

13 ATLANTIC STREET

W. H. & A. CO.

Thomas F. Valteau, Assistant City Manager

11/22/77

Joseph E. Gray, Jr., Director of Neighborhood Conservation

13 Atlantic Street - Philomeano Palestini

Mrs. Palestini's three-family home has had two recent inspections by the City. The first followed a fire which left two apartments in such condition that the units were posted against occupancy.

Our latest inspection, as part of the East End Neighborhood Program, revealed 139 violations, 69 of which affect the first floor living area and common areas occupied by Mrs. Palestini. A copy of the violation list is attached.

Mrs. Palestini has applied for financial help to fix up the building. Her only source of income is \$25.00 per week from a part time job and \$400.00 a month AFDC. She has five dependent children. Mrs. Palestini is eligible for a \$1500 Grant and for assistance from MICAH; however, this money will not take care of all the violations and she does not have any financial resources to add to our help to complete fixing up the building. A condition of the Grant is that our funds themselves or in combination with the owner's resources must take care of the Housing Code violations.

In similar instances when buildings with apartments have had substantial problems, we have required the owners to repair all violations in the apartments they will rent and all life safety problems in their own unit. We can explore this approach with Mrs. Palestini to see if something can be worked out.

However, before a grant can be approved Mrs. Palestini must pay the two years back taxes which she owes the City.

cc: Lyle Noyes

JEG/ehw

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Joseph E. Gray, Jr. - Director, Neighborhood Conservation

DATE: 11/15/77

FROM: Lyle D. Noyes, Chief of Housing Inspections

SUBJECT: 13 Atlantic Street - Philomeana Palestini - Counselor Taliento

Mrs. Palestini obtained title to this 3 family building and given custody of seven children in the divorce settlement from Antonio Palestini in 1970. The structure had some fire damage and has been in disrepair during this interval, so much so that the two vacant apartments were posted against occupancy, and she has been financially unable to make any repairs.

Our latest inspection in September 1977, under the East End N.C.P. revealed a total of 139 items in violation of the Housing Code, 69 of which would affect the first floor living quarters and common areas occupied by Mrs. Palestini and her family. She was advised to apply for financial assistance through the program.

In my opinion, unless she is able to get substantial aid to rehabilitate the structure to make the building safe to live in, it should be entirely vacated and perhaps go the route of demolition.



Lyle D. Noyes,
Chief of Housing Inspections

X

NOTICE OF HOUSING CONDITIONS

DU - 3

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

Ch.-Bl.-Lot: 16-C-21
 Location: 13 Atlantic Street
 Project: NCP-MS
 Issued: 9-12-77
 Expired: 12-12-77

Ms. Philomana Palestini
 13 Atlantic Street
 Portland, Maine

Dear Ms. Palestini:

An examination was made of the premises at 13 Atlantic Street, Portland, Maine, by Housing Inspector Carroll. 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 December 12, 1977. You may contact this office to arrange a satisfactory repair schedule if you are unable to make such repairs within the specified time. We will assume the repairs to be in progress if we do not hear from you within ten days from this date and, on 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

K. Carroll
 K. Carroll

By

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

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

- | | |
|---|-----|
| 1. EXTERIOR TRIM - replace loose and peeling paint, overall. | 3-a |
| 2. FRONT EXTERIOR ROOF - replace rotted fascia and barge boards. | 3-c |
| 3. RIGHT FRONT EXTERIOR FOUNDATION - repair or replace the loose and missing mortar. | 3-e |
| 4. FRONT EXTERIOR STAIRS - replace missing stairs. | 3-d |
| 5. EXTERIOR WALLS - overall - repair or replace the broken and missing shingles. | 3-a |
| 6. LEFT MIDDLE EXTERIOR DORMER - replace rotted gable. | 3-a |
| 7. LEFT MIDDLE EXTERIOR ROOF - replace rotted gutter and fascia. | 3-a |
| 8. FRONT EXTERIOR RETAINING WALL - repair or replace the loose and missing mortar. | 3-a |
| 9. RIGHT FRONT EXTERIOR SILL - repair rotted sill. | 3-a |
| 10. RIGHT FRONT EXTERIOR DABS - replace the rotted fascia and barge boards. | 3-a |
| 11. RIGHT FRONT AND RIGHT MIDDLE EXTERIOR WALL - replace the missing and broken downspouts. | 3-a |
| 12. RIGHT EXTERIOR ROOF - replace missing gutter and frieze. | 3-a |
| 13. RIGHT REAR EXTERIOR ROOF - replace rotted, broken and missing fascia and barge. | 3-a |
| 14. SECOND FLOOR RIGHT REAR EXTERIOR ROOF - replace the rotted and broken gutter. | 3-a |
| 15. FIRST FLOOR RIGHT REAR EXTERIOR PORCH AND STAIRS - replace broken treads. | 3-d |
| 16. FIRST FLOOR RIGHT REAR EXTERIOR PORCH - replace rotted stringer. | 3-d |
| 17. FIRST FLOOR RIGHT REAR EXTERIOR PORCH - repair broken storm door. | 3-c |
| 18. FIRST FLOOR RIGHT MIDDLE EXTERIOR STAIRS - repair or replace the loose and missing mortar and bricks. | 3-d |
| 19. FRONT MIDDLE GARAGE - replace rotted support column. | |

continued -

PS Form 3811, Nov. 1975

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

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

1. The following service is requested (check one).
 Show to whom and date delivered25¢
 Show to whom, date, & address of delivery45¢
 RESTRICTED DELIVERY.
 Show to whom and date delivered85¢
 RESTRICTED DELIVERY.
 Show to whom, date, and address of delivery ..\$1.05
 (Fees shown are in addition to postage charges and other fees).

2. ARTICLE ADDRESSED TO:
Mrs. Philomena Palerino
13 Atlantic St.
City

3. ARTICLE DESCRIPTION:
 REGISTERED NO. | CERTIFIED NO. | INSURED NO.
 | | *452176* | |

(Always obtain signature of addressee or agent)

I have received the article described above.
 SIGNATURE Addressee Authorized agent
Philomena Palerino

4. DATE OF DELIVERY | POSTMARK
9-14-77 | *14 1977*

5. ADDRESS (Complete only if requested)

6. UNABLE TO DELIVER BECAUSE: | CLERK'S INITIALS

13 Atlantic St.

13 Atlantic Street - continued

20. RIGHT FRONT AND LEFT FRONT - garage doors - replace missing doors.
 21. RIGHT GARAGE WALL - replace broken and missing clapboards.
 22. GARAGE WINDOWS - overall - replace rotted and broken frames.
 23. GARAGE ROOF - overall - repair or replace broken shingles and decking.
 24. LEFT FRONT GARAGE DOOR - repair or replace broken frame.
 25. FIRST FLOOR RIGHT MIDDLE HALL FLOOR - replace rotted and broken floor. 3-b
 26. FIRST FLOOR RIGHT MIDDLE HALL DOOR - replace missing latch. 3-c
 27. FIRST FLOOR RIGHT MIDDLE HALL DOOR - repair broken door knob. 3-c
 28. FIRST FLOOR RIGHT MIDDLE HALL WALLS - remove loose and peeling paint. 3-b
 29. SECOND FLOOR RIGHT MIDDLE HALL - ceiling and walls - remove loose and peeling paint. 3-b
 30. SECOND FLOOR RIGHT MIDDLE HALL WINDOW - replace rotted and broken frame. 3-c
 31. SECOND FLOOR RIGHT MIDDLE HALL WINDOW - replace broken parting bead. 3-c
 32. FIRST FLOOR FRONT HALL - door and windows - replace broken glass. 3-c
 33. FIRST FLOOR FRONT HALL - storm door - replace broken glass. 3-c
 34. FIRST FLOOR FRONT HALL - storm door - replace broken latch assembly. 3-c
 35. FIRST FLOOR FRONT HALL - door s- repair or replace buckled doors. 3-c
 36. FIRST AND SECOND FLOOR FRONT HALL - walls and ceiling - repair or replace the broken and missing plaster. 3-b
 37. FIRST AND SECOND FLOOR FRONT HALL - stairs - replace broken treads. 3-d
 38. FIRST AND SECOND FLOOR FRONT HALL - stairs - repair or replace the broken and loose handrail. 3-d
 39. FIRST AND SECOND FLOOR FRONT HALL - stairs - replace broken and missing balusters. 3-d
 40. FIRST AND SECOND FLOOR FRONT HALL - install missing wall or ceiling light to provide adequate illumination. 8-c
 41. THIRD FLOOR FRONT HALL - ceiling - enclose loose and frayed electrical wiring. 8-e
 42. RIGHT FRONT, LEFT FRONT AND RIGHT REAR - cellar foundation - replace rotted sill. 3-a
 43. LEFT FRONT, FRONT MIDDLE AND RIGHT REAR CELLAR - ceiling - replace rotted joist and stringers. 3-a
 44. CELLAR - wall - remove illegal fuse (30 Amp). 8-e
 45. RIGHT REAR AND LEFT FRONT CELLAR - floor - replace rotted support column. 3-a
 46. RIGHT REAR CELLAR - window - replace broken frame and glass. 3-c
 47. REAR MIDDLE - cellar ceiling - repair cracked carrying timber. 3-a
 48. LEFT REAR - cellar ceiling - repair or replace the loose and buckled carrying timber. 3-a
 49. LEFT MIDDLE CELLAR - ceiling - replace the rotted and broken carrying timber. 3-a
- First Floor
50. KITCHEN - window - replace missing counter balance cords allowing window sash to remain elevated when opened. 3-c
 51. KITCHEN - floor - replace the broken, sagging, and rotted floor. 3-b
 52. KITCHEN - sink - repair the broken wasteline. 6-d
 53. KITCHEN - wall - replace the missing electrical outlet cover. 8-e
 54. BATHROOM - ceiling - repair loose plaster. 3-b
 55. BATHROOM - floor - replace the rotted sub-decking. 3-b
 56. BATHROOM - floor - replace missing floor tiles. 3-b
 57. BATHROOM - door - repair broken latch. 3-c
 58. BATHROOM - flush toilet - replace the broken and loose toilet. 6-d
 59. BATHROOM - bathtub - replace leaking tub. 6-d
 60. BATHROOM - bathtub - correct the condition at the fixture that causes a cross connection at the bathtub in the bathroom. 6-d
 61. DINING ROOM AND LIVING ROOM - windows - replace broken glass. 3-c
 62. DINING ROOM - window - secure loose glass. 3-c
 63. DINING ROOM and LIVING ROOM - windows - repair loose sashes and frames. 3-c
 64. DINING ROOM - door - repair loose door knob. 3-c
 65. LIVING ROOM - walls - repair broken plaster. 3-b

continued -

13 Atlantic Street - continued

First Floor - continued

- 66. LIVING ROOM - window - replace broken storm glass. 3-c
- 67. LIVING ROOM - window - replace missing counter balance cords allowing window sash to remain elevated when opened. 3-c
- 68. LIVING ROOM - ceiling - repair loose electrical light fixture. 8-a
- 69. RIGHT REAR BEDROOM - window - repair or replace the broken sill. 3-c
- 70. RIGHT REAR BEDROOM - window - secure loose glass by replacing points and/or reglazing window. 3-c
- 71. RIGHT REAR AND LEFT MIDDLE BEDROOM - window - replace missing counter balance cords allowing window sash to remain elevated when opened. 3-c
- 72. LEFT REAR AND LEFT MIDDLE BEDROOM - ceiling - replace and repair loose, broken and missing ceiling tiles. 3-b
- 73. LEFT REAR AND LEFT MIDDLE BEDROOM - window - repair loose window frames. 3-c
- 74. LEFT MIDDLE BEDROOM - wall - repair loose electric switch plate. 8-a
- 75. LEFT MIDDLE BEDROOM - door - repair broken door. 3-c

Second Floor

- 76. KITCHEN SINK and BATHROOM SINK, BATHTUB AND FLUSH TOILET - provide missing potable hot and cold water supply, with adequate pressure and quantity. 6-c
- 77. Provide heating facilities throughout. 9-b
- 78. KITCHEN - walls - repair or replace the loose, missing and cracked plaster. 3-b
- 79. KITCHEN - window - replace broken glass. 3-c
- 80. KITCHEN and BATHROOM - windows - replace missing counter balance cords allowing window sash to remain elevated when opened. 3-c
- 81. KITCHEN - window - repair loose sashes. 3-c
- 82. KITCHEN - floor - replace damaged floor tiles. 3-b
- 83. KITCHEN - door - repair or replace broken door. 3-c
- 84. KITCHEN - wall - repair loose flue cover. 3-e
- 85. BATHROOM - ceiling - repair loose and sagging tiles. 3-b
- 86. BATHROOM - walls - remove loose and peeling paint. 3-b
- 87. BATHROOM - window frames - remove loose and peeling paint. 3-b
- 88. BATHROOM - sink - replace missing faucet (hot water). 6-d
- 89. DINING ROOM - trim - remove loose and peeling paint. 3-b
- 90. DINING ROOM AND LIVING ROOM - windows - secure loose glass by replacing points and/or reglazing. 3-c
- 91. DINING ROOM - window - repair broken sash. 3-c
- 92. DINING ROOM - floor - repair broken floor boards. 3-b
- 93. DINING ROOM - door - replace missing door knobs. 3-b
- 94. FRONT AND MIDDLE LIVING ROOM - walls - repair or replace the sagging and broken plaster. 3-b
- 95. FRONT AND MIDDLE LIVING ROOM - windows - repair or replace the rotted and broken frames. 3-c
- 96. MIDDLE LIVING ROOM - ceiling and door - replace missing ceiling and door. 3-b
- 97. MIDDLE LIVING ROOM - trim - remove loose and peeling paint. 3-b
- 98. MIDDLE LIVING ROOM - door - repair broken frame. 3-b
- 99. FRONT AND MIDDLE LIVING ROOM - doors - replace missing door knobs. 3-b
- 100. LEFT REAR BEDROOM - ceiling - repair or replace sagging and missing tiles. 3-b
- 101. LEFT REAR BEDROOM - window - replace broken parting bead. 3-c
- 102. LEFT REAR BEDROOM - door - replace missing knob. 3-b
- 103. LEFT REAR AND LEFT FRONT BEDROOM - windows - secure loose glass by replacing points and/or reglazing. 3-c
- 104. LEFT MIDDLE AND LEFT FRONT BEDROOM - walls - repair or replace the broken and missing plaster. 3-b
- 105. LEFT MIDDLE BEDROOM - door - replace missing door. 3-b
- 106. LEFT FRONT BEDROOM - window - replace broken glass. 3-c
- 107. LEFT FRONT BEDROOM - window - replace missing counter balance cords allowing window sash to remain elevated when opened. 3-c
- 108. REAR HALL CEILING - determine the reason and remedy conditions causing leakage. 3-b

continued -

13 Atlantic Street - continued

THIRD FLOOR

- | | | |
|------|---|-----|
| 109. | KITCHEN AND BATHROOM - ceilings and walls - repair or replace the loose, cracked and missing plaster. | 3-b |
| 110. | KITCHEN AND BATHROOM - windows - secure loose glass by replacing points and/or reglazing. | 3-c |
| 111. | KITCHEN AND BATHROOM - windows - repair broken sashes. | 3-c |
| 112. | KITCHEN AND BATHROOM - floor - repair or replace broken floor boards. | 3-b |
| 113. | KITCHEN AND BATHROOM - doors - replace missing doors. | 3-b |
| 114. | KITCHEN AND BATHROOM - sinks and bathroom tub - replace missing faucets. | 6-d |
| 115. | KITCHEN - sink - replace missing wasteline. | 6-d |
| 116. | KITCHEN - ceiling - repair loose electrical light fixture. | 8-a |
| 117. | KITCHEN - wall - replace missing electrical junction box. | 8-a |
| 118. | BATHROOM - flush toilet - repair inoperative toilet. | 6-d |
| 119. | BATHROOM - bathtub - correct the condition at the fixture that causes a cross connection at the bathtub in the bathroom. | 6-d |
| 120. | BEDROOM - ceiling - repair cracked plaster. | 3-b |
| 121. | BEDROOM - ceiling - remove loose and peeling paint. | 3-b |
| 122. | BEDROOM - window - secure loose glass by replacing points and/or reglazing. | 3-c |
| 123. | BEDROOM - window - repair or replace the broken and missing sashes. | 3-c |
| 124. | BEDROOM - floor - replace the torn and worn linoleum. | 3-b |
| 125. | BEDROOM - door - replace the missing knob and latch assembly. | 3-b |
| 126. | BEDROOM - ceiling and walls - enclose exposed electrical conductors. | 8-a |
| 127. | PROVIDE missing secondary egress. | |
| 128. | KITCHEN SINK and BATHROOM SINK, TOILET AND BATHTUB - provide hot and cold water supply with adequate pressure and quantity. | 6-c |
| 129. | Provide missing heating facilities throughout. | 9-b |

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

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

February 04, 1994

BERRY FREDERICK K
135 MAINE AVE
PORTLAND ME 04103

Re: 13 Atlantic St
CBL: 016- - C-021-701-01
DU: 3

Dear Mr. Berry,

You are hereby notified, as owner or agent, that an inspection was made of the above referenced property. Violations of Article V of the Municipal Ordinance (Housing Code) were found as described in detail on the attached "Housing Inspections Report".

- | | | |
|----|--|--------|
| 1. | EXT - REAR WALL -
MISSING CLAPBOARDS | 108.20 |
| 2. | INT - FIRST FLOOR RIGHT MIDDLE - ENTRYWAY
LOOSE & EXPOSED WIRING | 113.50 |
| 3. | INT - FIRST FLOOR RIGHT MIDDLE - ENTRYWAY
EXPOSED & OPEN WALLS | 108.20 |
| 4. | INT - FRONT CELLAR - STAIRWAY
MISSING PLASTER | 108.40 |
| 5. | INT - OVERALL CELLAR -
ILLEGAL JACK POSTS | 108.20 |
| 6. | INT - OVERALL CELLAR -
LOOSE & HANGING WIRES | 113.50 |
| 7. | INT - CELLAR STAIRS - IMPROPER SIZE 36"W 9"TRD.
3/4 RISER. ALL CONSTRUCTED WORK REQUIRES PROPER PERMITS
ELECTRICAL WORK THAT IS BEING DONE ON THE 3RD FL. MUST
BE DONE BY A LICENSED ELECTRICIAN. | 108.20 |

PRIORITY VIOLATION NUMBER(S):

2, 6


In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects within sixty (60) days. 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.

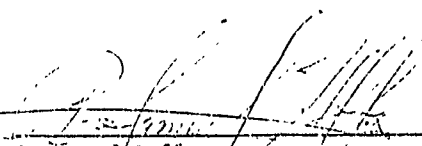
Please Note: You should consult this department to insure that any corrective action you should undertake complies with the building, plumbing, electrical, zoning and other Articles of the City Code.

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.

Sincerely,


Merle Leary
Code Enforcement Officer


P. Samuel Hoffses
Chief of Inspection Services

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

August 23, 1995

BERRY FREDERICK K
16 PINE ST
PORTLAND ME 04102

Re: 13 Atlantic St
CBL: 016- - C-021-001-01
DU: 3

Dear Mr. Berry:

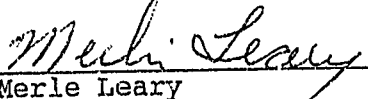
A re-inspection at the above noted property was made on August 17, 1995.

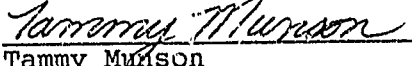
This is to certify that you have complied with our request to correct the violation(s) of the Municipal Code relating to housing conditions noted on our letter dated February 04, 1994.

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 three years.

Sincerely,


Merle Leary
Code Enforcement Officer


Tammy Munson
Code Enc. Offr./ Field Supv.