLR.#	LOCATION	RMG.TP.	#RMS.	#PEO.	#ALL'D	SLPRM.
NOT AVAILABLE																
Child Un.10	Child 1-6	+ Lead Survey - Results	Rent	Rent Code	Furn	Hot Water	Dual Egrs.	Ck'ng.	Heat	Lav.	Bath	Flush				

KITCHEN	CODE	BATHROOM	CODE
<input type="checkbox"/> Plaster - L, C, M, - Ceiling/Walls	3(b)	<input type="checkbox"/> Plaster - L, C, M - Ceiling/Walls	3(b)
<input type="checkbox"/> Windows - loose, broken glass, glaze	3(c)	<input type="checkbox"/> Windrw - loose, broken glass, glaze	3(c)
<input type="checkbox"/> Sash/Frames - broken, missing, worn	3(c)	<input type="checkbox"/> Sash/Frames - broken, missing, worn	3(c)
<input type="checkbox"/> Floor - loose, worn, jam., buckled	3(b)	<input type="checkbox"/> Floor - loose, worn, jam., buckled	3(b)
<input type="checkbox"/> Doors - Knob/lk - missing - Panels/Frames dam.	3(b)	<input type="checkbox"/> Door - knob/lk - missing - Panels/Frames dam.	3(b)
<input type="checkbox"/> Counter/Stor Space Yes ___ No ___	-	<input type="checkbox"/> Toilet - brkn, loose, leaks, Seat, l'se crkd.	6(d)
<input type="checkbox"/> Sink - chipped, cracked, leaks	6(d)	<input type="checkbox"/> Lavator - cped, crkd, leaks, trap leaks	6(d)
<input type="checkbox"/> Range - improper stack, flue, vent	3(e)	<input type="checkbox"/> Bathtub/Shower - leaks cross connection	6(d)
<input type="checkbox"/> Refrigerator Space Yes ___ No ___	-	<input type="checkbox"/> Ventilation Yes ___ No ___	7
<input type="checkbox"/> Plumbing (a) 6(a) Water Supply Hot ___ Cold ___	6(c)	<input type="checkbox"/> Plumbing (b) 6(a) Water Supply Hot ___ Cold ___	6(c)
<input type="checkbox"/> Electrical (a)		<input type="checkbox"/> Electrical (b)	
<input type="checkbox"/> Sanitation (a)		<input type="checkbox"/> Sanitation (b)	
LIVING ROOM	CODE	DINING ROOM	CODE
<input type="checkbox"/> Plaster - L, C, M, - Ceiling/Walls	3(b)	<input type="checkbox"/> Plaster - L, C, M - Ceiling/Walls	3(b)
<input type="checkbox"/> Windows - loose, broken, glaze	3(c)	<input type="checkbox"/> Windows - loose, broken, glaze	3(c)
<input type="checkbox"/> Sash/Frames - broken, missing, worn	3(c)	<input type="checkbox"/> Sash/Frames - broken, missing, worn	3(c)
<input type="checkbox"/> Floor - loose, worn, damaged	3(b)	<input type="checkbox"/> Floor - loose, worn, damaged	3(b)
<input type="checkbox"/> Door - knob/lk - missing - Panels/Frames dam.	3(b)	<input type="checkbox"/> Doors - Knobs/lk - missing, Panels/Frames dam.	3(b)
<input type="checkbox"/> Electrical (c)		<input type="checkbox"/> Electrical (d)	
<input type="checkbox"/> Sanitation (c)		<input type="checkbox"/> Sanitation (d)	
Bedrooms and/or other rooms			Code
		<input type="checkbox"/> Plaster - L, C, M - Ceiling/Walls	3(b)
		<input type="checkbox"/> Windows - Loose, broken, glaze	3(c)
		<input type="checkbox"/> Sash/Frames - Broken, missing, worn	3(c)
		<input type="checkbox"/> Floor - loose, worn, damaged	3(b)
		<input type="checkbox"/> Door - knob/lk - missing - Panels/Frames dam.	3(b)
		<input type="checkbox"/> Electrical (e)	
		<input type="checkbox"/> Sanitation (e)	
		<input type="checkbox"/> Closets Closet Yes ___ No ___	
Plumbing	Electrical	Sanitation - Vermin 0 R	

REMARKS:





City of Portland

INSPECTION SERVICES DIVISION

Housing Inspection

DWELLING UNIT SCHEDULE

1) INSP DATE

6 / 30 / 3

2) INSP

5

3) FORM NO

4) TENANT'S NAME

CHEERFUL TRIBES

5) Flr #

2

6) Location

RID DU

7) Rmg. Tp

3

8) #Rms

2

9) #Peo

4

10) #All'd

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) Flusl

Viol No

Remedy

Cond

Violation

Location

Room Type

Area Type

Resp Party

Code Sect

Violated

Violation Rem. - Date

10

M1

Latch Assembly

K1

DU

2

303

\*11

Obstructed Egress

K1

DU

2

102

\*12

Leaking Conditions

RE

BE

CL

2

303

Clt. Portland

DWELLING UNIT SCHEDULE

Housing Inspection Division

INSP DATE

2/15/05

INSP

FORM NO.

TENANTS NAME										FLR.#	LOCATION	RMG. TP.	#RMS.	#PEO.	#ALL'D	SLPRM.
Not Available																
Child Un. ID	Child 1-6	+ Lead Survey - Results	Rent	Rent Code	Furn	Hot Water	Dual Egrs.	Ck'ng.	Heat	Lav.	Bath	Flush				

KITCHEN					CODE	BATHROOM					CODE
() Plaster - L, C, M, - Ceiling/Walls					3(b)	() Plaster - L, C, M - Ceiling/Walls					3(b)
() Windows - loose, broken g' ss, glaze					3(c)	() Window - loose, broken glass, glaze					3(c)
() Sash/Frames - broken, missing, worn					3(c)	() Sash/Frames - broken, missing, worn					3(c)
() Floor - loose, worn, dam., buckled					3(b)	() Floor - loose, worn, dam., buckled					3(b)
() Doors - Knob/lk - missing - Panels/Frames dam.					3(b)	() Door - knob/lk - missing - Panels/Frames dam.					3(b)
() Counter/Stor. Space Yes ___ No ___					-	() Toilet - brkn, loose leaks, Seat, i se arkd.					6(d)
() Sink - chipped, cracked, leaks					6(d)	() Lavator - upper, urku, leaks, trap leaks					6(d)
() Range - improper stack, flue, vent					3(e)	() Bathtub/Shower - leaks cross connection					6(d)
() Refrigerator Space Yes ___ No ___					-	() Ventilation yes ___ No ___					7
() Plumbing (a) 6(a) Water Supply Hot ___ Cold ___					6(c)	() Plumbing (b) 6(a) Water Supply Hot ___ Cold ___					6(c)
() Electrical (a)						() Electrical (b)					
() Sanitation (a)						() Sanitation (b)					
LIVING ROOM					CODE	DINING ROOM					CODE
() Plaster - L, C, M, - Ceiling/Walls					3(b)	() Plaster - L, C, M - Ceiling/Walls					3(b)
() Windows - loose, broken, glaze					3(c)	() Windows - loose, broken, glaze					3(c)
() Sash/Frames - broken, missing, worn					3(c)	() Sash/Frames - broken, missing, worn					3(c)
() Floor - loose, worn, damaged					3(b)	() Floor - loose, worn, damaged					3(b)
() Door - knob/lk - missing - Panels/Frames dam.					3(b)	() Doors - Knobs lk - missing, Panels/Frames dam.					3(b)
() Electrical (c)						() Electrical (d)					
() Sanitation (c)						() Sanitation (d)					
Bedrooms and/or other rooms										Code	
() Plaster - L, C, M - Ceiling/Walls										3(b)	
() Windows - Loose, broken, glaze										3(c)	
() Sash/Frames - broken, missing, worn										3(c)	
() Floors - loose, worn, damaged										3(b)	
() Door - knobs/lk - missing - Panels/Frames dam.										3(b)	
() Electrical (e)											
() Sanitation (e)											
() Clothes Closet Yes ___ No ___											
Plumbing					Electrical	Sanitation - Vermin O R					

REMARKS:





**CITY OF PORTLAND**

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

March 29, 1982

OK  
DATE 3/31/82

Mr. & Mrs. Brent & Sandra Marston  
1102 Bridgton Road  
Westbrook, Maine 04092

Re: 764 Congress St. 54-F-11 WE

Dear Mr. & Mrs. Marston:

We recently received a complaint and an inspection was made by Code Enforcement Officer Merlin Leary of the property owned by you at 764 Congress Street, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

- ~~1. LIVING ROOM door - broken casing 3-c~~
- ~~2. LIVING ROOM ceiling - inoperative light 8-e~~

The above mentioned conditions are in violation of Chapter 307 of the Municipal Code of the City of Portland, Maine, and must be corrected on or before April 29, 1982.

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

Merlin Leary  
Code Enforcement Officer - Leary (5)

Jmr



P31 0925585

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED -  
NOT FOR INTERNATIONAL MAIL

SENT TO	
Mr. & Mrs. Brent & Sandra	
1102 Bradston Rd.	
Marston	
New Hope, Me. 04092	
POSTAGE	
15	
ENTIRE FEE	
SPECIAL DELIVERY	
RESTRICTED DELIVERY	
OPTIONAL SERVICES	
RETURN RECEIPT SERVICE	
TOTAL POSTAGE AND FEES	
5	
POSTMARK OR DATE	

PS Form 3800, Apr. 1976

164 CONGRESS ST. - LEAFY

PS Form 3811, Jan. 1979

**SENDER** (Complete items 1, 2, and 3. Add your address to the "RETURN TO" space on reverse.)

1. The following service is requested (check one)

Show to whom and date delivered.....

Show to whom, date and address of delivery.....

RESTRICTED DELIVERY  
Show to whom and date delivered.....

RESTRICTED DELIVERY  
Show to whom, date, and address of delivery \$.....

(CONSULT POSTMASTER FOR FEES)

2. ARTICLE ADDRESSED TO:

Mr. & Mrs. Brent & Sandra Munston  
1102 Bridgton Road  
Westbrook, Maine 04092

3. ARTICLE DESCRIPTION

REGISTERED NO.	CERTIFIED NO.	INSURED NO.
	0925585	

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE  Addressee  Authorized agent

*Sandra Munston*

4. DATE OF DELIVERY: 1/18/82

5. ADDRESS (Complete only if requested)

6. REASON FOR DELIVERY BECAUSE

CLERK'S INITIALS: CL

POSTMARK: APR 10 1982

RETURN RECEIPT, REGD., TRKED, INSURED AND CERTIFIED MAIL

☆ GPO : 1979 266-848

Re: 764 Congress St. - Leary

REQUEST FOR SERVICE

PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	3-25-82	BY	Joyce	DISTRICT	LEARY
REQUEST BY	NAME	Roland Brauer - No Phone			
	ADDRESS	764 Congress St.			
OWNER	NAME	Linda Mauston			
	ADDRESS	Weatherford, Me.			
CONDITIONS	ADDRESS	764 Congress St. - 2nd apt #2			
(Home <del>at</del> <del>the</del> <del>time</del> -) Stop by after 3:00, if possible					
Appt apt. door broken, insufficient lock, door handle broken, light switch broken.					
COMMENTS	TENANT SAYS HE IS BLIND, blind in w. eye, light switch				
SPECIAL INSTRUCTIONS	do not enter				
DIVISION	SANITATION		HOUSING		NURSING
PRIORITY	ROUTINE		SPECIAL		BY
	URGENT		REPORT TO		DATE



CITY OF PORTLAND

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

March 29, 1982

Mr. & Mrs. Brent & Sandra Marston  
1102 Bridgton Road  
Westbrook, Maine 04092

Re: 764 Congress St. 54-F-11 WE

Dear Mr. & Mrs. Marston:

We recently received a complaint and an inspection was made by Code Enforcement Officer Merlin Leary of the property owned by you at 764 Congress Street, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

1. LIVING ROOM - door - broken casing. 3-c
2. LIVING ROOM - ceiling - inoperative light. 8-e

The above mentioned conditions are in violation of Chapter 307 of the Municipal Code of the City of Portland, Maine, and must be corrected on or before April 29, 1982.

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 Lyle A. Noyes / BM  
Lyle D. Noyes  
Inspection Services Division

Merlin Leary  
Code Enforcement Officer - Leary (5)

jmr

CERTIFICATE  
OF  
COMPLIANCE

CITY OF PORTLAND

March 8, 1978 ✓

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

Geoffrey C. Savelle  
188 Eastern Promenade  
Portland, Maine 04101

Re: Premises located at 764-766 Congress Street, Portland, Maine NCP-WE 54-F-11

Dear Mr. Savelle:

A re-inspection of the premises noted above was made on March 8, 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 May 11, 1977.

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

v

ADMINISTRATIVE HEARING DECISION

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

OK  
DATE 3/8/78  
Date October 31, 1977

Mr. Geoffrey C. Savelle  
188 Eastern Promenade  
Portland, Maine 04101

Re: Premises located at 764-766 Congress Street, Portland, Maine 54-F-11 NCP-WE

Dear Mr. Savelle:

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

on October 27, 1977, regarding our "Notice of Housing Conditions" at the above  
referred premises resulted in the decision noted below.

X Expiration time extended to December 1, 1977 - in order to complete the work  
now in progress to correct the remaining twenty-five (25) violations as  
listed on the attached copy of the "Notice of Housing Conditions".

Notice modified as follows:

INSPECTOR WILL NOT SIGN OFF FROM YOUR CONTRACTOR'S FINAL PAYMENT ON THE  
SECTION 312 REHABILITATION LOAN UNTIL ALL ITEMS HAVE BEEN CORRECTED.

Please notify this office if all violations are corrected before the above mentioned  
dates, so that a "Certificate of Compliance" may be issued.

Very truly yours,

Joseph E. Gray, Jr.  
Director Neighborhood Conservation

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

In Attendance:  
Mr. Savelle

Inspector Leary

Encl.

NOTICE OF HOUSING CONDITIONS

DU 11

CITY OF PORTLAND  
DEPARTMENT OF NEIGHBORHOOD CONSERVATION  
HOUSING INSPECTIONS DIVISION  
Telephone 775-5451 - Extension #448 - #358

Ch.-Bl.-Lot: 54-F-11  
Location: 764-766 Congress Street  
Project: NCP-West End  
Issued: 5-11-77  
Expired: 7-11-77

Mr. Geoffrey C. Savella  
188 Eastern Promenade  
Portland, Maine 04101

Dear Mr. Savella:

An examination was made of the premises at 764-766 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 July 11, 1977. 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. 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.

Sincerely yours,

Joseph E. Gray, Jr., Director  
Neighborhood Conservation

Inspector M. Laary

By Lyle D. Noyes  
Chief of Housing Inspections

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" - SECTION(S)

<del>1. SECOND FLOOR LEFT FRONT and THIRD FLOOR RIGHT FRONT HALL</del>	<del>ceilings - remove</del>	<del>3-b</del>
<del>the peeling paint</del>		
<del>2. LEFT and RIGHT FRONT HALL</del>	<del>stairways - replace the missing balusters</del>	<del>3-b</del>
<del>3. THIRD FLOOR LEFT FRONT HALL</del>	<del>stairs, ceiling - repair or replace the broken plaster</del>	<del>3-b</del>
<del>4. FIRST FLOOR RIGHT FRONT HALL</del>	<del>ceiling - repair the cracked plaster</del>	<del>3-b</del>
<del>5. EXTERIOR WALLS - left rear</del>	<del>replace the missing bricks and mortar</del>	<del>3-b</del>
<b>First Floor Right Front Apartment</b>		
<del>6. LIVING ROOM</del>	<del>window - replace the broken glass</del>	<del>3-c</del>
<b>First Floor - left</b>		
<del>7. MIDDLE BEDROOM</del>	<del>window - replace missing counter balance cords allowing window - sash to remain elevated when opened</del>	<del>3-c</del>
<b>First Floor - right rear</b>		
<del>8. REAR BEDROOM</del>	<del>window - repair the loose sash</del>	<del>3-c</del>
<del>9. BEDROOM</del>	<del>window - repair or replace the broken sill</del>	<del>3-c</del>

continued -

764-766 Congress Street - continued

- Second Floor - right rear
- ~~10. KITCHEN window - replace missing parting beads and missing cords. 3-c~~
- SECOND FLOOR LEFT rear apartment
- ~~11. REPAIR OR REPLACE the cracked and buckled plaster on the ceilings overall. 3-b~~
- ~~12. REAR BEDROOM window - replace missing stop. 3-c~~
- ~~13. KITCHEN window - repair or replace the broken parting bead. 3-c~~
- Third Floor - right front
- ~~14. LIVING ROOM window - replace missing counter-balance cords allowing window sash to remain elevated when opened. 3-c~~
- Third Floor - right rear
- ~~15. KITCHEN window - repair or replace the broken parting bead. 3-c~~
- Third Floor - left front
- ~~16. KITCHEN window - replace missing counter-balance cords allowing window sash to remain elevated when opened. 3-c~~
- ~~17. LIVING ROOM window - replace missing counter-balance cords allowing window sash to remain elevated when opened. 3-c~~
- ~~18. LIVING ROOM window - repair or replace broken sill. 3-c~~
- ~~19. LIVING ROOM - replace missing parting bead. 3-c~~
- ~~20. LIVING ROOM window - secure glass by reglazing window. 3-c~~
- ~~21. BATHROOM floor - repair or replace the buckled tiles. 3-c~~
- ~~22. LIVING ROOM window - repair or replace the broken sash. 3-c~~
- Third Floor - left rear
- ~~23. KITCHEN window - replace missing parting bead. 3-c~~
- ~~\*24. REAR HALL window - replace broken glass. 3-c~~
- ~~25. LIVING ROOM wall - repair or replace the broken panel. 3-b'~~
- ~~\*26. LIVING ROOM walls - repair the inoperative duplex outlets. 3-c~~
- ~~27. LIVING ROOM door - repair or replace the damaged panel. 3-b~~
- ~~28. LIVING ROOM door - repair loose door knob. 3-b~~

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

REINSPECTION RECOMMENDATIONS

LOCATION 20th Street  
 PROJECT N.C.P. 1  
 OWNER Geisinger

INSPECTOR M. L...

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
<u>5-1-75</u>	<u>1-1-76</u>				

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
<u>10/2</u>	<u>"</u>	Time Extended To: <u>December 1, 1975</u>
<u>12/20</u>	<u>"</u>	Time Extended To: <u>January 20, 1976</u>
<u>1</u>	<u>"</u>	Time Extended To: _____
		UNSATISFACTORY Progress Send "HEARING NOTICE" _____ "FINAL NOTICE" _____
		"NOTICE TO VACATE" POST Entire _____ POST Dwelling Units _____
		UNSATISFACTORY Progress "LEGAL ACTION" To Be Taken _____
<u>10/21</u>	<u>m</u>	INSPECTOR'S REMARKS: <u>4 violations corrected in parking area. 23 violations corrected in house.</u>
<u>12/20</u>	<u>m</u>	<u>37 violations corrected.</u>
<u>6/8</u>	<u>int</u>	<u>All violations corrected.</u>
		INSTRUCTIONS TO INSPECTOR: _____

P 398 935 484

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—  
NOT FOR INTERNATIONAL MAIL

(See Reverse)

Sent to	
James Kane & Douglas Gauvreau	
Street and No	
109 Concord St. Jts.	
P.O., State and ZIP Code	
Portland, Maine 04101	
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 Fees	\$
Postmark or Date	

PS Form 3800, Feb. 1982

(Shaw) (Horn)

Rd: 764-766 Congress St.



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

April 26, 1984

Mr. James Kane & Douglas Gauvreau Jts.  
109 Concord Street  
Portland, Maine 04101

Re: 764-766 Congress St. - Third Floor Right Rear

Dear Mr. Kane & Mr. Gauvreau:

We recently received a complaint and an inspection was made by Code Enforcement Officer Merlin Leary of the property owned by you at 764-766 Congress St., 3rd. Fl., Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

KITCHEN - ceiling - leaking. 108-2

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 26, 1984. 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 Hoffes  
P. Samuel Hoffes,  
Chief of Inspection Services

Merlin Leary  
Code Enforcement Officer, Merlin Leary (5)

jmr



## CITY OF PORTLAND

JOSEPH E. McDONOUGH  
FIRE CHIEF

April 26, 1984

Mr. James Kane & Douglas Gauvreau Jts.  
109 Concord Street  
Portland, Maine 04103

Re: Smoke Detectors

Dear Mr. Kane & Mr. Gauvreau:

During a recent inspection of the property owned by you at 764-766 Congress St., it was noted that smoke detectors were missing in the following areas:

1. THIRD FLOOR LEFT FRONT APARTMENT - inoperative.

25 MRSA §2464 requires that approved smoke detectors be installed in each of the above listed areas. Failure to comply with this statute may result in a fine of up to \$500 for each violation.

Re-inspection of your property will be made in ten (10) days. Lack of compliance will result in referral of the matter for legal action.

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

*Merlin Leary*  
Merlin Leary, Code Enforcement  
Officer ( 5 )

cc: Lt. James Collins, Fire Prevention Bureau

jnr

PS Form 3811, Oct 1980

① **SENDER:** Complete items 1, 2, 3, and 4. Add your address in the "RETURN TO" space on reverse.

**(CONSULT POSTMASTER FOR FEES)**

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

- Show to whom and date delivered.....   c
- Show to whom, date, and address of delivery..   c

2.  **RESTRICTED DELIVERY**  
(The restricted delivery fee is charged in addition to the return receipt fee.)   c  

TOTAL \$   3  

---

3. **ARTICLE ADDRESSED TO:**  
 Mr. James Kane & Douglas Gauvreau,  
 109 Concord Street Jts.  
 Portland, Maine 04101

---

4. **TYPE OF SERVICE:** **ARTICLE NUMBER**  
 REGISTERED  INSURED 935 484  
 **CERTIFIED**  COO  
 EXPRESS MAIL

(Always obtain signature of addressee or agent)  
 I have received the article described above.  
 SIGNATURE  Address  Authorized agent

---

5. **DATE OF DELIVERY:**

6. **ADDRESSEE'S ADDRESS (Only if requested)**

7. **UNABLE TO DELIVER (CAUSE):**

7a. **EMPLOYEE'S INITIALS**

**UNCLAIMED**

POSTMARK  
 1984

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

Ks: 764-766 Gauvreau Jts. - m. Kane



## CITY OF PORTLAND

JOSEPH E. McDONOUGH  
FIRE CHIEF

April 26, 1984

Mr. James Kane & Douglas Gauvreau Jts.  
109 Concord Street  
Portland, Maine 04103

Re: Smoke Detectors

Dear Mr. Kane & Mr. Gauvreau:

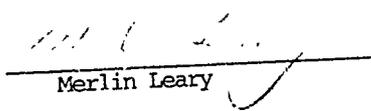
During a recent inspection of the property owned by you at 764-766 Congress St., it was noted that smoke detectors were missing in the following areas:

1. THIRD FLOOR LEFT FRONT APARTMENT - inoperative.

25 MRSA §2464 requires that approved smoke detectors be installed in each of the above listed areas. Failure to comply with this statute may result in a fine of up to \$500 for each violation.

Re-inspection of your property will be made in ten (10) days. Lack of compliance will result in referral of the matter for legal action.

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

  
Merlin Leary, Code Enforcement  
Officer ( 5 )

cc: Lt. James Collins, Fire Prevention Bureau

jmr



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

April 26, 1984

Mr. James Kane & Douglas Gauvreau Jts.  
109 Concord Street  
Portland, Maine 04101

Re: 764-766 Congress St. - Third Floor Right Rear

Dear Mr. Kane & Mr. Gauvreau:

We recently received a complaint and an inspection was made by Code Enforcement Officer Merlin Leary of the property owned by you at 764-766 Congress St., 3rd. Fl., Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

KITCHEN - ceiling - leaking. 108-2

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 26, 1984.

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 [Signature]  
P. Samuel Hoffses,  
Chief of Inspection Services

[Signature]  
Code Enforcement Officer - Merlin Leary (5)

jmr

REINSPECTION RECOMMENDATIONS

INSPECTOR Leary

LOCATION 764-766 Congress St

PROJECT NDP

OWNER James K. Douglas, Co-owner

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
<u>4-26-54</u>	<u>5-26-54</u>				

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

DATE	ACTION
	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 "H RING NOTICE" _____ "FINAL NOTICE" _____
	NOTICE TO VACATE POST Entire _____ POST Dwelling Units _____
	UNSATISFACTORY Progress "LEGAL ACTION" To Be Taken _____

INSPECTOR'S REMARKS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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INSTRUCTIONS TO INSPECTOR: \_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_

CITY OF PORTLAND, MAINE  
DEPARTMENT OF URBAN DEVELOPMENT  
HOUSING INSPECTIONS DIVISION

NOTICE OF HEARING

DATE: June 8, 1984

DU: 10

Mr. James Kane & Douglas Gauvreau Jts.  
109 Concord Street  
Portland, Maine 04101

Re: Premises located at 764-766 Congress St., 54-F-11 NDP

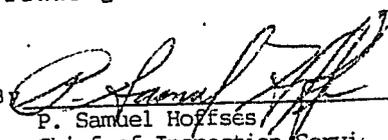
Dear Sirs:

Because of your failure to comply with previous NOTICES, you are hereby invited to appear in Room 315, City Hall, 389 Congress Street, Portland, Maine at 8:30 on June 14, 1984, to show cause why legal action should not be taken against you for violations of the Municipal Codes relating to housing conditions at the above referred premises, as described more fully in the attached copy of the original NOTICE received by you on or about October 31, 1983.

FAILURE TO APPEAR MAY RESULT IN PROSECUTION

Please notify this office at once if you have corrected all violations before the above noted hearing date. Telephone 775-5451 Extension 311 - 318.

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

  
P. Samuel Hoffses,  
Chief of Inspection Service

Requested by Merlin Leary  
Code Enforcement Officer - Merlin Leary (5)

Enclosure

JMF

HOUSING INSPECTION REPORT

OWNER: James Kane & Douglas Gauvreau Jts. LOCATION: 764-766 Congress St. 54-F-11 NDP

CODE ENFORCEMENT OFFICER: Merlin Leary (5)

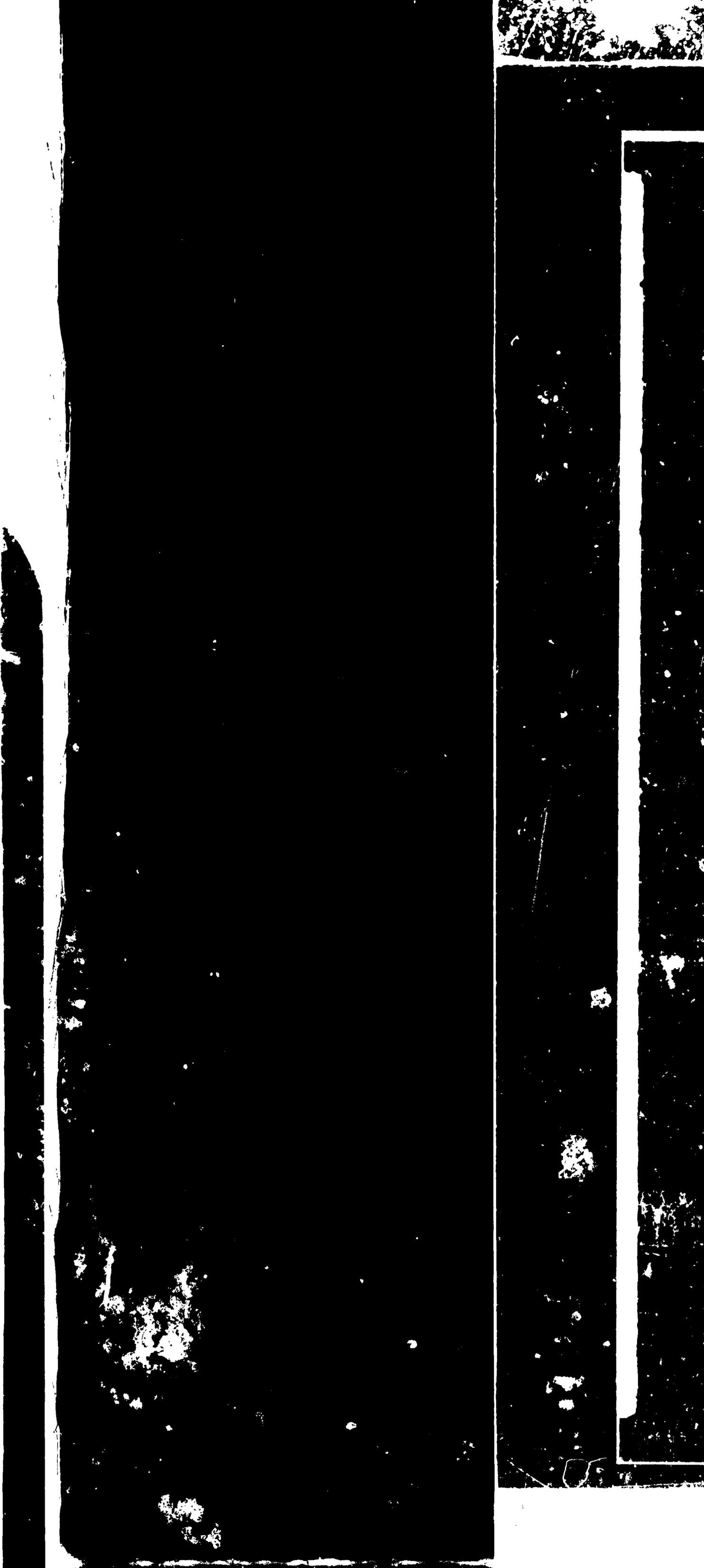
HOUSING CONDITIONS DATED: Oct. 31, 1983 , EXPIRES: Dec. 31, 1983

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)
<i>Flammable Material</i> * 1. THIRD FLOOR LEFT REAR - hall - obstructed egress.	116-3
* 2. LEFT REAR CELLAR - ceiling - missing junction box cover.	113
* 3. LEFT MIDDLE CELLAR - ceiling - loose and hanging light fixture.	113
* 4. LEFT CELLAR - ceiling - illegal electrical wiring.	113
* 5. THIRD FLOOR FRONT HALL - ceiling - missing tiles.	108-2
<i>Second Floor Front Hall</i>	
<u>FIRST FLOOR LEFT DWELLING UNIT</u>	
6. ✓ KITCHEN - sink - missing grout.	111-1
* 7. <del>KITCHEN - door - obstructed egress.</del>	116-3
<i>Second Floor Left</i>	
<u>SECOND FLOOR RIGHT FRONT</u>	
8. BEDROOM - ceiling - buckled tiles.	108-2
9. KITCHEN - ceiling - broken plaster.	108-2
<u>FIRST FLOOR RIGHT REAR DWELLING UNIT</u>	
* 10. KITCHEN - wall - loose and hanging duplex outlet.	113
11. LIVING ROOM - ceiling - loose and hanging light fixture.	113
* 12. REAR BEDROOM - ceiling - broken pull light switch.	113
<i>Buckled Tiles Parity Ceiling</i>	
<u>SECOND FLOOR RIGHT REAR DWELLING UNIT</u>	
13. ✓ KITCHEN - door - missing latch assembly.	108-3
* 14. <del>KITCHEN - door - obstructed egress.</del>	116-3
* 15. ✓ REAR BEDROOM - ceiling - leaking.	108-2
<i>MISS Sash Parity Window</i>	
<u>THIRD FLOOR RIGHT REAR DWELLING UNIT</u>	
16. KITCHEN - window - missing cords. <i>Living Room</i>	108-3

\*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.

*litter and debris*  
Third Floor Left Front Trap Shaker  
1007 Light Bath / *Trap Shaker*  
1100



11/28

CITY OF PORTLAND



DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

November 28, 1984

Dr. Douglas Gauvreau  
12 Waites Landing Road  
Fairmount Foreaside, Maine 04102

Re: 766 Congress Street Apt's #1 & #11

Dear Dr. Gauvreau:

We recently received a complaint and an inspection was made by Code Enforcement Officer Martin Leahy of the property owned by you at 766 Congress St., Apt. 1 & 11, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

- APARTMENT #1
- \*1. LAVATORY - wasteline - leaking. 111-1
- APARTMENT #11
- \*2. BEDROOM - closet ceiling - leaking. 108-2

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 Nov. 30, 1984. 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 [Signature]  
P. Samuel Hobbes,  
Chief of Inspection Services

Code Enforcement Officer Martin Leahy (2)

jm

18-18-18  
 18-18-18  
 18-18-18

Postmark or Date	
TOTAL Postage and Fees	?
Date and Address of Delivery	
Return receipt attached (to whom)	
To Whom and Date Delivered	
Return receipt attached	
Registered Delivery Fee	
Special Delivery Fee	
Certified Fee	
Postage	?
Postmaster's Receipt No. 04102	
Post Office Name and Zip Code	
Mr. James Randolph Ross	
Dr. Donald G. Galt	

(See Reverse)

NOT FOR INTERNATIONAL MAIL  
 NO INSURANCE COVERAGE PROVIDED

RECEIPT FOR CERTIFIED MAIL

6 522 081 111

175-001-0001 09/22/00 \* 2887 043 0080 m07 29



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

January 9, 1985

Mr. Douglas Gauvreau  
159 Foreside Road  
Cumberland Foreside 04110

Re: 766 Congress St., Apt. #10

Dear Mr. Gauvreau:

We recently received a complaint and an inspection was made by Code Enforcement Officer Merlin Leary of the property owned by you at: 766 Congress St., Apt. #10, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

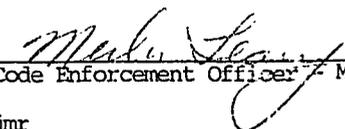
1. KITCHEN - stove - inoperative.

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 Feb. 9, 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   
P. Samuel Hoffsey,  
Chief of Inspection Services

  
Code Enforcement Officer - M. Leary (5)

jmr



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

November 28, 1984

*C. Hill*

Dr. Douglas Gauvreau  
12 Waile's Landing Road  
Falmouth Foreside, Maine 04105

OK  
*MJ*  
DATE 12/19

Re: 766 Congress Street Apt's #1 & #11

Dear Dr. Gauvreau:

We recently received a complaint and an inspection was made by Code Enforcement Officer Merlin Leary of the property owned by you at 766 Congress St., Apt. 1 & 11, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

- APARTMENT #1  
~~\*1. BATHROOM - wasteline - leaking. 111-1~~
- APARTMENT #11  
~~\*2. BEDROOM - closet ceiling - leaking. 108-2~~

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 Nov. 30, 1984.

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 [Signature]  
P. Samuel Hoffses,  
Chief of Inspection Services

[Signature]  
Code Enforcement Officer - Merlin Leary (5)

jmr

REINSPECTION RECOMMENDATIONS

LOCATION 766 Congress

PROJECT NDA

INSPECTOR Leary

OWNER Douglas Gavriel

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
<u>11-28</u>	<u>12-10</u>				

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

DATE	RECOMMENDATION
	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 _____
	UNSATISFACTORY Progress "LEGAL ACTION" To be Taken _____
<u>12-4-84</u>	INSPECTOR'S REMARKS: <u>Ms Chadwick called the office and said that she still has problems of water leaks in her closet. I spoke with Jim Ramey &amp; W. G. ... they said that they would fix it.</u>
<u>12-18-84</u>	<u>Violations all corrected</u>
	INSTRUCTIONS TO INSPECTOR: _____
	_____
	_____
	_____
	_____



NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

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

Investment Property Management Inc.  
c/o Mr. Thomas Acker  
148 Spring St.  
Portland, Me 04101

DU 10

CH. 54 BLK. F LOT 11

LOCATION: 764-766 Congress St.

PROJECT: ~~DUU~~ WE  
ISSUED: March 19, 1985  
EXPIRES: May 19, 1985

Dear Sir:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 764-766 Congress St. 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 May 19, 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.

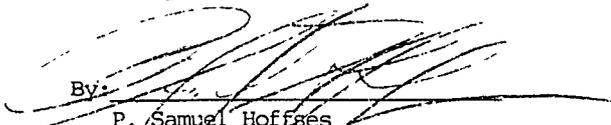
Please Note: You should consult the inspection Services Division to insure that any corrective action you undertake complies with the building, plumbing, electrical, zoning and any other Article of the City Code.

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

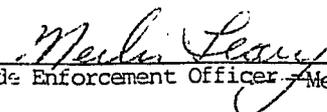
Your cooperation will aid this department in it's goal to maintain decent, safe, and sanitary housing for all of Portland's residents.

Very truly yours,

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

By: 

P. Samuel Hoffes  
Chief of Inspection Services

  
Code Enforcement Officer - Merlin Leary (5)

Attache

HOUSING INSPECTION REPORT

OWNER: Investment Property Management Inc. LOCATION: 764-766 Congress St.  
CODE ENFORCEMENT OFFICER: Merlin Leary 54 - F - 11 DUU  
HOUSING CONDITIONS DATED: March 19, 1985 EXPIRES: May 19, 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. FRONT PORCH STEPS - broken concrete                       | 108-4 |
| 2. LEFT REAR CEILING CELLAR - missing junction box cover     | 113-5 |
| *3. LEFT MIDDLE CEILING CELLAR - loose hanging light fixture | 113-5 |
| *4. LEFT CEILING CELLAR - illegal wiring                     | 113-5 |
| *5. LEFT FRONT HALL DOOR - broken glass                      | 108-3 |
| 6. SECOND FLOOR - LEFT FRONT HALL WALL - broken plaster      | 108-2 |

FIRST FLOOR LEFT APARTMENT

- |                                 |       |
|---------------------------------|-------|
| 7. KITCHEN SINK - missing grout | 111-1 |
|---------------------------------|-------|

SECOND FLOOR LEFT FRONT APARTMENT

- |                                   |       |
|-----------------------------------|-------|
| *8. KITCHEN WINDOW - broken glass | 108-3 |
|-----------------------------------|-------|

THIRD FLOOR LEFT FRONT

- |  |       |
|--|-------|
| *9. BATHROOM CEILING - inoperative light fixture | 113-5 |
| *10. KITCHEN WINDOW - broken sash                | 108-3 |

FIRST FLOOR RIGHT REAR

- |  |       |
|--|-------|
| *11. REAR BEDROOM - broken light switch      | 113-5 |
| *12. BEDROOM CLOSET CEILINGS - leaking       | 108-2 |
| *13. CLOSET CEILING - hanging light fixtures | 113-5 |
| *14. BATHROOM FLOOR - leaking toilet         | 111-3 |

THIRD FLOOR RIGHT FRONT

- |  |       |
|--|-------|
| 15. BEDROOM CEILING - buckled tiles                  | 108-2 |
| *16. KITCHEN & LIVING ROOM CEILINGS - broken plaster | 108-2 |
| *17. BATHROOM CEILING - frayed light fixture         | 113-5 |

\*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.



VOID New Notice to be  
sent out

CITY OF PORTLAND, MAINE

DEPARTMENT OF URBAN DEVELOPMENT

HOUSING INSPECTIONS DIVISION

NOTICE OF HEARING

*Invitation Program Manager*

DATE: June 8, 1984

*148 Spring St*

DU: 10

*Thomas Acker 774-2216*

Mr. James Kane & Douglas Gauvreau Jts.  
109 Concord Street  
Portland, Maine 04101

Re: Premises located at 764-766 Congress St., 54-F-11 NDP

Dear Sirs:

Because of your failure to comply with previous NOTICES, you are hereby invited to appear in Room 315, City Hall, 389 Congress Street, Portland, Maine at 8:30 on June 14, 1984, to show cause why legal action should not be taken against you for violations of the Municipal Codes relating to housing conditions at the above referred premises, as described more fully in the attached copy of the original NOTICE received by you on or about October 31, 1983.

FAILURE TO APPEAR MAY RESULT IN PROSECUTION

Please notify this office at once if you have corrected all violations before the above noted hearing date. Telephone 775-5451 Extension 311 - 318.

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

By *[Signature]*  
P. Samuel Hoffses,  
Chief of Inspection Services

Requested by *[Signature]*  
Code Enforcement Officer - Merlin Leary (5)

Enclosure

JMR

HOUSING INSPECTION REPORT

OWNER: James Kane & Douglas Gauvreau Jts. LOCATION: 764-766 Congress St. 54-F-11 NDP

CODE ENFORCEMENT OFFICER: Merlin Leary (5)

HOUSING CONDITIONS DATED: Oct. 31, 1983 , EXPIRES: Dec. 31, 1983

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)
<del>1. THIRD FLOOR LEFT REAR - hall - obstructed egress.</del>	<del>116-3</del>
2. LEFT REAR CELLAR - ceiling - rassing junction box cover.	113
* 3. LEFT MIDDLE CELLAR - ceiling - loose and hanging light fixture.	113
* 4. LEFT CELLAR - ceiling - illegal electrical wiring.	113
5. THIRD FLOOR FRONT HALL - ceiling - missing tiles.	108-2
<u>FIRST FLOOR LEFT DWELLING UNIT</u>	
6. KITCHEN - sink - missing grout.	111-1
* 7. KITCHEN - door - obstructed egress.	116-3
<u>SECOND FLOOR RIGHT FRONT</u>	
8. BEDROOM - ceiling - buckled tiles.	108-2
9. KITCHEN - ceiling - broken plaster.	108-2
<u>FIRST FLOOR RIGHT REAR DWELLING UNIT</u>	
* 10. KITCHEN - wall - loose and hanging duplex outlet.	113
11. LIVING ROOM - ceiling - loose and hanging light fixture.	113
* 12. REAR BEDROOM - ceiling - broken pull light switch.	113
<u>SECOND FLOOR RIGHT REAR DWELLING UNIT</u>	
13. KITCHEN - door - missing latch assembly.	108-3
* 14. KITCHEN - door - obstructed egress.	116-3
* 15. REAR BEDROOM - ceiling - leaking.	108-2
<u>THIRD FLOOR RIGHT REAR DWELLING UNIT</u>	
16. KITCHEN - window - missing cords.	108-3

\*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.

*Handwritten notes:*  
 Third floor left front two...  
 Third floor left front two...  
 Light Bath / BR Ki W / J  
 Seco Lt  
 Left - BR Ki Window  
 1100

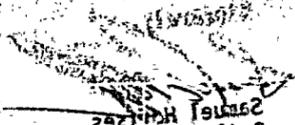


COPIES

APR 1 1913

RECEIVED

After review of the plan submitted for the proposed building, it is found that the same does not conform with the provisions of the ordinance in force in the City of Portland, Maine, relating to the height of buildings. It is the opinion of the Building Inspector that the proposed building should be constructed in accordance with the provisions of the ordinance.



Samuel H. Haines  
Building Inspector  
City of Portland, Maine

City of Portland, Maine  
Fire Department

Geoffrey Rogers  
Manager, Fire Dept.  
137 Commercial Street  
Portland, Maine 04101

Re: *137 Commercial Street*  
Fire Department

Dear Mr. Rogers:

On 10-17-68 a fire occurred in the building listed above, of which you are reported to be the owner.

If necessary repair work is required for this building, you must obtain a permit from the Building & Inspection Dept. in City Hall before starting such work.

Very Truly Yours,

*Joseph Mc Donough*  
Chief  
Portland Fire Department

cc: Building & Inspection Dept.  
Corporation Counsel  
Health Dept. (Housing Div.)  
City Assessor's (Mr. Lucci)

*Missing glass on first floor. Damaged. Occupants  
removed. Missing glass on first floor. See  
apt. Temperature smoke detector.  
Sent out a letter of defect.*



## CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

October 30, 1986

Investment Property Management, Ltd.  
c/o Mr. Thomas Leary  
125 State Street  
Portland, Me. 04101

107 CONGRESS STREET, Apt. 42

Dear Sir:

We recently received a complaint over an inspection was made by Code Enforcement Officer Mark Leary of the property owned by you at 107-42 Congress St., Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

- \* 1. FIRST FLOOR FRONT HALL - stairway - missing plaster. 108-4
2. FRONT HALL - stairway - damaged stairs and railing. 108-4

APARTMENT #2

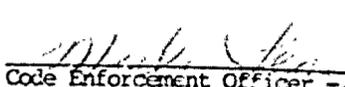
3. HALL - ceiling - missing tile. 108-2
- \* 4. SMOKE DETECTOR LIVING ROOM - ceiling - inoperative. 25 MRSA 2464

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 Items #1, #2, #3, November 30, 1986 and Item #4, October 31, 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 Hoffes  
Chief of Inspection Services

  
Code Enforcement Officer - Merlin Leary (5)

JML



**CITY OF PORTLAND**

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

July 21, 1990

Historic Management Co.,  
538 Congress St.  
Portland, ME 04101

801 754-755 Congress Street  
Apartment #6

Dear Sir:

The Housing Inspections Division of the Department of Planning and Urban Development has recently completed an ~~XXXXXX~~ inspection of the above referred property. (Apt. #6)

Congratulations are extended to you for the general condition of your property which was found to meet the standards established by the City's Housing Code. We did, however, note the following items that could cause future problems.

The fan in bathroom was inoperative.

Good maintenance is the best way to protect the value of your property and neighborhood.

Please feel free to call on us if we can be of assistance to you.

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

By P. Samuel Hoffses  
P. Samuel Hoffses,  
Chief of Inspection Services

Marland Wing  
Code Enforcement Officer  
Marland Wing (5)

jmr



**CITY OF PORTLAND**

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

*Winchester Management Corporation  
638 Congress St  
Portland, Me. 04101*

*Loc. 764-766 Congress St  
Apt. #6*

The Housing Inspections Division of the Department of Planning and Urban Development has recently completed an overall inspection of *APT. #6* of the above referred property.

Congratulations are extended to you for the general condition of your property which was found to meet the standards established by the City's Housing Code. We did, however, note the following items that could cause future problems.  
*The fan in bathroom was inoperative.*

Good maintenance is the best way to protect the value of your property and neighborhood.

Please feel free to call on us if we can be of assistance to you.

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

By \_\_\_\_\_  
P. Samuel Hoffses,  
Chief of Inspection Services

*Madeline May*  
Code Enforcement Officer



**CITY OF PORTLAND**

OFFICE OF THE CITY CLERK  
CITY OF PORTLAND, MAINE  
100 CONGRESS STREET  
PORTLAND, MAINE 04101

OFFICE OF THE CITY CLERK

TO: WINCHESTER MANAGEMENT CORPORATION  
638 CONGRESS STREET  
PORTLAND, MAINE 04101

**DISTRICT: 5**  
**ISSUED: October 21, 1988**  
**EXPIRES: December 21, 1988**

Winchester Management Corporation  
638 Congress Street  
Portland, ME 04101

Dear Sir:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 764-766 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 December 21, 1988. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within ten (10) days from this date, we will assume the repairs to be in progress and, on re-inspection within the time set forth above, will anticipate that the premises have been brought into compliance with the Housing Code Standards.

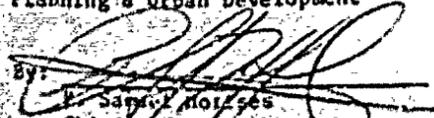
Please Note: You should consult the Inspection Services Division to insure that any corrective action you undertake complies with the building, plumbing, electrical, zoning and other Article of the City Code.

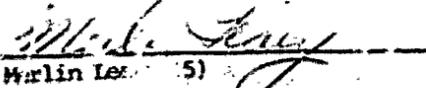
Please contact this office if you have any questions regarding this order.

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

Very truly yours,

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

By:   
E. Samuel Holmes  
Chief of Inspection Services

  
Merlin Leary  
Code Enforcement Officer

Attachment:

for 339 CONGRESS STREET • PORTLAND, MAINE 04101

URGENT MAINTENANCE REPORT

DATE: 10/10/77

REPORT NO: 104-10, 104-10, 104-10, 104-10

REPORTING OFFICER: [Name]

PROPERTY ADDRESS: [Address]

REPORTING OFFICER: [Name]

FOR INFORMATION OF THE PROPERTY OWNER, THE FOLLOWING IS A LIST OF MAINTENANCE ITEMS REQUIRING IMMEDIATE ATTENTION. THESE ITEMS ARE CONSIDERED TO BE EXTREMELY URGENT.

SEC. (S)

1. INTERIOR THIRD FLOOR, APT. #11 - rear door - blocked exit. 116-2
2. INTERIOR THIRD FLOOR, APT. #9 - bedroom & kitchen - missing cords. 108-3
3. INTERIOR THIRD FLOOR FRONT HALL - flammable material stored. 109-4
4. INTERIOR THIRD FLOOR FRONT HALL - fire door - missing closing device. 108-7
5. INTERIOR THIRD FLOOR, APT. #11 - LIVING ROOM - floor - broken boards (hois). 108-2
6. INTERIOR THIRD FLOOR, APT. #4 - KITCHEN & LIVING ROOM - windows - missing storms and screens. 108-3
7. INTERIOR THIRD FLOOR, APT. #5 - LIVING ROOM - window - missing storm. 108-3
8. INTERIOR THIRD FLOOR, #5 - BEDROOM - window - missing cords. 108-3
9. INTERIOR THIRD FLOOR, APT. #5 - BATHROOM - tub - hot water faucet leaking. 111-1
10. INTERIOR THIRD FLOOR, APT. #5 - rear door - blocked exit. 116-2
11. INTERIOR FIRST FLOOR, APT. #1 - LIVING ROOM & BEDROOM - missing baseboard covers. 114-2
12. INTERIOR FIRST FLOOR, APT. #1 - KITCHEN - window - missing storm and screen. 108-3
13. INTERIOR FIRST FLOOR, APT. #1 - rear door - missing knobs. 108-3
14. INTERIOR FIRST FLOOR, APT. #1 - LIVING ROOM - wall - inoperative outlet. 113-5
15. INTERIOR BASEMENT CELLAR - stairway - inoperative light fixture. 113-5
16. INTERIOR BASEMENT CELLAR - stairway - loose and hanging wires. 113-5
17. INTERIOR BASEMENT CELLAR - stairway - broken treads. 108-4

\*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, MAINE  
DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT  
300 CONGRESS ST.  
PORTLAND, ME 04101

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

F. SAMUEL WOODS, JR.  
ASSISTANT COMMISSIONER

Date: October 12, 1988

Winchester Management Corp.  
638 Congress St.  
Portland, ME 04101

Re: Smoke Detectors

Dear Sir:

During a recent inspection of the property owned by you at 764-766 Congress St., Portland, Maine, it was noted that smoke detectors were missing/inoperable in some locations.

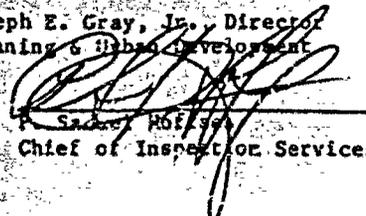
25 MRSA 2464 requires that approved smoke detectors be installed in each apartment in the immediate vicinity of the bedrooms. When actuated, the detector shall provide an alarm suitable to warn the occupant within the individual unit. Failure to comply with this statute may result in a fine of up to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

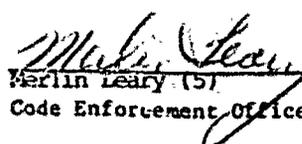
Re-inspection of your property will be made in ten (10) days. Lack of compliance will result in referral of the matter for legal action.

Let's control is a responsibility of your management. Our observations are intended to assist you. Recommendations are a result of conditions observed at the time of our visits. They do not necessarily include every possible loss potential code violation, or exception to good practice.

Sincerely yours,

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

By:   
F. Samuel Woods, Jr.  
Chief of Inspector Services

  
Merlin Leary (5)  
Code Enforcement Officer

CITY OF PORTLAND  
INSPECTION SERVICES DIVISION - HOUSING INSPECTION SCHEDULE

Insp. Date: 10-7-88 Complaint 5 year  Fire Inspector's Name M. LEPI Dist. 8

Property Address: 764-766 Congress C-B-L: 54-F-11 Legal Units:        Exist. Units: 17 Stories: 7

Owner or Agent Winchester Management Corp Stand. Ist:        N.H.C.  L.O.D.         
Address 1235 Congress St NE  
Portland, 04101

Violation No.	Ext.	Int.	Fi.	S-C.	LOCATION	VIOLATION DESCRIPTION	CODE
1		X	3	#11	Rear Door	Blocked Exit	116-2
2		X	3	#9	Bedroom Window	Missing Corals	108-3
					Kitchen	Missing Corals	108-3
3		X	3		Front Hall	Flammable Material Stored	109-4
4		X	3		Front Hall Fire Door	Missing Closing Device	108-2
5		X	3	#4	Living Room Floor	Broken Boards (Hole)	108-2
6		X	3	#4	Kitchen L.I.W.'s	Missing Terminals	108-2
7		X	3	#5	Living Room W.I.	Missing Sto	108-3
8		X	3	#5	Bedroom W.I.	Missing Corals	108-2
9		X	3	#5	Bath Tub Faucet	Hot Water Leaking	111-1
10		X	3	#5	Rear Door	Blocked Exit	116-2
11		X	1	#7	Living Room Bedroom	Missing Baseboard Covers	111-2
12		X	1	#1	Kitchen Window	Missing Stormy Screen	108-3
13		X	1	#1	Rear Door	Missing Knobs	108-3
14		X	10	#1	Living Room Wall	Triangular Outlet	113-5



