

REQUEST FOR SERVICE

FALMOUTH HEALTH DEPARTMENT

DATE RECEIVED	11/4	BY	Kist	DISTRICT	7
REQUEST BY	NAME	Vincent 3rd Floor			
	ADDRESS	48 1/2 Greenleaf St			
OWNER	NAME	Bruni			
	ADDRESS				
CONDITIONS	ADDRESS	48 1/2 Greenleaf St.			

cutting leaks - water damage to personal property. Light fixtures hanging by wires sparks from sockets. Fire dept. has been out there 3 times for electrical problems. Bruni unresponsive.

SPECIAL INSTRUCTIONS
 DA/EI/R/R/BE - FR/BEC - LE/FR/BF/CL - RE/HF
 CI-CT-CJ - Send LD-11-4-83

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



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

November 16, 1983

Mr. Anthony Bruni
419 Ocean Street
South Portland, Maine 04106

Re: 48½ Greenleaf St. - Third Floor
NCP-EE

Dear Mr. Bruni:

We recently received a complaint and an inspection was made by Code Enforcement Officer Arthur Addato of the property owned by you at 48½ Greenleaf St., 3rd. Fl., Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

1. RIGHT REAR BEDROOM & LIVING ROOM - ceiling - leaking. 108-2
2. REAR HALL - ceiling - leaking. 108-2
3. RIGHT REAR BEDROOM - ceiling - damaged light fixture. 313
4. LIVING ROOM - ceiling - damaged light fixture. 313

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. 18, 1983.

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

Arthur Addato
Code Enforcement Officer - Arthur Addato (7)

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CITY OF PORTLAND

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

May 9, 1983

Mr. Antonio Bruni
419 Ocean Street
South Portland, Maine 04106

Re: 46 Greenleaf St. 12-I-4 EE
1st. Floor Left Apartment

Dear Mr. Bruni:

We recently received a complaint and an inspection was made by Code Enforcement Officer Arthur Addato of the property owned by you at 46 Greenleaf Street, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

1. FIRST FLOOR LEFT BATHROOM - toilet - inoperative. 6-d
2. FIRST FLOOR LEFT LIVING ROOM - wall - faulty duplex outlet. 8-e
3. FIRST FLOOR LEFT LIVING ROOM - door - damaged. 3-c
4. OVERALL CELLAR - litter and debris. 4-b
5. LEFT CELLAR - furnace - inoperative. 9-c
6. OVERALL CELLAR - floor - waste water. 4-b

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 May 12, 1983.

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

Arthur Addato
Code Enforcement Officer - A. Addato (7)

jmr

REQUEST FOR SERVICE

PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	5/5/83	BY	Joyel	DISTRICT	Arthur G.
REQUEST BY	NAME	Blenda Chick - no phone			
	ADDRESS	Tenant Mother-in-law 573-3214			
OWNER	NAME	Tony Bunn			
	ADDRESS	Greenleaf			
CONDITIONS	ADDRESS	46 Greenleaf St. <u>Greenleaf St.</u> LETTER SENT			
Toilet broken, furnace - has to start by hand broken windows (3)					
COMMENTS	C1-CJ - send A.P.D. I caught Antonio Bunn about this before. 5-6-83 All				
SPECIAL INSTRUCTIONS					
DIVISION	SANITATION		HOUSING		NURSING
	ROUTINE		SPECIAL		BY
PRIORITY	URGENT		REPORT TO		DATE



CITY OF PORTLAND

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

May 9, 1983

OK
BY *Addato*
DATE *10-5-83*

Mr. Antonio Bruni
419 Ocean Street
South Portland, Maine 04106

Re: 46 Greenleaf St. 12-I-4 EE
1st. Floor Left Apartment

Dear Mr. Bruni:

We recently received a complaint and an inspection was made by Code Enforcement Officer Arthur Addato of the property owned by you at 46 Greenleaf Street, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

- 6/29 2. ✓ FIRST FLOOR LEFT BATHROOM - toilet - inoperative. 6-d
- 6/29 2. ✓ FIRST FLOOR LEFT LIVING ROOM - wall - faulty duplex outlet. 8-e
- 6/29 2. ✓ FIRST FLOOR LEFT LIVING ROOM - door - damaged. 3-c
- 9-15 4. ✓ OVERALL CELLAR - litter and debris. 4-b
- 6/29 5. ✓ LEFT CELLAR - furnace - inoperative. 9-c
- 6/29 6. ✓ OVERALL CELLAR - floor - waste water. 4-b

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 May 12, 1983.

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

Arthur Addato
Code Enforcement Officer - A. Addato (7)

jmr

INSPECTOR Adelato

PROJECT 46 Dunleaf St.
NLP E.P.
OWNER Burnie

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
<u>5-9-83</u>	<u>5-12-83</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 _____

6-29-83 aa INSPECTOR'S REMARKS: RE/LD/CT-SP
8-12-83 aa RE/LD-NP
9-15-83 aa RE/LD-OK
10-5-83 aa RE/LD-LDC

INSTRUCTIONS TO INSPECTOR:

I-HEREBY CERTIFY THAT A COPY OF THE ATTACHED NOTICE(S) REGARDING THE PREMISES
LOCATED AT 46-50 Greenleaf St. PORTLAND, MAINE, WAS PERSONALLY
DELIVERED BY ME AT 11:15 ^{A.M.} P.M. ON December 8 19 81
INTO THE HANDS OF Antonio Bruni AT Portland MAINE.

Arthur Abbato
CODES ENFORCEMENT OFFICER
INSPECTION SERVICES DIVISION
CITY OF PORTLAND, MAINE

MEMO TO REQUEST LEGAL ACTION

Date 3-4-82

TO: R. Flewelling, Assistant Corporation Counsel
FROM: Lyle D. Noyes, Chief of Housing Inspections
SUBJECT: Request for legal action against Antonio J. Bruni,
419 Ocean Street, South Portland, Maine
regarding 46-50 Greenleaf Street

FACTS CONSTITUTING VIOLATIONS:

Eleven Housing Code violations as per attached list

ATTEMPTS TO OBTAIN VOLUNTARY COMPLIANCE:

1. First notice 6-1-78
2. Time extension granted 9-26-78
3. Final notice 12-7-81
4. Latest re-inspection: 3-4-82
5. _____

WITNESS:

A. Addato

MUNICIPAL COURT ACTION RECORD

HOUSING DIVISION - HEALTH DEPARTMENT
CITY OF PORTLAND

DOCKET NO. _____
LOCATION 46-50 Greenleaf

A. OWNER - AGENT - TENANT Antonio J. Bruni PHONE # _____
B. INSPECTOR (WITNESS) A. Addato

DATES:

A. FIRST NOTICE 6-1-78 EXPIRED 9-1-78 NO. VIOLATIONS 27
B. ADMINISTRATIVE HEARING SET _____ APPEARED: YES _____ NO _____
C. RESULTS OF ADMIN. HEARING _____
D. ADMINISTRATIVE DECISION 9-26-78 TIME EXTENDED TO 11-25-78
E. FINAL NOTICE 12-7-81 NO. VIOLATIONS 11
F. LATEST RE-INSPECTION 3-4-81 NO. VIOLATIONS 11
G. TO CORPORATION COUNSEL -
REQUEST FOR LEGAL ACTION 3-4-81 REQUEST RETURNED _____
H. DATE COMPLAINT FILED IN DISTRICT COURT _____
I. EXPLANATION FOR COURT ACTION Failure to correct

J. TO APPEAR AT DISTRICT COURT _____

COURT ACTION _____ DATE: _____
A. PLEA TO _____ JUDGE _____
B. COUNTY ATTORNEY _____ ATTORNEY _____ PHONE _____
C. INSPECTOR _____ TIME _____
D. DISPOSITION _____

COURT ACTION _____ DATE: _____
A. PLEA TO _____ JUDGE No
B. COUNTY ATTORNEY _____ ATTORNEY _____
C. INSPECTOR _____ TIME _____
D. DISPOSITION _____



CITY OF PORTLAND

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

December 7, 1981

Antonio J. Bruni
419 Ocean Street
South Portland, Maine 04106

Re: 46-50 Greenleaf St. 12-I-4 EE


Dear Mr. Bruni:


As owner or agent of the above referred property, you were notified to correct certain substandard conditions in violation of Chapter 307 of the City of Portland Municipal Code "Minimum Standards for Housing". Several re-inspections have been made and we find that you have not complied with our request.

A final re-inspection was made on December 7, 1981, by Code Enforcement Officer Arthur Addato and, as a result, you are hereby ordered to correct the violations listed below on or before January 7, 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 and Urban Development

By 
Lyle D. Moyes
Inspection Services Division


Code Enforcement Officer - Addato (7)

jmr

EXISTING VIOLATIONS OF CHAPTER 307 OF THE CITY OF PORTLAND MUNICIPAL CODE SEC.(S)

- | | |
|---|-----|
| 1. OVERALL - trim - peeling paint. | 3-a |
| 2. LEFT REAR - wall - missing clapboard. | 3-a |
| 3. SECOND & THIRD FLOOR - RIGHT REAR HALL WINDOWS - missing counterbalance cords. | 3-c |
| 4. SECOND FLOOR REAR - hall - missing counterbalance cord. | 3-c |
| 5. THIRD FLOOR - RIGHT FRONT HALL - loose light fixture. | 8-c |
| 6. FRONT EXTERIOR - foundation - missing brick. | 3-a |
| 7. OVERALL EXTERIOR - foundation - missing mortar. | 3-a |
| 8. EXTERIOR - chimney - missing mortar. | 3-e |
| 9. FIRST, SECOND & THIRD FLOOR REAR EXTERIOR - porch - damaged supports. | 3-d |

389 CONGRESS STREET • PORTLAND, MAINE 04101 • TELEPHONE (207) 775-5451

Final Inspection dated December 7, 1981 Continued:

10. FIRST FLOOR REAR EXTERIOR - porch - damaged girder.
11. FIRST, SECOND AND THIRD REAR EXTERIOR - porch - missing balusters.

SEC.(S)

3-d

3-d

City of Portland

Health Department

Housing Inspection Division

STRUCTURE INSPECTION SCHEDULE

1) Insp. Name Adette

2) Insp. Date	3) Insp. Type	4) Proj. Code	5) Ass't's: Chart	6) Bl.	7) Lot	8) Census: Tract	9) Bldg	10) Insp.	11) Form No.
12-7-81	NCP	EE	12	1	4				
12) House No.	13) Sec. H. No.	14) Suff.	15) Direct.	16) Street Name			17) St. Design.		
46-50				Quincy St.					
18) Owner or Agent: <u>Antonia Beumi</u>							19) Status	20) Bldg's Rat.	
21) Address: <u>419 Ocean St.</u>							<u>ABD</u>	<u>03</u>	
22) City and State: <u>Portland, Maine</u>							Zip Code: <u>04106</u>		
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. Bs
6	6					DE	3	WO	
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		
					Yes	No			

Viol. No.	Remedy	Cond.	Violation Description	Fl. No.	Loc.	Room Type	Area Type	Resp. Party	Code Sect. Viol.	Viol. Rem. Date
		MI	BRICK			FR EXT	FO	2	3A	
		MI	MORTAR			OA	" FO	2	3A	
		MI	"			"	CH	2	3E	
		DA	SUPPORT'S	1-23		BE	" PO	2	3D	
		DA	GIRDER	1		"	"	2	3D	
		MI	BALLUSTER'S	1-23		"	"	2	3D	

add to FN

Final Inspection dated December 7, 1981 Continued:

- 10. FIRST FLOOR REAR EXTERIOR - porch - damaged girder.
- 11. FIRST, SECOND AND THIRD REAR EXTERIOR - porch - missing balusters.

SEC.(S)

3-d

3-d

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

NOTICE OF HEARING

DATE: November 5, 1981

Antonio J. Bruni
419 Ocean Street
South Portland, Maine 04106

Re: Premises located at 46-50 Greenleaf St., Portland, Me. NCP-EE 12-T-4

Dear Mr. Bruni:

Because of your failure to comply with previous NOTICES, you are hereby invited to appear in Room 315, City Hall, Congress Street, Portland, Maine at 9:00 a.m. on November 24, 1981 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 June 1, 1978.

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 - 316.

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

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

Requested by Arthur Addato
Code Enforcement Officer - Addato (7)

Enclosure

Jmr

HOUSING INSPECTION REPORT

OWNER: Antonio J. Bruni

CODE ENFORCEMENT OFFICER - Addato

46-50 Greenleaf Street, Portland, Maine 12-I-4 EE NOHC - 6-1-78

DEPARTMENT OF HUMAN DEVELOPMENT

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

	SEC. (S)
1. LEFT FRONT EXTERIOR FOUNDATION - missing mortar.	3-a
2. RIGHT FRONT EXTERIOR FOUNDATION - missing mortar.	3-a
3. OVERALL TRIM - peeling paint.	3-a
9. LEFT REAR WALL - missing clapboard.	3-a
11. SECOND & THIRD FLOOR - RIGHT REAR HALL WINDOWS - missing counterbalance cords.	3-c
18. SECOND FLOOR REAR HALL - missing counterbalance cord.	3-c
*22. THIRD FLOOR - RIGHT FRONT HALL - loose light fixture.	8-c

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

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

4/25/78
12/29/78

ADMINISTRATIVE HEARING DECISION

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

Date Sept. 26, 1978

Antonio J. Bruni
419 Ocean ~~Avenue~~ STREET
South Portland, Maine 04106

Re: Premises located at 46-50 Greenleaf Street, Portland, Maine NCP-EE 12-1-4

Dear Mr. Bruni:

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

on Sept. 25, 1978, regarding our "Notice of Housing Conditions" at the above referred premises resulted in the decision noted below.

XX Expiration time extended to November 25, 1978 in order to complete the work in progress to correct the remaining twenty four (24) Housing Code violations as shown on the attached list.

Notice modified as follows. _____

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

In Attendance:
Antonio Bruni

A. Addato
[Signature]

Encl.
vw

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

By [Signature]
Lyle D. Noyes,
Chief of Housing Inspections

NOTICE OF HOUSING CONDITIONS

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City of Portland
 Department of Neighborhood Conservation
 Housing Inspections Division
 Tel. 775-5451 - Ext. 358 - 448
 Carlo A. & Antonio J. Bruni
 419 Ocean Street
 South Portland, Maine 04106

Ch.-Bl.-Lot: 12-I-4
 Location: 46-50 Greenleaf Street
 Project: NCP-East End
 Issued: June 1, 1978
 Expired: Sept. 1, 1978

Dear Mr. & Mrs. Bruni:

An examination was made of the premises at 46-50 Greenleaf Street, Portland, Maine, by Housing Inspector Wing. 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 Sept. 1, 1978. You may contact this office to arrange a satisfactory repair schedule if you are unable to make such repairs within the specified time. We will assume the repairs to be in progress if we do not hear from you within ten days from this date and, on reinspection within the time set forth above, will anticipate that the premises have been brought into compliance with Code Standards. Please contact this office if you have any questions regarding this Notice.

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

Very truly yours,

Joseph E. Gray, Jr. Director
 Neighborhood Conservation

Inspector Marland Aving

By Lyle D. Noyes
 Chief of Housing Inspections

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" -		Section(s)
1. ✓ LEFT FRONT EXTERIOR FOUNDATION - replace missing mortar.		3a
2. ✓ RIGHT FRONT EXTERIOR FOUNDATION - replace missing mortar.		3a
3. ✓ OVERALL TRIM - remove peeling paint and make the exterior trim weathertight and watertight by painting or any other suitable means.		3a
4. FRONT PORCH STAIRS - replace rotted treads.		3d
5. FRONT PORCH STAIRS - replace rotted risers.		3d
6. FRONT PORCH - replace missing hand rail.		3d
7. FRONT PORCH STAIRS - replace missing lattice.		3a
8. REAR PORCH - repair loose trim.		3a
9. ✓ LEFT REAR WALL - replace missing clapboard.		3b
10. ✓ OVERALL HALL WALL FIRST, SECOND & THIRD FLOORS - remove peeling paint.		3b
11. ✓ SECOND & THIRD FLOOR - RIGHT REAR HALL WINDOWS - replace missing counter balance cords allowing window sash to remain elevated when opened.		3c
12. ✓ CELLAR STAIRS - replace missing handrail.		6d
13. ✓ CELLAR CEILING - replace illegal wasteline connection.		6c
14. ✓ REAR CELLAR FURNACE - replace missing thermal switch cover.		9c
15. ✓ FRONT CELLAR FURNACE - replace missing switch cover.		9c

continued
 vw

- ~~16. RIGHT REAR EXTERIOR DOOR - replace missing glass. 3c~~
- ~~17. FIRST, SECOND & THIRD FLOOR - REAR HALL - remove peeling paint. 3b~~
- 18. SECOND FLOOR REAR HALL - replace missing counter balance cord allowing window sash to remain elevated when opened. 3c
- 7/3 19. LEFT CELLAR STAIRS - replace broken stair tread. 3c
- 7/3 20. LEFT CELLAR CEILING - repair loose light fixture. 8c
- 7/3 21. RIGHT CELLAR CEILING - remove illegal light fixture. 8c
- * 22. THIRD FLOOR - RIGHT FRONT HALL - replace loose light fixture. 8c
- 7/3 23. LEFT MIDDLE CELLAR CEILING - remove illegal extension cord. 8c

SECOND FLOOR LEFT

- 10/15 24. FRONT BEDROOM CEILING - remove peeling paint. 3b
- 7/3 25. FRONT BEDROOM WINDOW - repair loose glass by replacing points and/or reglazing. 3c
- 7/3 26. FRONT BEDROOM CEILING - repair loose plaster. 2b

FE 3/29/78 aa SCL
At the time of the survey, we were unable to gain access to the Third Floor Left and the Third Floor Right 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.

FIRST FLOOR LEFT

- 7/3 27. FRONT BEDROOM CEILING - repair loose light fixture. 8c

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

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

DR/LI/FI/IF/LE/HA/CL
CW/CP/CE

City of Portland

Department of Neighborhood Conservation

Housing Inspection Division

DWELLING UNIT SCHEDULE

2) INSP. *Adelato* 3) FORM NO.

1) INSP. Date

3 29 79

46-50 Greenleaf

4) TENANT'S NAME

Jean Tilton

5) Flr. #

6) Location

7) Rmg. Tp.

8) #Rms.

9) #Peo.

10) #All'd.

11) Slp.

3

LE

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6

3

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

12) Child Under 10

13) Child 1-6

14)

125

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Viol. No.

Remedy

Cond.

Violation

Location

Room Type

Area Type

Resp. Party

Code Sect. Violated

Violation Rem.-Date

Stol.

NOTICE OF HOUSING CONDITIONS

DU 6

City of Portland
 Department of Neighborhood Conservation
 Housing Inspections Division
 Tel. 775-5451 - Ext. 358 - 448
~~City of Portland~~ Antonio J. Brunl
 419 Ocean Street
 South Portland, Maine 04106

Ch.-Bl.-Lot: 12-1-4
 Location: 46-50 Greenleaf Street
 Project: NCC-East End
 Issued: June 1, 1978
 Expired: Sept. 1, 1978

Dear Mr. & Mrs. Brunl:

An examination was made of the premises at 46-50 Greenleaf Street, Portland, Maine, by Housing Inspector Wing. 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 Sept. 1, 1978. You may contact this office to arrange a satisfactory repair schedule if you are unable to make such repairs within the specified time. We will assume the repairs to be in progress if we do not hear from you within ten days from this date and, on reinspection within the time set forth above, will anticipate that the premises have been brought into compliance with Code Standards. Please contact this office if you have any questions regarding this Notice.

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

RE= 9/1/78 aa Re= 9/25/78 aa
 Re= 9/13/78 aa
 Re= 9/19/78 aa

Very truly yours,

Joseph E. Gray, Jr. Director
 Neighborhood Conservation

Inspector _____

By _____
 Lyle D. Noyes
 Chief of Housing Inspections

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

- | | |
|---|----|
| 1. ✓ LEFT FRONT EXTERIOR FOUNDATION - replace missing mortar. | 3a |
| 2. ✓ RIGHT FRONT EXTERIOR FOUNDATION - replace missing mortar. | 3a |
| 3. ✓ OVERALL TRIM - remove peeling paint and make the exterior trim weathertight and watertight by painting or any other suitable means. | 3a |
| * 4. ✓ FRONT PORCH STAIRS - replace rotted treads. | 3d |
| 5. ✓ FRONT PORCH STAIRS - replace rotted risers. | 3d |
| * 6. ✓ FRONT PORCH - replace missing hand rail. | 3d |
| 7. ✓ FRONT PORCH STAIRS - replace missing lattice. | 3d |
| 8. ✓ REAR PORCH - repair loose trim. | 3a |
| 9. ✓ LEFT REAR WALL - replace missing clapboard. | 3a |
| 10. ✓ OVERALL HALL WALL - FIRST, SECOND & THIRD FLOORS - remove peeling paint. | 3b |
| 11. ✓ SECOND & THIRD FLOOR - RIGHT REAR WALL WINDOWS - replace missing counter balance cords allowing window sash to remain elevated when opened. | 3c |
| * 12. ✓ CELLAR STAIRS - replace missing handrail. | 3d |
| * 13. ✓ CELLAR CEILING - replace illegal wasteline connection. | 6d |
| 9/14 ✓ 14. ✓ REAR CELLAR FURNACE - replace missing thermal switch cover. | 9c |
| * 15. ✓ FRONT CELLAR FURNACE - replace missing switch cover. | 9c |

continued
 vv

- 16. ~~RIGHT REAR EXTERIOR DOOR - replace missing glass.~~ 3e
- 17. ~~FIRST, SECOND & THIRD FLOOR - REAR HALL - remove peeling paint.~~ 3b
- 18. SECOND FLOOR REAR HALL - replace missing counter balance cord allowing window sash to remain elevated when opened. 3c
- * 19. LEFT CELLAR STAIRS - replace broken stair tread. 3d
- * 20. LEFT CELLAR CEILING - repair loose light fixture. 3e
- * 21. RIGHT CELLAR CEILING - remove illegal light fixture. 8c
- * 22. THIRD FLOOR - RIGHT FRONT HALL - replace loose light fixture. 3e
- * 23. LEFT MIDDLE CELLAR CEILING - remove illegal extension cord. 8c

SECOND FLOOR LEFT

- 24. FRONT BEDROOM CEILING - remove peeling paint. 3b
- 25. FRONT BEDROOM WINDOW - repair loose glass by replacing points and/or reglazing. 3e
- 26. FRONT BEDROOM CEILING - repair loose plaster. 3b

Lc/6/1/78
At the time of the survey, we were unable to gain access to the Third Floor Left and the Third Floor Right 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.

FIRST FLOOR LEFT

- * 27. FRONT BEDROOM CEILING - repair loose light fixture. 8e

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

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

REINSPECTION RECOMMENDATIONS

LOCATION 46-50 Greenleaf St.

INSPECTOR Adde
M. King

PROJECT NCP-East End

OWNER Carlo A. Bruni

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
6/1/78	9/1/78				

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	
9/25/78	aa	Time Extended To: WTX - 60 - 11/25/78 OTX - 2/3/80-30	
11/29/78	aa	Time Extended To: 12/29/78 O TX 11/1/80	
10/5/79	aa	Time Extended To: O TX 11/5/79 12/1/80 - 30 x	
11-4-81	aa	UNSATISFACTORY Progress 11-24-81 at 9:00 Send "HEARING NOTICE" <input checked="" type="checkbox"/>	11/1/81 - 30 x "FINAL NOTICE" _____
		"NOTICE TO VACATE" POST Entire _____ POST Dwelling Units _____	
3-4-82	aa	UNSATISFACTORY Progress "LEGAL ACTION" To Be Taken <input checked="" type="checkbox"/>	
9/1/78	aa	INSPECTOR'S REMARKS: RE/CO/CT'S - 1FL-LEFT/2FL-LEFT Hearing held with Carlo and Tom Bruni. State contractor has work order. They will call. Send letter on immediate repairs to tenant's care.	
9/13/78		Re/LD - 1 viol corr.	
9/19/78	aa	Re/T/NF - 3FL/LE - 3FL/RI - Front steps repaired	
9/25/78	aa	Re/CO/CT - WTX - 60	
11/28/78	aa	RE/CT - 1F/LE / slow progress -	
11/29/78	aa	OTX 30 12/29/78	
3/28/79	aa	Re/CTA - 1-2 - slow progress	
3/29/79	aa	FE/3FL/RI - STD.	
10/5/79	aa	INSTRUCTIONS TO INSPECTOR: Re/CO/CT'S - 2 viol corr. applied for loan.	
7/3/80	aa	RE/CT'S - all D.V. viol. corr. - ext. viol. remain comes scales of ext. roof. (3)	
10/2/80	aa	RE/antenna viol. corr. extends on viol. AB extended to 11/1/81. (over)	

11/3/80 - aa RE/NP-EXT. interior Std.

12/3/80 - aa RE/NP " " "

12/30/80 - aa RE/NP " " "

1/30/81 - aa RE/NP " " "

3/11/81 - aa RE/NP " " "

4/13/81 - aa RE/NP " INC.

5/1/81 - aa RE/NP " " "

6/12/81 - aa RE/INC.

8/11/81 - aa RE/NP-EXT

9-9-81 - aa RE/NP. "

10-6-81 - aa RE/NOC - FFB Plans to work by to. early

spring if possible.

12-7-81 - FN as Lyle pages 1

3-4-82 - LF

CITY OF PORTLAND, MAINE
DEPARTMENT OF URBAN DEVELOPMENT

HOUSING INSPECTIONS DIVISION

NOTICE OF HEARING

DATE: November 5, 1981

Antonio J. Bruni
419 Ocean Street
South Portland, Maine 04106

Re: Premises located at 46-50 Greenleaf St., Portland, Me. NCP-EE 12-I-4

Dear Mr. Bruni:

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 9:00 a.m. on November 24, 1981, 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 June 1, 1978.

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 Lyle D. Hayes
Lyle D. Hayes
Inspection Services Division

Requested by Patricia Addato
Code Enforcement Officer - Addato (7)

Enclosure

Jmr

HOUSING INSPECTION REPORT

OWNER: Antonio J. Bruni

CODE ENFORCEMENT OFFICER - Addato

46-50 Greenleaf Street, Portland, Maine 12-I-4 EE NOHC - 6-1-78

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. LEFT FRONT EXTERIOR FOUNDATION - missing mortar.	3-a
2. RIGHT FRONT EXTERIOR FOUNDATION - missing mortar.	3-a
3. OVERALL TRIM - peeling paint.	3-a
9. LEFT REAR WALL - missing clapboard.	3-a
11. SECOND & THIRD FLOOR - RIGHT REAR HALL WINDOWS - missing counterbalance	3-c
cords.	3-c
18. SECOND FLOOR REAR HALL - missing counterbalance cord.	8-c
*22. THIRD FLOOR - RIGHT FRONT HALL - loose light fixture.	

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

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

OK
BY *addato*
DATE *10/11/78*

September 5, 1978

Mr. Antonio J. Bruni
419 Ocean Avenue
South Portland, Maine 04106

Dear Mr. Bruni:

Re: 46-48-50 Greenleaf Street - 12-I-4 EE

A recent inspection was made by Housing Inspector Addato of the property owned by you at 46-50 Greenleaf Street, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

10/11/78 1. ~~Repair or replace the front and rear steps.~~ 3-d

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 September 19, 1978.

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
Neighborhood Conservation

By *[Signature]*
Lyle D. Moyes
Chief of Housing Inspections

Inspector

[Signature]



CITY OF PORTLAND

JOSEPH E. McDONOUGH
FIRE CHIEF

February 10, 1984

OK
2-25-84

Mr. Richard Harris
25 Jackson Street
Portland, Maine 04103

Re: Smoke Detectors

Dear Mr. Harris:

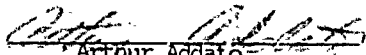
During a recent inspection of the property owned by you at 46-50 Greenleaf Street, it was noted that smoke detectors were missing in the following areas:

- FIRST FLOOR LEFT - inoperative smoke detector.
- SECOND FLOOR LEFT - inoperative smoke detector.
- FIRST FLOOR RIGHT - inoperative smoke detector.
- THIRD FLOOR RIGHT - inoperative smoke detector.

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


Arthur Addato Code Enforcement
Officer (7)

cc: Lt. James Collins, Fire Prevention Bureau

jmr



CITY OF PORTLAND

JOSEPH E. McDONOUGH
FIRE CHIEF

February 22, 1984

Mr. Richard Harris
25 Jackson Street
Portland, Maine 04103

Re: Smoke Detectors

Dear Mr. Harris:


During a recent inspection of the property owned by you at 46-50 Greenleaf Street, it was noted that smoke detectors were missing in the following areas:

First Floor Left - inoperative
Second Floor Left - inoperative
Third Floor Left - inoperative
First Floor Rear - inoperative
Third Floor - 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


Arthur Addato, Code Enforcement
Officer (7)

cc: Lt. James Collins, Fire Prevention Bureau

jmr

ADMINISTRATIVE HEARING DECISION

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

Date Sept. 26, 1978

Antonio J. Bruni
419 Ocean Avenue
South Portland, Maine 04106

Re: Premises located at 46-50 Greenleaf Street, Portland, Maine NCP-EE 12-I-4

Dear Mr. Bruni:

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

on Sept. 25, 1978, regarding our "Notice of Housing Conditions" at the above referred premises resulted in the decision noted below.

XX Expiration time extended to November 25, 1978 in order to complete the work in progress to correct the remaining twenty four (24) Housing Code violations as shown on the attached list.

Notice modified as follows:

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

In Attendance:
Antonio Bruni

A. Addato

Antonio Addato

Encl.
vw

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

By *Lyle Noyes*
Lyle Noyes,
Chief of Housing Inspections

NOTICE OF HOUSING CONDITIONS

DU 6

City of Portland
 Department of Neighborhood Conservation
 Housing Inspections Division
 Tel. 775-5451 - Ext. 358 - 448
 Carlo A. & Antonio J. Bruni
 419 Ocean Street
 South Portland, Maine 04106

Ch.-Bl.-Lot: 12-1-4
 Location: 46-50 Greenleaf Street
 Project: NCP-East End
 Issued: June 1, 1978
 Expired: Sept. 1, 1978

Dear Mr. & Mrs. Bruni:

An examination was made of the premises at 46-50 Greenleaf Street, Portland, Maine, by Housing Inspector Wing. 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 Sept. 1, 1978. You may contact this office to arrange a satisfactory repair schedule if you are unable to make such repairs within the specified time. We will assume the repairs to be in progress if we do not hear from you within ten days from this date and, on reinspection within the time set forth above, will anticipate that the premises have been brought into compliance with Code Standards. Please contact this office if you have any questions regarding this Notice.

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

Very truly yours,

Joseph E. Gray, Jr. Director
 Neighborhood Conservation

Inspector

Marland Wing
 M. WING

By

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

<u>EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" -</u>	<u>Section(s)</u>
1. LEFT FRONT EXTERIOR FOUNDATION- replace missing mortar.	3a
2. RIGHT FRONT EXTERIOR FOUNDATION - replace missing mortar.	3a
3. OVERALL TRIM - remove peeling paint and make the exterior trim weathertight and watertight by painting or any other suitable means.	3a
* 4. FRONT PORCH STAIRS - replace rotted treads.	3d
5. FRONT PORCH STAIRS - replace rotted risers.	3d
* 6. FRONT PORCH - replace missing hand rail.	3d
7. FRONT PORCH STAIRS - replace missing lattice.	3d
8. REAR PORCH - repair loose trim.	3a
9. LEFT REAR WALL - replace missing clapboard.	3a
10. OVERALL HALL WALL- FIRST, SECOND & THIRD FLOORS- remove peeling paint.	3b
11. SECOND & THIRD FLOOR - RIGHT REAR HALL WINDOWS - replace missing counter balance cords allowing window sash to remain elevated when opened.	3c
*12. CELLAR STAIRS - replace missing handrail.	3d
* 13. CELLAR CEILING- replace illegal wasteline connection.	6d
* 14. REAR CELLAR FURNACE - replace missing thermal switch cover.	9c
* 15. FRONT CELLAR FURNACE - replace missing switch cover.	9c

continued
 vw

- ~~16. RIGHT REAR EXTERIOR DOOR - replace missing glass.~~ 3c
- ~~17. FIRST, SECOND & THIRD FLOOR - REAR HALL - remove peeling paint.~~ 3b
- 18. SECOND FLOOR REAR HALL - replace missing counter balance cord allowing window sash to remain elevated when opened. 3c
- * 19. LEFT CELLAR STAIRS - replace broken stair tread. 3d
- * 20. LEFT CELLAR CEILING - repair loose light fixture. 8c
- * 21. RIGHT CELLAR CEILING - remove illegal light fixture. 8c
- * 22. THIRD FLOOR - RIGHT FRONT HALL - replace loose light fixture. 8c
- * 23. LEFT MIDDLE CELLAR CEILING - remove illegal extension cord. 8c

SECOND FLOOR LEFT

- 24. FRONT BEDROOM CEILING - remove peeling paint. 3b
- 25. FRONT BEDROOM WINDOW - repair loose glass by replacing points and/or reglazing. 3c
- 26. FRONT BEDROOM CEILING - repair loose plaster. 3b

At the time of the survey, we were unable to gain access to the Third Floor Left and the Third Floor Right 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.

FIRST FLOOR LEFT

- * 27. FRONT BEDROOM CEILING - repair loose light fixture. 8e

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

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

CERTIFICATE
OF
COMPLIANCE

CITY OF PORTLAND
Health Department - Housing Inspections Division
Telephone: 775-5451 - Extension 448
Mr. Antonio J. Brunl
122 Washington Avenue
Portland, Maine

July 16, 1975

Re: Premises located at 46-50 Greenleaf Street, Portland, Maine 12-1-364

Dear Mr. Brunl:

A re-inspection of the premises noted above was made on July 16, 1975
by Housing Inspector MacIsaac

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 Dec. 4, 1974

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 1980

Sincerely yours,
David C. Bittenbender
(Acting)
Health Director

By [Signature]
Chief of Housing Inspections

Inspector

[Signature]
B. MacIsaac

LDN:1



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

November 16, 1983

Mr. Anthony Bruni
419 Ocean Street
South Portland, Maine 04106

Re: 48½ Greenleaf St. - Third Floor
NCP-EE

Dear Mr. Bruni:

We recently received a complaint and an inspection was made by Code Enforcement Officer Arthur Addato of the property owned by you at 48½ Greenleaf St., 3rd. Fl., Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

1. RIGHT REAR BEDROOM & LIVING ROOM - ceiling - leaking. 108-2
2. REAR HALL - ceiling - leaking. 108-2
3. RIGHT REAR BEDROOM - ceiling - damaged light fixture. 313
4. LIVING ROOM - ceiling - damaged light fixture. 313

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. 18, 1983.

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

Code Enforcement Officer - Arthur Addato (7)

jmr

REINSPECTION RECOMMENDATIONS

LOCATION 48 1/2 Greenleaf St.

PROJECT MCP EE

INSPECTOR Adams

OWNER Bruni

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
<u>11-16-83</u>	<u>11-18-83</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 _____

12-13-83 QA INSPECTOR'S REMARKS: BE/LD-NP

INSTRUCTIONS TO INSPECTOR: _____

C 33, B 34

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

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

Mr. Richard Harris
25 Jackson Street
Portland, Maine 04103

DU 6

CH. 12 BLK. I LOT 4

LOCATION: 46-50 Greenleaf St.

PROJECT: NCP-EE
ISSUED: February 10, 1984
EXPIRES: April 10, 1984

Dear Mr. Harris:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 46-50 Greenleaf Street by Code Enforcement Officer Arthur Addato. 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 April 10, 1984. 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: Lyle D. Noyes
Lyle D. Noyes
Inspection Services Division

Arthur Addato
Code Enforcement Officer - Arthur Addato (7)

Attachments

jmr

HOUSING INSPECTION REPORT

OWNER: Richard Harris

LOCATION: 46-50 Greenleaf St. 12-I-4 EE

CODE ENFORCEMENT OFFICER: Arthur Addato (7)

HOUSING CONDITIONS DATED: Feb. 10, 1984 , EXPIRES: Apr. 10, 1984

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. FIRST, SECOND & THIRD FLOOR RIGHT FRONT & LEFT FRONT HALL - ceiling - sagging and missing plaster.	108-2
2. FIRST, SECOND & THIRD RIGHT REAR & LEFT REAR HALL - ceiling - sagging and missing plaster.	108-2
* 3. FIRST FLOOR REAR HALL - wall - missing light switch.	113
* 4. SECOND FLOOR REAR HALL - ceiling - frayed wiring.	113
* 5. THIRD FLOOR REAR HALL - ceiling - illegal wiring.	113
6. SECOND FLOOR REAR HALL - window - missing and damaged sash.	108-3
7. THIRD FLOOR REAR HALL - ceiling - leaking.	108-2
8. OVERALL CELLAR - foundation - missing mortar and brick.	108-2
* 9. MIDDLE CELLAR - furnace - missing thermo cut-off.	113
* 10. REAR CELLAR - stairs - missing emergency switch.	113
11. OVERALL CELLAR - damaged supports.	108-2
* 12. OVERALL CELLAR - floor - litter and debris.	109-4
13. CELLAR - chimney - missing mortar.	108-5
14. MIDDLE EXTERIOR - chimney - missing mortar.	108-5
* 15. MIDDLE CELLAR - stairs - damaged treads, risers and handrail.	108-4
16. OVERALL EXTERIOR - wall - worn and missing siding.	108-2
17. OVERALL EXTERIOR - trim - peeling paint.	108-1
18. FRONT & REAR EXTERIOR - porch - buckled and damaged treads, risers, stringers, decking and handrail.	108-4
19. FRONT & REAR EXTERIOR - porch - damaged doors.	108-3
* 20. THIRD FLOOR REAR HALL - ceiling - inoperative light fixture.	113
* 21. SECOND FLOOR REAR HALL - ceiling - illegal wiring.	113
* 22. SECOND FLOOR REAR HALL - ceiling - inoperative light fixture.	113
* 23. FIRST FLOOR REAR HALL - ceiling - inoperative light fixture.	113
* 24. FIRST, SECOND & THIRD FLOOR REAR HALL - stairs - damaged treads.	108-4
* 25. RIGHT MIDDLE CELLAR - furnace - inoperative.	114-2
<u>FIRST FLOOR LEFT</u>	
26. OVERALL DWELLING UNIT - ceiling - sagging and missing plaster.	108-2
27. OVERALL DWELLING UNIT - window - loose and damaged sash.	108-3
* 28. REAR BEDROOM - ceiling - inoperative light fixture.	113
* 29. KITCHEN - sink - inoperative drain.	111-1
* 30. BATHROOM - floor - missing floor boards.	108-2
31. KITCHEN & LIVING ROOM - door - missing lock set. INOPERATIVE SMOKE DETECTOR.	108-3
<u>SECOND FLOOR LEFT</u>	
32. OVERALL DWELLING UNIT - ceiling - sagging and missing plaster.	108-2
33. OVERALL DWELLING UNIT - window - loose and damaged sash.	108-3
34. KITCHEN - ceiling - missing tile.	108-3
35. LIVING ROOM - ceiling - sagging tile.	108-3

CONTINUED:

HOUSING INSPECTION REPORT

OWNER: Richard Harris

LOCATION: 46-50 Greenleaf St. 12-I-4 EE

CODE ENFORCEMENT OFFICER: Arthur Addato (7)

HOUSING CONDITIONS DATED: Feb. 10, 1984 , EXPIRES: Apr. 10, 1984

ITEMS LISTED BELOW ARE IN VIOLATION OF ARTICLE 7 OF THE MUNICIPAL CODES, "HOUSING CODE", AND MUST BE CORRECTED ON OR BEFORE THE EXPIRATION DATE.

	<u>SEC. (S)</u>
<u>SECOND FLOOR LEFT CONTINUED:</u>	
36. FRONT BEDROOM - wall - cracked and sagging plaster.	108-3
*37. KITCHEN - ceiling - leaking.	108-3
*38. FRONT BEDROOM - ceiling - illegal wiring.	113
*39. BATHROOM - tub - cross connection.	111-1
SMOKE DETECTOR - inoperative.	
<u>THIRD FLOOR LEFT</u>	
40. OVERALL DWELLING UNIT - windows - loose and damaged sash.	108-3
41. OVERALL DWELLING UNIT - ceiling - sagging and missing plaster.	108-2
42. REAR BEDROOM - ceiling - peeling paint.	108-2
43. LIVING ROOM & KITCHEN - window - broken glass.	108-3
*44. LIVING ROOM - ceiling - illegal wiring.	113
*45. REAR BEDROOM - wall - illegal wiring.	113
46. REAR BEDROOM - ceiling - inoperative light fixture.	113
*47. KITCHEN - ceiling - leaking.	108-2
*48. BATHROOM - toilet - cracked tank cover.	111-1
49. KITCHEN - floor - missing floor covering.	108-2
<u>FIRST FLOOR RIGHT</u>	
*50. MIDDLE CELLAR - furnace - inoperative.	114-2
51. OVERALL DWELLING UNIT - window - loose sash.	108-3
SMOKE DETECTOR - inoperative.	
<u>SECOND FLOOR RIGHT</u>	
52. OVERALL DWELLING UNIT - ceiling - sagging and missing plaster.	108-2
53. OVERALL DWELLING UNIT - windows - damaged and loose sashes.	108-3
54. KITCHEN - sink - leaking faucets.	111-1
55. KITCHEN - ceiling - leaking.	108-2
56. KITCHEN - ceiling - faulty wiring.	113
*57. LIVING ROOM - ceiling - faulty wiring.	113
*58. LIVING ROOM - wall - missing light switch cover.	113
59. LIVING ROOM - door - damaged lock set.	108-3
<u>THIRD FLOOR RIGHT</u>	
60. OVERALL DWELLING UNIT - ceiling - sagging and missing plaster.	108-2
61. OVERALL DWELLING UNIT - windows - loose and damaged sash.	108-3
*62. DINING ROOM - ceiling - inoperative light fixture.	113
*63. REAR BEDROOM - ceiling - inoperative light fixture.	113
*64. MIDDLE BEDROOM - ceiling - inoperative light fixture.	111-1
*65. BATHROOM - toilet - inoperative flush mechanism.	108-2
66. LIVING ROOM - ceiling - leaking.	108-3
67. DINING ROOM - door - missing lock set.	
SMOKE DETECTOR - inoperative.	

*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

INSPECTION SERVICES DIVISION

Housing Inspection

DWELLING UNIT SCHEDULE

1) INSP. DATE

2) INSP. *Adelphi*

3) FORM NO

1 30 84

4) TENANT'S NAME

5) Flr #

6) Location

7) Rmg. Tp

8) #Rms

9) #Peo

10) #All'd

Richard Young

1

LE

DU

5

4

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)

235

NO

OFF

OFF

YES

LG

P

P

Viol No	Remedy	Cond.	Violation	Location	Room Type	Area Type	Resp Party	Code Sect Violated	Violation Rem. - Date
25	26	SH/MI	PLASTER	OA	DU	CL	2	108.2	
26	27	LO/OA	SASH	OA	DU	WI	2	108.3	
*27	28	IN	LIGHT-FIXTURE	BE	BE	CL	2	113	
*28	29	IN	DRAIN		KI	SI	2	111.1	
*29	30	MI	FLOOR - BOARD'S		BA	FL	2	108.2	
30	31	MI	LOCK-SET		KI/LI	DO	2	108.3	
			IN/SD						

City of Portland

INSPECTION SERVICES DIVISION

Housing Inspection

DWELLING UNIT SCHEDULE

1) INSP DATE

2) INSP *Adalat*

3) FORM NO.

1 30 8 4

4) TENANT'S NAME

5) Flr #

6) Location

7) Rmg. Tp

8) #Rms

9) #Peo.

10) #All'd.

11) Slr

Helen Barney

2

LE DV

5

3

3

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) Flue

235.

Mo.

GSH

LG

YES

LG

P

P

P

Viol No

Remedy

Cond

Violation

Location

Room Type

Area Type

Resp Party

Code Sect Violated

Violation Rem. - Date

Viol No	Remedy	Cond	Violation	Location	Room Type	Area Type	Resp Party	Code Sect Violated	Violation Rem. - Date
31	32	SA/MI	PLASTER	OA	DV	CL	2	108.2	
32	33	L/OA	SASH	OA	DV	WI	2	108.3	
31	34	MI	TILE		KI	CL	2	108.3	
32	35	SA	"		LI	CL	2	108.3	
33	36	C/SA	PLASTER	FR	BE	WA	2	108.3	
*34	37	LE			KI	CL	2	108.3	
*35	38	IL	WIREING	FR	BE	CL	2	113	
*36	39		CROSS- CONNECTION SD/IN		BA	Tub	2	111.1	

City of Portland

INSPECTION SERVICES DIVISION

Housing Inspection

DWELLING UNIT SCHEDULE

1) INSP. DATE

2) INSP. *Adelphi*

3) FORM NO.

1 30 84

4) TENANT'S NAME

5) Flr #

6) Location

7) Rmg. 'ip

8) #Rms

9) #Peo.

10) #All'd.

11) Sit

Carlin Stone

3

LE

DU

6

6

3

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

235. 100. GSH LG YES LG P P P

37

40

BO/OA

SASH

OA

DU

WI

2

108.3

38

41

SA/MI

PLASTER

OA

DU

CL

2

108.2

39

42

PE

PAINT

BE

BE

CL

2

108.2

40

43

BR

GLASS

KA

WI

2

108.3

*41

44

IL

WIRING

LI

CL

2

113

*42

45

IL

"

BE

BE

WF

2

113

*43

46

IN

LIGHT-FIXTURE

BE

BE

CL

2

113

*44

47

LE

KI

CL

2

108.2

*45

48

CR

TANK-COVER

BA

TOILET

2

111.1

46

49

MI

FLOOR-COVERING

KI

FL

2

108.2

SD/OK

City of Portland

INSPECTION SERVICES DIVISION

Housing Inspection

DWELLING UNIT SCHEDULE

2) INSP. *Adelato*

3) FORM NO.

1) INSP. DATE

1 30 84

5) Flr #

2

6) Location

R1

7) Rng. Tp

DU

8) #Rms

5

9) #Peo.

4

10) #All'd.

3

11) Slip

3

4) TENANT'S NAME

Edwin Perry

12) Child Under 10

13) Child 1-6

14)

15) Rent

235.

16) Rent Code

MO.

17) Furn.

18) Heat

OFF

19) Hot Water

OFF

20) Dual Egress

YES

21) Ck'ng

LG

22) Lav

P

23) Bath

P

24) Flus

P

Viol No	Remedy	Cond.	Violation	Location	Room Type	Area Type	Resp Party	Code Sect Violated	Violation Rem. - Date
49	52	SA/MI	PLASTER	0A	DU	CL	2	108.2	
50	53	DA/LO	SASH	0A	DU	WI	2	108.3	
51	54	LE	FAUCETS		KI	SI	2	111.1	
*52	55	LE			KI	CL	2	108.2	
*53	56	FRUIT	WIRING		KI	CL	2	113	
*54	57	"	"		LI	CL	2	113	
*55	58	MI	LIGHT-SWITCH-COVER		LI	WA	2	113	
56	59	DA	LOCK-SET		LI	DO	2	108.3	
			SD/OK						

City of Portland

INSPECTION SERVICES DIVISION

Housing Inspection

DWELLING UNIT SCHEDULE

1) INSP. DATE

2) INSP. *Adapt*

3) FORM NO

1 30 84

4) TENANT'S NAME

5) Flr # 3

6) Location B1

7) Rmg. Tp DU

8) #Rms 5

9) #Peo 3

10) #All'd

11) Slp 2

12) Child Under 10

13) Child 1-6

14) 15) Rent 235

16) Rent Code MO

17) Furn.

18) Heat OFF

19) Hot Water OFF

20) Dual Egress YES

21) Ck'ng LG

22) Lav C

23) Bath P

24) Flus P

Viol No	Remedy	Cond.	Violation	Location	Room Type	Area Type	Resp Party	Code Sect Violated	Violation Rem. - Date
57	60	SA/MI	PLASTER	OA	DU	CL	2	108.2	
58	61	LO/OA	SASH	OA	DU	WI	2	108.3	
*59	62	IN	LIGHT-FIXTURE		DI	CL	2	113	
*60	63	IN	"	BE	BE	CL	2	113	
*61	64	IN	"	MI	BE	CL	2	113	
*62	65	IN	FLUSH-MECHANISM		BA	TOILET	2	111.1	
63	66	LE			LI	CL	2	108.2	
64	67	MI	LOCK-SET		DI	DO	2	108.3	
			<u>IN/SD</u>						

NOTICE OF HOUSING CONDITIONS

City of Portland
 Department of Neighborhood Conservation
 Housing Inspections Division
 Tel. 775-5451 - Ext. 358 - 448
 Carlo A. & Antonio J. Bruni
 419 Ocean Street
 South Portland, Maine 04106

*Transferred
 to New
 Owner*

DU 6
 Ch.-Bl.-Lot: 12-I-4
 Location: 46-50 Greenleaf Street
 Project: NCP-East End
 Issued: June 1, 1978
 Expired: Sept. 1, 1978

Dear Mr. & Mrs. Bruni:

An examination was made of the premises at 46-50 Greenleaf Street, Portland, Maine, by Housing Inspector Wing. 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 Sept. 1, 1978. You may contact this office to arrange a satisfactory repair schedule if you are unable to make such repairs within the specified time. We will assume the repairs to be in progress if we do not hear from you within ten days from this date and, on reinspection within the time set forth above, will anticipate that the premises have been brought into compliance with Code Standards. Please contact this office if you have any questions regarding this Notice.

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

Very truly yours,

Joseph E. Gray, Jr. Director
 Neighborhood Conservation

Inspector Marland Ading
 H. Wing

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

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

	Section(s)
1. LEFT FRONT EXTERIOR FOUNDATION- replace missing mortar.	3a
2. RIGHT FRONT EXTERIOR FOUNDATION - replace missing mortar.	3a
3. OVERALL TRIM - remove peeling paint and make the exterior trim weathertight and watertight by painting or any other suitable means.	3a
* 4. FRONT PORCH STAIRS - replace rotted treads.	3d
5. FRONT PORCH STAIRS - replace rotted risers.	3d
* 6. FRONT PORCH - replace missing hand rail.	3d
7. FRONT PORCH STAIRS - replace missing lattice.	3d
8. REAR PORCH - repair loose trim.	3a
9. LEFT REAR WALL - replace missing clapboard.	3a
10. OVERALL HALL WALL- FIRST, SECOND & THIRD FLOORS- remove peeling paint.	3b
11. SECOND & THIRD FLOOR - RIGHT REAR HALL WINDOWS - replace missing counter balance cords allowing window sash to remain elevated when opened.	3c
* 12. CELLAR STAIRS - replace missing handrail.	3d
* 13. CELLAR CEILING- replace illegal wasteline connection.	6d
* 14. REAR CELLAR FURNACE - replace missing thermal switch cover.	9c
* 15. FRONT CELLAR FURNACE - replace missing switch cover.	9c

continued
 vw

- ~~16. RIGHT REAR EXTERIOR DOOR - replace missing glass. 3c~~
~~17. FIRST, SECOND & THIRD FLOOR - REAR HALL - remove peeling paint. 3b~~
18. SECOND FLOOR REAR HALL - replace missing counter balance cord allowing window sash to remain elevated when opened. 3c
* 19. LEFT CELLAR STAIRS - replace broken stair tread. 3d
* 20. LEFT CELLAR CEILING - repair loose light fixture. 8c
* 21. RIGHT CELLAR CEILING - remove illegal light fixture. 8c
* 22. THIRD FLOOR - RIGHT FRONT HALL - replace loose light fixture. 8c
* 23. LEFT MIDDLE CELLAR CEILING - remove illegal extension cord. 8c

SECOND FLOOR LEFT

24. FRONT BEDROOM CEILING - remove peeling paint. 3b
25. FRONT BEDROOM WINDOW - repair loose glass by replacing points and/or reglazing. 3c
26. FRONT BEDROOM CEILING - repair loose plaster. 3b

At the time of the survey, we were unable to gain access to the Third Floor Left and the Third Floor Right 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.

FIRST FLOOR LEFT

- * 27. FRONT BEDROOM CEILING - repair loose light fixture. 8e

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

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



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

October 22, 1984

Mr. Richard Harris
35 Penrith Road
Portland, Maine 04102

Re: 46-48 Greenleaf St. 12-I-4 EE

Dear Mr. Harris:

As owner or agent of the property located at 46-48 Greenleaf Street,
Portland, Maine, you are hereby notified that as the result of a recent (inspection &
~~code~~), the 1,2,3 Fl./Le. & 1,2,3, Fl. Ri. (~~are~~) hereby declared unfit for
human occupancy.

You must take immediate steps to vacate the 1 & 3 Floor/Right (48 Greenleaf St.)
All other units vacated.

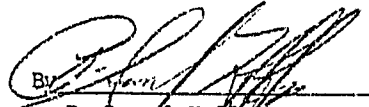
and (it or they) is/are to be kept vacant so long as the following conditions continue
to exist thereon. You are ordered to commence legal eviction proceedings no later than
October 31, 1984.

Article V - 120 - The property is damaged, decayed, deteriorated, insanitary
and unsafe (or vermin infested) in such a manner as to
create a serious hazard to the health, safety and general
welfare of the occupants or the public.

Therefore, you will not occupy, permit anyone to occupy, or rent the above mentioned
without the written consent of the Health Officer or his agent, certifying that the
conditions have been corrected.

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 - A. Addato (7)

jmr



CITY OF PORTLAND

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

October 22, 1984

Mr. Richard Harris
35 Penrith Road
Portland, Maine 04102

Re: 46-48 Greenleaf St. EE

Dear Mr. Harris:

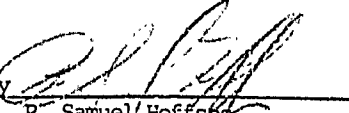
As owner or agent of the above referred property, you are hereby notified that as a result of it's opened condition, the structure poses a serious threat to the public health and safety.

You are hereby ordered to make the structure secure by boarding up all doors, windows, and other openings on all vertical walls of the structure so that no danger to life or property, or fire hazard shall exist. You must also remove all debris, if any, from the yard surrounding the structure.

Pursuant to State Statute 17, MRSA Section 2856, the City has the right, and may exercise that right, to secure the structure and to recover from you the expense in so doing if you have not complied with this order on or before

If you have any questions regarding this action, you may contact this office by calling 775-5451, Ext. 311 or 318.

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

By 
P. Samuel Hoffses,
Chief of Inspection Services


Code Enforcement Officer - A. Addato (7)

jmr



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

October 22, 1984

Ms. Jacqueline Day
48 Greenleaf Street
Portland, Maine 04101

Re: 48 Greenleaf St., 1st. Fl. 12-I-4 EE

Dear Ms. Day:

A recent inspection by Code Enforcement Officer Arthur Addato of the 1st. Fl. Ri. Apartment you are now occupying found that it does not meet the requirements of Article V (Housing Code) of the City of Portland Municipal Code and is hereby declared unfit for human habitation.

The owner/agent, Richard Harris has been notified of the above mentioned conditions and has been directed to take immediate steps to vacate the apartment.

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

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

[Signature]
Code Enforcement Officer - A. Addato (7)

jmr



CITY OF PORTLAND

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

February 7, 1985

Mr. Richard Harris
35 Penrith Rd
Portland, Me 04102

Re: 48 Greenleaf St., First Floor Right

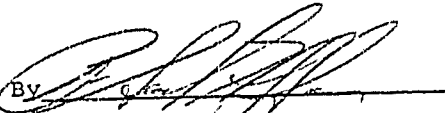
Dear Mr. Harris:

This is to inform you, as owner or agent of the property located at 48 Greenleaf St, Portland, Maine, that we have released the apartment or property from posting. First Floor Right

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

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

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

By 

P. Samuel Hoffses,
Chief of Inspection Services


Arthur Addato (Code Enforcement Officer - 7)



CITY OF PORTLAND

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

April 10, 1986

Mr. Richard Harris
25 Jackson Street
Portland, ME 04103

Re: 46-48 Greenleaf St. 12-I-4 EE
First Floor Left

Dear Mr. Harris:

This is to inform you, as owner or agent of the property located at 46-48 Greenleaf Street, Portland, Maine, that we have released the (apartment(s) or property from posting.

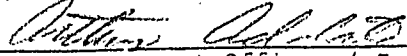
Therefore, you may rent the (apartment or structure) to others or occupy it yourself.

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

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

By


P. Samuel Hoffses,
Chief of Inspection Services


Code Enforcement Officer (7)

Arthur Addato

jmr

CERTIFICATE
OF
COMPLIANCE

DATE: May 28, 1986

DU: 6

CITY OF PORTLAND

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

Mr. Richard Harris
25 Jackson Street
Portland, Maine 04103

Re: Premises located at 46-48 Greenleaf St. 12-I-4 EE

Dear Mr. Harris:

A re-inspection of the premises noted above was made on May 28, 1986
by Code Enforcement Officer Arthur Addato.

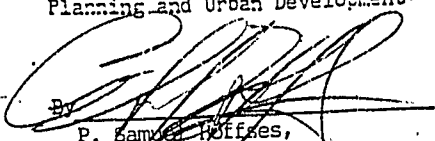
This is to certify that you have complied with our request to correct the violation of
the Municipal Codes relating to housing conditions as described in our "Notice of Housing
Conditions" dated February 10, 1984.

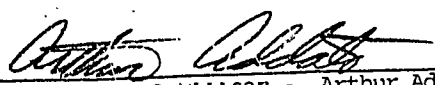
Thank you for your cooperation and your efforts to help us maintain decent, safe and
sanitary housing for all Portland residents.

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 May 1991.

Sincerely yours,

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


P. Samuel Hoffes,
Chief of Inspection Services


Code Enforcement Officer - Arthur Addato (7)

jar

COC
OK
5-28-8
A. Addato

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

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

Mr. Richard Harris 772-2303
25 Jackson Street
Portland, Maine 04103

DU 6

CH. 12 BLK. I LOT 4

LOCATION: 46-~~50~~⁴⁸ Greenleaf St.

PROJECT: NCP-EE
ISSUED: February 10, 1984
EXPIRES: April 10, 1984

Dear Mr. Harris:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 46-~~50~~⁴⁸ Greenleaf Street by Code Enforcement Officer Arthur Addato. 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 April 10, 1984. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within ten (10) days from this date, we will assume the repairs to be in progress and, on re-inspection within the time set forth above, will anticipate that the premises have been brought into compliance with the Housing Code Standards.

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

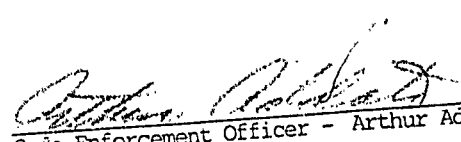
Please contact this office if you have any questions regarding this order.

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

Very truly yours,

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

By: _____
Lyle D. Noyes
Inspection Services Division


Code Enforcement Officer - Arthur Addato (7)

Attachments

jmr

67 Tot.
21 Com
46 Reman

HOUSING INSPECTION REPORT

LOCATION: 46-50 Greenleaf St. 12-I-4 EE

OWNER: Richard Harris

CODE ENFORCEMENT OFFICER: Arthur Addato (7)

HOUSING CONDITIONS DATED: Feb. 10, 1984 , EXPIRES: Apr. 10, 1984

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. FIRST, SECOND & THIRD FLOOR RIGHT FRONT & LEFT FRONT HALL - ceiling - sagging and missing plaster. 108-2~~
 - ~~2. FIRST, SECOND & THIRD RIGHT REAR & LEFT REAR HALL - ceiling - sagging and missing plaster. 108-2~~
 - ~~3. FIRST FLOOR REAR HALL - wall - missing light switch. 113~~
 - ~~4. SECOND FLOOR REAR HALL - ceiling - frayed wiring. 113~~
 - ~~5. THIRD FLOOR REAR HALL - ceiling - illegal wiring. 108-2~~
 - ~~6. SECOND FLOOR REAR HALL - window - missing and damaged sash. 108-2~~
 - ~~7. THIRD FLOOR REAR HALL - ceiling - leaking. 108-2~~
 - ~~8. OVERALL CELLAR - foundation - missing mortar and brick. 113~~
 - ~~9. MIDDLE CELLAR - furnace - missing thermo cut-off. 113~~
 - ~~10. REAR CELLAR - stairs - missing emergency switch. 108-2~~
 - ~~11. OVERALL CELLAR - damaged supports. 109-4~~
 - ~~12. OVERALL CELLAR - floor - litter and debris. 108-5~~
 - ~~13. CELLAR - chimney - missing mortar. 108-5~~
 - ~~14. MIDDLE EXTERIOR - chimney - missing mortar. 108-4~~
 - ~~15. MIDDLE CELLAR - stairs - damaged treads, risers and handrail. 108-2~~
 - ~~16. OVERALL EXTERIOR - wall - worn and missing siding. 108-1~~
 - ~~17. OVERALL EXTERIOR - trim - peeling paint. 108-4~~
 - ~~18. FRONT & REAR EXTERIOR - porch - buckled and damaged treads, risers, stringers, decking and handrail. 108-3~~
 - ~~19. FRONT & REAR EXTERIOR - porch - damaged doors. 113~~
 - ~~20. THIRD FLOOR REAR HALL - ceiling - inoperative light fixture. 113~~
 - ~~21. SECOND FLOOR REAR HALL - ceiling - illegal wiring. 113~~
 - ~~22. SECOND FLOOR REAR HALL - ceiling - inoperative light fixture. 113~~
 - ~~23. FIRST FLOOR REAR HALL - ceiling - inoperative light fixture. 108-4~~
 - ~~24. FIRST, SECOND & THIRD FLOOR REAR HALL - stairs - damaged treads. 114-2~~
 - ~~25. RIGHT MIDDLE CELLAR - furnace - inoperative. 108-2~~
- FIRST FLOOR LEFT
- ~~26. OVERALL DWELLING UNIT - ceiling - sagging and missing plaster. 108-3~~
 - ~~27. OVERALL DWELLING UNIT - window - loose and damaged sash. 113~~
 - ~~28. REAR BEDROOM - ceiling - inoperative light fixture. 111-1~~
 - ~~29. KITCHEN - sink - inoperative drain. 108-2~~
 - ~~30. BATHROOM - floor - missing floor boards. 108-3~~
 - ~~31. KITCHEN & LIVING ROOM - door - missing lock set. 108-7~~
 - ~~32. INOPERATIVE SMOKE DETECTOR. 108-5~~
- SECOND FLOOR LEFT
- ~~33. OVERALL DWELLING UNIT - ceiling - sagging and missing plaster. 108-5~~
 - ~~34. OVERALL DWELLING UNIT - window - loose and damaged sash. 108-5~~
 - ~~35. KITCHEN - ceiling - missing tile. 108-5~~
 - ~~36. LIVING ROOM - ceiling - sagging tile. 108-5~~

CONTINUED:

HOUSING INSPECTION REPORT

OWNER: Richard Harris

LOCATION: 46-50 Greenleaf St. 12-1-4 EE

CODE ENFORCEMENT OFFICER: Arthur Addato (7)

HOUSING CONDITIONS DATED: Feb. 10, 1984 , EXPIRES: Apr. 10, 1984

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)

SECOND FLOOR LEFT CONTINUED:

4/2 36. FRONT BEDROOM wall cracked and sagging plaster. 108-3
 c/c *37. KITCHEN ceiling leaking. 108-3
 c/c *38. FRONT BEDROOM ceiling illegal wiring. 113
 c/c *39. BATHROOM - tub - cross connection. 111-1
~~SMOKE DETECTOR - inoperative.~~

THIRD FLOOR LEFT

c/c 40. OVERALL DWELLING UNIT - windows - loose and damaged sash. 108-3
 4/2 41. OVERALL DWELLING UNIT - ceiling - sagging and missing plaster. 108-2
 4/2 42. REAR BEDROOM ceiling peeling paint. 108-2
 c/c 43. LIVING ROOM & KITCHEN window broken glass. 108-3
 c/c *44. LIVING ROOM ceiling illegal wiring. 113
 c/c *45. REAR BEDROOM wall illegal wiring. 113
 c/c 46. REAR BEDROOM ceiling inoperative light fixture. 113
 c/c *47. KITCHEN ceiling leaking. 108-2
 4/2 *48. BATHROOM toilet cracked tank cover. 111-1
 4/2 49. KITCHEN floor missing floor covering. 108-2

FIRST FLOOR RIGHT

c/c 50. MIDDLE CELLAR furnace inoperative. CSH 114-2
 51. OVERALL DWELLING UNIT - window - loose sash. 108-3
~~SMOKE DETECTOR - inoperative.~~

SECOND FLOOR RIGHT

52. OVERALL DWELLING UNIT ceiling sagging and missing plaster. 108-2
 53. OVERALL DWELLING UNIT windows damaged and loose sashes. 108-3
 54. KITCHEN sink leaking faucets. 111-1
 55. KITCHEN ceiling leaking. 108-2
 56. KITCHEN ceiling faulty wiring. 113
 *57. LIVING ROOM ceiling faulty wiring. 113
 *58. LIVING ROOM wall missing light switch cover. 113
 59. LIVING ROOM door damaged lock set. 108-3

THIRD FLOOR RIGHT

60. OVERALL DWELLING UNIT ceiling sagging and missing plaster. 108-2
 61. OVERALL DWELLING UNIT windows loose and damaged sash. 108-3
 c/c *62. DINING ROOM ceiling inoperative light fixture. 113
 c/c *63. REAR BEDROOM ceiling inoperative light fixture. 113
 c/c *64. MIDDLE BEDROOM ceiling inoperative light fixture. 113
 c/c *65. BATHROOM toilet inoperative flush mechanism. 111-1
 66. LIVING ROOM ceiling leaking. 108-2
 67. DINING ROOM door missing lock set. 108-3
 4/2 ~~SMOKE DETECTOR - inoperative.~~

*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.

REINSPECTION RECOMMENDATIONS

INSPECTOR Adelstein

LOCATION 46-50 Broadway St.
 PROJECT 210 F.F.
 OWNER Richard Harris

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
<u>2-10-84</u>	<u>4-10-84</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"	<input checked="" type="checkbox"/>	"POSTING RELEASE"
<u>4-6-84</u> <u>QA</u>	SATISFACTORY Rehabilitation in Progress Time Extended To: <u>OTX - 5/10/80 - 30da.</u>		
	Time Extended To:		
	Time Extended To:		
	UNSATISFACTORY Progress Send "HEARING NOTICE"		"FINAL NOTICE"
<u>10-22-84</u> <u>QA</u>	NOTICE TO VACATE <input checked="" type="checkbox"/> POST Entire <input checked="" type="checkbox"/> POST Dwelling Units <input checked="" type="checkbox"/>		
<u>9-7-84</u> <u>QA</u>	UNSATISFACTORY Progress "LEGAL ACTION" To Be Taken		

- INSPECTOR'S REMARKS: BE/CO-CT. General restoration in progress
OTX 30 to 5-10-84 for a more productive re-occup.
- 6-4-84 QA BE/CO/CT - SB (LA)
 - 6-14-84 QA Recl. subpoena to appear in court.
 - 6-18-84 QA BE/CO - 2 units
 - 7-9-84 QA BE/CO - SP - (LA)
 - 8-7-84 QA BE/PT'S - CD/SP - Owner going for total vacancy as he may renovate.
 - 9-6-84 QA BE - O - NA
 - 9-7-84 QA BE - CM - All units vacant with one apt. Post entire building.
 - 10-5-84 QA BE/AB (LA)
 - 10-22-84 QA INSTRUCTIONS TO INSPECTOR: Post - entire
 - 12-3-84 QA BE/AB (LA)
 - 1-8-85 QA BE/AB (LA)
 - 2-6-85 QA BE/AB (LA) PR/IFL/R
 - 3-4-85 QA BE/AB (LA)
 - 4-10-85 QA BE/AB (LA) Secured
 - 5-8-85 QA BE/AB (LA) "
 - 6-10-85 QA " " "
 - 7-9-85 QA BE/AB (LA)

9-9-85 - Loan out. Owner to work on
own funds. Very little to no progress.
10-7-85 - W/P) ext. and interior.
11-5-85 - " " " "
12-10-85 - " " " "
1-10-86 RE/NOE - SP
2-10-86 " / " - " " "
3-11-86 - " / " - SP " "
3-14-86 PR - ~~4~~ - 2, 3 FL. - LE
4-2-86 PR - 1 FL / ~~PR~~ LE
5-4-86 - SP - 48 (RI)
5-28-86 - Compects. C O C



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

October 22, 1984

OK
5-28-84

Mr. Richard Harris
35 Penrith Road
Portland, Maine 04102

Re: 46-48 Greenleaf St. 12-I-4 EE

Dear Mr. Harris:

As owner or agent of the property located at 46-48 Greenleaf Street, Portland, Maine, you are hereby notified that as the result of a recent (inspection ~~xxx~~), the 1,2,3 Fl./Le. & 1,2,3, FL. Ri. (~~xxx~~ are) hereby declared unfit for human occupancy.

You must take immediate steps to vacate the 1 & 3 Floor/Right (48 Greenleaf St.)
All other units vacated.

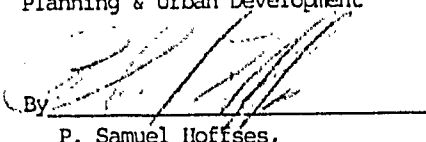
and (it or they) is/are to be kept vacant so long as the following conditions continue to exist thereon. You are ordered to commence legal eviction proceedings no later than October 31, 1984.

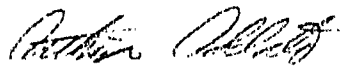
- Article V - 120 - The property is damaged, decayed, deteriorated, insanitary and unsafe (or vermin infested) in such a manner as to create a serious hazard to the health, safety and general welfare of the occupants or the public.

Therefore, you will not occupy, permit anyone to occupy, or rent the above mentioned without the written consent of the Health Officer or his agent, certifying that the conditions have been corrected.

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

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

By 
P. Samuel Hoffses,
Chief of Inspection Services



Code Enforcement Officer - A. Addato (7)

jmr



CITY OF PORTLAND

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

October 22, 1984

Mr. Richard Harris
35 Penrith Road
Portland, Maine 04102

Re: 46-48 Greenleaf St. EE

Dear Mr. Harris:

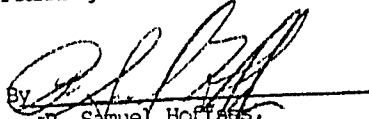
As owner or agent of the above referred property, you are hereby notified that as a result of it's opened condition, the structure poses a serious threat to the public health and safety.


You are hereby ordered to make the structure secure by boarding up all doors, windows, and other openings on all vertical walls of the structure so that no danger to life or property, or fire hazard shall exist. You must also remove all debris, if any, from the yard surrounding the structure.

Pursuant to State Statute 17, MRSA Section 2856, the City has the right, and may exercise that right, to secure the structure and to recover from you the expense in so doing if you have not complied with this order on or before

If you have any questions regarding this action, you may contact this office by calling 775-5451, Ext. 311 or 318.

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

By 
P. Samuel Hoffers,
Chief of Inspection Services


Code Enforcement Officer - A. Addato (7)

jmr



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

October 22, 1984

Ms. Helen Young
48 Greenleaf Street
3rd. Floor
Portland, Maine 04101

Re: 48 Greenleaf St., 3rd. Fl. 12-I-4 EE

Dear Ms. Young:

A recent inspection by Code Enforcement Officer Arthur Addato of the 3rd. Fl. Apartment you are now occupying found that it does not meet the requirements of Article V (Housing Code) of the City of Portland Municipal Code and is hereby declared unfit for human habitation.

The owner/agent, Richard Harris has been notified of the above mentioned conditions and has been directed to take immediate steps to vacate the apartment.

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

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

[Signature]
Code Enforcement Officer - A. Addato (7)

jmr



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

October 22, 1984

Ms. Jacqueline Day
48 Greenleaf Street
Portland, Maine 04101

Re: 48 Greenleaf St., 1st. Fl. 12-I-4 EE

Dear Ms. Day:

A recent inspection by Code Enforcement Officer Arthur Addato of the 1st. Fl. Ri. Apartment you are now occupying found that it does not meet the requirements of Article V (Housing Code) of the City of Portland Municipal Code and is hereby declared unfit for human habitation.

The owner/agent, Richard Harris has been notified of the above mentioned conditions and has been directed to take immediate steps to vacate the apartment.

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

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

[Signature]
Code Enforcement Officer - A. Addato (7)

jmr