

764-766 Congress Street 54-F-11



C-130824

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.

	SEC. (S)
* 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

DU 10

CH. 54 BLK. F LOT 11

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

LOCATION: 764-766 Congress St.

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

Merlin Leary
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

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AND MUST BE CORRECTED ON OR BEFORE THE EXPIRATION DATE.

- * 1. THIRD FLOOR LEFT REAR - hall - obstructed egress
- 2. LEFT REAR CELLAR - ceiling - missing junction box
- * 3. LEFT MIDDLE CELLAR - ceiling - loose and hanging light fixture.
- * 4. LEFT CELLAR - ceiling - illegal electrical wiring.
- 5. THIRD FLOOR FRONT HALL - ceiling - missing tiles.

SEC. (S)

116-3
113
113
113
108-2

FIRST FLOOR LEFT DWELLING UNIT

- 6. KITCHEN - sink - missing grout.
- * 7. KITCHEN - door - obstructed egress.

111-1
116-3

SECOND FLOOR RIGHT FRONT

- 8. BEDROOM - ceiling - buckled tiles.
- 9. KITCHEN - ceiling - broken plaster.

108-2
108-2

FIRST FLOOR RIGHT REAR DWELLING UNIT

- *10. KITCHEN - wall - loose and hanging duplex outlet.
- 11. LIVING ROOM - ceiling - loose and hanging light fixture.
- *12. REAR BEDROOM - ceiling - broken pull light switch.

113
113
113

SECOND FLOOR RIGHT REAR DWELLING UNIT

- 13. KITCHEN - door - missing latch assembly.
- *14. KITCHEN - door - obstructed egress.
- *15. REAR BEDROOM - ceiling - leaking.

108-3
116-3
108-2

THIRD FLOOR RIGHT REAR DWELLING UNIT

- 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.

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. E 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
--	------

*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.

~~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.~~

INSPECTOR L. C. Smith

LOCATION 72-106 Commerce
PROJECT 11/1/72
OWNER _____

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

[illegible]

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	

PS Form 3800, Feb. 1982

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



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. Royes
Lyle D. Royes
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	Worcester
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	Regular. Not put in. Temp. 70°				
SPECIAL INSTRUCTIONS					
DIVISION	SANITATION		HOUSING		NURSING
PRIORITY	ROUT.		SPECIAL		BY M.
	URGENT		REPORT TO		DATE 10/20

CL ✓ BB
Jill

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

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

Merlin Leary
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
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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.

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
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DU 10

Ch. 54 Blk. E Lot 11
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Joseph E. Gray, Jr., Director of
Planning & Urban Development

By Lyle D. Noyes,
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)
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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 |
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SECOND FLOOR RIGHT REAR DWELLING UNIT

- | | |
|--|------|
| 10. KITCHEN - door - missing latch assembly. | 3-b |
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| * 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.

Housing Inspection Division

1) Insp. Name M. L. East

1) Insp. Date	2) Insp. Type	3) Proj. Code	4) Assr's: Chart	5) Bl.	6) Lot	7) Census: Tract	8) Bik.	9) Insp.	10) Form No.	
6-13-83	NCP	NDD	54	F	11			5		
12) House No.	13) Sec. H. No.	14) Suff.	15) Direct	16) Street Name	17) St. Design.					
164-746				Congress	Street					
18) Owner or Agent: Mr & Mrs Brent & Sandra Meristo.					19) Status 20) Bldg's Rat.					
21) Address: 1162 Bridgton Road					ABO 3					
22) City and State: Westbrook, Maine					Zip Code: 04092					
23) D. Units	24) Occ. D. U. s	25) Rm. Units	26) Occ. R U s	27) No. Occupants	28) Com'l U.	29) Bldg Type	30) Stories	31) Const Mat	32) O. Bn	
10	10			18		Single	3	Brk	1	
33) C.H.	34) Photo	35) Zoned For	36) Actual Land Use	37) D.D.	38) Ad Bch Pk	39) Disp	40) Closing Date			
Yes	No	F	Res		Yes	No				
Viol. No.	Remedy	Cond.	Violation Description	Fl. No.	L.	Room Type	Area Type	Resp. Party	Code Sect. Viol.	Viol. Rem. Date
#1			Obstructed Egress	3	LE	HA		2	102	
2		M1	Junction Box Cover	1	ER	CE	CL	2	PE	
#3		LO/HA	Light Fixing	1	AM	CE	CL	2	FE	
#4			Illegal Electrical Wiring	1	LE	CE	CL	2	FE	

Housing Inspection

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) Slp		
MARTHA PARO				1	4 -	DV	4	E	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) Flush
					NO	1. HE	YES	YES	LC	PL	PB	1. L
Viol No	Remedy	Cond	Violation	Location	Room Type	Area Type	Resp Party	Code Sect Violated	Violation Rem. - Date			
5		MU			KI	SK	2	6.1				
*6			Obstructed Egress		KI	DU	2	102				

INSP DATE 6/13/13

OK 1-1-1954

INSP FORM NO.

[illegible]

City of Portland

Housing Inspection Division

INSP DATE

DWELLING UNIT SCHEDULE

INSP

FORM NO.

6/13/83

OK 1st Inspection

5

1

TENANTS NAME

FLR.#

LOCATION

RMG.TP.

#RMS.

#PEO.

#ALL'D

SLPRM.

LEROY KELLEY

R DU

2

4

1

Child
Un.10Child
1 - 6+ Lead Survey -
Results

Rent

Rent
Code

Furn

Hot
WaterDual
Eqrs.

Ck'ng.

Heat

Lav.

Bath

Flush

KITCHEN

CODE

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

BATHROOM

CODE

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

LIVING ROOM

CODE

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

DINING ROOM

CODE

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

Bedrooms and/or other rooms

Code

- (X) Plaster - L, C, M - Ceiling/Walls 3(b)
(X) Windows - Loose, broken, glaze 3(c)
(X) Sash/Frames - broken, missing, worn 3(c)
(X) Floors - loose, worn, damaged 3(b)
(X) Door - knobs/lk - missing - Panels/Frames dam. 3(b)
(X) Electrical (e)
(X) Sanitation (e)
(X) Clothes Closet Yes No

Plumbing

Electrical

Sanitation - Vermin O R

REMARKS:

City of Portland

DWELLING UNIT SCHEDULE

Housing Inspection Division

TENANTS NAME										FLR #	LOCATION	RMG. TP.	#RMS.	#PEO.	#ALL'D	SLRRM.		
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
() 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. - oped, 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(a) Water Supply Hot Cold					6(c)	() Plumbing (b) 6(a) Water Supply Hot Cold					6(c)							
() Sanitation (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 - 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												

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.
Child Un. 10	Child 1 - 6	+ Lead Survey - Results	Rent	Rent Code	Furn	Hot Water	Dual Egrs.	CK'ing.	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 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)	() Lavator - cped, 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					
() 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)					
						() Floor - loose, worn, damaged					3(b)					
						() Door - knob/lk - missing - Panels/Frames dam.					3(b)					
						() Electrical (e)										
						() Sanitation (e)										
						() Closets Closet Yes No										
Plumbing					Electrical	Sanitation - Vermin 0 R										

REMARKS:

Cit. of Portland

DWELLING UNIT SCHEDULE

Housing Inspection Division

INSP DATE

6/13/83

CK 157

INSP

FORM NO.

TENANTS NAME										FLR.#	LOCATION	RMG.TP.	#RMS.	#PEO.	#ALL'D	SLPRM.
Child	Child	+ Lead Survey -	Rent	Rent	Furn	Hot	Dual	Ck'ng.	Heat	Lav.	Bath	Flush				
Un.10	i - 6	Results	Code			Water	Eggs.									

KITCHEN

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

CODE

3(b)

3(c)

3(c)

3(b)

3(b)

6(d)

3(e)

6(c)

BATHROOM

- () Plaster - L. C. M. - Ceiling/Walls
- () Window - loose, broken glass, glaze
- () Sash/Frames - broken, missing, worn
- () Floor - loose, worn, dam., buckled
- () Door - Knob/Ik - missing - Panels/Frames dam.
- () Toilet - broken, loose, leaks, Seat, lise crkd.
- () Lavatory - oped, crkd, leaks, trap leaks
- () Bathtub/Shower - leaks cross connection
- () Ventilation Yes No
- () Plumbing (b) 6(a) Water Supply Hot Cold
- () Electrical (b)
- () Sanitation (b)

CODE

3(b)

3(c)

3(c)

3(b)

3(b)

6(d)

6(d)

6(d)

7

6(c)

LIVING ROOM

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

CODE

3(b)

3(c)

3(c)

3(b)

3(b)

DINING ROOM

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

CODE

3(b)

3(c)

3(c)

3(b)

3(b)

Bedrooms and/or other rooms

- () Plaster - L. C. M. - Ceiling/Walls
- () Windows - loose, broken, glaze
- () Sash/Frames - broken, missing, worn
- () Floors - loose, worn, damaged
- () Door - knobs/Ik - missing - Panels/Frames dam.
- () Electrical (e)
- () Sanitation (e)
- () Clothes Closet Yes No

Code

3(b)

3(c)

3(c)

3(b)

3(b)

Plumbing

Electrical

Sanitation - Vermin O R

REMARKS:

Housing Inspection

DWELLING UNIT SCHEDULE

1) INSP. DATE				2) INSP.				3) FORM NO				
4) TENANT'S NAME				5) Flr #	6) Location	7) Rmg. To	8) #Rms	9) #Peo	10) #All'd	11) Slp		
CHERIL TIBBETTS				2	R10	DU	3	2	4	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) Flus
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	DO	2	102				
*12			Leaking Conditions	RE	BE	CL	2	303				

Clt. Portland

DWELLING UNIT SCHEDULE

Housing Inspection Division

INSP DATE

11/15/05

INSP

FORM NO.

TENANTS NAME

FLR. # LOCATION RMG. TP. #RMS. #PEO. #ALL'D SLPRM.

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

KITCHEN () Plaster - L, C, M, - Ceiling/Walls 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/lk - missing - Panels/Frames dam. 3(b) () Counter/Stor. Space Yes No () 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 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/lk - missing - Panels/Frames dam. 3(b) () Toilet - brkn, loose leaks, Seat, i se arkd. 6(d) () Lavator - upper, urku, 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 3(b) () Windows - loose, broken, glaze 3(c) () Sash/Frames - broken, missing, worn 3(c) () Floor - loose, worn, damaged 3(b) () Door - knob/lk - missing - Panels/Frames dam. 3(b) () Electrical (c) () Sanitation (c)						DINING ROOM () Plaster - L, C, M - Ceiling/Walls 3(b) () Windows - loose, broken, glaze 3(c) () Sash/Frames - broken, missing, worn 3(c) () Floor - loose, worn, damaged 3(b) () Doors - Knobs lk - missing, Panels/Frames dam. 3(b) () Electrical (d) () 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:

Housing Inspection

DWELLING UNIT SCHEDULE

1) INSP. DATE				2) INSP.				3) FORM NO.				
TENANT'S NAME				5) Flr #	6) Location	7) Rmg. To	8) #Rms	9) #Pec	10) #All'd	11) Slip		
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	Area Type	Resp Party	Code Sect Violated	Violation Rem. - Date			
713			Obstructed Entry	RE	HH	DU	2	102				



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-c~~

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

M. L. Leary
Code Enforcement Officer - Leary (5)

jmr

REINSPECTION RECOMMENDATIONS

INSPECTOR M. L. ...

LOCATION 264 Congress St. N
 PROJECT NDP
 OWNER Brent Marston

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
3-29-81	4-29-81				

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

DATE	ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE" _____ "POSTING RELEASE" _____
	SATISFACTORY Rehabilitation in Progress Time Extended To: _____
	Time Extended To: _____
	Time Extended To: _____
	UNSATISFACTORY Progress Send "HEARING NOTICE" _____ "FINAL NOTICE" _____
	NOTICE TO VACATE POST Entire _____ POST Dwelling Units _____
	UNSATISFACTORY Progress "LEGAL ACTION" To Be Taken _____

INSPECTOR'S REMARKS:

INSTRUCTIONS TO INSPECTOR:

P31 0925585

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—
NOT FOR INTERNATIONAL MAIL

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

PS Form 3800, Apr 1976

Re: 164 Congress St. - LEAFY

PS Form 3811, Jan. 1979

SENDER (Complete items 1, 2, and 3)
Add your address in 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: 11/18/82

5. ADDRESS (Complete only if requested)

6. CLERK'S INITIALS: CL

7. REASON FOR NON-DELIVERY BECAUSE

POSTMARK: NOV 18 1982

☆ GPO : 1979 256-848

Re: 764 Congress St. - Leary

REQUEST FOR SERVICE

PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	3-25-82	BY	Jorge	DISTRICT	LEARY
REQUEST BY	NAME	Roland Brauer - No Phone			
	ADDRESS	764 Congress St.			
OWNER	NAME	Linda Manston			
	ADDRESS	Weatherford, Me.			
CONDITIONS	ADDRESS	764 Congress St. - 2nd apt #2			
(Home at this time) 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.				
Light in apt. is broken, light switch is broken.					
SPECIAL INSTRUCTIONS	See to it that it is fixed.				
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 D. Noyes
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

VW

ADMINISTRATIVE HEARING DECISION

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

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

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

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. Leary

By Lyle D. Noyes
Chief of Housing Inspections

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

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

continued -

764-766 Congress Street - continued

<u>Second Floor - right rear</u>		
10.	KITCHEN window - replace missing parting beads and missing cords.	3-c
<u>SECOND FLOOR LEFT rear apartment</u>		
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
<u>Third Floor - right front</u>		
14.	LIVING ROOM window - replace missing counter-balance cords allowing window sash to remain elevated when opened.	3-c
<u>Third Floor - right rear</u>		
15.	KITCHEN window - repair or replace the broken parting bead.	3-c
<u>Third Floor - left front</u>		
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
<u>Third Floor - left rear</u>		
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-a
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

INSPECTOR M. L. Long

LOCATION 704 E. Grand

PROJECT N.C.P. 1

OWNER Gentry, J. L.

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
5-1-78	1-1-79				

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" _____
3/1/79	m	SATISFACTORY Rehabilitation in Progress
10/2/78	m	Time Extended To: <u>December 1, 1978</u>
12/2/78	m	Time Extended To: <u>January 30, 1979</u>
1/1/79	m	Time Extended To: <u>March 1, 1979</u>
		UNSATISFACTORY Progress Send "HEARING NOTICE" _____ "FINAL NOTICE" _____
		"NOTICE TO VACATE" POST Entire _____ POST Dwelling Units _____
		UNSATISFACTORY Progress "LEGAL ACTION" To Be Taken _____
10/2/78	m	INSPECTOR'S REMARKS: <u>4 violations corrected in partial</u>
12/2/78	m	<u>owner. He must be given 30 days to</u>
3/1/79	m	<u>23 violations corrected. 37 days</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.	
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 (Heavy) (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

jmr

PS Form 3811, One Year

KE: 764-766 Concord St. - m. Stang

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

● 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
☐ Show to whom, date, and address of delivery..
☐ RESTRICTED DELIVERY
(The restricted delivery fee is charged in addition to the return receipt fee.)

TOTAL \$

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

3. TYPE OF SERVICE:
☐ REGISTERED ☐ INSURED
☒ CERTIFIED ☐ COO
☐ EXPRESS MAIL

ARTICLE NUMBER
 935 484

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

5. DATE OF DELIVERY:

6. ADDRESSEE'S ADDRESS (Only if requested)

7. UNABLE TO DELIVER BECAUSE:

7a. EMPLOYEE'S INITIALS

POSTMARK
 1984

UNCLAIMED



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:

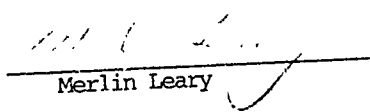
During a recent inspection of the property owned by you at 764-766 Congress St., it was noted that smoke detectors were missing in the following areas:

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 Mrs. Karen Douglas, Owner

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
<u>4-26-84</u>	<u>5-26-84</u>				

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

DATE	ALL VIOLATIONS HAVE BEEN CORRECTED	"POSTING RELEASE"
	Send "CERTIFICATE OF COMPLIANCE"	
	SATISFACTORY Rehabilitation in Progress	
	Time Extended To:	
	Time Extended To:	
	Time Extended To:	
	UNSATISFACTORY Progress	"FINAL NOTICE"
	Send "H RING NOTICE"	
	NOTICE TO VACATE	
	POST Entire	
	POST Dwelling Units	
	UNSATISFACTORY Progress	
	"LEGAL ACTION" To Be Taken	

INSPECTOR'S REMARKS:

INSTRUCTIONS TO INSPECTOR:

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

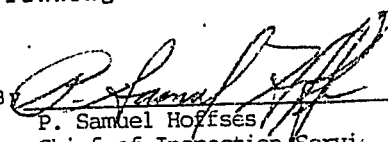
Dear Sirs:

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

B. 
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)

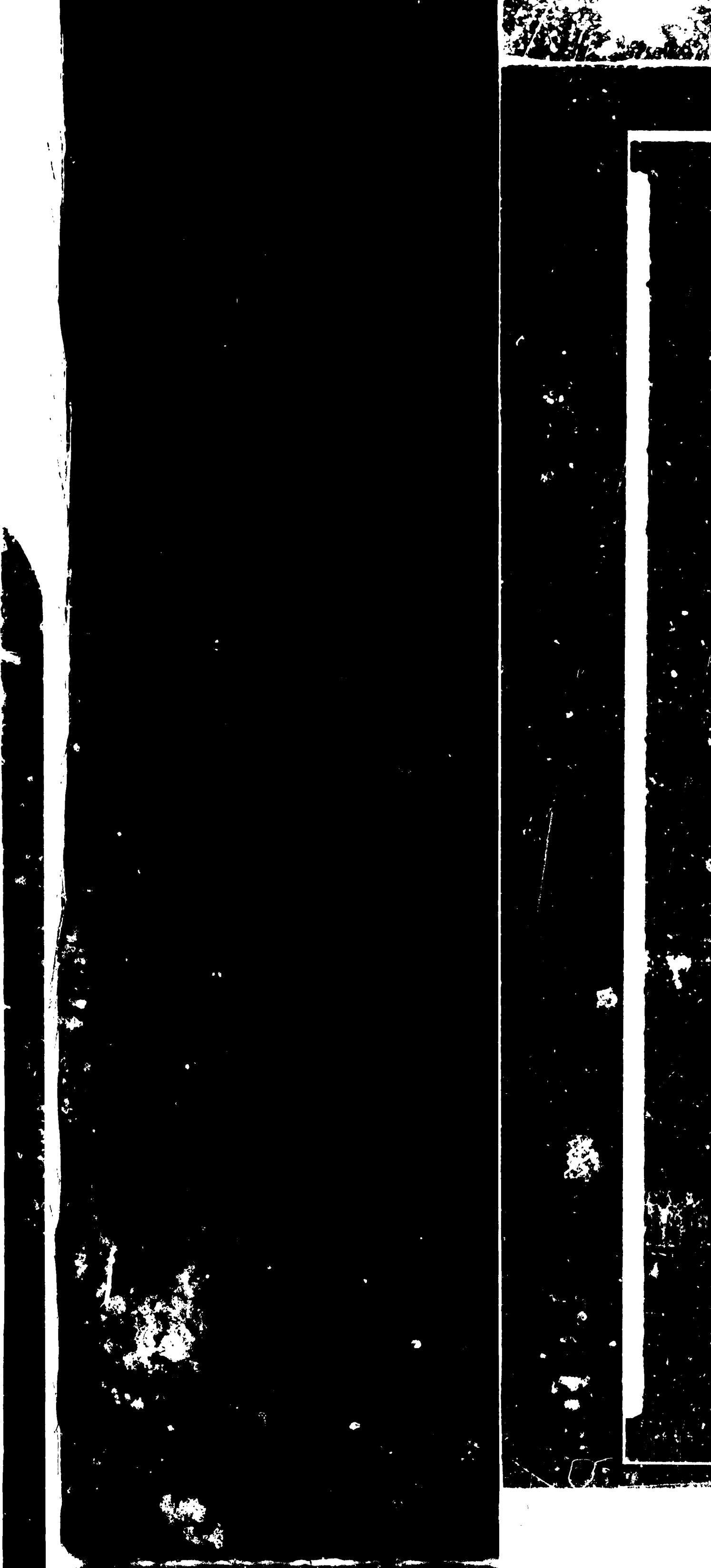
HOUSING CONDITIONS DATED: Oct. 31, 1983 , EXPIRES: Dec. 31, 1983

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)
* 1. Flammable Material 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
Second Floor Front Hall	
FIRST FLOOR LEFT DWELLING UNIT	111-1
6. ✓ KITCHEN - sink - missing grout.	116-3
* 7. KITCHEN - door - obstructed egress.	
Second Floor Front Hall	
SECOND FLOOR RIGHT FRONT	
8. BEDROOM - ceiling - buckled tiles.	108-2
9. KITCHEN - ceiling - broken plaster.	108-2
FIRST FLOOR RIGHT REAR DWELLING UNIT	
* 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
Buckled Tiles	
SECOND FLOOR RIGHT REAR DWELLING UNIT	
13. ✓ KITCHEN - door - missing latch assembly.	108-3
* 14. KITCHEN - door - obstructed egress.	116-3
* 15. REAR BEDROOM - ceiling - leaking.	108-2
MISS SASH	
THIRD FLOOR RIGHT REAR DWELLING UNIT	
16. KITCHEN - window - missing cords. Living Room	108-3
Kitchen window leaks	

*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~~
Third Floor Left Front Trap Shaker
1007 Light Bath / ~~Hand Sash~~
1100
1100



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION



November 28, 1984

Dr. Douglas Gauthier
12 Waite Landing Road
Portland, Maine 04102

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

Dear Dr. Gauthier:

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

P. Samuel Holmes,
Chief of Inspection Services

Code Enforcement Officer Martin Leahy (2)

jm



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

[Signature]
Code Enforcement Officer M. Leary (5)

jmr

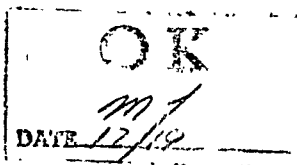


CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

November 28, 1984

Dr. Douglas Gauvreau
12 Waileet Landing Road
Falmouth Foreside, Maine 04105



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. LEAKAGE - 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]
F. Samuel Hoffses,
Chief of Inspection Services

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

jmr

REINSPECTION RECOMMENDATIONS

LOCATION 766 Congress

PROJECT NDA

OWNER Douglas Gervin

INSPECTOR Leary

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	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 _____

12-4-84 *INSPECTOR'S REMARKS: Mrs. Chagurik called the office and said that she still has problems of water leaks in her closet. I spoke with Jim Roney & W. Gervin, they said that they would fix it.*

12-18-84 *Violations all corrected*

INSTRUCTIONS TO INSPECTOR: _____

764-766 CONGRESS STREET

Housing

THE AGENT

The image displays a high-contrast, black-and-white representation of a microfilm strip. It is organized into a grid of 40 small, dark rectangular frames, arranged in 4 rows and 10 columns. Each frame appears to be a segment of film, with some showing faint, illegible markings or artifacts. The background is white, and the overall appearance is that of a scanned microfilm strip.

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.

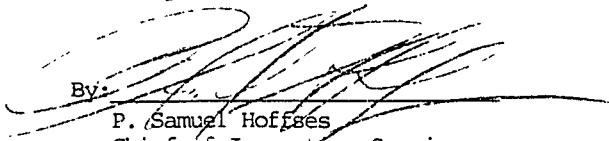
Please contact this office if you have any questions regarding this order.

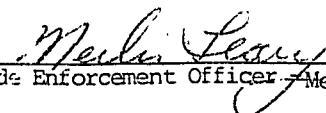
Your cooperation will aid this department in it's goal to maintain decent, safe, and sanitary housing for all of Portland's residents.

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.

City of Portland

NEIGHBORHOOD CONSERVATION

Housing Inspection Division

STRUCTURE INSPECTION SCHEDULE

1) Insp. Name M. Leary

2) Insp. Date	3) Insp. Type	4) Proj. Code	5) Assr's Chart	6) Pl.	7) Lot	8) Census Tract	9) Blk.	10) Insp.	11) Form No.	
3-14-55	N.D.P.	D.U.D.		54	15	11				
12) Hous. No.	13) Sec. H. No.	14) Suff.	15) Direct.	16) Street Name	17) St. Design.	18) Owner or Agent	19) Status	20) Bldg's Rat.		
764-266						Investment Property Management Inc.	ABU	3		
21) Address	22) City and State	23) D. Units	24) Occ. D. U. s	25) Rm. Units	26) Occ. R. U. s	27) No. Occupants	28) Com'l U.	29) Bldg. Type	30) Stories	
142 Spring Street	Portland, Maine	10				24		Semi Det	3	
33) C. H.	34) Photo	35) Zoned For	36) Actual Land Use	37) D. D.	38) Lks. Ad. Bth. Fac.	39) Disp.	40) Closing Date	31) Const. Mat.	32) O. Bs.	
Electric No		R-3	Res					Brick	NL	
Viol. No.	Remedy	Cond.	Violation Description	Fl. NO.	Loc.	Room Type	Area Type	Resp. Party	Code Sect. Viol.	Viol. Rem. Date
1		BR	Concrete			FR PA	STPS 2		108-4	
2		MI	Junction Box Cover			LAR CE	CL 2		113-5	
3		LO/HA	Light Fixture			LTM CE	CL 2		113-5	
4			Illegal wiring			LE CE	CL 2		113-5	
5		BR	Glass			LEF HA	DO 2		108-3	
6		BR	Plaster	2	LEF	HA	WA 2		108-2	

Void New Notice to be sent out

CITY OF PORTLAND, MAINE

DEPARTMENT OF URBAN DEVELOPMENT

HOUSING INSPECTIONS DIVISION

NOTICE OF HEARING

Invitation to Property Manager

148 Spring St.

Thomas Acker

774-2216

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

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: 704-766 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)
* 1. THIRD FLOOR LEFT REAR hall - obstructed egress.	116-3
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
FIRST FLOOR LEFT DWELLING UNIT	
6. KITCHEN - sink - missing grout.	111-1
* 7. KITCHEN door - obstructed egress.	116-3
SECOND FLOOR RIGHT FRONT	
8. BEDROOM - ceiling - buckled tiles.	108-2
9. KITCHEN - ceiling - broken plaster.	108-2
FIRST FLOOR RIGHT REAR DWELLING UNIT	
* 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
SECOND FLOOR RIGHT REAR DWELLING UNIT	
13. KITCHEN - door - missing latch assembly.	108-3
* 14. KITCHEN door - obstructed egress.	116-3
* 15. REAR BEDROOM - ceiling - leaking.	108-2
THIRD FLOOR RIGHT REAR DWELLING UNIT	
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.

Third
LEF 1007 1. Light Bath / BR Sash in Window
Seco
LEF - BR Ki Window