

116 Winter Street

9 HJ

CITY OF PORTLAND, MAINE  
MEMORANDUM

TO: R. Flewelling, Assistant Corporation Counsel  
FROM: B. Macisaac, Planning & Urban Development  
SUBJECT: Requests for approval of legal action

DATE 12-29-81

Requesting confirmation that you received the following:

Request for action against	ANTONIO BRUNI	sent to you	12-4-81
" " " "	WILLIAM MOSKI	" " "	12-4-81
" " " "	CARROLL NEVERS	" " "	11-17-81

Thanks- *Burt*

February 2, 1982

Same request as above.

Thanks *Burt*

March 2, 1982

Same as above.

Thanks- *Burt*

FLEWELLING  
251

CITY OF PORTLAND, MAINE  
MEMORANDUM

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FROM: B. MacIsaac, Planning & Urban Development  
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" " " "	CARROLL NEVERS	" " "	1-17-81

Thanks- *Burt*

February 2, 1982

Same request as above.

Thanks *Burt*

7-10-81



# CITY OF PORTLAND

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

October 26, 1981

Beatrice L. & William C. Moski  
116 Winter Street  
Portland, Maine 04102

Re: 116 Winter Street 45-E-3 WE

Dear M & Mrs. Moski:

We recently received a complaint and an inspection was made by Code Enforcement Officer Hugh Irving of the above referenced property owned by you. As a result of the inspection, you are hereby ordered to correct the substandard housing conditions below:

1. FRONT PORCH - hand railing - missing. 3-d
2. FRONT - door - glass pane - broken. 3-c
3. FRONT - steps - deteriorated & rotted. 3-d

The above mentioned conditions are in violation of Chapter 307 of the Municipal Code of the City of Portland, Maine, and must be corrected on or before November 30, 1981.

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

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

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

Hugh Irving  
Code Enforcement Officer - Hugh Irving (4)

jmr

*Has been referred  
for legal action*

REINSPECTION RECOMMENDATIONS

LOCATION \_\_\_\_\_  
PROJECT \_\_\_\_\_  
OWNER \_\_\_\_\_

INSPECTOR \_\_\_\_\_

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired

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 LOST Entire _____ POST Dwelling Units _____
	UNSATISFACTORY Progress "LEGAL ACTION" To Be Taken _____

INSPECTOR'S REMARKS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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 William C. Moski,

116 Winter St., Portland, Maine

regarding 116 Winter St.

FACTS CONSTITUTING VIOLATIONS:

Two housing code violations

ATTEMPTS TO OBTAIN VOLUNTARY COMPLIANCE:

1. 10-26-81 order to correct three items. Order expired 11-30-81
2. Numerous efforts to contact owner, owner failed to respond.
3. 12-4-81 re-inspection, two items uncorrected.
4. \_\_\_\_\_
5. \_\_\_\_\_

WITNESS:

H. Iving

MUNICIPAL COURT ACTION RECORD

HOUSING DIVISION - HEALTH DEPARTMENT  
CITY OF PORTLAND

DOCKET NO. \_\_\_\_\_  
LOCATION 116 Winter

A. OWNER - AGENT - TENANT Wm. Moski PHONE # \_\_\_\_\_  
B. INSPECTOR (WITNESS) H. Irving

DATES:

A. FIRST NOTICE 10-26-81 EXPIRED 11-30-81 NO. VIOLATIONS 3  
B. ADMINISTRATIVE HEARING SET \_\_\_\_\_ APPEARED: YES \_\_\_\_\_ NO \_\_\_\_\_  
C. RESULTS OF ADMIN. HEARING \_\_\_\_\_  
D. ADMINISTRATIVE DECISION \_\_\_\_\_ TIME EXTENDED TO \_\_\_\_\_  
E. FINAL NOTICE \_\_\_\_\_ NO. VIOLATIONS \_\_\_\_\_  
F. LATEST RE-INSPECTION 12-4-81 NO. VIOLATIONS 2  
G. TO CORPORATION COUNSEL - REQUEST FOR LEGAL ACTION 12-4-81 REQUEST RETURNED \_\_\_\_\_  
H. DATE COMPLAINT FILED IN DISTRICT COURT \_\_\_\_\_  
I. EXPLANATION FOR COURT ACTION Failed to correct  
J. TO APPEAR AT DISTRICT COURT \_\_\_\_\_

COURT ACTION

DATE: \_\_\_\_\_

A. PLEA TO \_\_\_\_\_ JUDGE \_\_\_\_\_  
B. COUNTY ATTORNEY \_\_\_\_\_ ATTORNEY \_\_\_\_\_ PHONE \_\_\_\_\_  
C. INSPECTOR \_\_\_\_\_ TIME \_\_\_\_\_  
D. DISPOSITION \_\_\_\_\_

COURT ACTION

DATE: \_\_\_\_\_

A. PLEA TO \_\_\_\_\_ JUDGE No  
B. COUNTY ATTORNEY \_\_\_\_\_ ATTORNEY \_\_\_\_\_  
C. INSPECTOR \_\_\_\_\_ TIME \_\_\_\_\_  
D. DISPOSITION \_\_\_\_\_

PORTLAND HEALTH DEPARTMENT

T FOR SERVICE

RECEIVED	9-30-81	BY	Burt	DISTRICT	Hickory
REQUEST BY	NAME	Paul Keating			
	ADDRESS	112 Winter St.			
OWNER	NAME	45-E-3 WMC. Maski & Beatrice E. Maski			
	ADDRESS	116 Winter St.			
CONDITIONS	ADDRESS				

REFERRED FOR LEGAL ACTION

Broken windows, broken down porch and steps, front -  
 black railing on porch missing, 4x4 and  
 1 pane of glass missing 8" x 16" 9/25/81

COMMENTS: Complaint was referred to us by Env. Health Dept.  
 Exterior of building excellent. Rear steps & <sup>down</sup> window broken out  
 it appears to be the only problems.

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



0920051

**RECEIPT FOR CERTIFIED MAIL**

NO INSURANCE COVERAGE PROVIDED—  
NOT FOR INTERNATIONAL MAIL  
(See Reverse)

SENT TO  
**Beatrice & William Moski**  
STREET AND NO  
**116 Winter Street**  
P.O. STATE AND ZIP CODE  
**Portland, Maine 04102**

POSTAGE

CERTIFIED FEE \$

SPECIAL DELIVERY

RESTRICTED DELIVERY

SHOW TO WHOM AND DATE DELIVERED

SHOW TO WHOM DATE AND ADDRESS OF DELIVERY

SHOW TO WHOM AND DATE DELIVERED WITH RESTRICTED DELIVERY

SHOW TO WHOM DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY

TOTAL POSTAGE AND FEES \$

POSTMARK OR DATE

PS Form 3800, Apr. 1976

CONSULT POSTMASTER FOR FEES

OPTIONAL SERVICES

RETURN RECEIPT SERVICE

No. 116 Winter St - Irving

PS Form 3813 AUG. 1978

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

116 Winter St. - Irving

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

1 The following service is requested (check one):  
 Show to whom and date delivered  
 Show to whom, date, and address of delivery.  
 RESTRICTED DELIVERY - Show to whom and date delivered  
 RESTRICTED DELIVERY - Show to whom, date, and address of delivery \$  
 (CONSULT POSTMASTER FOR FEES)

2 ARTICLE ADDRESSED TO  
 Beatrice L. & William C. Moski  
 116 Winter Street  
 Portland, Maine 04102

3 ARTICLE DESCRIPTION:  
 REGISTERED NO. CERTIFIED NO. INSURED NO.  
 0920651

(Always obtain signature of addressee or agent)

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

4 DATE OF DELIVERY  
 10/28/81

5 ADDRESS (Complete only if requested)



6 UNABLE TO DELIVER BECAUSE:  
 CLERK'S INITIALS  
 M



# CITY OF PORTLAND

JOSEPH E GRAY JR.  
DIRECTOR OF PLANNING  
AND URBAN DEVELOPMENT

October 26, 1981

Beatrice L. & William C. Moski  
116 Winter Street  
Portland, Maine 04102

Re: 116 Winter Street 45-E-3 WE

Dear M & Mrs. Moski:

We recently received a complaint and an inspection was made by Code Enforcement Officer Hugh Irving of the above referenced property owned by you. As a result of the inspection, you are hereby ordered to correct the substandard housing conditions below:

1. FRONT PORCH - hand railing - missing. 3-d
2. FRONT - door - glass pane - broken. 3-c
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Sincerely yours,  
Joseph E. Gray, Jr., Director of  
Planning & Urban Development

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

Hugh Irving  
Code Enforcement Officer - Hugh Irving (4)

jmr

REQUEST FOR SERVICE

PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	11-28-79	BY	bb	DISTRICT	McLaughlin
REQUEST BY	NAME	Police Dept.			
	ADDRESS	<del>116 Winter St.</del>			
OWNER	NAME	Dr. Greenlaw Tel. 655-4028			
	ADDRESS	Raymond Cape Rd. Casco			
CONDITIONS	ADDRESS	116 Winter St.			

Chimneys are falling down.  
 One fell off this AM.  
 Police have tried to call  
 owner but haven't been  
 able to reach him

SPECIAL INSTRUCTIONS 11-2799, 1946 10/14 CNT chimneys in fair cond.

PRIORITY	SANITATION	HOUSING	NURSING
	ROUTINE	SPECIAL	BY
	URGENT	REPORT TO	DATE

SECTION 8 - EXISTING - LEASED HOUSING PROGRAM

ADDRESS 116 Winter St DATE 5/78

OWNER William Maski ADDRESS 13 Greenwood Ave  
Scarboro, Me

Location of Dwelling Units or  
Number of Dwelling Units Under  
Section 8 - Lease One

NEIGHBORHOOD CONSERVATION PROJECT \_\_\_\_\_

INSPECTED BY HOUSING DIVISION - YES \_\_\_\_\_ NO \_\_\_\_\_

"NOTICE OF HOUSING CONDITIONS" ISSUED \_\_\_\_\_ 19\_\_ ABATED \_\_\_\_\_ 19\_\_

LOAN PARTICIPANT \_\_\_\_\_

*new 5/78*

X ✓

CERTIFICATE  
OF  
COMPLIANCE ✓

CITY OF PORTLAND

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

May 25, 1977

Mr. William Moski  
13 Greenwood Avenue  
Scarboro, Maine 04074

Re: Premises located at 116 Winter Street, Portland, Maine 45-E-3 NDP

Dear Mr. Moski:

A re-inspection of the premises noted above was made on May 24, 1977  
by Housing Inspector Gough.

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 October 7, 1975.

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 1982.

Sincerely yours,

Joseph E. Gray, Jr., Director  
Neighborhood Conservation

Inspector *M. Gough*

K. Gough

By *Lyle D. Noyes*

Lyle D. Noyes  
Chief of Housing Inspections

May 25, 1977

Mr. William Moski  
13 Greenwood Avenue  
Scarboro, Maine 04074

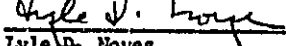
Dear Mr. Moski:      Re:      116 Winter Street, Portland, Maine    45-E-3    NDP

This is to inform you, as owner or agent of the property located at 116 Winter Street, Portland, Maine, that we have released the first floor front apartment and the second floor front apartment from posting.

Therefore, you may rent the apartments 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. Gough

NOTICE OF HOUSING CONDITIONS

DU \_\_\_\_\_

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

Ch.-Bl.-Lot:  
Location:  
Project:  
Issued:  
Expires:

45-E-3  
116 Winter Street  
NDP  
OCTOBER 7, 1975  
DECEMBER 8, 1975

Mr. William Moski  
13 Greenwood Avenue  
Scarborough, Maine 04074

OK  
DATE 5-24-75

Dear Mr. Moski:

An examination was made of the premises at 116 Winter Street, Portland, Maine, by Housing Inspector Gough. 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 8, 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.

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

Inspector

M. Gough

By

John D. ...  
Chief of Housing Inspections

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

- ~~1. Repair or replace loose, missing clapboards on overall exterior walls. 3a~~
  - ~~2. Replace missing plaster on wall of cellar stairway. 3b~~
  - ~~3. Clean up the rubbish and debris in overall cellar and dispose of it properly. 4b~~
  - ~~4. Replace broken glass in cellar windows. 3c~~
  - ~~5. Repair or replace loose, missing plaster in ceilings and walls of first, second floor front and rear hall. 3b~~
  - ~~6. Replace rotted bulkhead members. 3c~~
  - ~~7. Point up the foundation overall. 3a~~
  - ~~8. Clean up the rubbish and debris in the yard. 4a~~
  - ~~9. Replace the rotted gutter in right exterior wall. 3a~~
  - ~~10. Repair broken lattice in right front porch. 3d~~
  - ~~11. Repair loose plaster on first floor bathroom. 3b~~
  - ~~12. Secure the glass by replacing points and/or reglazing window - bathroom. 3c~~
- First Floor - Front
- ~~13. Install a private 3-piece bathroom consisting of a lavatory, toilet, and a bathtub or shower for this dwelling unit. 6a~~

CONTINUED.....



151 Winter Street, First Floor Front - continued 

- 12/21 14. ~~Secure the glass by replacing points and/or reglazing window - kitchen and living room.~~
- 12/21 15. ~~Repair the loose sash in living room window.~~ 3c
- 12/21 16. ~~Replace broken glass in living room window.~~ 3c
- 12/21 17. ~~Replace counter balance cords allowing window sash to remain elevated when opened - living room.~~ 3c
- 12/21 18. ~~First Floor - Rear~~
- 12/21 19. ~~Repair loose plaster in ceiling of kitchen.~~
- 12/21 20. ~~Secure glass by replacing points and/or reglazing window - kitchen and living room.~~ 3b
- 12/21 21. ~~Secure glass by replacing points and/or reglazing window - front bedroom.~~ 3c
- 12/21 22. ~~Replace rotted boards on kitchen floor.~~ 3c
- 12/21 23. ~~Replace broken glass in living room window.~~ 3b
- 12/21 24. ~~Replace counter balance cords allowing window sash to remain elevated when opened - living room.~~ 3c
- 12/21 25. ~~Replace counter balance cords allowing window sash to remain elevated when opened - hall.~~ 3c
- 12/21 26. ~~Replace counter balance cords allowing window sash to remain elevated when opened - front bedroom window.~~ 3c
- 12/21 27. ~~Replace broken glass in front bedroom window.~~ 3c
- 12/21 28. ~~Repair inoperative electrical outlets in front bedroom wall.~~ 8c
- 12/21 29. ~~Install a private 3-piece bathroom consisting of a lavatory, toilet and a bathtub or shower for this dwelling unit.~~ 6a
- 12/21 30. ~~Second Floor - Front~~
- 12/21 31. ~~Install a private 3-piece bathroom consisting of a lavatory, toilet and a bathtub or shower for this dwelling unit.~~ 6a
- 12/21 32. ~~Secure glass by replacing points and/or reglazing window - living room.~~ 3c
- 12/21 33. ~~Replace counter balance cords allowing window sash to remain elevated when opened - living room.~~ 3c
- 12/21 34. ~~Replace rotted sash in living room window.~~ 3c
- 12/21 35. ~~Second Floor - Rear~~
- 12/21 36. ~~Install a private 3-piece bathroom consisting of a lavatory, toilet and a bathtub or shower for this dwelling unit.~~ 6a
- 12/21 37. ~~Repair loose sash in windows of kitchen and living room.~~ 3c
- 12/21 38. ~~Secure glass by replacing points and/or reglazing window - kitchen and living room.~~ 3c
- 12/21 39. ~~Replace counter balance cords allowing window sash to remain elevated when opened - kitchen and living room.~~ 3c
- 12/21 40. ~~Secure glass by replacing points and/or reglazing window - middle bedroom.~~ 3c
- 12/21 41. ~~Repair leaking gas tap in kitchen.~~ 3c
- 12/21 42. ~~Repair inoperative light in living room ceiling.~~ 6c
- 12/21 43. ~~Replace missing plaster in middle bedroom wall.~~ 3b

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:PI

November 17, 1975

Mr. William Moski  
13 Greenwood Avenue  
Scarborough, Maine 04074

Re: 116 Winter Street, Portland, Maine 45-E-3  
NDP First Floor Front & Second Floor Front

Dear Mr. Moski:

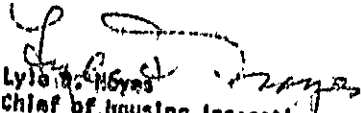
As owner or agent of the property located at 116 Winter Street, Portland, Maine, you are hereby notified that as the result of a recent inspection the First Floor Front and Second Floor Front Apartments are hereby declared unfit for human occupancy.

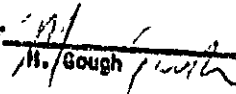
You must take immediate steps to vacate the First Floor Apartment (Front) now occupied by Florida Madin, and the Second Floor Apartment (Front) now occupied by Edward D... and they are to be kept vacant so long as the following conditions continue to exist thereon:

14-b Properties which lack plumbing, ventilating, lighting and heating facilities or equipment adequate to protect 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.

Sincerely yours,  
David G. Bittenbender  
Health Director

  
Lydia G. Hayes  
Chief of Housing Inspections

Inspector   
H. Gough

LDA:rl

November 17, 1975

Ms. Floride Godin  
116 Winter Street  
Portland, Maine 04102

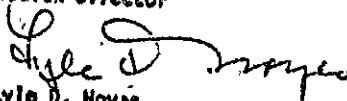
Re: 116 Winter Street, Portland, Maine 45-E-3  
First Floor Front Apt. (NDP)

Dear Ms. Godin:

A recent inspection by Housing Inspector Gough of the First Floor Front Apartment you are now occupying found that it does not meet the requirements of Chapter 307 (Minimum Standards for Housing) of the City of Portland Municipal Code and is hereby declared unfit for human habitation.

The owner, Mr. William Mosk, has been notified of the above mentioned conditions and has been directed to take immediate steps to vacate the apartment.

Sincerely yours,  
David C. Bittenbender  
Health Director

  
Lyle D. Hoyas  
Chief of Housing Inspections

Inspector   
M. Gough

LDH:rl

cc: Mr. Mosk

November 17, 1975

Mr. Edward Devost  
116 Winter Street  
Portland, Maine 04102

Re: 116 Winter Street, Portland, Maine 45-E-3,  
Second Floor Front Apartment (NDP)

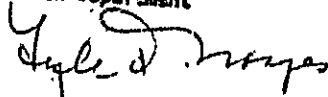
Dear Mr. Devost:

A recent inspection by Housing Inspector Bough of the Second Floor Front Apartment you are now occupying found that it does not meet the requirements of Chapter 307 (Minimum Standards for Housing) of the City of Portland Municipal Code and is hereby declared unfit for human habitation.

The owner, Mr. Hoski, has been notified of the above mentioned conditions and has been directed to take immediate steps to vacate the apartment.

Sincerely yours,

David C. Bittenbender  
Health Department



Lyle D. Hoyes  
Chief of Housing Inspections

Inspector   
M. Bough

LDH:ri

cc: Mr. Hoski

REINSPECTION RECOMMENDATIONS

INSPECTOR

Gough

LOCATION

111 W. G.

PROJECT

104

OWNER

Wm. Mack

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
9/17/75	12-7-75				

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

5-23-77	MG	ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE" <u>LE</u> "POSTING RELEASE"
1/27	MG	SATISFACTORY Rehabilitation in Progress Time Extended To <u>from 1/27 to 1-8-77</u>
3/14/77	MG	Time Extended To <u>1/27 to 4-14-77</u>
		Time Extended To
		UNSATISFACTORY Progress Send "HEARING NOTICE" "FINAL NOTICE"
11/17/75	MG	"NOTICE TO VACATE" <u>1 + 2 FL FR ONLY</u> POST Entire <u>NO</u> POST Dwelling Units <u>1 + 2 FL FR FRONT ONLY</u>
		UNSATISFACTORY Progress Request "LEGAL ACTION" Be Taken
1/1/75	MG	INSPECTOR'S REMARKS: <u>appt at 11/17/75</u> <u>active signs 1 + 2 FL FR ONLY</u> <u>not done</u> <u>COC</u>
4-22-76	MG	
1-2-77	MG	
5/23	MG	
INSTRUCTIONS TO INSPECTOR:		

203-4608