

PORTLAND MAINE

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Jeff Levine, AICP, Director

Marge Schmuckal, Zoning Administrator

April 8, 2013

Gary Wagner
31 Brackett Street
Portland, ME 04102

RE: 31 Brackett Street – 044 E006 – R-6 Residential Zone – Permit #2013-00561 – illegal dwelling unit

Dear Mr. Wagner,

This letter is a follow up to our telephone conversation. In reviewing your permit application (2013-00561) for zoning compliance I have to check our records to see what the legal use of the property is. The only permit (#940768) in our files listed the use of the property as one family. Since this is the only building permit we have for the property, the legal use is a single family dwelling. Unless you can provide us with competent evidence to show that there have always been two dwellings in the building, the second dwelling unit in the building is not legal, and you need to bring the use of your property into compliance.

If you cannot provide evidence to show that the building has had two dwelling units, you have two choices to bring the property into compliance. You can either remove the kitchen of the second unit to make the building a single family, or you can apply for a building permit to change the use of the property to a two family. One type of permit is a change of use permit to change the use from a single family to a two family. The other type of permit is the Legalization of a Nonconforming Dwelling Unit. With this permit, part of the criteria is to provide evidence that the second unit existed as of April 1, 1995 and that the current owner did not put it in. Both of these permit applications can be found on the city website, www.portlandmaine.gov, on the Inspections Division homepage.

You have thirty days to bring the property into compliance by providing competent evidence, removing the second kitchen or applying for a permit. Please feel free to call me at 874-8709 if you have any questions.

You have the right to appeal my decision. If you wish to exercise your right to appeal, you have thirty days from the date of this letter in which to appeal. If you should fail to

do so, my decision is binding and not subject to appeal. Please contact this office for the necessary paper work if you decide to file an appeal.

Yours truly,

Ann B. Machado
Zoning Specialist
(207) 874-8709

Ann B. Machado
Zoning Specialist, City of Portland
Room 315
389 Congress St.
Portland, ME 04101

RECEIVED

APR 30 2013

Dept. of Building Inspections
City of Portland Maine

April 29, 2013

Ms. Machado,

I am in receipt of your letter dated April 8, 2013 indicating that a file review of my property at 31 Brackett Street included a 1994 Building Permit to replace the wooden exterior front steps on the building. Further, because the contractor who applied for that permit indicated that both the previous and future use of the property was as a 'single family', you stated that, unless I was able to provide evidence to the contrary, the legal use of the property would be as a single family rather than a two-family.

In response, I am asking that you reconsider that decision and review the supporting documentation clearly indicating that this building was constructed as, and utilized as, a two family home throughout its 150+ year existence.

First, I would like to express my concerns regarding the 1994 permit that has created this issue: The permit application information was neither provided by *nor signed by the property-owner*. (See Exhibit 1.) Rather, contractor David Regan provided the information and signed the permit application. Further, the work performed was only for an exterior wooden staircase to the front door of the building utilizing the existing footprint. There were no interior changes made that would have made Mr. Regan familiar with the apartments that existed inside the building. In fact, there is absolutely no evidence that Mr. Regan had any knowledge regarding the interior at all. Given the information I am including in the following, you will understand my skepticism of his ability to identify the past and future use of the building simply by rebuilding a set of exterior front steps (and the apparent ability of such misinformation to entirely change the legal use of a pre-existing two family into a single-family with no action taken by the property owner):

Assessing History 1924-2013

As indicated in Exhibits A.1-A.4, Assessing records dating to 1924 very clearly identify 31 Brackett Street as a two-family building. In addition, Assessing Data records (including those pre-dating June, 1957) specifically indicate that there are two kitchens and two apartments in the building.

The Noonan family, from whom I purchased the property, paid taxes on this building based on an assessment as a two-family from their date of purchase in 1944 until (and including part of) 2013. There are absolutely no records at the Assessing Office indicating any history of a request by any owner to change the classification of the building from a two-family to a single-family. In fact, the current Assessing commitment identifies the building as a two-family.

Historical Street Directory

As highlighted in Exhibits B.1-B.4, the City of Portland Street Directory, beginning with 1924, specifically indicates two separate apartments in the building.

For example, the 1924 record showed the first floor apartment occupied by the George O'Donnell family while the Dana Johnson family (the owner of the building at that time) occupied the second floor apartment. The 1932 record demonstrates that while the Johnsons still reside in the 2nd floor apartment, the first floor was then the residence of the John Lydon family.

During the Noonan's ownership, the Street Directory indicates the Noonans residing in the second floor apartment in 1945 with Mrs. Margaret Connolly occupying the first floor apartment. In 1957, the first floor apartment occupant changed to Mr. Patrick Ridge.

Clearly, the Tower Street Directory data corresponds with City Assessing records accurately identifying the building as a two-family.

Official City Records

As evidenced by Exhibits C.1 - C.4, official city records not only identify 31 Brackett Street as a two-family property, they indicate that the prior owners took proactive steps to uphold this classification.

A 1988 Electrical Permit #29516 was granted to upgrade the electrical service at 31 Brackett Street to 200 amp and replace the *two meters* that serviced, and continue to service, the building's two apartments.

A 1972 letter from the City of Portland Health Department Housing Division specifically identifies both the first floor and second floor apartments via an inspection by City of Portland Inspector Gough.

A 1973 Letter of Compliance from the City of Portland Health Department Housing Division demonstrates that violations in both the first floor and second floor apartment were corrected by the Noonans.

A 1954 letter from the City of Portland Health Department Housing Division identifies the building as a two-family with specific repair requests made of the Noonans (with which they complied).

Again, City of Portland Department of Health Housing Division inspectors continually classifying 31 Brackett Street as a two-family (and naming each unit specifically) coincides with city Assessing Department's classification of 31 Brackett as a two-family which is supported by years of Street Directory Records.

Given the supporting evidence, it is clear that 31 Brackett Street has always been a two-family home:

- Assessing has continuously classified the building as a two family, and (pre-1957) site-inspections by Assessing staff specifically identify each unit 2 kitchens.
- Throughout the Noonan's ownership from 1944, the building was assessed as, and taxes were paid based on, a classification as a two-family.
- Throughout the almost 20 year period since the 1994 Building Permit, including a 1995 site visit indicating "no changes", 31 Brackett has been classified as a 2-family by Assessing, and taxes were continually paid to the city based on this classification with no objection by Mrs. Noonan.
- There are absolutely no records in the Assessing Department, Planning Department or Inspections indicating that either the Noonans, or any other prior owner, had ever requested a change of use from a two-family.
- City Street Directory data under each prior owner dating to 1924 identify each apartment in 31 Brackett Street which corresponds with supporting Assessing Records classification.
- Repeated site-visits by the Housing Division Inspectors of the Division of Health specifically identify each apartment (and the kitchen and bathroom in each unit).
- City cited violations in each apartment are repeatedly corrected by the property-owner resulting in Certificates of Compliance.
- Electrical Permit #29516, issued in 1998, specifically highlights the replacement of the 2 electrical meters with the updated 2 meters that continue to service the building's two apartments.

Certainly, I feel it is more than reasonable to conclude that the contractor who supplied the permit information (and signed the 1994 permit) simply supplied incorrect information. His assertion that any prior or future use of the building was as a single family, given the overwhelming evidence presented, should not be used as the basis to change the legal use of 31 Brackett Street. Throughout this building's history, city records (including those predating June 1957) clearly classify 31 Brackett Street as a two-family. Furthermore, every action taken by myself and previous property-owners has demonstrated painstaking, and costly, efforts to ensure compliance in maintaining that classification via site-inspections by city officials. Additionally, there are absolutely no records in any city department indicating any request by any prior owner of 31 Brackett Street to change its legal use from a two-family to a single-family. Given that the entire basis for this change of use was a permit not signed by the property-owner, and which clearly contained incorrect property information, I kindly ask that this decision by your department be reversed.

Very best regards,

A handwritten signature in black ink, appearing to read 'Gary J. Wagner', with a long horizontal flourish extending to the right.

Gary J. Wagner
31 Brackett St.
Portland, ME 04102
207.329.2736

BUILDING PERMIT REPORT

Address 31 Brackett St Date 7-27-94
 Reason for Permit replace stairs - same footprint
 Bldg. Owner: Rita Noonan
 Contractor: DAVID A. PEGAN
 Permit Applicant: contractor
 Approval: with conditions of started items #10 & #12

CONDITION OF APPROVAL:

1. Before concrete for foundation is placed, approvals from Public Works and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection).
2. Precaution must be taken to protect concrete from freezing.
3. It is strongly recommended that a register land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
4. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hr., including fire doors with selfclosers.
5. Each apartment shall have access to (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
6. The boiler shall be protected by enclosing with one (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply system having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An INDICATING shut-off valve shall be installed in an accessible locations between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 square feet per sprinkler.
7. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside opening without the use of special knowledge or separate tools. Where windows are provided as a means of egress or rescue, they shall have a sill height not more than 44 inches (1118 mm) above the floor. All egress or rescue windows from sleeping room must have minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm), and a minimum net clear opening of 5.7 sq.ft.

See reverse

City of Portland, Maine - Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 31 Brackett St.		Owner: Rita Hanson		Phone: 773-3731		Permit No: 940768
Owner Address: 31 Brackett St.		Leasee/Buyer's Name:		Phone:		
Contractor Name: *David S. Ryan-Cont/31st		Address: 54 West St - Portland 04102		Phone: 772-8995		Permit Issued: PERMIT ISSUED JUL 28 1994
Past Use: 1-1st		Proposed Use: 1-1st * stairs		Business Name:		
Proposed Project Description: 44-E-6 replace stairs - same footprint		COST OF WORK: \$ 500		PERMIT FEE: \$ 125.		JOYCE L. PORTLAND
		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:		
		Signature:		Signature:		
		PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.)		Zoning Approval:		Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan: <input type="checkbox"/> major <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Signature: _____ Date: _____		

1. This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

Date: 7/23/94

[Signature]

L Chase
7/23/94

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT: _____ ADDRESS: _____ DATE: _____ PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-inspector

CEO DISTRICT **3**

1924 Portland Tax Records: 31 Brackett Street, Portland, ME

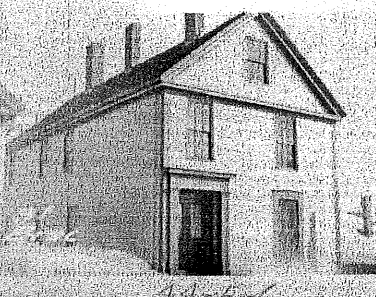
Portland, Maine
 Assessment 1924
 Name: Harmond William Hoar
 Street: Brackett No. 31
 Block: 116 Lot: 6
 Use of Bldg: _____ Name: _____
 Tenants and Rooms: Three
 Rentals: None
 Age: 14
 Condition of Repair: Needs Repairs

<input checked="" type="checkbox"/> Bungalow	<input checked="" type="checkbox"/> Exterior Siding	<input checked="" type="checkbox"/> Plumbing
<input checked="" type="checkbox"/> Single House	<input checked="" type="checkbox"/> Clayboards	<input checked="" type="checkbox"/> Ceramic
<input checked="" type="checkbox"/> Two family	<input checked="" type="checkbox"/> Shingles	<input checked="" type="checkbox"/> Individual
<input checked="" type="checkbox"/> Apartment	<input checked="" type="checkbox"/> Stucco	<input checked="" type="checkbox"/> Open
<input checked="" type="checkbox"/> Store Building	<input checked="" type="checkbox"/> Paper	<input checked="" type="checkbox"/> Set tubs
<input checked="" type="checkbox"/> Office	<input checked="" type="checkbox"/> Tapestry Brick	<input checked="" type="checkbox"/> Finish
<input checked="" type="checkbox"/> Factory	<input checked="" type="checkbox"/> Com. Brick	<input checked="" type="checkbox"/> Plain
<input checked="" type="checkbox"/> Botany	<input checked="" type="checkbox"/> Galv. Iron	<input checked="" type="checkbox"/> Hardwood
<input checked="" type="checkbox"/> Stables	<input checked="" type="checkbox"/> Stone	<input checked="" type="checkbox"/> Halls
<input checked="" type="checkbox"/> Garage, private	<input checked="" type="checkbox"/> Terra Cotta	<input checked="" type="checkbox"/> Wood
<input checked="" type="checkbox"/> Garage, public	<input checked="" type="checkbox"/> Concrete	<input checked="" type="checkbox"/> Terraces
<input checked="" type="checkbox"/> Theatre	<input checked="" type="checkbox"/> Heating	<input checked="" type="checkbox"/> Marble
<input checked="" type="checkbox"/> Club House	<input checked="" type="checkbox"/> Stove	<input checked="" type="checkbox"/> Roof - Roofing
<input checked="" type="checkbox"/> Cottage	<input checked="" type="checkbox"/> Furnace	<input checked="" type="checkbox"/> Shingles
<input checked="" type="checkbox"/> Foundation	<input checked="" type="checkbox"/> Hot Water	<input checked="" type="checkbox"/> Slate
<input checked="" type="checkbox"/> Brick	<input checked="" type="checkbox"/> Steam	<input checked="" type="checkbox"/> Gravel
<input checked="" type="checkbox"/> Stone	<input checked="" type="checkbox"/> Light	<input checked="" type="checkbox"/> Prepared
<input checked="" type="checkbox"/> Concrete	<input checked="" type="checkbox"/> Oil	<input checked="" type="checkbox"/> Asphalt
<input checked="" type="checkbox"/> Pile	<input checked="" type="checkbox"/> Gas	<input checked="" type="checkbox"/> Flat
<input checked="" type="checkbox"/> Basement	<input checked="" type="checkbox"/> Electric	<input checked="" type="checkbox"/> Hip
<input checked="" type="checkbox"/> Full	<input checked="" type="checkbox"/> Floor	<input checked="" type="checkbox"/> Cable
<input checked="" type="checkbox"/> Cement Floor	<input checked="" type="checkbox"/> Common	<input checked="" type="checkbox"/> Downers
<input checked="" type="checkbox"/> Waterproof	<input checked="" type="checkbox"/> Hardwood	<input checked="" type="checkbox"/> Windows
<input checked="" type="checkbox"/> Construction	<input checked="" type="checkbox"/> Re-Concrete	<input checked="" type="checkbox"/> Plain Glass
<input checked="" type="checkbox"/> Frame	<input checked="" type="checkbox"/> Concrete Slab	<input checked="" type="checkbox"/> Wire Glass
<input checked="" type="checkbox"/> Brick	<input checked="" type="checkbox"/> Waterproof	<input checked="" type="checkbox"/> Shutters
<input checked="" type="checkbox"/> Tile	<input checked="" type="checkbox"/> Ceiling	<input checked="" type="checkbox"/> Miscellaneous
<input checked="" type="checkbox"/> Blocks	<input checked="" type="checkbox"/> Plaster	<input checked="" type="checkbox"/> Elevator
<input checked="" type="checkbox"/> Stucco	<input checked="" type="checkbox"/> Metal	<input checked="" type="checkbox"/> Sprinkler
<input checked="" type="checkbox"/> Re-Concrete	<input checked="" type="checkbox"/> Panelled	<input checked="" type="checkbox"/> Fire Escape
<input checked="" type="checkbox"/> Mill	<input checked="" type="checkbox"/> Rough	<input checked="" type="checkbox"/> Refrigerator
<input checked="" type="checkbox"/> Steel Frame		<input checked="" type="checkbox"/> Vacuum Cleaner
		<input checked="" type="checkbox"/> Safes and Vaults
		<input checked="" type="checkbox"/> Telephone Equip.

Ground Area: 2114 Height: 16
 Cubic Feet: 33824 Unit: 16
 Utility Det. _____
 Dep. _____ Per cent. _____
Sound Value, \$ 1243

Land: 2114 Corner _____ Interior _____ Alley _____
 Front: 34 Depth: 62 ft.
 COMPLETION _____

Area	Multipier	Coefficient	
<u>2114</u>	<u>11</u>	<u>11</u>	
Year	Unit	Coefficient	Land Value
19	<u>11</u>	<u>11</u>	<u>11</u>



Surveyed by L. D. ...
 (Remarks on other Side) _____

Remarks about Buildings

Remarks about Land

Remarks about Personal Property

1924 Portland Tax Records: 31 Brackett Street, Portland, ME



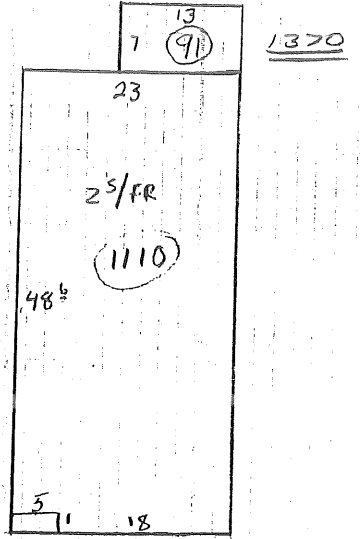
Owner: Heirs William Hammond
Address: 31 Brackett Street, West End, Portland, Maine
Use: Dwelling - Two family
Notes: The property was subsequently owned by Katherine M. Ollsen.

A.2

V	VACANT LOT	OCCUPANCY		GROUND FLOOR AREA		OTHER FEATURES	
(D)	DWELLING DATA	SINGLE FAMILY	ADDITION POINTS		0 MASONRY TRIM		
CONSTRUCTION		TWO FAMILY	GRADE FACTOR C[-]05%		0 MODERNIZED KITCHEN		
2.0 STORY 2		APARTMENT	C & D FACTOR [H]05%		2 RECREATION ROOM		
1 BI-LEVEL	1 BRICK	NO. UNITS	CDU AV DEPRECIATION %		2 WOODBURNING FIREPLACE		
2 SPLIT-LEVEL	2 FRAME	OTHER			0 BASEMENT GARAGE		
	4 CONC. BLK.	COTTAGE			0 ATTACHED GARAGE		
	5 STUCCO	UNFIN.			TOTAL OTHER FEATURE POINTS		
	3 FR. & MAS. 6	FIN. OPEN					
AGE		FIN. DIV.					
ERECTED 1 000	REMODELED 19	DWELLING COMPUTATIONS					
LIVING ACCOMMODATIONS		19		19		19	
TOTAL ROOMS 11	BED-ROOMS 6	BASE PRICE 56,520					
FULL BATHS 2	HALF BATHS 0	PLUMBING 2,000					
TOTAL FIXTURES 9		BASEMENT					
FOUNDATION		BATHROOM 2					
BASEMENT & ATTIC		TOILET ROOM					
CRETE		FLUSH					
FIN. BSMT. AREA NO		LAVATORY					
HEAD ROOM 014		SHOWER EXTRA					
GARAGE S D		KITCHEN SINK 2					
CHECK STONE WALLS		HOT WATER HEATER 1					
RS/SLAB/CRAWL		NO PLUMBING					
CEMENT - FULL		WATER ONLY					
1/4 1/2 3/4		INTERIOR FINISH					
FINISHED ATTIC		PINE					
DORMER L/F		HARDWOOD					
EXTERIOR WALLS		PLASTER					
WOOD VINYL ALUM.		DRYWALL					
ANGLES - WOOD		PANELING					
ANGLES - ASPHALT		REMODELING DATA					
ANGLES - ASBESTOS		KITCHEN					
CK VENEER		PLUMBING					
MARKET INSULATION		HEATING					
EIF INSULATION		GENERAL					
ROOFING		HWH 1970's					
ANGLES - ASPHALT		ECONOMIC CLASS					
ANGLES - WOOD		OVER BUILT					
ANGLES - ASBESTOS		UNDER BUILT					
STEAM		FLOORS					
HOT WATER RAD BB		ELECTRIC					
HOT AIR - FORCED		AIR CONDITIONING					
FLOOR FURNACE		UNIT HEATER					
FLOORS		NO. OF HTG. STS.					
8 1 2 3		CRETE					
AIR CONDITIONING		TH					
UNIT HEATER		WOOD					
NO. OF HTG. STS.		TILE					
		PET					
		SOLAR					
		NO HEAT (1)2(3)					
		OWNER					
		TENANT					
		NO ANSWER					
		INSPECTED					
		REFUSED ENTRY					
		INFO @ DOOR					
		REFUSED INFO					

Red

2nd FR SHED



INFO ONLY

OTHER BUILDINGS AND YARD									
NO.	TYPE	SIZE	GRADE	RATE	REPL. COST	DEPR.	R.C.L.D.	TYPE CODE	
1						%		01 GARAGE	
2						%		02 CARPORT	
3						%		03 PATIO	
4						%		04 SHED	
5						%		05 POOL	
						%		06 BARN	
#							NO. OF ENTRIES		
TOTAL VALUE - BUILDINGS							YEAR		
20,800							NOTES:		

NOTES: RENT

1

2 OWNERS

257 LEADWORK

A.3

CHART	LETTER	BLOCK	LOT	UNIT NO.	CARD NUMBER	110	NUMBER	STREET NAME	101	CLASS	111	STREET CODE	112	STREET NO.	102	LAND USE	113	ROUTE
044	-	E	006	001	01 of 01		31	BRACKETT ST		R		0205		0031		12		174

OWNER & MAILING ADDRESS	114	DEED BOOK	DEED PAGE	DEED DATE
NOONAN MARY RITA 31 BRACKETT ST				
PORTLAND ME 04102				

LEGAL DESCRIPTION
44-E-6 BRACKETT ST 31 2144SF

SALES DATA					
MO	YR	TYPE	AMOUNT	SOURCE	VALID
200					
201					
202					

LIVING UNITS	104	ZONE	NC	105	NEIGHBORHOOD	108	PARTIAL	109	ACCOUNT NO.	120	FRAME NUMBER	PLANNING DISTRICT
002		R6	[]		102				N13880			12

TYPE	VALIDITY CODES
1 Land 2 Land and Buildings 3 Building	0 Valid Sale A. Relative Sale B. Intra Corporation C. Included Excessive Personal Property D. Changed After Sale/Assmt. E. To or From Government F. Transfer of Convenience G. Partial Sale of Assessed Unit H. Court Order Deed I. Bankruptcy Proceedings J. Undivided Interest K. To or From Non-Profit Organization L. Repossession/Sale of Foreclosed Property M. Zoning Change N. Other
SOURCE	
1 Buyer 2 Seller 3 Agent 4 Other	

LAND DATA & COMPUTATIONS									
0 NONE	N	ACTUAL FRONTAGE	EFFECTIVE FRONTAGE	EFFECTIVE DEPTH	ACTUAL UNIT PRICE	DEPTH FACTOR	EFFECTIVE UNIT PRICE	INFLUENCE FACTOR	LAND VALUE
LOT 1 Regular Lot 2 Apartment Site	L							[] %	
	L							[] %	
	L							[] %	
SQUARE FEET 1 Primary Site 2 Secondary Site 3 Undeveloped 4 Residual 5 Waterfront	S 1	2144	SQUARE FEET		0.00			[] %	
	S		SQUARE FEET					[] %	
	S		SQUARE FEET					[] %	
ACREAGE 1 Primary Site 2 Secondary Site 3 Undeveloped 4 Marshland 5 Waterfront	A		ACRES					[] %	
	A		ACRES					[] %	
	A		ACRES					[] %	
0 TOTAL	S		SQUARE FEET						

106	ENTRANCE CODES	INFO CODES
0	Entrance and Signature Gained 1 Entrance Gained 2 Not Applicable, Unimproved Parcel 3 Entrance and Information Refused 4 Entrance Refused, Information at Door 5 Currently Unoccupied 6 Estimated for Miscellaneous Reasons (See Memorandum) 7 Occupant Not at Home	1 Owner 2 Tenant 3 Other

SIGNATURE BY OWNER OR AGENT BELOW INDICATES DATA ON THIS FORM WAS COLLECTED IN YOUR PRESENCE. IT DOES NOT MEAN THAT YOU HAVE VERIFIED THE INFORMATION HEREON.

SIGNATURE: *Patrick J Noonan*

MEMORANDUM									
GAS SPACE HEAT ONLY IS FC UNOCCUPIED.									

DATE INSPECTED	COLLECTOR
01.31.90	C.H.

PROPERTY FACTORS							
TOPOGRAPHY	411	UTILITIES	421	STREET/ROAD	441	TRAFFIC	
LEVEL	1	ALL PUBLIC	1	PAVED	1	LIGHT	1
BOVE STREET	2	PUBLIC WATER	2	SEMI-IMPROVED	2	MEDIUM	2
LOW STREET	3	PUBLIC SEWER	3	UNPAVED	3	HEAVY	3
ROLLING	4	GAS	4	PROPOSED	4	NONE	4
DEEP	5	WELL	5	CURB & GUTTER	5		
FLAT	6	SEPTIC	6	SIDEWALK	6		
WAMPY	7	NONE	7	ALLEY	7		
EDGE	8			NONE	8		

VALUE SUMMARY		PREVIOUS ASSESSMENT	
LAND		LAND	6350
BUILDING		BUILDING	20120
TOTAL		TOTAL	26470
EXEMPT		EXEMPT	

951	LAND VALUE	REASON	DATE	REVIEWER
				GO
961	MARKET REVIEW TOTAL VALUE	R	MONTH/DAY/YEAR	REVIEW
971	EXEMPT VALUE	REASON	DATE	

DELETE 505-533

V VACANT DWELLING OTHER

STORY HEIGHT
1.0 1.5 (2.0) 2.5 3.0

EXTERIOR WALLS
1 FRAME 4 BLOCK 7 STONE
2 BRICK 5 STUCCO 8 ASBESTOS
3 MAS. & FRAME (6) ALUM./VINYL 9 CONCRETE

STYLE
1 RAISED RANCH 7 CONDO 13 MANSION
2 SPLIT LEVEL 8 CONTEMP. 14 GAMBREL
3 RANCH 9 TOWNHSE/ROW 15 GARRISON
4 CAPE 10 COTTAGE 16 OTHER
(5) OLD STYLE 11 BUNGALOW
6 COLONIAL 12 DUPLEX

AGE
ERECTED 1 860 EST 1 REMODELED 19

LIVING ACCOMMODATIONS
TOTAL ROOMS 10 BED ROOMS 04 FAMILY ROOMS 1
FULL BATHS 2 HALF BATHS 0 ADDNL. FIXT. 2 TOTAL FIXT. 10

NO. KITCHEN REMODELED 1-YES (NO) 511 NO. BATH REMODELED 1-YES (NO)

BASEMENT
1 NONE 2 CRAWL 3 PART 4 FULL

HEATING
1 NONE 2 BASIC 3 CENTRAL AIR COND.

HEATING FUEL TYPE
1 NONE (2) GAS 3 ELEC 4 OIL 5 COAL 6 SOLAR

HEATING SYSTEM TYPE
1 NONE 2 WARM AIR 3 ELEC 4 HOT WATER 5 STEAM

ATTIC
1 NONE 2 UNFIN 3 PT FIN 4 FULL FIN 5 FULL FIN/WH

INTERIOR CONDITION
1 BETTER 2 (2) SAME 3 POORER

PHYSICAL CONDITION
1 EX 2 GD 3 AV 4 (4) FR 5 PR 6 VP 7 UN

SFLA

CONDO LEVEL 518 CONDO TYPE 1-INTERIOR 2-CORNER

OTHER FEATURES
1 BRICK TRIM
2 STONE TRIM
3 REC ROOM
4 FIN. BSMT LIVING AREA
5 WB FP: STACKS OPENINGS
6 METAL FP: STACKS OPENINGS
7 WOOD COAL BURNING
8 BSMT GARAGE NO. OF CARS
9 UNFINISHED AREA (-) %
10 UNHEATED AREA (-) %

GROUND FLOOR AREA

GRADE FACTOR AA A B (C) D E []

COST & DESIGN FACTOR # 05 % MF

CDU EX VG GD AV FR PR (VP) UN

MARKET ADJUSTMENT %

Green

(10) 7 13 25 FR

A
25 FR
B

48

23

NOTES

471

472

473

474

BUILDING PERMIT RECORD

	NUMBER	DATE	AMOUNT	DESCRIPTION
461				
462				
463				
464				
465				

599 DELETE 601-608 ADDITIONS

ADD	CD	LWR	1ST	2ND	3RD	AREA
601	A1	00	10	10		
602	A2					
603	A3					
604	A4					
605	A5					
606	A6					
607	A7					
608	A8					

RESIDENTIAL		POOLS		ADDITION CODES					DWELLING COMPUTATIONS	
RC1 Carport	RC2 Canopy	RP1 Plastic Liner	RP2 Prefabricated Vinyl	10 1s Frame	15 Frame Bay	20 1s Mas	25 Mas. Bay	34 Stone Patio	● STORY	
RG1 Frame/CB Detached Garage	RG2 Brick/Stone Detached Garage	RP3 Reinforced Concrete	RP4 Fiberglass	11 OFF	16 Frame OH	21 OMP	30 Carport	35 Mas. Stoop	SF	
RS1 Frame Shed	RS2 Metal Shed	RP5 Gunitite		12 EFP	17 1/2s Frame	22 EMP	31 Wood Deck	36 Att. Greenhouse		
				13 Frame Garage	18 Unfin. Attic	23 Mas. Garage	32 Canopy	50 Unfin. Bsmt.		
				14 Frame Utility	19 Fin. Attic	24 Mas. Utility	33 Conc. Patio	99 Misc. Value		
799 DELETE 801-810 OTHER BUILDINGS & YARD IMPROVEMENTS										
TYPE CODE	QTY	YR	SIZE	G	COND	RATE	BASE VALUE	MA	MOD CODES	TRUE VALUE
801										
802										
803										
804										
810	MISCELLANEOUS IMPROVEMENTS									
800	1 SEE DETAILED CARD 2 SEE DETAILED REPORT									

BASE PRICE	-
BASEMENT	±
HEATING	±
PLUMBING	±
ATTIC	+
ADDITIONS	+
OTHER FEATURES	±
SUB TOTAL	
x GRADE FACTOR	x
x C & D FACTOR	x
= BASE VALUE	
x MARKET ADJ.	x
= TRUE VALUE	

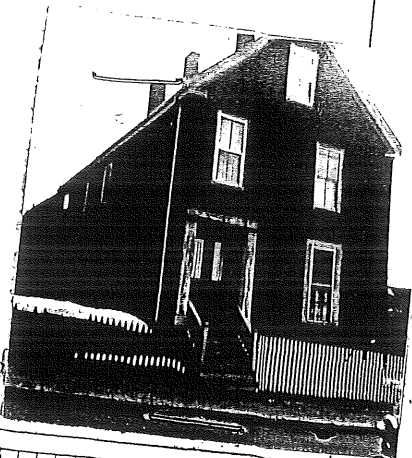
YEAR 19

1924

GRADE DENOTES QUALITY OF CONSTRUCTION:
A—EXCELLENT; B—GOOD; C—AVERAGE; D—CHEAP; E—VERY CHEAP

RECORD OF BUILDINGS

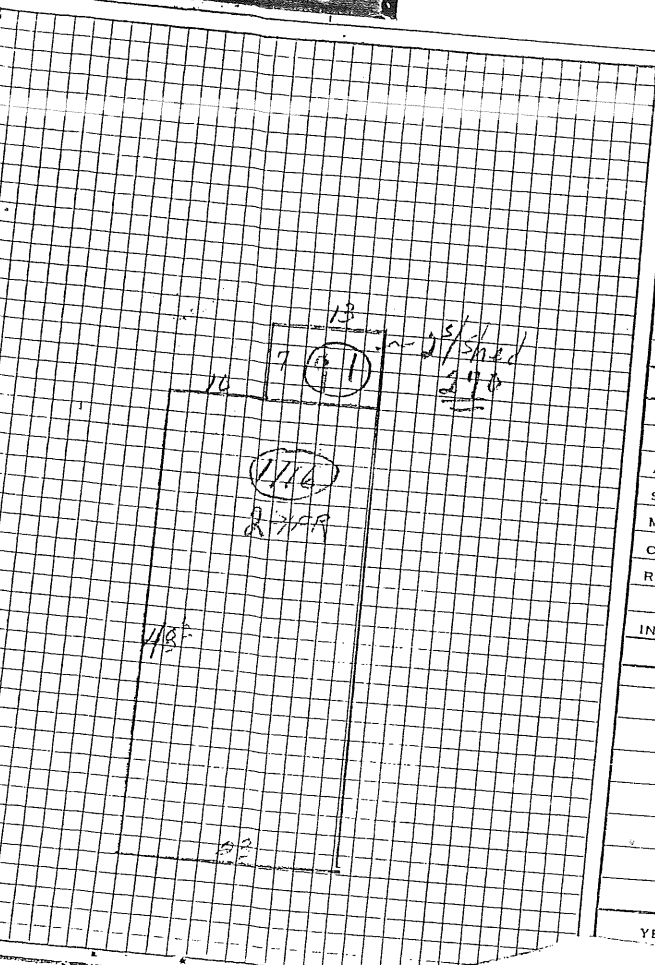
A.4



FOUNDATION		FLOOR CONST.		PLUMBING	
CONCRETE		WOOD JOIST		BATHROOM	2 ✓
CONCRETE BLOCK		STEEL JOIST		TOILET ROOM	
BRICK OR STONE	✓	MILL TYPE		WATER CLOSET	
PIERS		REIN. CONCRETE		LAVATORY	
CELLAR AREA FULL	✓	FLOOR FINISH		KITCHEN SINK	2 ✓
1/4 1/2 3/4		B	1 2 3	STD. WAT. HEAT	2 ✓
NO. CELLAR		CEMENT	5 2 B	AUTO. WAT. HEAT	
EXTERIOR WALLS		EARTH	hpa	ELECT. WAT. SYST.	
CLAPBOARDS		PINE	hpa	LAUNDRY TUBS	
WIDE SIDING		HARDWOOD	hpa	NO PLUMBING	
DROP SIDING		TERRAZZO			
NO SHEATHING		TILE			
WOOD SHINGLES		ATTIC FLR. & STAIRS		TILING	
ASBES. SHINGLES				BATH FL. & WCOT.	
STUCCO ON FRAME		INTERIOR FINISH		TOILET FL. & WCOT.	
STUCCO ON TILE		B	1 2 3	LIGHTING	
BRICK VENEER		PINE	✓ ✓	ELECTRIC	✓
BRICK ON TILE		HARDWOOD		NO LIGHTING	
SOLID BRICK		PLASTER	✓ ✓	NO. OF ROOMS	
STONE VENEER		UNFINISHED	✓	BSMT.	2ND 6
CONC. OR CIND. BL.		METAL CLG.		1ST 5	3RD
INS. BR.	✓	RECREAT. ROOM		OCCUPANCY	
TERRA COTTA		FINISHED ATTIC		SINGLE FAMILY	
VITROLITE		FIREPLACE		TWO FAMILY	✓
PLATE GLASS		HEATING		APARTMENT	
INSULATION		PIPELESS FURNACE		STORE	
WEATHERSTRIP		HOT AIR FURNACE		THEATRE	
ROOFING		FORCED AIR FURN.		HOTEL	
ASPH. SHINGLES	✓	STEAM		OFFICES	
WOOD SHINGLES		HOT WAT. OR VAPOR		WAREHOUSE	
ASBES. SHINGLES		NO HEATING		COMM. GARAGE	
SLATE		GAS BURNER		GAS STATION	
TILE		OIL BURNER			
METAL		STOKER			
COMPOSITION		ECONOMIC CLASS		ECONOMIC CLASS	
ROLL ROOFING		OVER BUILT		OVER BUILT	
INSULATION		UNDER BUILT		UNDER BUILT	
		DT. 6-17-78		AR. 11.11	
		LD. 5		PD. 11.11	
		MS.		CK. 2h	

1st 240
2nd 240
Total 480

COMPUTATIONS	
UNIT	1951
1116 S. F.	5920
S. F.	
ADDITIONS	+ 270
BASEMENT	
WALLS	
ROOF	
FLOORS B	- 80
ATTIC FFS	+ 130
FINISH	
FIREPLACE	
HEATING	- 760
PLUMBING	+ 350
TILING	
MFT 10.2	+ 590
TOTAL	6420
FACT.	
REP. VAL.	6420



SUMMARY OF BUILDINGS												
OCCY	TYPE	GR.	AGE	REMOD.	COND.	REP. VAL.	P. D.	PHY. VAL.	F. 9	SOUND VAL.	TAX VAL.	YR.
DWA	A	2	5									
7	B	C	3		F	6420	524	3210	140	2840	179	
	C					6420	524	3210	200	2570	155	
	D				P		55	2840	20	2310	1375	
	E											
	F											
	G											

REAL ESTATE ASSESSMENT RECORD - CITY OF PORTLAND, MAINE

RECORD NO.	LAND NOS.	STREET	BLDG. NO.	CARD NO.	DEVELOPMENT NO.	AREA	DIST.	ZONE	CHART	BLOCK	LOT	RECORD NO.
	31	Brackett		OF			/		44	E	6	

TAXPAYER ADDRESS AND DESCRIPTION

NOONAN STEPHEN & MARY
OR SURVIVOR
31 BRACKETT ST CITY

LAND & BLDG BRACKETT ST #31 -
ASSESSORS PLAN 44-E-6
AREA 2144 SQ FT

RECORD OF TAXPAYER	YEAR	BOOK	PAGE

PROPERTY FACTORS			
TOPOGRAPHY		IMPROVEMENTS	
LEVEL	<input checked="" type="checkbox"/>	WATER	<input type="checkbox"/>
HIGH	<input type="checkbox"/>	SEWER	<input type="checkbox"/>
LOW	<input type="checkbox"/>	GAS	<input type="checkbox"/>
ROLLING	<input type="checkbox"/>	ELECTRICITY	<input type="checkbox"/>
SWAMPY	<input type="checkbox"/>	ALL UTILITIES	<input checked="" type="checkbox"/>
STREET		TREND OF DISTRICT	
PAVED	<input checked="" type="checkbox"/>	IMPROVING	<input type="checkbox"/>
SEMI-IMPROVED	<input type="checkbox"/>	STATIC	<input checked="" type="checkbox"/>
DIRT	<input type="checkbox"/>	DECLINING	<input type="checkbox"/>
SIDEWALK	<input checked="" type="checkbox"/>		
TILLABLE		PASTURE	
		WOODED	
		WASTE	

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 1951	1952
56	65	22 ⁰⁰	23	18 ⁵⁰	670	
TOTAL VALUE LAND					670	670
TOTAL VALUE BUILDINGS					2890	2570
TOTAL VALUE LAND AND BUILDINGS					3560	3240
SQ. FT. TO-FROM CH.		BLK.	LOT			
SQ. FT. TO-FROM CH.		BLK.	LOT			

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						
SQ. FT. TO-FROM CH.		BLK.	LOT			
SQ. FT. TO-FROM CH.		BLK.	LOT			

ASSESSMENT RECORD				INCREASE	DECREASE
1950	LAND	225			
	BLDGS.	900			
	TOTAL	1125			
1951	LAND	400	400		
	BLDGS.	1725	1580		
	TOTAL	2125	1960	175	
1952	LAND	✓ 1000			
	BLDGS.	✓ 1550			175
	TOTAL	✓ 1950			175
1961	LAND	✓ 400			
	BLDGS.	1375			✓ 175
	TOTAL	✓ 1775			
19	LAND				
	BLDGS.				
	TOTAL				
19	LAND				
	BLDGS.				
	TOTAL				
19	LAND				
	BLDGS.				
	TOTAL				
19	LAND				
	BLDGS.				
	TOTAL				
19	LAND				
	BLDGS.				
	TOTAL				

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19 61	19
TOTAL VALUE LAND					1270	
TOTAL VALUE BUILDINGS					2310	
TOTAL VALUE LAND AND BUILDINGS						
SQ. FT. TO-FROM CH.		BLK.	LOT			
SQ. FT. TO-FROM CH.		BLK.	LOT			

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						
SQ. FT. TO-FROM CH.		BLK.	LOT			
SQ. FT. TO-FROM CH.		BLK.	LOT			

YEAR	ORIG. COST	RENTAL	480
YEAR	SALE PRICE	EXPENSE	-
YEAR	U. S. R. S.	NET	480

LEFT SIDE BOND STREET RIGHT SIDE

BOND STREET
WARD 7
From 14 School to 13 Orange

4 Miss Bridgett A O'Brien
Miss Josephine O'Brien

Orange street

BOODY STREET
WARD 8
From 1245 Congress

2 Lester Lyon
4 Erwin H Boody

BOWDOIN STREET
WARD 7
From 14 Neal and Clifford to 125 Western promenade

6 Miss Mary G Davels
Mrs Elizabeth P Haskell
Vaughan street

14 Franklin C Payson
24 Frank H Bradford
28 Frank Minnie B Clark
36 Miss Minnie B Cunningham
40 John J C Emerson
44 Clifford S Bosworth
52 Arthur Q Loring
56 Philip M Verrill
62 Harry Western promenade
72
78

BOYD PLACE
WARD 5
From 41 Park

5 Mrs Bridget Martin
7 Mrs Julia P Donovan
Clyde E Withee
9 Fred L Warren
11 Fred Gormley
Stephen J Thornton

BOYD STREET
WARDS 2, 3
From 181 Cumberland avenue to Marginal Way

8-10 Private stable

14 Private stable

18 Vacant

20 Frank W Philbrook

22 Vacant

24 John H Bolvin
George W Morrill
Robert H Ward
Robert Webster
John H Perry
George T Perry
Philip L Hodsdon

Oxford street

32-34 Mrs Marie Johnson
36 Mrs Rosetta R Lane
Verne L Eldridge
42 Maurice J Dee
46 Jacob J Heath street
O Heath street

48 William R Delaney confectionery

7 Gordon Taylor
Leo T Cummings
Simon Miller
Ernest R Gibbons
13 Charles M Stevens
George V Meserve
17 Mrs Ida E Briggs
John W Galley mason
(rear) Granville H Kimball

19 William J Powers
William O Ryder

23 W Morton Peterson
James Orchard

27 Michael Cuntan
Mrs Sarah Mulken
Mrs Annie A Quinn

20 Walter P Leslie
31 Walter Hamilton
Mrs Christine Anderson

33 William A Richardson
37 William Sawyer
39 Private stable
41 Hyman Boxstein
45 Joseph B Gaynor
John C Jorgenson
(rear) Chester B Courtenay

47 William L Mains
Frank C Turner
Thomas H Condon

LEFT SIDE BOYD STREET-Continued RIGHT SIDE

Der Arsenian

Lancaster street

Mortensen lane

Fox street

Marginal way

Little & Coffin Oil Co rolls
P T Co R R tracks

49 George P Gallagher
Edmund J Bourgeois
Coleman F Green
53 (rear) Walter S Atus
55 Patrick B Britt
Ernest L Hooper
57 Percy W Tenney
Clarence B Scribner
59 Mrs Elizabeth Powell
John C Hybers

61 Lancaster street

65 David Gerber

69 Private stable

73 Grover B Buck

111 Fox street

139 Little & Coffin Oil Co Inc

BOYNTON STREET
WARD 7

From 24 Weymouth to 21 Forest

9 Mrs Daisy M Batty
John H Curl

11 Albert J Bilodeau

15 Horn & Richards garage

17 Thomas P Coffey
Thomas A Poland
Ernest L Jordan

19 Herbert H Barrows
William S Colson

21 Lief O Lawson

23 Mrs Margaret V Burke
Royal E McIntyre
Toliff A Larsen

27 Thomas S Howland

29 Jeremiah Giffin
Frank E Morton Jr
Forest street

BRACKETT STREET
WARDS 6, 7

From end of Portland Bridge at Viaduct to 25 Arsenal

17 The Great A & P Tea Co
Martin Mullen
Mrs Sophia A Stockman

21 Mrs Josephine H Smith
York street

29 George W O'Donnell
Dana R B Johnson

31 Henry A Chase

35 John Foley
James F Carroll

41 Stephen Dillon
John Hamm

45 Harry E Silver
Edward C Boucher

47 Albert J Perry
Joseph A Lindsey

49 Martin H Welch
Patrick J Finerty

51 Arthur J Tarring

53 John J Malloy
Coleman J Kane

55 Albert E Ball Jr

55A Mrs Thankful O'Neil
Cordis L Hodgdon

57 George Dougall
Edwin H Gaddas

57A George Roundy

61 Antonie Mitchell
Mrs Margaret McSwigin
Walter F Nugent

61A Fred H Tewksbury
William J Leatherbarrow
Martin J Curran
O Danforth street

73 Alexander Gordon

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LATHS, SHINGLES AND
CLAPBOARDS
109 HANOVER STREET
TELEPHONE 758

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Phone 1877

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Chapman Building
Portland, Maine

INSURANCE

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M. F. Bragdon Paint Co. 47 Exchange Street

MARKS PRINTING HOUSE

ALL KINDS OF PRINTING

97 Exchange
Tel. Preble 8

972 PORTLAND [1932] DIRECTORY

562 CONGRESS STREET
Directly opposite where located 25 years
BAXTER BLOCK, 4th Floor, Room 402. Tel. F-3835

E. S. PENDEXTER, OPTOMETRIST

LEFT SIDE

RIGHT SIDE

BRACKETT STREET—Continued

Harry S Clark	21	James L Bingham
0 York street	25	Vacant
28 William P Keenan drugs	31	York street
26a Howard E Fisher real est and h	31	John J Lydon
28 Cushman's Fish Market	35	Dana R B Johnson
80 Summer street	35	David H Everest
40 John Balfra	39	John H Foley
Mrs Mary A Murphy		Coleman B Foley
John J Maloy	41	Nan G Foley nurse
42 Malachi H Craven	41	Stephen Dillon
Thomas Norton	45	John Hamm
44 Vacant	45	Harry E Silver
		Edward C Boucher
45 Jacob Singer	47	Albert J Perry
50 Vacant	49	Thomas D Connor
54 Salem street		Patrick J Finnerly
58 John A Jordan	51	John Foley
Mrs Mary K Foley	53	Edward A Kahall
Levi S Bohman		Coleman J Kane Jr
62 Mrs Josephine Thomas	55	Mrs Nellie F Mooney
64 Charles C Frazee	55a	Thomas A Donahue
Stephen J Johnson		Louis J Kane
64 1/2 Herbert O Sauterman	57	George A Dougall
Thomas Black		Michael S Nappi
70 Dantforth street	57a	Mrs Thankful O'Neill
	59	Raymond J Cady
	59a	Mrs Mary A Fowler
80 Timothy H Anderson		Coleman Conley
82 Peter Foley	81	William T Boland
Philip Arnold	81a	Charles E Edwards
84 Sadie J Blair	89	Dantforth street
(rear) Leo Wells		Alexander Gordon
Michael Kopack	83	Vacant
88 Louis B Ackerman	85	Mary E Hasty
William J Kelley	89	Gregory C Adams
Mrs Emily N Whalen	93	Gray street
	103	Kittredge & Greene Co Inc
90 Mrs Myrtle Smith drsmkr and h		James Greene
Henry N Tetnault		Patrick McDonough
92 Gray street	103 1/2	Philip Foley
104 John F White	105	Thomas J McDonald
108 Alton C Young		James A Givens
110 Mrs Martha B D Underhay nurse	107	William Foster
and h		Mrs Caroline Forbes
Mrs Susan M Burke	107 1/2	Vacant
Fuller M Hodgkins	109	Mrs Bridget A Newell
112 Arthur S Bell		Mrs Katherine Ridge
114 Myles F O'Sullivan Co plmbrs	111	Martin J Coffield
(rear) Robert T Weston		Mrs Hannah M Adams
114a Michael A Clancy	113	Harold Task
116 Dermot court		Peter E Conannon
118 Mrs Jennie C Gay lodgh and h		(rear) Charles B Bligh
120 Alden B Nason	115	Patrick J Flaherty
M Helen Nason nurse		Michael Giszewski
122 John G Harivel	119	Raymond P Williams
122a Phillip C Leveque	121	Walter N Winslow
124 Newton Apartments	129	Spring street
Mrs Alberta M Cobb		
Edith L Libby nurse	135	Austin M Goodwin
124a Mrs Anna Beals		Joseph Jennings
128 William O Goney		Jeanne Evans
130 Mrs Grace N Boothby lodgh		Freeman Muliken
132 Spring street		
136 Mrs Mary T Connolly	139	Frank L Fogg
138 Philip H Kelley		John J Gallagher
Edith R Small		Mrs Ellen Anderson
		(rear) Andrew J Loveland
		Mrs Elsie Darling nurse
		Margaret Jeffords
144 Justin F O'Sullivan	143	Herman W Hill
146 Spruce street		W. Pitterson Wood
	145	Henry H Prince
152 Harry Selar		Charles M Plade
George Perrow	147	Leaac S Bakiewicz
Rebecca R Robbins drsmkr		Mrs Alice H Plummer

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644

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FRAMES AND AXLES STRAIGHTENED TELEPHONE 2-8355
BRAKES RELINED AND ADJUSTED WHEEL ALIGNING
1949—FRED. L. TOWER COMPANIES'

Left Right

BOYD STREET

WARDS 2, 3

- From 183 Cumberland avenue to Marginal way
- 7 Gordon F Taylor real est and h ©
- Mrs Helen W Henderson Δ 3-2840
- Mrs Dorothy Watters
- 9 Mrs Phebe A Page
- Catherine Lydon
- Michael Welch Δ3-9801
- 13 George E Merrill Δ4-4042
- Charles Lallo ©
- 14 Private garages
- 15 Eugene E Caron
- 17 Arthur H Wakefield
- Rency J Guilmond Δ4-8672
- 18 Private garages
- 19 Sumner C Harrington
- Elmer R Gearing
- Boyd St Garage
- 20 Mrs Micheline M Boyle
- Mrs Elizabeth M Peterson © Δ3-3575
- David C Stewart
- 24 William Rourke
- Frederick E Ward
- 27 Clyde A Harriman ©
- Mrs Ellen A Ward
- Archibald E McLellan Δ4-9408
- 29 Rosaire H Nadeau
- Arthur W Simmons Δ3-8201
- 30 John L Nicholas ©
- Joseph N Caron
- Earl R Libby
- 31 Mrs Emma Trottman
- 33 **OXFORD STREET**
- 34 **OXFORD STREET**
- 36 Joseph R Corbin
- George F Green
- 37 Santo DiDonato Δ4-7071
- 39 Vacant
- 41 Storage
- 42 Smith Hicks Δ4-8664
- John P Calvert Δ4-3202
- 45 Mrs Maria Pesce © Δ3-6805
- Sebastian Pennisi
- Richard Anderson Δ2-5612
- (rear) John J Di Santo Δ2-5724
- 46 Frederick A Holt
- Mrs Natalie P Vargo Δ4-3553
- Lonnie Bright
- HEATH STREET**
- 47 Raymond E Nute Δ4-9530
- Eluthere A Teixeira
- Mrs Rena P Pinette
- 48 William R Delaney gro and h ©
- Bayside Candy Kitchen
- 49 Frank I Rowe Δ3-5346
- Raymond F Schwenk Δ4-6648
- George J Portas
- John F Stone © Δ2-7515
- 53 Warren B Dorr
- Fred Corson
- 55 Mrs Florence F Hooper
- Lester H Tocher
- Mrs Martha Higgins
- Herbert W Ross
- 59 Mrs Elizabeth Tuttle
- Stanley A Smith
- Mrs Charlotte Brewer
- 60 **LANCASTER STREET**
- 61 **LANCASTER STREET**
- 67 Silvermans Junk Shop
- 69 James B York storage
- 73 Harrison F Crockett
- 95 **FOX STREET**
- BAYSIDE PARK**
- 96 **FOX STREET**
- 126 135 PTCo RR TRACKS
- Capital Motor Transportation Co Inc
- Δ4-1477
- 136 PTCo RR TRACKS
- MARGINAL WAY**

BOYNTON STREET

WARD 7

- From 22 Weymouth to 21 Forest
- S Byron N Hendrix Δ4-1139
- John Tucci Δ
- 9 Clifford F Eaton
- Simon C Brewer Δ4-7309

Left Right

- 11 Oscar Spencer © Δ4-3336
- Charles J Snow
- 12 Benjamin L Moore ©
- Carl S Gray
- 14 George B Silverman © Δ3-6546
- Sherman Kelley ©
- 15 Robert A Verrier warehouse
- 17 Richard P Connolly © Δ3-7301
- Philip O'Connor
- Earl S Jensen Δ2-0831
- 19 Clayton M McLennan Δ2-4578
- Chester F Bell jr
- James Finley
- 21 Benjamin B Robinson Δ2-3418
- 24 Lucien P Coulumbe
- 26 George L Queen
- 27 Elzlia J Bihm Δ2-8214
- 28 Alfred J Alward
- 29 Samuel L Walker Δ4-4397
- Edward D Dougherty Δ2-8840
- 30 Arthur E Ray
- John Deshortu
- 35 **FOREST STREET**
- FOREST STREET**

BRABROOK ROAD—PEAKS ISLAND

From Prince av to Reed av

BRACKETT AVENUE—PEAKS ISLAND

From Island av near Forest City Landing easterly to Sea Shore av

BRACKETT STREET

WARDS 6, 7

- From end of Portland bridge to 25 Arsenal
- 15 Johnson automatic heating equip Δ3-0663
- 17 no return
- Erward A Cahill
- Thomas J O'Malley
- Vacant
- 20 Harry S Clark Δ4-9252
- 24 **YORK STREET**
- YORK STREET**
- 26 Charlie's Cafe
- 28a Howard E Fisher ©
- 28 Vacant
- 30 **SUMMER STREET**
- 31 Mrs Margaret Conley
- Stephen Noonan
- 35 Andrew A Walsh © Δ3-1558
- 39 Joseph A Labbe
- Mrs Ardelle Markos
- John F Batura
- 40 Bronick J Batura Δ5-0143
- Mrs Mary A Murphy
- 41 John J Concannon
- Mollie A Dillon Δ3-4415
- 42 Malachi H Craven
- Michael Beatty
- 44 Mrs Della D Earls Δ4-1350
- Elias J Radzuec © Δ3-0600
- 45 Harold J Bombard
- William A Glendenning ©
- 47 Charles H Perry
- Harold C Gray jr
- 48 Mrs Margaret Foley Δ3-1130
- Perley Beal
- Joseph Porter
- 49 Patrick J Finnerty
- Paul A Guimont
- 50 Manual A Carlista Δ4-8174
- Harold E Brinkerhoff
- Emil J Perrault
- 51 Delmont H Murphy
- 53 Thomas J Foley
- Mrs Nora Foley
- SALEM STREET**
- 54 Arthur H Fogg
- 55a John C O'Donnell
- Mrs Mary Crowley
- Vincent T Kane Δ2-2186
- 56 Joseph F Mulhern Δ3-4360
- 57 Thomas L Conley
- Matthew J Kelley
- 57a Martin J Jennings jr
- 59 Coleman J Kane jr
- 59a Mrs Frances T Murphy
- William H Lawrence

WHY OWN A CAR OR TRUCK?

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ND STREET ends
I STREET
 RD 8
 to 246 Brighton ave.
 Coffin Δ2-0910
 Snow Δ4-4681
 Robinson Δ2-1606
 Stafon Δ3-4364
 d T Falls
 ousi
 Oates Δ4-9768
 Shannon Δ2-6893
 Powers @ Δ3-1820
 G Burns @ Δ2-5034
 McCarthy Δ3-3915
 Miller Δ4-9818
 Connor carp and h
 ton Δ4-9476
 Hadley @ Δ5-1954
 Olsen
 Vard
 Donough Δ2-4172
 ne D Cavanaugh
 die Δ2-7694
 D Dougherty @
 Jane T Kelly
 doctte
 H @ Δ3-6759
 nke Δ2-6445
 Moellingham
 S Dunham Δ2-7148
 rensch
 nnell Δ4-0507
 Sprout
 nora @ Δ3-6366
 Connad @ Δ3-1617
 R. McGrathy @
 n Dr. Δ2-6530
 Rickett Δ2-0873
 R. Cousins
 Hras @ Δ2-1645
 Hansen Δ2-4553
 Gmelin @ Δ2-1048
 B Smith @ Δ2-1185
 noid artist and h
 elisher @ Δ3-0731
 Kellner @ Δ3-0755
 Haverly @ Δ2-1732
 Weaver @ Δ2-9809
 Mas @ Δ2-3656
 R
 a Rose
 e @ Δ2-2872
 hauss @ Δ2-1634
 Colter Δ2-5815
 Pettigall @ Δ2-0219
 Boyd Colburn ser
 S Δ2-7898
 Rev. @ Δ2-8457
 Micham @ Δ2-2172
 Goad
 H @ Δ2-6074
 H @ Δ3-3588
 H @ Δ2-5272
 H
 H @ Δ3-1076
 Resnik @ Δ2-5020
 H @ Δ5-0904
 H @ Δ2-8198
ROAD crosses
 Δ3-1626
 xfield @ Δ2-8454
 don @ Δ2-1669
 H @ Δ2-4981
 H @ Δ4-7968
 H @ Δ3-3901
 H @ Δ2-1688
 H @ Δ2-9614
 H
 H @ Δ2-5864
 H @ Δ2-1077

BOODY STREET
 WARD 8
 From between 1415 and 1421 Congress
 Charles R Berry Δ2-2637
 Mrs Mary C Boody @ Δ4-3585

BOOTHBY SQUARE
 WARD 3
 Junction Fore Market Silver and Pearl

BOULDER ROAD—PEAKS ISLAND
 From Central avenue easterly

BOWDOIN STREET
 WARD 7
 From 14 Neal to 127 Western promenade
 Vacant
 William B Nulty @ Δ4-1725
 William W Lawrence @ Δ2-5776
VAUGHAN STREET crosses
 Charles F Simes @ Δ2-0706
 William A Monkhouse @ Δ2-3348
 John J Thaxter Δ3-1329
 Edward W Gram @ Δ3-3248
 Chester A Jordan @ Δ4-5446
CHADWICK STREET begins
 No return
 Clifford C Emerson @ Δ4-5121
 Harrison J Holt @ Δ4-2948
 Mrs Adelaide M Holt @ Δ3-8862
 Mrs Dorothy T Payson @
 Δ2-0841
 John E Palmer @ Δ3-8063
 Robinson Verrill @ Δ3-8661
WESTERN PROMENADE
 crosses

BOYD PLACE
 WARD 5
 From 43 Park
 Vacant
 Melvin L King
 Walter S Murray Δ4-3028
 Mrs Effie V Manson Δ4-4698
 Mrs Annie Liktoras @
 Mrs Mary J Conroy Δ2-4141
 Mrs Elizabeth M Kane Δ3-5874
 James Corrigan Δ4-4040
 Roger C Hare

BOYD STREET
 WARDS 2, 3
 From 188 Cumberland avenue to Marginal
 way
 Gordon F Taylor real est and h
 Carlos E Guerra Δ3-2840
 Mrs Dorothy Watters
 Howard G Flannery
 Hugh M Hicks
 Mrs Helen D Fisher
 Mrs Cinderella Lallo @
 Raymond H Fanning
 Private garages
 Charles F Boynton
 Arthur H Wakefield
 Reney J Guimond Δ4-8672
 Private garages
 Elmer R Gearing
 Sumner C Harrington
 David C Stewart @ Δ3-3575
 Mrs Thelma V Hansen
 Mrs Ruth H Rourke
 Frederick E Ward Δ2-5803
 Mrs Ethel G Harriman @ Δ3-0895

47 Raymond
 Elmhore
 Mrs Rena
 William R
 Bayside
 Edwin D
 Raymond
 George J
 Mrs V Grade
 53 Warran
 55 Mrs Florence
 57 Lester
 Vacant
 59 Stanley
 Mrs Elizabeth
 LANCASTER
 67 Bayside
 78 Harrison
 BAYSIDE
 96 FOX
 126 Capitol
 Inc
 136 PTCO
 MARGINAL
BOYNTON STREET
 WARD 8
 From 22 Weymouth
 Mildred M
 Mrs Madelana
 9 Gerard
 Carl P
 Oscar P
 Charles J
 Benjamin
 Adelaide
 George B
 Sherman
 15 Robert
 17 Richard
 Carl G
 Philip M
 Clayton
 James
 Benjamin
 23 Douglas
 Kenneth
 John
 Jesse
 Verne
 26 Mrs
 27 Eliza
 Alfred
 29 William
 Edward
 Arthur
 Carl
 36 FORTS

BRABROOK ROAD—
 From Prince av to Sea

BRACKETT AVENUE
 From Island av near
 easterly to Sea

BRACKETT STREET
 WARDS 6, 7
 From end of Portland
 nal
 15 Johnson
 17 Thomas
 Edward
 Frederick
 21 Brown
 24 Harry
 Alice
YORK STREET
 Charlie's
 Howard
 James
SUMMER STREET
 Patrick
 Stephen

118 King
 Mrs Catherine
 (rear) Nelson
 Myles P O'Sullivan
 (rear) Edith M Kelsey nurse
 Δ4-9254
 114a Ezra B Pitcher
 115 Mrs Mary B Campbell
 Mrs Mary A Flaherty @ Δ2-8882
 116 DERMOT COURT begins
 118 Harry M Miller Δ3-4865
 119 Albert W Ferris Δ4-9267
 Annie A Johnson
 Clarence E Call
 120 Mrs Millicent A Peabody 3-4240
 121 Vacant
 Albert Morse
 Obid Vanier
 122 Mrs Martha F Mitchell
 Vacant
 122a Clifford H Keating Δ2-7066
 124 Charles C White
 124a Aubrey W Dean chimney clnr
 and h
 128 Mabel M Sullivan lodgh and h @
 Δ4-5179
 130 Donald E Sullivan Δ4-5179
 132 SPRING STREET crosses
 135 Edward J Kilbride Δ3-6752
 George W Bourne @ Δ3-2274
 Peter J Conley
 Raymond A MacDonald
 Mrs Jennie S Marr @ Δ4-3767
 Edith E Small
 139 Linwood R Libby
 Mrs Della G York
 John Anderson
 (rear) Arthur V Fuessel
 Carl V Flaisted Δ3-7421
 Bryan Egan
 Vacant store
 Fortunato Pompeo
 Joseph T Devine
 144 Justin F O'Sullivan @ Δ4-3682
 145 Douglas J MacDonald
 Ralph E DUNNELL Δ3-2468
SPRUCE STREET begins
 147 Robert Knight
 George Kenney
 Cecil Currie @ Δ2-7254
 Mary Ashley
 149 Beatrice Harrington lodgh and
 h Δ3-6513
 Kenneth I Scoville
 Clyde M Williams
 Vacant
 Harry Sclar Δ4-5881
 Rebecca R Robbins drsmkr
 John McShane
 Vacant
 155 Aller Dress Co Mrs Δ3-7022
 156 Ralph W Casso @ Δ2-3320
 John Brimecombe
 Irving Sohle
 Andrew L Calderwood Δ3-0860
 Richard Y Credford Δ3-1445
 William J Winslow
 Joseph Verocchi
 Portland Fire Dept Ladder 3
JOY PLACE begins
 164 Mrs Dorothy B Littlefield Δ3-6220
 David Wolfson
 Losario Conttone
 165 Mrs Virginia H Swett Δ2-6096
 Nora J Forestell
 David T Avery
 167 Cecil Garvey
 Caroline L Gordon @ Δ2-1723
VARNUM STREET begins
 169 Earl E Maier Δ4-0623

lowers For All Occasions
Vose-Smith Company
 FLORISTS 646 CONGR
 ALLEN, Prop.

B-4
 1957
 1057



APPLICATION FOR PERMIT

DEPARTMENT OF BUILDING INSPECTIONS SERVICES

ELECTRICAL INSTALLATIONS

Date August 31, 1988 ¹⁹
 Receipt and Permit number 29516

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:
 The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of
 Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: 31 Brackett Street
 OWNER'S NAME: Rita Noonan ADDRESS: same

OUTLETS:	FEES
Receptacles _____	
Switches _____	
Plugmold _____	
ft. TOTAL _____	
FIXTURES: (number of)	
Incandescent _____	
Flourescent _____	
(not strip) TOTAL _____	
Strip Flourescent _____	
ft. _____	
SERVICES:	
Overhead <input checked="" type="checkbox"/> _____	
Underground _____	
Temporary _____	
TOTAL amperes <u>200</u>	<u>3.00</u>
METERS: (number of) <u>2</u>	<u>1.00</u>
MOTORS: (number of)	
Fractional _____	
1 HP or over _____	
RESIDENTIAL HEATING:	
Oil or Gas (number of units) _____	
Electric (number of rooms) _____	
COMMERCIAL OR INDUSTRIAL HEATING:	
Oil or Gas (by a main boiler) _____	
Oil or Gas (by separate units) _____	
Electric Under 20 kws _____	
Over 20 kws _____	
APPLIANCES: (number of)	
Ranges _____	Water Heaters _____
Cook Tops _____	Disposals _____
Wall Ovens _____	Dishwashers _____
Dryers _____	Compactors _____
Fans _____	Others (denote) _____
TOTAL _____	
MISCELLANEOUS: (number of)	
Branch Panels _____	
Transformers _____	
Air Conditioners Central Unit _____	
Separate Units (windows) _____	
Signs 20 sq. ft. and under _____	
Over 20 sq. ft. _____	
Swimming Pools Above Ground _____	
In Ground _____	
Fire/Burglar Alarms Residential _____	
Commercial _____	
Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____	
over 30 amps _____	
Circus, Fairs, etc. _____	
Alterations to wires _____	
Repairs after fire _____	
Emergency Lights, battery _____	
Emergency Generators _____	

FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT _____
 FOR REMOVAL OF A "STOP ORDER" (304-16.b) _____
 INSTALLATION FEE DUE: _____
 DOUBLE FEE DUE: _____
TOTAL AMOUNT DUE: 5.00

INSPECTION:
 Will be ready on August 31, 1988, 10 _____, or Will Call _____
CONTRACTOR'S NAME: Michael LaPlante
ADDRESS: 2 Evergreen Drive
TEL: 878-2868
MASTER LICENSE NO.: 03714
LIMITED LICENSE NO.: _____
SIGNATURE OF CONTRACTOR:
Michael LaPlante

INSPECTOR'S COPY — WHITE
 OFFICE COPY — CANARY
 CONTRACTOR'S COPY — GREEN

NOTICE OF HOUSING CONDITIONS

DU 2

CITY OF PORTLAND
 Health Department - Housing Division
 Telephone 7-5-5451 - Extension 448

Location: 31 Brackett Street
 Project: NDP # 3
 Issued: 12-29-72
 Expires: 1-29-73

Mrs. Annie Noonan
 31 Brackett Street
 Portland, Maine

Dear Mrs. Noonan:

An examination was made of the premises at 31 Brackett 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 January 29, 1973. 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.

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

Very truly yours,

Arthur A. Hughson, CPH, MPH
 Health Director

Inspector



By

Lytle D. Jones
 Chief of Housing Inspections

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

- | | Section(s) |
|--|---------------|
| 1. Paint the exterior trim overall. | NE |
| 2. Replace the asphalt siding overall. | NE |
| 3. Install a central heating system in the first floor apartment. | NE |
| 4. Install a central heating system in the second floor apartment. | NE |
| 5. Repair the broken fence overall. | NE |
| 6. Determine the reason and remedy the condition that causes the sagging of rear shed. | NE |
| 7. Replace the missing corner bead in the rear shed. | 3-a |
| 8. Replace the rotted fascia board on the rear exterior wall. | 3-e |
| 9. Provide storm windows where needed overall. | 3-a |
| 10. Provide screen windows where needed overall. | NE |
| 11. Replace the rotted door stoop of the right rear shed door. | NE |
| 12. Replace the rotted sash, rear shed window. | 3-c |
| <u>Second Floor</u> | |
| 13. Install one duplex convenience outlet in the bathroom. | NE |
| <u>First Floor</u> | |
| 14. Install one duplex convenience outlet in the bathroom. | NE |
| 15. Replace the broken glass in the pantry window. | NE
3-c |

CERTIFICATE
OF
COMPLIANCE

October 26, 1973

CITY OF PORTLAND
Health Department - Housing Division
Tel. 775-5451 Ext. 448

Mrs. Mary Noonan
31 Brackett Street
Portland, Maine

Re: Premises located at 31 Brackett Street, Portland, Maine

Dear Mrs. Noonan:

A re-inspection of the premises noted above was made on October 25, 1973
by Housing Inspector Rough, of the Health Department.

This is to certify that you have complied with our request to correct the violations
of the Municipal Codes relating to housing conditions described in our "Notice of
Housing Conditions" dated December 29, 1972.

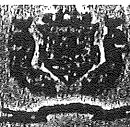
Thank you for your cooperation and your efforts to help us maintain decent, safe and
sanitary housing for all Portland residents.

Sincerely yours,

Arthur A. Hughson, CPH, MPH
Health Director

By [Signature]
Chief of Housing Inspections

Inspector [Signature]



C-4

Alfred Brown
31 Brackett Street
Portland, Maine

Dear Sir:

On November 17, 1934 an examination was made of the premises located at 31 Brackett Street

Non-compliance with the ordinances relating to housing conditions was found as detailed below. In accordance with the provisions of the above ordinance, you are hereby ordered to correct these defects according to specifications within the time limits allowed. Failure to comply with this notice will necessitate legal action.

Some repairs or improvements required will necessitate permits which are to be obtained from the Building Inspector, Health, Fire or other City Departments. These must be obtained before the work is started. If any additional information is desired, visit or telephone the Housing Supervisor at this Office, telephone 4-1431, extension 226. Kindly notify this office as soon as all corrections have been completed.

Very truly yours,
Edward W. Colby, M.D.
Health Director

By _____
Housing Supervisor

VIOLATIONS & SPECIFICATIONS

Responsibility of Owner or Agent ** Responsibility of Occupant

Heating

- a) Install a clean out door at the base of the chimney.
- b) Clean the chimney by removing and properly disposing of the soot.

**** Electrical Equipment**

Check and have repaired all defective electrical wiring and electrical equipment throughout the structure.

- a) Repair or replace the defective fixture in the bathroom of the first floor apartment.

**** Plumbing**

Check and have repaired all defective plumbing and plumbing fixtures throughout the structure.

- a) Repair or replace the defective faucet in the first floor apartment, kitchen.
- b) Determine the reason and remedy the condition which causes the toilet to run continually in the bathroom of the first floor apartment.

The above mentioned conditions are in violation of the City Ordinance "Minimum Standards for Continued Occupancy" and must be corrected on or before December 13, 1934.

To: Housing Division, Health Department

From _____ Date _____

This is to inform you that deficiencies of which this Department has been notified, have been corrected to our satisfaction.

Remarks: _____

Loc 31 Brackett Street
Loc w/i S 2
Bldg X Fire X Elec X Other
Issued November 12, 1934
Expires December 13, 1934

Signature _____

(Please return to Housing Division of Health Department when corrections have been COMPLETED)