

11- Cleeve Street

13-F-1

13



CITY OF PORTLAND

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

February 17, 1983

Mr. Joseph Coyne  
13 Cleeves Street  
Portland, Maine 04101

DU: 3

Re: 11-13 Cleeves St: 13-F-1 EE

The Housing Inspections Division of the Department of Planning & Urban Development has recently completed an overall inspection of your property.

Congratulations are extended to you for the general condition of your property which was found to meet the standards established by the City's Housing Code.

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

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

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

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

Code Enforcement Officer - A. Addato (7)







City of Portland

Housing Inspection Division

DWELLING UNIT SCHEDULE

1) INSP. Date

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

2 1 5 8 3

4) TENANT'S NAME

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

*Vacant*

3 0A DU 5 - 2

12) Child Under 10

13) Child 1-6

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

EG

YES

LG

P

P

P

Viol. No.

Remedy

Cond.

Violation

Location

Room Type

Area Type

Resp. Party

Code Sect. Violated

Violation Rem. - Date

STANDARD

A

CERTIFICATE  
OF  
COMPLIANCE

CITY OF PORTLAND

November 1, 1978 ✓

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

Joseph A. Coyne  
11 A Cleave Street  
Portland, Maine 04101

Re: Premises located at 11-13 Cleave Street, Portland, Maine NCP-East End  
13-F-1

Dear Mr. Coyne:

Re-inspection of the premises noted above was made on October 31, 1978  
by Housing Inspector 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 Nov. 30, 1977.

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

In order to aid in the preservation of Portland's existing housing inventory, it shall be the policy of this department to inspect each residential building at least once every five years. Although a property is subject to re-inspection at any time during the said five year period, the next regular inspection of this property is scheduled for 1983.

Sincerely yours,  
Joseph E. Gray, Jr., Director  
Neighborhood Conservation

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

Inspector A. Addato

A. Addato

November 2, 1978 ✓

Mr. Joseph A. Coyne  
11 A Cleeve Street  
Portland, Maine 04101

Dear Mr. Coyne:

Re: 11-13 Cleeve Street, Portland, Maine  
NCP-EE 13-F-1

This is to inform you, as owner or agent of the property located at 11-13 Cleeve Street, Portland, Maine, that we have released the property from posting.

Therefore, you may rent the 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  
Neighborhood Conservation

By Lyle D. Noyes  
Chief of Housing Inspections

Inspector A. Addato

183



NOTICE OF HOUSING CONDITIONS

✓ DU 2

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

Ch.-Bl.-Lot: 13-F-1  
Location: 11-13 Cleves Street  
Project: NCP-East End  
Issued: November 30, 1977  
Expired: March 2, 1978

Joseph A. Coyne  
11A Cleves Street  
Portland, Maine 04101

OK  
BY Adlet  
DATE 10/21/77

Dear Mr. Coyne:

An examination was made of the premises at 11-13 Cleves 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

✓ Re 10/27/78 a a  
✓ Re 10/30/78 a a

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)

- ~~10/21~~ LEFT EXTERIOR WALL - replace missing mortar. 2a
- ~~10/22~~ THIRD FLOOR - REAR SHED CEILING - repair broken electrical connection & replace missing junction box cover. 8a
- ~~10/23~~ OVERALL CELLAR WALL - replace missing & rotted bricks. 3b
- ~~10/24~~ FIRST FLOOR - REAR SHED WINDOW - secure loose glass by replacing points and/or reglazing. 3c
- ~~10/25~~ FIRST FLOOR - SHED WINDOW - replace broken counter balance cord allowing window sash to remain elevated when opened. 3c
- ~~10/26~~ THIRD FLOOR - REAR SHED WINDOW - replace missing sash. 3c
- ~~10/27~~ CELLAR CHIMNEY - replace missing mortar & brick. 3c
- ~~10/28~~ CELLAR FLOOR - determine the reason and remedy the condition causing excessive moisture. 8a
- ~~10/29~~ CELLAR - remove overamp fuses. 8a
- ~~10/30~~ THIRD FLOOR - BATHROOM TUB - correct the condition at the fixture that causes a cross connection at the bathtub. 6d
- ~~10/31~~ BATHROOM CEILING - repair inoperative light fixture. 8a
- ~~10/32~~ LIVING ROOM WINDOW - replace broken counter balance cord allowing window sash to remain elevated when opened. 3c

continued  
vw

ded

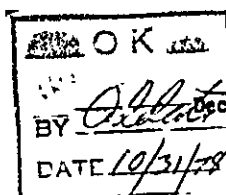
11-13 Cleeves Street, Portland, Maine NCP-East End 13-P-1

11/29/77

*FE-10/31/77 aa [initials]*  
At the time of the survey, we were unable to gain access to the First Floor and the Second Floor 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.

\* 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.



Joseph Coyne  
11 Cleaves Street  
Portland, Maine 04101

Dear Mr. Coyne:      Re: 11-13 Cleaves Street, Portland, Maine NCP-EE 13-P-1

As owner or agent of the property located at 11-13 Cleaves Street, Portland, Maine, you are hereby notified that as the result of a recent fire the structure is hereby declared unfit for human occupancy.

The above mentioned structure is to be kept vacant so long as the following conditions continue to exist thereon:

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

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

You are also hereby ordered to make the above mentioned property safe and secure so that no danger to life or property or fire hazard shall exist thereon. This can be accomplished by boarding up doors and windows and other openings at all levels of the structure.

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. Noyes,  
Chief of Housing Inspections

Inspector *[Signature]*

D. Stevenson

City of Portland

Department of Neighborhood Conservation

Housing Inspection Division

## DWELLING UNIT SCHEDULE

1) INSP. Date

10 31 78

2) INSP. Address

*[Handwritten Address]*

3) FORM NO.

4) TENANT'S NAME

*[Handwritten Name]*

5) Flr. #

6) Location

7) Rm., Tp.

8) #R. is.

9) #Peo.

10) #All'd

11) Slp.

12) Child Under 10

13) Child

14)

15) Rent

16) Rent Code

17) Furn.

18) Heat

19) Hot Water

20) 'Jail' 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

*[Handwritten: Standard]*

City of Portland

Department of Neighborhood Conservation

Housing Inspection Division

DWELLING UNIT SCHEDULE

1) INSP. Date

12/31/78

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

4) TENANT'S NAME

*Peasant*

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

2 08 20 5 - 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) Bat 24) Flush

- 175 no 2' G>P LG Y LG P P P

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

*Standard*

REINSPECTION RECOMMENDATIONS

OK  
 BY Adde  
 DATE 10/24/78

-5A  
 LOCATION 11-13 Cleaves  
 PROJECT TCPEE  
 OWNER Joe Coyne

INSPECTOR Adde

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
<u>11/30/77</u>	<u>3/2/78</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 <input checked="" type="checkbox"/>
<u>10/31/78</u>	<u>aa</u>		<u>10-31-78</u>

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/CT/SP-3F/LE/NAT/1-2 FL  
RE/T/NA  
RE/CO - all viol. corrected - C.O.C.

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

INSTRUCTIONS TO INSPECTOR: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

REFUSAL OF ENTRY - 5 YEAR INSPECTION



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

Inspection Services  
Samuel P. Hoffses  
Chief

CITY OF PORTLAND

Date 1/7/92

Name William Bonvie Jr.  
Address 14 Cleeves St.  
Address Portland, ME 04101

Re: Building Address 10-14 Ingraham Ct.  
11-13 Cleeves St.  
CBL #: 13-F-1  
DU: 3

Dear Mr. Bonvie,

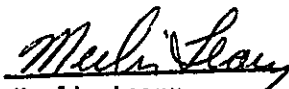
On October 29, 1991, Code Enforcement Officer Leary made a request to you for an inspection at your building located at 11-13 Cleeves St.  
10-14 Ingraham Ct.

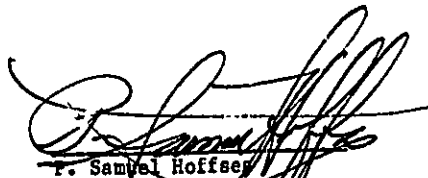
This inspection is for the City of Portland's program to inspect all multi-family buildings within the city every 5 years.

Let it be noted that you refused entry to your building for this inspection. Our Code Enforcement Officer found no exterior violations that might indicate any serious interior violations at this time.

We hope that in the future when another 5 year inspection is due, we can count on your co-operation.

Sincerely,

  
Merlin Leary  
Code Enforcement Officer

  
S. Samuel Hoffses  
Chief of Inspection Services



# CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

October 26, 1988

William E. Bonnvie  
12-16 Cleeve St.  
Portland, ME 04101

DJ: 3  
RE 11-13 Cleeve St. 13-F-1

Dear Mr. Bonnvie:

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


Congratulations are extended to you for the general condition of your property which was found to meet the standards established by the City's Housing Code.

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

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

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

By   
P. Samuel Hoffes,  
Chief of Inspection Services

  
Code Enforcement Officer  
Arthur Addato (7)

jam





Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

JUNE 13, 1996

**CITY OF PORTLAND**

BONNVIE WILLIAM E JR  
11 CLEEVE ST  
PORTLAND ME 04101

Re: 11 CLEEVE ST  
CBL: 013- F-001  
DU: 3

Dear Mr. Bonnie:

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

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

- |  |        |
|--|--------|
| 1. INT - CELLAR -<br>STAIRWAY IS MISSING A RAILING   | 108.40 |
| 2. INT - 2ND/3RD FLRS - REAR HALL<br>STAIRWAYS ARE MISSING RAILING                         | 108.40 |
| 3. INT - 2ND/3RD FLRS - REAR HALL<br>CEILINGS ARE MISSING PLASTER                          | 108.20 |
| 4. INT - OVERALL -<br>HARD-WIRED BATTERY-BACK/UP SMOKE DETECTORS ARE REQUIRED IN EACH UNIT | 113.50 |

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

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

Sincerely,

Merlo Leary  
Code Enforcement Officer

Tammy Munson  
Code Enf.c.Offc./ Field Supv.

Inspector Services  
P. Samuel Hoffes  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

JUNE 13, 1996

**CITY OF PORTLAND**

BONNVIE WILLIAM E JR  
11 CLEEVE ST  
PORTLAND ME 04101

Re: 11 CLEEVE ST  
CBL: 013- F-001  
DU: 3

Dear Mr. Bonnie:

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

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

- |   |        |
|---|--------|
| 1. INT - CELLAR -   | 108.40 |
| STAIRWAY IS MISSING A RAILING                                       |        |
| 2. INT - 2ND/3RD FLRS - REAR HALL                                   | 108.40 |
| STAIRWAYS ARE MISSING RAILING                                       |        |
| 3. INT - 2ND/3RD FLRS - REAR HALL                                   | 108.20 |
| CEILINGS ARE MISSING PLASTER  |        |
| 4. INT - OVERALL -  | 113.50 |
| HARD-WIRED BATTERY-BACKUP SMOKE DETECTORS ARE REQUIRED IN EACH UNIT |        |

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

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

Sincerely,

Handwritten signature of Merle Leary in cursive.

Merle Leary  
Code Enforcement Officer

Handwritten signature of Tammy Munson in cursive.

Tammy Munson  
Code En. Offc./ Field Supv.