

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

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

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

DU 3

Ch. 12 Blk. I Lot 2
Location: 52 Greenleaf St.

Project: MCP-EE
Issued: March 3, 1983
Expires: June 3, 1983

Dear Mr. Bruni:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 52 Greenleaf St., Portland, Me. by Code Enforcement Officer

_____. Violations of Chapter 307 of the Municipal Codes (Minimum Standards for Housing) were found as described in detail on the attached "Housing Inspection Report".

In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects on or before June 3, 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. Noyes
Lyle D. Noyes,
Inspection Services Division

Arthur Addato
Code Enforcement Officer - Arthur Addato (7)

Attachments:

jmr

HOUSING INSPECTION REPORT

OWNER: Mr. Antonio J. Bruni

CODE ENFORCEMENT OFFICER - A. Addato (7)

52 Greenleaf Street, Portland, Maine 12-I-2 EE Notice of Housing Conditions
DATED: March 3, 1983 EXPIRES: June 3, 1983

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

	SEC. (S)
1. MIDDLE CELLAR - chimney - missing mortar and brick.	3-e
2. MIDDLE EXTERIOR - chimney - missing mortar and brick.	3-e
3. OVERALL EXTERIOR - wall and trim - peeling paint.	3-a
* 4. SECOND FLOOR FRONT HALL - floor - deteriorated.	4-b
* 5. SECOND FLOOR REAR HALL - ceiling - damaged light fixture.	8-e
* 6. FIRST FLOOR REAR HALL - ceiling - missing plaster.	3-b
7. FIRST, SECOND & THIRD FLOOR REAR HALL - floor - rubbish.	4-d
* 8. MIDDLE CELLAR - furnace - leaking hot water supply line.	6-c
* 9. MIDDLE CELLAR - furnace - exposed oil line.	9-c
* 10. MIDDLE CELLAR - furnace - leaking oil.	9-c
* 11. MIDDLE CELLAR - furnace - faulty and damaged.	9-c
<u>FIRST FLOOR OVERALL</u>	
* 12. LIVING ROOM & FRONT BEDROOM - walls - damaged duplex outlets.	8-e
<u>SECOND FLOOR OVERALL</u>	
* 13. KITCHEN - ceiling - damaged light fixture.	8-e
* 14. BATHROOM - tub - leaking drain.	6-d
* 15. RIGHT REAR BEDROOM - wall - missing duplex outlet cover.	8-e
* 16. KITCHEN - wall - missing plaster.	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.

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

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

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

DU 3

Ch. 12 Blk. I Lot 2
Location: 52 Greenleaf St.

Project: NCP-EE
Issued: March 3, 1983
Expires: June 3, 1983

Dear Mr. Bruni:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 52 Greenleaf St., Portland, Me. by Code Enforcement Officer

_____. Violations of Chapter 307 of the Municipal Codes (Minimum Standards for Housing) were found as described in detail on the attached "Housing Inspection Report".

In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects on or before June 3, 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. Moyes
Lyle D. Moyes,
Inspection Services Division

Arthur Addato
Code Enforcement Officer - Arthur Addato (7)

Attachments:

jmr

HOUSING INSPECTION REPORT

OWNER: Mr. Antonio J. Bruni

CODE ENFORCEMENT OFFICER - A. Addato (7)

52 Greenleaf Street, Portland, Maine 12-I-2 EE Notice of Housing Conditions
DATED: March 3, 1983 EXPIRES: June 3, 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. MIDDLE CELLAR - chimney - missing mortar and brick.	3-e
2. MIDDLE EXTERIOR - chimney - missing mortar and brick.	3-e
3. OVERALL EXTERIOR - wall and trim - peeling paint.	3-a
* 4. SECOND FLOOR FRONT HALL - floor - deteriorated.	4-b
* 5. SECOND FLOOR REAR HALL - ceiling - damaged light fixture.	8-e
6. FIRST FLOOR REAR HALL - ceiling - missing plaster.	3-b
7. FIRST, SECOND & THIRD FLOOR REAR HALL - floor - rubbish.	4-d
* 8. MIDDLE CELLAR - furnace - leaking hot water supply line.	6-c
* 9. MIDDLE CELLAR - furnace - exposed oil line.	9-c
*10. MIDDLE CELLAR - furnace - leaking oil.	9-c
*11. MIDDLE CELLAR - furnace - faulty and damaged.	9-c
<u>FIRST FLOOR OVERALL</u>	
*12. LIVING ROOM & FRONT BEDROOM - walls - damaged duplex outlets.	8-e
<u>SECOND FLOOR OVERALL</u>	
*13. KITCHEN - ceiling - damaged light fixture.	8-e
*14. BATHROOM - tub - leaking drain.	6-d
*15. RIGHT REAR BEDROOM - wall - missing duplex outlet cover.	8-e
*16. KITCHEN - wall - missing plaster.	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.

City of Portland

Housing Inspection Division

STRUCTURE INSPECTION SCHEDULE

1) Insp. Name Roberts

2) Insp. Date	3) Insp. Type	4) Proj. Code	5) Assr's: Chart	6) Bl.	7) Lot	8) Census: Tract	9) Bldg.	10) Insp.	11) Form No.
3-2-83	NCP	PE	12	E	2				
12) House No.	13) Sec. H. No.	14) Suff.	15) Direct	16) Street Name				17) St. Design.	
52				GREENLEAF				ST.	
18) Owner or Agent: ANTONIO J. BRUNI				19) Status				20) bldg's Rat.	
21) Address: 419 OCEAN ST.				700				03	
22) City and State: SO-PORTLAND MAINE				Zip Code:					
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) Sect. es	31) Const. Mat	32) O. Bs
3	3					DE	3	WO	
33) C.H.	34) Photo	35) Zoned For	36) Actual Land Use	37) D.D.	38) Lks. Ad. Btm Fac	39) Disp	40) Closing Date		

Viol. No.	Remedy	Cond.	Violation Description	F1 No.	Room Type	A. ez Type	Resp. Party	Code Sect. Viol.	Viol. Rem. Date
1		MI	MORTAR - BRICK		MICE	CH	2	3E	
2		MI	" "		MI EXT	CH	2	3E	
3		PE	PAINT		OR	"	2	3A	
* 4		DE			2 FL FR	HA FL	2	4B	
* 5		DA	LIGHT - FIXTURE		2.2 RE	HA CL	2	8E	
6		MI	PLASTER		1 FL RE	HA CL	2	3B	
7		RU			2.3 RE	HA FL	2	4D	
* 8		LE	HOT-WATER-SUPPLY-LINE		MI CE	FU	2	9C	
* 9		EXP.	OIL - LINE		MI CE	FU	2	9C	
* 10		LE	OIL		MI CE	FU	2	9C	
* 11		FAULTY	HEATER DAM.		MI CE	FU	2	9C	

City of Portland

Housing Inspection Division

DWELLING UNIT SCHEDULE

1) INSP. Date

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

3 2 8 3

4) TENANT'S NAME

5) Fir. # 6) Location 7) Rmg. Tp. 8) #Rms. 9) #Peo. 10) #A'l'l'd 11) Slp. Rms.

Richard Bush 1 *OA DU* 5 3 2

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

200. MD. OFF ELECT. YES ELECT. P P P

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

*12 DA DUPLEX - OUTLET'S L1/FR/BE WA 2 8E

City of Portland

Housing Inspection Division

DWELLING UNIT SCHEDULE

1) INSP. Date

3 2 8 3

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

4) TENANT'S NAME

Delicia Lyons

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

2 OA DU 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) Flush

200 - MO. GSH LG YES LG 8 8 8

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

*13 DA LIGHT-FIXTURE KI CL 2 8E

*14 LE DRAIN BA Tub 2 6d

*15 MI ^{DUPLEX} OUTLET-COVER RIR BE WA 2 8E

*16 MI PLASTER KI WA 2 3b

City of Portland

Housing Inspection Division

DWELLING UNIT SCHEDULE

1) INSP. Date

3 2 8 3

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

4) TENANT'S NAME

Beverly Barber

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

12) Child Under 10 13) Child 1-6 14) Child 7-12 15) Rent 16) Rent Code 17) Furn. 18) Heat 19) Hot Water 20) Dual Egress 21) Ck'ng 22) Lav. 23) Bath 24) Flush

175. Mo. OFF LG YES LG P P P

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

STANDARD.

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

NOTICE OF HEARING

DATE: November 5, 1981

*VOID -
Superseded
by new 1st
3-2-83*

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

Re: Premises located at 52 Greenleaf Street, Portland, Maine EE 12-J-2

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 December 2, 1977.

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]*
Lyle D. Noyes
Inspection Services Division

Requested by *[Signature]*
Code Enforcement Officer - Addato (7)

Enclosure

JMF

HOUSING INSPECTION REPORT

OWNER: Antonio J. Bruni

CODE ENFORCEMENT OFFICER - Addato

52 Greenleaf Street, Portland, Maine -12-I-2 EE NOHC - 12-2-77

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

- | | |
|---|----------|
| 2. OVERALL EXTERIOR WALLS - peeling paint. | SEC. (S) |
| 3. EXTERIOR CHIMNEY - missing mortar and bricks.. | 3-a |
| 4. SECOND FLOOR FRONT HALL - windows - loose glass. | 3-c |
| 6. CELLAR WAY - walls - missing wall plaster. | 3-d |

SECOND FLOOR

- | | |
|---|-----|
| 19. LIVING ROOM - ceiling - cracked, missing and loose plaster. | 3-b |
|---|-----|

12/22/78

DA/PI/CL - KI - BR - LI - FR/BE
CU Sub cell

October 26, 1978

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

Dear Mr. Bruni Re: 52 Greenleaf Street, Portland, Maine NCP-East Ind 12-I-2

As owner or agent of the above referred property, you were notified on December 2, 1977 to correct certain substandard conditions in violation of Chapter 307 of the City of Portland Municipal Code "Minimum Standards for Housing". Several reinspections have been made and we find that you have not complied with our request.

A final reinspection was made on October 25, 1978 by Housing Inspector Addato and, as a result, you are hereby ordered to correct the violations listed below on or before November 26, 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

Inspector A. Addato
A. Addato

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

EXISTING VIOLATIONS OF CHAPTER 307 OF THE CITY OF PORTLAND MUNICIPAL CODE	SECTION (S)
10/27. 1. EXTERIOR WALLS - OVERALL - replace missing mortar.	3a
2. OVERALL EXTERIOR WALLS - make the exterior walls of the structure weathertight and watertight by painting or any other suitable means.	3a
3. EXTERIOR CHIMNEY - replace missing mortar and bricks.	3c
4. SECOND FLOOR FRONT HALL - WINDOWS - secure loose glass by replacing points and/or reglazing.	3c
10/5. 5. CELLAR WINDOWS - overall - replace missing and broken glass and frames.	3c
6. CELLAR WAY - WALLS - replace missing wall plaster.	3d
12/27. 7. CELLAR - enclose exposed oil line on cellar floor.	9c
10/5. 8. FIRST & THIRD FLOOR - FRONT HALLS - remove excessive debris and properly dispose of it.	4b

continued
vv

OTX 8/14/78
9/14/78

June 20, 1978

Mr. Antonio Bruni
122 Washington Avenue
Portland, Maine 04101

Antonio J. Bruni
419 Ocean St.
N. Portland, Me. 04106

Dear Mr. Bruni:

Re: 32 Greenleaf Street, Portland, Maine NCP-EE 12-I-2

As owner or agent of the above referred property, you were notified on December 2, 1977, to correct certain substandard conditions in violation of Chapter 307 of the City of Portland Municipal Code "Minimum Standards for Housing". Several reinspections have been made and we find that you have not complied with our request.

A final reinspection was made on June 15, 1978, by Housing Inspector Addato and, as a result, you are hereby ordered to correct the violations listed below on or before July 20, 1978.

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

✓ RE = 7/14/78 ✓ RE 9/21/78 aa
FE = 1-FL 7/14/78 ✓ RE 10/25/78 aa
WR 8/24/78 aa
OR 8/31/78 aa

Inspector

A. Addato
A. Addato

Sincerely yours,

Joseph E. Gray, Jr. Director
Neighborhood Conservation

By

Lyle H. Royes
Lyle H. Royes
Chief of Housing Inspections

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

- 1. ✓ EXTERIOR WALLS - overall - replace missing mortar. 3-a
- 2. ✓ EXTERIOR WALLS - overall - make the exterior walls of the structure weathertight and watertight by painting or any other suitable means. 3-a
- 10/25 3. ~~FIRST FLOOR FRONT PORCH - steps - replace broken treads. 3-d~~
- 10/25 4. ~~SECOND FLOOR REAR PORCH - replace rotted decking. 3-d~~
- 7/14 5. ~~FIRST, SECOND AND THIRD FLOOR REAR PORCH - rails - replace missing balusters. 3-d~~
- 7/14 6. ~~FIRST FLOOR - rear exterior door - secure loose door knob and latch. 3-c~~
- 7/14 7. EXTERIOR CHIMNEY - replace missing mortar and bricks. 3-c
- 7/14 8. ~~CELLAR WALLS - overall - replace missing mortar and bricks. 3-b~~
- 7/14 9. SECOND FLOOR FRONT HALL - windows - secure loose glass by replacing points and/or reglazing. 3-c
- 7/14 10. ✓ CELLAR WINDOWS - overall - replace missing and broken glass and frames. 3-c
- 7/14 11. ✓ CELLAR WAY - walls - replace missing wall plaster. 3-d
- 7/14 12. ✓ OIL TANK - replace missing oil fill cover. 3-a
- 7/14 13. ✓ CELLAR CHIMNEY - remove excessive soot and properly dispose of it. 3-a
- 7/14 14. ✓ CELLAR CHIMNEY - replace missing mortar and bricks. 3-e
- 7/14 15. ✓ CELLAR - enclose exposed oil lines on cellar floor. 9-c

continued-

52 Greenleaf Street - continued

- 8 16. ✓ FIRST AND THIRD FLOOR FRONT HALLS - remove excessive debris and properly dispose of it. 4-b
 7/14 17. ✓ CELLAR - remove overamp fuses 8-e

At the time of the survey we were unable to gain access to the First Floor Apartment. We suggest that if there are any conditions which need correcting in this apartment that you make the repairs while doing the work on the rest of the structure.

17
Second Floor

- 18 18. KITCHEN AND LIVING ROOM - walls - remove illegal extension cords. 8-a
 19 19. LIVING ROOM - ceiling - replace cracked, missing and loose plaster. 3-b
 20 20. LIVING ROOM - window - replace broken glass. 3-c
 21 21. LIVING ROOM - door - repair inoperative latch. 3-b
 22 22. BATHROOM - bathtub - correct the condition at the fixture that causes a cross connection at the bathtub in the bathroom. 6-d
 23 23. RIGHT MIDDLE AND RIGHT REAR BEDROOMS - ceilings - determine the reason and remedy the conditions causing leakage. 3-b
 24 24. RIGHT REAR BEDROOM - ceiling - replace missing plaster. 3-b
 25 25. RIGHT REAR BEDROOM - window - replace broken sash stop. 3-c
 26 26. RIGHT MIDDLE BEDROOM - windows - secure loose glass by replacing points and/or reglazing. 3-c
 27 27. RIGHT MIDDLE BEDROOM - door - secure loose door knob. 3-b

Third Floor

- 28 28. KITCHEN - window - replace broken glass. 3-c
 29 29. KITCHEN - floor - repair loose and worn flooring. 3-b
 30 30. BATHROOM - ceiling - repair inoperative light fixture. 8-e
 31 31. Right middle, right rear and right front bedrooms - ceilings - determine the reason and remedy the condition causing signs of leakage. 3-b
 32 32. RIGHT REAR BEDROOM - ceiling - replace broken tiles. 3-b
 33 33. RIGHT REAR BEDROOM - window - repair loose sash. 3-c
 34 34. RIGHT MIDDLE AND RIGHT REAR BEDROOM - windows - replace broken parting bead. 3-c
 35 35. FRONT BEDROOM - window - secure loose glass by replacing points and/or reglazing. 3-c
 36 36. FRONT BEDROOM - wall - remove illegal extension cords. 8-e
 37 37. FRONT BEDROOM - ceiling - repair inoperative light fixture. 8-e

GA/F/CL--2-FL-HA

37
 - 9

 28
 + 9

 37

CITY OF PORTLAND, MAINE
DEPARTMENT OF NEIGHBORHOOD CONSERVATION
HOUSING INSPECTIONS DIVISION

NOTICE OF HEARING

June 5, 1978

To: Mr. Antonio Bruni
122 Washington Avenue
Portland, Maine 04101

Re: Premises located at 52 Greenleaf Street, Portland, Maine NCP-East End 12-1-2

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 June 15, 1978, 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 December 2, 1977.

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 448 - 358.

Joseph E. Gray, Jr., Director
Neighborhood Conservation

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

Requested by
Inspector A. Addato

A. Addato

Enclosure

VW

NOTICE OF HOUSING CONDITIONS

DU 3

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

Ch.-Bl.-Lot: 12-1-
 Location: 52 Greenleaf Street
 Project: RCP-East End
 Issued: December 2, 1977
 Expired: March 2, 1978

Mr. Antonio Bruni
 122 Washington Avenue
 Portland, Maine 04101

Dear Mr. Bruni:

An examination was made of the premises at 52 Greenleaf Street, Portland, Maine, by Housing Inspector D. Stevenson. 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 Feb 2, 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 D. Stevenson

By Lyle D. Noyes
 Chief of Housing Inspections

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

- | | |
|--|----|
| 1. OVERALL EXTERIOR WALL - replace missing mortar. | 3a |
| 2. OVERALL EXTERIOR WALL - make the exterior walls of the structure weathertight and watertight by painting or any suitable means. | 3a |
| 3. FIRST FLOOR FRONT - PORCH STEPS - replace broken tread. | 3d |
| 4. SECOND FLOOR REAR PORCH - replace rotten decking. | 3d |
| 5. FIRST, SECOND & THIRD FLOOR - REAR PORCH RAILS - replace missing balusters. | 3d |
| 6. FIRST FLOOR REAR - EXTERIOR DOOR - secure loose knob and latch. | 3c |
| 7. EXTERIOR CHIMNEY - replace missing mortar and bricks. | 3c |
| 8. OVERALL CELLAR WALL - replace missing mortar and bricks. | 3b |
| 9. SECOND FLOOR FRONT HALL WALL - secure loose glass by replacing points and/or reglazing. | 3c |
| 10. OVERALL CELLAR WINDOW - replace missing & broken glass & frame. | 3c |
| 11. CELLAR WAY WALL - replace missing plaster. | 3d |
| 12. OIL TANK - replace missing oil fill cover. | 9c |
| 13. CELLAR CHIMNEY - remove excessive soot. | 3a |
| 14. CELLAR CHIMNEY - replace missing mortar & bricks. | 3a |
| 15. CELLAR FLOOR - enclose exposed oil line. | 9c |

continued
 vv

16. FIRST & THIRD FLOOR - FRONT HALL - remove excessive debris and properly dispose of it. 3c
* 17. CELLAR - remove overamp fuses. 3c

At the time of the survey we were unable to gain access to the First Floor Apartment. We suggest that if there are any conditions which need correcting in this apartment that you make the repairs while doing the work on the rest of the structure.

SECOND FLOOR

18. KITCHEN & LIVING ROOM WALL - remove illegal extension cord. 3c
19. LIVING ROOM CEILING - replace cracked, missing & loose plaster. 3b
* 20. LIVING ROOM WINDOW - replace broken glass. 3c
21. LIVING ROOM DOOR - repair inoperative latch. 3b
22. BATHROOM TUB - correct the condition at the fixture that causes a cross connection at the bathtub. 6d
23. RIGHT MIDDLE & RIGHT REAR - BEDROOMS CEILINGS - determine the reason and remedy the conditions causing leakage. 3b
24. RIGHT REAR BEDROOM CEILING - replace missing plaster. 3b
25. " " WINDOW - replace broken sash stop. 3c
26. RIGHT MIDDLE BEDROOM WINDOW - secure loose glass by replacing points and/or reglazing. 3c
27. RIGHT MIDDLE BEDROOM DOOR - secure loose knob. 3b

THIRD FLOOR

- * 28. KITCHEN WINDOW - replace broken glass. 3c
29. KITCHEN - repair loose and worn flooring. 3b
30. BATHROOM CEILING - repair inoperative light fixture. 3c
31. RIGHT MIDDLE, RIGHT REAR, & RIGHT FRONT - BEDROOM CEILINGS - determine the reason and remedy the conditions causing leakage. 3b
32. RIGHT REAR BEDROOM CEILING - replace broken tile. 3b
33. " " WINDOW - repair loose sash. 3c
34. RIGHT MIDDLE & RIGHT REAR BEDROOM WINDOW - replace broken parting bead. 3c
35. FRONT BEDROOM WINDOW - secure loose glass by replacing points and/or reglazing. 3c
36. front bedroom wall - remove illegal extension cord. 3c
37. FRONT BEDROOM CEILING - repair inoperative light fixture. 3c

* 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, 369 Congress St., Tel. 775-5451 to determine if any of the items listed above require a building or alteration permit.

X

NOTICE OF HOUSING CONDITIONS

DU 3

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

Ch.-Bl.-Lot: 12-I-2
Location: 52 Greenleaf Street
Project: NCP-East End
Issued: December 2, 1977
Expired: March 2, 1978

Mr. Antonio Bruni
122 Washington Avenue
Portland, Maine 04101

Dear Mr. Bruni:

An examination was made of the premises at 52 Greenleaf Street, Portland, Maine, by Housing Inspector Stevenson. 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 March 2, 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-6/2/78-22

Very truly yours,

Joseph E. Gray, Jr. Director
Neighborhood Conservation

Inspector *D. Stevenson*

D. Stevenson

By *Lyle D. Noyes*

Lyle D. Noyes
Chief of Housing Inspections

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

Section(s)

- | | |
|---|----|
| 1. ✓ OVERALL EXTERIOR WALL - replace missing mortar. | 3a |
| 2. ✓ OVERALL EXTERIOR WALL - make the exterior walls of the structure weathertight and water-tight by painting or any suitable means. | 3a |
| 3. ✓ FIRST FLOOR FRONT - PORCH STEPS - replace broken tread. | 3d |
| 4. ✓ SECOND FLOOR REAR PORCH - replace rotted decking. | 3d |
| 5. ✓ FIRST, SECOND & THIRD FLOOR - REAR PORCH RAILS - replace missing balusters. | 3d |
| 6. ✓ FIRST FLOOR REAR - EXTERIOR DOOR - secure loose knob and latch. | 3c |
| 7. ✓ EXTERIOR CHIMNEY - replace missing mortar and bricks. | 3c |
| 8. ✓ OVERALL CELLAR WALL - replace missing mortar and bricks. | 3b |
| 9. ✓ SECOND FLOOR FRONT HALL WALL - secure loose glass by replacing points and/or reglazing. | 3c |
| 10. ✓ OVERALL CELLAR WINDOW - replace missing & broken glass & frame. | 3c |
| 11. ✓ CELLAR WAY WALL - replace missing plaster. | 3d |
| 12. ✓ OIL TANK - replace missing oil fill cover. | 9c |
| 13. ✓ CELLAR CHIMNEY - remove excessive soot. | 3e |
| 14. ✓ CELLAR CHIMNEY - replace missing mortar & bricks. | 3e |
| 15. ✓ CELLAR FLOOR - enclose exposed oil line. | 9c |

continued

vw

ed 52 Greenleaf Street, Portland, Maine NCP-East End 12-I-2 12/2/77

16. FIRST & THIRD FLOOR - FRONT HALL - remove excessive debris and properly dispose of it. 4b
* 17. CELLAR - remove overamp fuses. 8e

At the time of the survey we were unable to gain access to the First Floor Apartment. We suggest that if there are any conditions which need correcting in this apartment that you make the repairs while doing the work on the rest of the structure.

SECOND FLOOR

18. KITCHEN & LIVING ROOM WALL - remove illegal extension cord. 8e
19. LIVING ROOM CEILING - replace cracked, missing & loose plaster. 3b
* 20. LIVING ROOM WINDOW - replace broken glass. 3c
21. LIVING ROOM DOOR - repair inoperative latch. 3b
22. BATHROOM TUB - correct the condition at the fixture that causes a cross connection at the bathtub. 6d
23. RIGHT MIDDLE & RIGHT REAR - BEDROOMS CEILINGS - determine the reason and remedy the conditions causing leakage. 3b
24. RIGHT REAR BEDROOM CEILING - replace missing plaster. 3b
25. " " " WINDOW - replace broken sash stop. 3c
26. RIGHT MIDDLE BEDROOM WINDOW - secure loose glass by replacing points and/or reglazing. 3c
27. RIGHT MIDDLE BEDROOM DOOR - secure loose knob. 3b

THIRD FLOOR

- * 28. KITCHEN WINDOW - replace broken glass. 3c
29. KITCHEN - repair loose and worn flooring. 3b
30. BATHROOM CEILING - repair inoperative light fixture. 8e
31. RIGHT MIDDLE, RIGHT REAR, & RIGHT FRONT - BEDROOM CEILINGS - determine the reason and remedy the conditions causing leakage. 3b
32. RIGHT REAR BEDROOM CEILING - replace broken tile. 3b
33. " " " WINDOW - repair loose sash. 3c
34. RIGHT MIDDLE & RIGHT REAR BEDROOM WINDOW - replace broken parting bead. 3c
35. FRONT BEDROOM WINDOW - secure loose glass by replacing points and/or reglazing. 3c
36. Front bedroom wall - remove illegal extension cord. 8e
37. FRONT BEDROOM CEILING - repair inoperative 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, 369 Congress St., Tel. 775-5451 to determine if any of the items listed above require a building or alteration permit.

REINSPECTION RECOMMENDATIONS

LOCATION 52 Greenleaf Street

INSPECTOR [Signature]
Oddato

PROJECT NOP-East End

OWNER Mr. Antonio Bruni

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
12/2/77	3/2/78				

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
		VOID - New First Inspection 3-2-83	
7/14/78	aa	SATISFACTORY Rehabilitation in Progress	11/5/77 OTX 11/5/77
		Time Extended To: OTX 30 da 8/14/78	11/2/80
8/31/78	aa	Time Extended To: OTX 30 da 9/14/78	12/2/80
9/21/78	aa	Time Extended To: OTX 30 da 10/21/78	1/2/80 x 30
6/5/78	aa	UNSATISFACTORY Progress Send "HEARING NOTICE" 11-4-81 HN-APP. <u>June 15 at 9:00</u> <u>11-24-81 at 9:00</u> "FINAL NOTICE"	aa 10/29/78
		"NOTICE TO VACATE" POST Entire POST Dwelling Units	
10/25/78	aa	UNSATISFACTORY Progress "LEGAL ACTION" To Be Taken	✓
4/2/78	aa	INSPECTOR'S REMARKS: RE/ST-3FL - NO PROGRESS -	
6/15/78	aa	Remaining Owner needed to appear	
7/14/78	aa	RE/CT-1-FL - 9 deal	
		RE/EX-7-Viol - CORR. OTX-30 da	
8/24/78	aa	RE/CT/1-3FL/INP	
8/31/78	aa	RE/OT/NA-LE-NOTICE	
9/11/78	aa	Re/co/Remaining Work to progress	
9/21/78	aa	Re/co/CT's/OTX	
10/25/78	aa	RE/OT/NA-1-2-3F left notice / F.N.	
11/28/78	aa	RE/CT/slow progress	
11/29/78	aa	INSTRUCTIONS TO INSPECTOR: OTX-30-12/29/78	
3/28/79	aa	Re/OT's - Owner has been up for sale. No rent collected.	
4/19/79		Re/CT-7P	
10/5/79	aa	RE/co/CT's-SP-7viol corr. Applied for loan.	

9/7/80 - RE/Tenants doing own repairs? on right
extension

10/2/80 aa SP on viol. extension, MP, 2 ft.

11/3/80 aa - RE/NP - 248. LD elect. w. 1 3 ft. and cellar

12/2/80 aa RE/SP - 348. viol. remain.

12/31/80 aa RE/NP - EXT

2/2/81 aa RE/NP - "

3/17/81 aa RE/NP " - INC.

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

5/1/81 aa RE/NP "

6/12/81 aa - RE/ING

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

9-9-81 aa RE/NP - EXT

10-6-81 aa RE/AB - plans work early sprung on 248.
if possible

MEMO TO REQUEST LEGAL ACTION

Date 12 4 81

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 St., South Portland, Maine
regarding 52 Greenleaf St

FACTS CONSTITUTING VIOLATIONS:

Violations of housing code

ATTEMPTS TO OBTAIN VOLUNTARY COMPLIANCE:

1. First notice 12 2 77
2. Hearing notice 6-15 78
3. Final notice 6 20-78, another "final notice" 10-26 78
4. Latest re-inspection 12 3 81
5. _____

WITNESS:

A Addato

C2 *File*

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 52 Greenleaf Street, Portland, Maine EE 12-I-2

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 December 2, 1977.

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. 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

52 Greenleaf Street, Portland, Maine 12-I-2 EE . NOHC - 12-2-77

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> |
|---|-----------------|
| 2. OVERALL EXTERIOR WALLS - peeling paint. | 3-a |
| 3. EXTERIOR CHIMNEY - missing mortar and bricks. | 3-c |
| 4. SECOND FLOOR FRONT HALL - windows - loose glass. | 3-c |
| 6. CELLAR WAY - walls - missing wall plaster. | 3-d |

SECOND FLOOR

- | | |
|---|-----|
| 19. LIVING ROOM - ceiling - cracked, missing and loose plaster. | 3-b |
|---|-----|



OK
CITY OF PORTLAND
DATE 11/27/80

JOSEPH E. GRAY, JR.
DIRECTOR OF URBAN DEVELOPMENT

November 3, 1980

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

Re: 52 Greenleaf St. NCP-EE 12-I-2

Dear Mr. Bruni:

As the result of an inspection by Housing Inspector Arthur Addato of the property owned by you at 52 Greenleaf St., Portland, Maine, you are hereby ordered to correct the following substandard housing conditions:

THIRD FLOOR APARTMENT

1. ~~KITCHEN, BATHROOM, LIVINGROOM, FRONT BEDROOM~~
~~ceilings damaged light fixtures. 8-e~~

FIRST FLOOR APARTMENT

2. ~~REAR ha. rubbish and storage. 4-b~~

3. ~~OVERALL CELLAR debris. 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, November 6, 1980.

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
Urban Development

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

Inspector Arthur Addato
Arthur Addato

jmr

MUNICIPAL COURT ACTION RECORD

HOUSING DIVISION - HEALTH DEPARTMENT
CITY OF PORTLAND

DOCKET NO. _____
LOCATION 52 Greenleaf

A. OWNER - AGENT - TENANT Antonio J. Poroni PHONE # _____

B. INSPECTOR (WITNESS) Ad data

DATES:

A. FIRST NOTICE 12-2-77 EXPIRED 3-2-78 NO. VIOLATIONS 37

B. ADMINISTRATIVE HEARING SET 6-15-78 APPEARED: YES _____ NO

C. RESULTS OF ADMIN. HEARING FN 6-20-78, another FN 10-26-78

D. ADMINISTRATIVE DECISION _____ TIME EXTENDED TO _____

E. FINAL NOTICE 6-20-78
10-26-78 NO. VIOLATIONS 37

F. LATEST RE-INSPECTION _____ NO. VIOLATIONS _____

G. TO CORPORATION COUNSEL - REQUEST FOR LEGAL ACTION _____ REQUEST RETURNED _____

H. DATE COMPLAINT FILED IN DISTRICT COURT _____

I. EXPLANATION FOR COURT ACTION _____

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 _____

X
October 26, 1978

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

Dear Mr. Bruni Re: 52 Greenleaf Street, Portland, Maine NCP-East End 12-1-2

As owner or agent of the above referred property, you were notified on December 2, 1977 to correct certain substandard conditions in violation of Chapter 307 of the City of Portland Municipal Code "Minimum Standards for Housing". Several reinspections have been made and we find that you have not complied with our request.

A final reinspection was made on October 25, 1978 by Housing Inspector Addato and, as a result, you are hereby ordered to correct the violations listed below on or before November 26, 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

Inspector *A. Addato*
A. Addato

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

EXISTING VIOLATIONS OF CHAPTER 307 OF THE CITY OF PORTLAND MUNICIPAL CODE	SECTION (S)
1. EXTERIOR WALLS - OVERALL - replace missing mortar.	3a
2. OVERALL EXTERIOR WALLS - make the exterior walls of the structure weathertight and watertight by pointing or any other suitable means.	3a
3. EXTERIOR CHIMNEY - replace missing mortar and bricks.	3c
4. SECOND FLOOR FRONT HALL - WINDOWS - secure loose glass by replacing points and/or reglazing.	3c
5. CELLAR WINDOWS - overall - replace missing and broken glass and frames.	3c
6. CELLAR WAY - WALLS - replace missing wall plaster.	3d
7. CELLAR - enclose exposed oil line on cellar floor.	9c
8. FIRST & THIRD FLOOR - FRONT HALLS - remove excessive debris and properly dispose of it.	4b

continued
vw

FIRST FLOOR

9. KITCHEN WINDOW - replace missing counter balance cord allowing window sash to remain elevated when opened. 3c
10. BATHROOM WINDOW - " " " " " " " " " " 3c
11. RIGHT REAR BEDROOM CEILING - remove peeling paint. 3b
12. LIVING ROOM WINDOW - replace missing counter balance cord allowing window sash to remain elevated when opened. 3c
13. LIVING ROOM CEILING - replace broken light fixture. 8e
14. RIGHT MIDDLE BEDROOM WINDOW - replace missing counter balance cord allowing window sash to remain elevated when opened. 3c
15. RIGHT MIDDLE BEDROOM CEILING - remove peeling paint. 3b
16. RIGHT MIDDLE BEDROOM CEILING - remove illegal extension cord. 8e
17. FRONT BEDROOM WINDOW - replace missing counter balance cord allowing window sash to remain elevated when opened. 3c

SECOND FLOOR

18. KITCHEN & LIVING ROOM WALLS - remove illegal extension cords. 8c
19. LIVING ROOM CEILING - replace cracked, missing and loose plaster. 3b
20. LIVING ROOM WINDOW - replace broken glass. 3c
21. LIVING ROOM DOOR - repair inoperative latch. 3b
22. BATHROOM - TUB - correct the condition at the fixture that causes a cross connection at the bathtub. 6d
23. RIGHT MIDDLE AND RIGHT REAR BEDROOMS - CEILINGS - determine the reason and remedy the conditions causing leakage. 3b
24. RIGHT REAR BEDROOM CEILING - replace missing plaster. 3b
25. RIGHT REAR BEDROOM WINDOW - replace broken sash stop. 3c
26. RIGHT MIDDLE BEDROOM - WINDOWS - secure loose glass by replacing points and/or reglazing. 3c
27. RIGHT MIDDLE BEDROOM - DOOR - secure loose door knob. 3b

THIRD FLOOR

28. KITCHEN WINDOW - replace broken glass. 3c
29. KITCHEN FLOOR - repair loose and worn flooring. 3b
30. BATHROOM CEILING - repair inoperative light fixture. 8e
31. RIGHT MIDDLE, RIGHT REAR & RIGHT FRONT - BEDROOMS - CEILINGS - determine the reason and remedy the condition causing signs of leakage. 3b
32. RIGHT REAR BEDROOM CEILING - replace broken tiles. 3b
33. RIGHT REAR BEDROOM WINDOW - repair loose sash. 3c
34. RIGHT MIDDLE AND RIGHT REAR BEDROOM - WINDOWS - replace broken parting bead. 3c
35. FRONT BEDROOM WINDOW - secure loose glass by replacing points and/or reglazing. 3c
36. FRONT BEDROOM WALL - remove illegal extension cords. 8e
37. FRONT BEDROOM CEILING - repair inoperative light fixture. 8e

CITY OF PORTLAND, MAINE
DEPARTMENT OF NEIGHBORHOOD CONSERVATION
HOUSING INSPECTIONS DIVISION

NOTICE OF HEARING

June 5, 1978

To: Mr. Antonio Bruni
122 Washington Avenue
Portland, Maine 04101

Re: Premises located at 52 Greenleaf Street, Portland, Maine NCP-East End 12-I-2

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 June 15, 1978, 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 December 2, 1977.

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 448 - 358.

Joseph E. Gray, Jr., Director
Neighborhood Conservation

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

Requested by A. Addato
Inspector A. Addato

Enclosure

vw

Failed to appear

NOTICE OF HOUSING CONDITIONS

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

Mr. Antonio Bruni
122 Washington Avenue
Portland, Maine 04101

DU 3

Ch.-Bl.-Lot: 12-1-2
Location: 52 Greenleaf Street
Project: HCP-East End
Issued: December 2, 1977
Expired: March 2, 1978

Dear Mr. Bruni:

An examination was made of the premises at 52 Greenleaf Street, Portland, Maine, by Housing Inspector Stevenson. 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 March 2, 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 D. Stevenson

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

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

1. OVERALL EXTERIOR WALL - replace missing mortar. 3a
2. OVERALL EXTERIOR WALL - make the exterior walls of the structure weathertight and water-tight by painting or any suitable means. 3a
3. FIRST FLOOR FRONT - PORCH STEPS - replace broken tread. 3d
4. SECOND FLOOR REAR PORCH - replace rotted decking. 3d
5. FIRST, SECOND & THIRD FLOOR - REAR PORCH RAILS - replace missing balusters. 3d
6. FIRST FLOOR REAR - EXTERIOR DOOR - secure loose knob and latch. 3c
7. EXTERIOR CHIMNEY - replace missing mortar and bricks. 3c
8. OVERALL CELLAR WALL - replace missing mortar and bricks. 3b
9. SECOND FLOOR FRONT HALL WALL - secure loose glass by replacing points and/or reglazing. 3c
10. OVERALL CELLAR WINDOW - replace missing & broken glass & frame. 3c
11. CELLAR WAY WALL - replace missing plaster. 3d
12. OIL TANK - replace missing oil fill cover. 9c
13. CELLAR CHIMNEY - remove excessive soot. 3a
14. CELLAR CHIMNEY - replace missing mortar & bricks. 3a
15. CELLAR FLOOR - enclose exposed oil line. 9c

continued

vw

- 16. FIRST & THIRD FLOOR - FRONT HALL - remove excessive debris and properly dispose of it. 4b
- * 17. CELLAR - remove overamp fuses. 8a

At the time of the survey we were unable to gain access to the First Floor Apartment. We suggest that if there are any conditions which need correcting in this apartment that you make the repairs while doing the work on the rest of the structure.

SECOND FLOOR

- 18. KITCHEN & LIVING ROOM WALL - remove illegal extension cord. 6a
- 19. LIVING ROOM CEILING - replace cracked, missing & loose plaster. 3b
- * 20. LIVING ROOM WINDOW - replace broken glass. 3c
- 21. LIVING ROOM DOOR - repair inoperative latch. 3b
- 22. BATHROOM TUB - correct the condition at the fixture that causes a cross connection at the bathtub. 6d
- 23. RIGHT MIDDLE & RIGHT REAR - BEDROOMS CEILINGS - determine the reason and remedy the conditions causing leakage. 3b
- 24. RIGHT REAR BEDROOM CEILING - replace missing plaster. 3b
- 25. " " WINDOW - replace broken sash stop. 3c
- 26. RIGHT MIDDLE BEDROOM WINDOW - secure loose glass by replacing points and/or reglazing. 3c
- 27. RIGHT MIDDLE BEDROOM DOOR - secure loose knob. 3b

THIRD FLOOR

- * 28. KITCHEN WINDOW - replace broken glass. 3c
- 29. KITCHEN - repair loose and worn flooring. 3b
- 30. BATHROOM CEILING - repair inoperative light fixture. 8a
- 31. RIGHT MIDDLE, RIGHT REAR, & RIGHT FRONT - BEDROOM CEILINGS - determine the reason and remedy the conditions causing leakage. 3b
- 32. RIGHT REAR BEDROOM CEILING - replace broken tile. 3b
- 33. " " WINDOW - repair loose sash. 3c
- 34. RIGHT MIDDLE & RIGHT REAR BEDROOM WINDOW - replace broken parting bead. 3c
- 35. FRONT BEDROOM WINDOW - secure loose glass by replacing points and/or reglazing. 3c
- 36. front bedroom wall - remove illegal extension cord. 8a
- 37. FRONT BEDROOM CEILING - repair inoperative light fixture. 8a

* 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 NEIGHBORHOOD CONSERVATION

Housing Inspection Division

STRUCTURE INSPECTION SCHEDULE

1) Insp. Name STEVENS

2) Insp. Date	3) Insp. Type	4) Proj. Code	5) Assr's: Chart	6) Bl.	7) Lot	8) Census: Tract	9) Blk	10) Insp.	11) Form No.	
4/14	NEP	KE		12	12			15	257	
12) House No.	13) Sec. H. No.	14) Suff.	15) Direct.	16) Street Name				17) St. Design.		
52				GARRETT LANE				ST		
18) Owner or Agent: <u>MR ANTONIO BRUNI</u>							19) Status			20) Bldg's Rat.
21) Address: <u>122 WASHINGTON AVE</u>							ABO			3
22) City and State: <u>CITY</u>							Zip Code: <u>09701</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
3	3	9	0		NO	NR	2	100	RA
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		
LC			RES		Yes (No)				

Viol. No.	Remedy	Cond.	Violation Description	Fl. No.	Loc.	Room Type	Area Type	Resp. Party	Code Sect. Viol.	Viol. Rem. Date
1	Re	MI	MORTAR		OA	EX	WA	2	3a	
2			POINT		"	"	"	2	3a	
3	Re	RO	TREAD	1	FR	PO	SPR	2	3d	
4		RO	DECKING	2	RO	"	"	2	3d	
5	Re	MI	BALLUSTERS	1, 2	Re	PO	RAILS	2	3d	
6	SE	LO	KNOB / LATCH	1	Re	EXT	DO	2	3c	
7	Re	MI	MORTAR & BRICKS			EXT	CH	2	3c	
8			"		OA	CP	WA	2	3b	
9	SE	LO	GLASS	2	FR	WA	WA	2	3c	
10	Re	MI	C-LINE / FINISH		OA	CE	WI	2	3c	
11	Re	MI	PLASTER		CEL	WA	WA	2	3d	
12	Re	MI	OIL FILL COVER		Oil	TANK		2	9c	
13	Re	EX	SOOT			CE	CH	2	3e	

City of Portland

Department of Neighborhood Conservation

Housing Inspection Division

DWELLING UNIT SCHEDULE

1) INSP. Date

2) INSP.

3) FORM NO.

4) TENANT'S NAME

5) Flr. #

6) Location

7) Rmg. 1p.

8) #Rms.

9) #Peo.

10) #All'd

11) Slp.

12) Child Under 10

13) Child 1-6

14)

15) Rent

16) Rent Code

17) Furn.

18) Heat

19) Hot Water

20) Dual Egress

21) Ck'ng

22) Lav.

23) Bath

24) Flush

Viol. No.

Remedy

Cond.

Violation

Location

Room Type

Area Type

Resp. Party

Code Sect. Violated

Violation Rem.-Date

Viol. No.	Remedy	Cond.	Violation	Location	Room Type	Area Type	Resp. Party	Code Sect. Violated	Violation Rem.-Date
18	Re	"	EXHIBITION SOUND		K/LI	WA	2	3e	
19	Re	CRIMP	PLASTER		LI	CL	2	3b	
*20	Re	BR	GLASS		LI	WI	2	3c	
21	Re	IN	LATCH		LI	DOOR	2	3b	
22	correct it		CROSS CONNECTION		BA	TUB	2	6d	
23	DE	LEAK		RIR	BE	CL	2	3b	
24	Re	M	PLASTER	RIR	BE	CL	2	3b	
25	Re	BR	SASH STOP	"	"	WI	2	3c	
26	SE	LO	GLASS	RIR	BE	WI	2	3c	
27	SE	LO	KNOB	"	"	DO	"	3b	

C E R T I F I C A T E
O F
C O M P L I A N C E

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

June 30, 1975 ✓

Mr. Antonio Bruni
122 Washington Avenue
Portland, Maine 04101

Re: Premises located at 52 Greenleaf Street, Portland, Maine - 12-I-2

Dear Mr. Bruni:

A re-inspection of the premises noted above was made on June 20, 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 December 9, 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 June 1980.

Sincerely yours,

David C. Bittenbender
Health Director (Acting)

By Lyle D. Hayes
Chief of Housing Inspections

Inspector B. MacIsaac
B. MacIsaac

/ss

ADMINISTRATIVE HEARING DECISION

City of Portland
Health Department - Housing Division
Tel. 775-5451 Ext. 448
Mr. Antonio Bruni
122 Washington Avenue
Portland, Maine

Date Feb. 12, 1975

OK
6-20-75

Re: Premises located at 52 Greenleaf Street, Portland, Maine 12-1-2

Dear Mr. Bruni:

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

on Feb. 11, 1975, regarding our "NOTICE OF HOUSING CONDITIONS" at the above
referred premises resulted in the decision noted below.

XXX Expiration time extended to April 11, 1975 in order to complete the work in
progress to correct the Seventeen (17) remaining 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
date, so that a "CERTIFICATE OF COMPLIANCE" may be issued.

In Attendance
Mr. Antonio Bruni

B. MacIsaac

Very truly yours,

By [Signature]
Wyle D. Noves
Chief of Housing Inspections

Encl. 1
LDN:ri

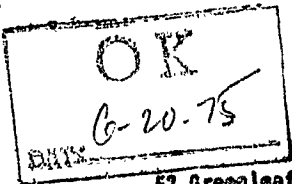
NOTICE OF HOUSING CONDITIONS

DU 2

LDN/72

CITY OF PORTLAND
Health Department - Housing Division
Telephone 775-5451 - Extension 448
Mr. Carlo A. & Antonio J. Brunl
419 Ocean Street
South Portland, Maine

Chart-Bl.-Lot: 12-1-2
Location: 52 Greenleaf Street
Project: General
Issued: December 9, 1974
Expires: February 9, 1975



Dear Sirs:

An examination was made of the premises at 52 Greenleaf Street, Portland, Maine by Housing Inspector D. MacIsaac. 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 February 9, 1975. You may contact this office to arrange a satisfactory repair schedule if you are unable to make such repairs within the specified time. We will assume the repairs to be in progress if we do not hear from you within ten days from this date and, on re-inspection within the time set forth above, will anticipate that the premises have been brought into compliance with Code Standards.

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

Very truly yours,
David Bittenbender (Acting)
Health Director

Inspector D. MacIsaac

By [Signature]
Chief of Housing Inspections

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

- ~~11-1. Replace missing mortar in rear foundation. 3a~~
- ~~515 2. Point up the right rear foundation. 3a~~
- ~~620 3. Remove peeling paint from overall walls. 3a~~
- ~~211 4. Replace missing plaster on cellar stairway. 3d~~
- ~~211 5. Accomplish a general cleanup of the overall cellar by removing and properly disposing of all litter and debris. 4b~~
- ~~111 6. Remove illegal extension cord from middle of cellar ceiling. 8d~~
- ~~411 7. Repair or replace loose electrical fixture from middle cellar ceiling. 8a~~
- ~~411 8. Replace missing handrail on cellar stairway. 3a~~
- ~~411 9. Repair or replace rotted subflooring in right middle cellar ceiling. 3a~~
- First Floor**
- ~~411 10. Replace missing sash cords in bathroom window. 3c~~
- ~~411 11. Replace missing sash cords in living room window. 3c~~
- ~~411 12. Replace missing sash cords in dining room window. 3c~~
- ~~411 13. Replace missing sash cords in rear bedroom window. 3b~~
- ~~411 14. Repair or replace broken plaster in ceiling of front bedroom. 3c~~
- ~~411 15. Replace missing sash cords in front bedroom window. 3b~~
- Second Floor**
- ~~210 16. Repair or replace broken plaster in kitchen ceiling. 3b~~
- ~~210 17. Repair or replace broken, sagging plaster in living room ceiling. 3b~~

continued -

52 Greenleaf Street - continued

- ~~411 18. Determine the reason and remedy the condition causing leaking in the front bedroom ceiling. 3b~~
- ~~411 19. Repair or replace broken plaster in rear bedroom ceiling. 3b~~

Third Floor

- ~~210 20. Repair or replace inoperative electric fixture in ceiling of bathroom. 8a~~
- ~~515 21. Install a ceiling-type or wall-type electric light fixture in rear bedroom. 8b~~

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

LDN:rl

REINSPECTION RECOMMENDATIONS

INSPECTOR MACISAAC

LOCATION 52 Greenleaf
 PROJECT Apex
 OWNER Knowlton

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
<u>12-9-74</u>	<u>2-9-75</u>				

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

<u>6-20-75</u>	<u>B.M.</u>	ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE" <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	"POSTING RELEASE" <input type="checkbox"/>
<u>2-11-75</u>	<u>B.M.</u>	SATISFACTORY Progress Time Extended To <u>4-11-75</u>	<input type="checkbox"/>	<input type="checkbox"/>
<u>4-15-75</u>	<u>B.M.</u>	Time Extended To <u>5-15-75</u>	<input type="checkbox"/>	<input type="checkbox"/>
<u>5-20-75</u>	<u>B.M.</u>	Time Extended To <u>6-20-75</u>	<input type="checkbox"/>	<input type="checkbox"/>
		UNSATISFACTORY Progress Send "HEARING NOTICE" <input type="checkbox"/>	<input type="checkbox"/>	"FINAL NOTICE" <input type="checkbox"/>
		"NOTICE TO VACATE" <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		POST Entire <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		POST Dwelling Units <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		UNSATISFACTORY Progress Request "LEGAL ACTION" Be Taken <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

INSPECTOR'S REMARKS:

INSTRUCTIONS TO INSPECTOR:

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

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

Richard Harris
25 Jackson Street
Portland, Maine 04103

DU 3

CH. 12 BLK. 1 LOT 2

LOCATION: 52 Greenleaf Street

PROJECT: NCP-EE
ISSUED: February 7, 1984
EXPIRES: April 7, 1984

Dear Mr. Harris:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 52 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 7, 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: 52 Greenleaf St. 12-I-2 EE

CODE ENFORCEMENT OFFICER: Arthur Addato (7)

HOUSING CONDITIONS DATED: Feb. 7, 1984 , EXPIRES: Apr. 7, 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. FRONT CELLAR - wall - illegal ground.	113
2. MIDDLE CELLAR - chimney - missing mortar/brick.	108-5
3. MIDDLE EXTERIOR - chimney - missing mortar/brick.	108-5
4. OVERALL CELLAR - foundation - missing mortar/brick.	108-2
* 5. REAR CELLAR - stairs - rotted and damaged treads, risers, decking, handrail.	108-4
* 6. FIRST, SECOND, THIRD FLOOR REAR EXTERIOR - porch - rotted and damaged stairs, railing, decking and support posts.	108-4
* 7. FIRST, SECOND, THIRD FLOOR REAR HALL - stairs - damaged treads.	108-4
* 8. MIDDLE CELLAR - furnace - exposed oil line.	114-2
* 9. OVERALL CELLAR - clue - litter and debris.	109-4
* 10. MIDDLE CELLAR - furnace - missing thermo cut off.	114-2
* 11. OVERALL CELLAR - illegal wiring.	113.
* 12. FIRST, SECOND, THIRD REAR HALL - ceiling - inoperative and damaged light fixtures.	113
* 13. MIDDLE CELLAR - furnace - leaking hot water supply line.	114-2
* 14. MIDDLE CELLAR - furnace - leaking oil.	114-2
* 15. MIDDLE CELLAR - stairs - missing emergency switch.	113
* 16. MIDDLE CELLAR - furnace - leaking and damaged expansion tank.	114-2
17. FIRST, SECOND, THIRD FLOOR REAR HALL - wall and ceiling - sagging and missing plaster.	108-2
18. FIRST, SECOND, THIRD FLOOR FRONT HALL - wall and ceiling - sagging and missing plaster.	108-2
19. FIRST, SECOND, THIRD FLOOR REAR HALL - door - damaged panels, frame and glass.	108-3
20. OVERALL EXTERIOR - wall - worn and missing siding.	108-2
21. OVERALL EXTERIOR - trim - peeling paint.	108-1
<u>FIRST FLOOR OVERALL</u>	
22. OVERALL DWELLING UNIT - windows - loose and damaged sashes.	108-3
23. OVERALL DWELLING UNIT - ceilings - cracked and sagging plaster.	108-2
* 24. LIVING ROOM - wall - inoperative duplex outlets.	113
25. RIGHT REAR BEDROOM - ceiling - missing tile.	108-2
* 26. RIGHT REAR BEDROOM - ceiling - illegal wiring.	113
* 27. KITCHEN - ceiling - illegal wiring.	113
28. KITCHEN - chimney - missing flue cover.	114-1
29. RIGHT REAR BEDROOM - window - broken glass.	108-3
30. KITCHEN - window - broken glass.	108-3
* 31. BATHROOM - ceiling - illegal light fixture.	113
NO SMOKE DETECTOR.	

CONTINUED:

HOUSING INSPECTION REPORT

OWNER: Richard Harris

LOCATION: 52 Greenleaf St. 12-I-2 EE

CODE ENFORCEMENT OFFICER: Arthur Addato (7)

HOUSING CONDITIONS DATED: Feb. 7, 1984 , EXPIRES: Apr. 7, 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.

SECOND FLOOR OVERALL

	SEC. (S)
32. OVERALL DWELLING UNIT - ceiling - sagging and missing plaster.	108-3
33. OVERALL DWELLING UNIT - window - loose and damaged sash.	108-3
*34. RIGHT REAR BEDROOM - wall - missing duplex outlet cover.	113
*35. RIGHT REAR BEDROOM - ceiling - exposed wiring, and damaged light fixture.	113
36. RIGHT REAR BEDROOM - window - broken glass.	108-3
37. KITCHEN - ceiling - peeling paint.	108-2
38. FRONT BEDROOM - window - broken glass.	108-3
39. KITCHEN - wall - damaged wall covering.	108-2
*40. BATHROOM - tub - cross connection.	111.1
*41. BATHROOM - ceiling - leaking.	108-3
*42. BATHROOM - tub - leaking drain.	111.1
NO SMOKE DETECTOR.	

THIRD FLOOR OVERALL

43. RIGHT REAR BEDROOM - ceiling - missing plaster.	108-2
44. OVERALL DWELLING UNIT - ceiling - sagging and missing plaster.	108-2
45. OVERALL DWELLING UNIT - window - loose and damaged sash.	108-3
*46. RIGHT REAR BEDROOM - ceiling - illegal wiring.	113
47. RIGHT MIDDLE BEDROOM - ceiling - missing tile.	108.2
*48. RIGHT MIDDLE BEDROOM - ceiling - illegal wiring.	113
*49. FRONT BEDROOM - ceiling - damaged light fixture.	113
*50. LIVING ROOM - window - broken glass.	108-3
*51. LIVING ROOM - ceiling - missing light fixture.	113
NO SMOKE DETECTOR.	

*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

1 27 84

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

4) TENANT'S NAME

Goodin

5) Flr #

1

6) Location

OA

7) Rmg. Tp.

DU

8) #Rms

6

9) #Peo.

4

10) #All'd.

7

11) Slp

12) Child Under 10

13) Child 1-6

14) *235. MO.*

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

22

LO/OA

SASH

OA

DU

WI

2

108.3

23

CR/SA

PLASTER

OA

DU

CL

2

108.2

*24

IN

DUPLICATE-OUTLETS

LI

WR

2

113

25

MI

TILE

RIR

BE

CL

2

108.2

*26

IL

WIRING

RIR

BE

CL

2

113

*27

IL

"

KI

CL

2

113

28

MI

FLUE COVER

KI

CL

2

114.1

29

BR

GLASS

RIR

BE

WI

2

108.3

30

BR

"

KI

WI

2

108.3

*31

IL

LIGHT-FIXTURE

BR

CL

2

113

N/SD

City of Portland

INSPECTION SERVICES DIVISION

Housing Inspection

DWELLING UNIT SCHEDULE

1) INSP DATE
1 27 84

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

4) TENANT'S NAME
Syona

5) Flr # 6) Location 7) Rmg. Tp 8) #Rms 9) #Peo. 10) #All'd. 11) Slp
2 OR DU 6 5 3

12) Ch Ld Under 10 13) Child 1-6 14) 15) Rent 235. 16) Rent Code NO. 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
* 31		DA	LIGHT-FIXTURE		KI	CL	2	113	
* 32		SA/MI	PLASTER		OR	DU	CL	2	108.3
* 33		LO/DA	SASH		OR	DU	WI	2	108.3
* 34		MI	DUPLEX-OUTLET-COVER		RIR	BE	WA	2	113
* 35			EXP. WIRING		RIR	BE	CL	2	113
* 36		BR	GLASS		RIR	BE	WI	2	108.3
* 37		PE	PAINT		KI	CL	2	108.2	
* 38		BR	GLASS		FR	BE	WI	2	108.3
* 39		DA	WALL-COVERING		KI	WA	2	108.2	
* 40			CROSS-CONNECTION		BA	Tub	2	111.1	
* 41		LE			BA	CL	2	108.3	
* 42		LE	DRAIN		BA	Tub	2	111.1	
			N/SD						

City of Portland

INSPECTION SERVICES DIVISION

Housing Inspection

DWELLING UNIT SCHEDULE

2) INSP. *Adelle* 3) FORM NO

1) INSP DATE

1 27 24

5) Flr #

6) Location

7) Rmg. Tp

8) #Rms

9) #Peo.

10) #Ally

11) Slip

4) TENANT'S NAME

Rowland

3

OR DU

6

4

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

Type

Area

Type

Resp Party

Code Sect

Violated

Violation

Rem. - Date

43

MI

PLASTER

BIR

BE

CL

2

108.2

44

SA/MI

"

OR

DU

CL

2

108.2

45

LO/DA

SASH

OR

DU

WI

2

108.3

**46*

IL

WIREING

BIR

BE

CL

2

113

47

MI

TILE

BIM

BE

CL

2

108.2

**48*

IL

WIREING

BIM

BE

CL

2

113

**49*

DR

LIGHT-FIXTURE

FR

BE

CL

2

113

50

BR

GLASS

**51*

MI

LIGHT-FIXTURE

N/SD

*Transferred to
New owner*

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

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

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

DU 3

Ch. 12 Blk. 1 Lot 2
Location: 52 Greenleaf St.

Project: NCP-EE
Issued: March 3, 1983
Expires: June 3, 1983

Dear Mr. Bruni:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 52 Greenleaf St., Portland, Me. by Code Enforcement Officer

Violations of Chapter 307 of the Municipal Codes (Minimum Standards for Housing) were found as described in detail on the attached "Housing Inspection Report".

In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects on or before June 3, 1983. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within ten (10) days from this date, we will assume the repairs to be in progress and, on re-inspection within the time set forth above, will anticipate that the premises have been brought into compliance with Code Standards.

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

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

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

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

Code Enforcement Officer - Arthur Addato (1)

Attachments:

jmr

HOUSING INSPECTION REPORT

OWNER: Mr. Antonio J. Bruni

CODE ENFORCEMENT OFFICER - A. Addato (7)

52 Greenleaf Street, Portland, Maine 12-I-2 EE Notice of Housing Conditions
 DATED: March 3, 1983 EXPIRES: June 3, 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>
6/29 1. ✓ MIDDLE CELLAR - chimney - missing mortar and brick.	3-e
2. MIDDLE EXTERIOR - chimney - missing mortar and brick.	3-e
3. OVERALL EXTERIOR - wall and trim - peeling paint.	3-a
10/3 4. ✓ SECOND FLOOR FRONT HALL - floor - deteriorated debris	4-b
11-2 5. ✓ SECOND FLOOR REAR HALL - ceiling - damaged light fixture.	8-e
6. FIRST FLOOR REAR HALL - ceiling - missing plaster.	3-b
8/11 7. ✓ FIRST, SECOND & THIRD FLOOR REAR HALL - floor - rubbish.	4-d
10/3 8. ✓ MIDDLE CELLAR - furnace - leaking hot water supply line.	6-e
2/29 9. ✓ MIDDLE CELLAR - furnace - exposed oil line.	9-e
6/29 10. ✓ MIDDLE CELLAR - furnace - leaking oil.	9-e
6/29 11. ✓ MIDDLE CELLAR - furnace - faulty and damaged.	9-c
 <u>FIRST FLOOR OVERALL</u>	
6/29 12. ✓ LIVING ROOM & FRONT BEDROOM - walls - damaged duplex outlets.	8-e
 <u>SECOND FLOOR OVERALL</u>	
6/29 13. ✓ KITCHEN - ceiling - damaged light fixture.	8-e
8/14 14. ✓ BATHROOM - tub - leaking drain.	6-d
6/29 15. ✓ RIGHT REAR BEDROOM - wall - missing duplex outlet cover.	8-e
6/29 16. ✓ KITCHEN - wall - missing plaster.	3-b
10/3 GR/SEAT/TOIL - 2FL/3FL 2B/3A/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.

REINSPECTION RECOMMENDATIONS

LOCATION 52 Quenby St.
 PROJECT REP. EE
 OWNER Bruni

INSPECTOR Adelato

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
<u>3-3-83</u>	<u>5-3-83</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 _____

INSPECTOR'S REMARKS: RE/T/NA - INC
6-3-83 aa
6-24-83 aa RE/CT'S/CO - SP
8-4-83 aa RE/CT'S - CO - SLO - PROGRESS
9-29-83 aa RE/CT'S - " "
10-3-83 aa RE/CT'S - " "
11-2-83 aa RE/CT'S - " "
12-1-83 aa RE/CT'S - NP
1-3-84 aa RE/CT'S - NP

INSTRUCTIONS TO INSPECTOR: _____



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION
October 22, 1984

Mr. Richard Harris
35 Penrith Road
Portland, Maine 04102

Re: 52 Greenleaf St. 12-I-2 EE

Dear Mr. Harris:

As owner or agent of the property located at 52 Greenleaf Street,
Portland, Maine, you are hereby notified that as the result of a recent (inspection or
fire), the 1,2,3, Fl. Apartments (is or are) hereby declared unfit for
human occupancy.

You must take immediate steps to vacate the 1st. Fl. apartment (2, 3 Floor vacant)

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 [Signature]
P. Samuel Hoffner
Chief of Inspection Services

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

jmr



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

October 23, 1984

Ms. Leca Bruemhal
52 Greenleaf St., 1st. Fl.
Portland, Me. 04101

Re: 52 Greenleaf St., 1st. Fl. 12-I-2 EE

Dear Ms. Bruemhal:

A recent inspection by Code Enforcement Officer Arthur Addato of the 1st. 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]
P. Samuel Hoffses,
Chief of Inspection Services

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

Jm



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: 52 Greenleaf St. FE

Dear Mr. Harris:

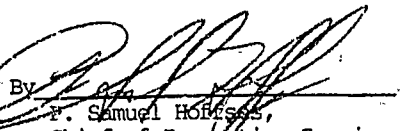
As owner or agent of the above referred property, you are hereby notified that as a result of it's opened condition, the structure poses a serious threat to the public health and safety.

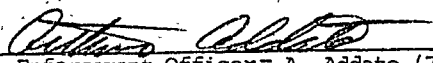
You are hereby ordered to make the structure secure by boarding up all doors, windows, and other openings on all vertical walls of the structure so that no danger to life or property, or fire hazard shall exist. You must also remove all debris, if any, from the yard surrounding the structure.

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

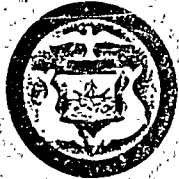
If you have any questions regarding this action, you may contact this office by calling 775-5451, Ext. 311 or 318.

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

By 
F. Samuel Morriss,
Chief of Inspection Services


Code Enforcement Officer - A. Addato (7)

jmr



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

October 23, 1984

Ms. Leca Bruemhal
52 Greenleaf St., 1st. Fl.
Portland, Me. 04101

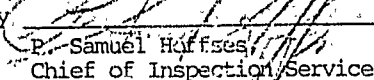
Re: 52 Greenleaf St., 1st. Fl. 12-I-2 EE

Dear Ms. Bruemhal:

A recent inspection by Code Enforcement Officer Arthur Addato of the 1st. 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 
P. Samuel Haffses,
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

OK
5-25-84
aa

Mr. Richard Harris
35 Penrith Road
Portland, Maine 04102

Re: 52 Greenleaf St. 12-1-2 EE

Dear Mr. Harris:

As owner or agent of the property located at 52 Greenleaf Street,
Portland, Maine, you are hereby notified that as the result of a recent (inspection or
fire), the 1,2,3, Fl. Apartments (is or are) hereby declared unfit for
human occupancy.

You must take immediate steps to vacate the 1st. Fl. apartment (2, 3 Floor vacant).

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 *[Signature]*
P. Samuel Hoffes
Chief of Inspection Services

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

jmr

CERTIFICATE
OF
COMPLIANCE

COB
SS L
Full

DATE: Sept. 3, 1986

DU: 3

CITY OF PORTLAND

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

Richard Harris
35 Penrith Rd.
Portland, ME 04102

Re: Premises located at 52 Greenleaf Street 12-I-2 EE

Dear Mr. Harris:

A re-inspection of the premises noted above was made on Sept. 3, 1986
by Code Enforcement Officer Arthur Addato.

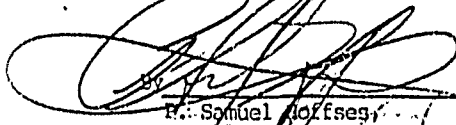
This is to certify that you have complied with our request to correct the violation of
the Municipal Codes relating to housing conditions as described in our "Notice of Housing
Conditions" dated February 7, 1984.

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

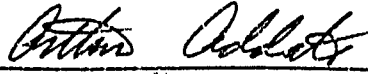
In order to aid in the preservation of Portland's existing housing
inventory, it shall be the policy of this department to inspect each
residential building at least once every five years. Although a
property is subject to re-inspection at any time during the said
five-year period, the next regular inspection of this property is
scheduled for September 1991.

Sincerely yours,

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



R. Samuel Hoffses,
Chief of Inspection Services



Code Enforcement Officer - Arthur Addato (7)

jmr



CITY OF PORTLAND

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

September 3, 1986

Richard Harris
35 Penrith Rd.
Portland, Maine 04102

Re: 52 Greenleaf St. 12-I-2 EE
First, Second & Third Floor

Dear Mr. Harris:

This is to inform you, as owner or agent of the property located at 52 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

OK
9-3-86
aa

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

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

Richard Harris 772-2303
~~25 Jackson Street~~ 35 Penuth Rd.
Portland, Maine 04103

DJ 3

CH. 12 BLK. 1 LOT 2

LOCATION: 52 Greenleaf Street

PROJECT: NCP-EE

ISSUED: February 7, 1984

EXPIRES: April 7, 1984

Dear Mr. Harris:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 52 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 7, 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

5 jmr
2 3 con.
J. H. Harris

HOUSING INSPECTION REPORT

OWNER: Richard Harris

LOCATION: 52 Greenleaf St. 12-I-2 EE

CODE ENFORCEMENT OFFICER: Arthur Addato (7)

HOUSING CONDITIONS DATED: Feb. 7, 1984 , EXPIRES: Apr. 7, 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)
4/6 * 1. FRONT CELLAR wall illegal ground.	113
4/6 2. MIDDLE CELLAR chimney missing mortar/brick.	108-5
9/3 3. MIDDLE EXTERIOR chimney missing mortar/brick.	108-5
9/3 4. OVERALL CELLAR foundation missing mortar/brick.	108-2
9/3 5. REAR CELLAR stairs rotted and damaged treads, risers, decking, handrail.	108-4
9/3 6. FIRST, SECOND, THIRD FLOOR REAR EXTERIOR porch rotted and damaged stairs, railing, decking and support posts.	108-4
9/3 7. FIRST, SECOND, THIRD FLOOR REAR HALL stairs damaged treads.	108-4
4/6 8. MIDDLE CELLAR furnace exposed oil line.	114-2
4/6 9. OVERALL CELLAR elve litter and debris.	109-4
4/6 10. MIDDLE CELLAR furnace missing thermo cut off.	114-2
4/6 11. OVERALL CELLAR illegal wiring.	113.
4/6 12. FIRST, SECOND, THIRD REAR HALL ceiling inoperative and damaged light fixtures.	113
4/6 13. MIDDLE CELLAR furnace leaking hot water supply line.	114-2
4/6 14. MIDDLE CELLAR furnace leaking oil.	114-2
4/6 15. MIDDLE CELLAR stairs missing emergency switch.	113
4/6 16. MIDDLE CELLAR furnace leaking and damaged expansion tank.	114-2
9/3 17. FIRST, SECOND, THIRD FLOOR REAR HALL wall and ceiling sagging and missing plaster.	108-2
9/3 18. FIRST, SECOND, THIRD FLOOR FRONT HALL wall and ceiling sagging and missing plaster.	108-2
9/3 19. FIRST, SECOND, THIRD FLOOR REAR HALL door damaged panels, frame and glass.	108-3
9/3 20. OVERALL EXTERIOR wall worn and missing siding.	108-2
9/3 21. OVERALL EXTERIOR trim peeling paint.	108-1
<u>FIRST FLOOR OVERALL</u>	
9/3 22. OVERALL DWELLING UNIT windows loose and damaged sashes.	108-3
9/3 23. OVERALL DWELLING UNIT ceilings cracked and sagging plaster.	108-2
4/6 24. LIVING ROOM wall inoperative duplex outlets.	113
9/3 25. RIGHT REAR BEDROOM ceiling missing tile.	108-2
4/6 26. RIGHT REAR BEDROOM ceiling illegal wiring.	113
4/6 27. KITCHEN ceiling illegal wiring.	113
9/3 28. KITCHEN chimney missing flue cover.	114-1
9/3 29. RIGHT REAR BEDROOM window broken glass.	108-3
9/3 30. KITCHEN window broken glass.	108-3
4/6 31. BATHROOM ceiling illegal light fixture.	113
4/6 32. NO SMOKE DETECTOR.	

CONTINUED: