

105-107 Brackett Street
45-F19-2G



SHAW-WALKER
#8503-3R

CERTIFICATE
OF
COMPLIANCE

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

August 11, 1975

Classic Properties, Inc. cc: Mr. Donald PaOreo
c/o Mrs. Mary Smith 62 Gray Street
148 Pine Street Portland, Maine 04102
Portland, Maine 04102

Re: Premises located at 105-107 Brackett Street, Portland, Maine 45-F-19-20

Dear Mrs. Smith:

A re-inspection of the premises noted above was made on August 8, 1975
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 February 15, 1974.

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

In order to aid in the preservation of Portland's existing
housing inventory, it shall be the policy of this department
to inspect each residential building at least once every
five years. Although a property is subject to re-inspection
at any time during the said five year period, the next regular
inspection of this property is scheduled for August 1980.

Sincerely yours,

David C. Bittonbender
Health Director (Acting)

By _____
Chief of Housing Inspections

Inspector _____
M. Gough

ADMINISTRATIVE HEARINGS DECISION

City of Portland
Health Department - Housing Division
Tel. 775-5451 Ext. 448

Date April 24, 1974

Classic Properties, Inc.
c/o Mrs. Mary Smith
148 Pine Street
Portland, Maine 772-707

Copy to: Mr. Donald DeOreo
62 Gray Street
Portland, Maine

OK
DATE

Re: Premises located at 105-107 Brackett Street, Portland, Maine 45-F 17/20

Dear Mrs. Smith:

You are hereby notified that as a result of a reinspection and Mr. DeOreo's request for additional time

on April 22, 1974, regarding our "NOTICE OF HOUSING CONDITIONS" at the above referred premises resulted in the decision noted below.

X Expiration time extended to May 25, 1974 - in order to complete the work now in progress to correct the remaining thirty-two (32) housing code violations as listed on the attached copy of the Notice of Housing Conditions.

Notice modified as follows:

Please notify this office if all violations are corrected before the above mentioned date, so that a "CERTIFICATE OF COMPLIANCE" may be issued.

Mr. DeOreo
In Attendance
Inspector Leary

Very truly yours,
Arthur A. Highson, CPH MPH
Health Director *Highson*

By _____
Chief of Housing Inspections

/BB

LDN/72

NOTICE OF HOUSING CONDITIONS

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

Location: 45-F-19 & 20
105-107 Brackett Street
Project: General
Issued: 2-15-74
Expires: 4-15-74

Classic Properties Inc. copy to: Donald DeOreo
c/Mrs. Mary M. Smith 62 Gray Street
148 Pine Street Portland, Maine
Portland, Maine

Dear Mrs. Smith:

An examination was made of the premises at 105-107 Brackett Street
Portland, Maine, by Housing Inspector Leary. 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 April 15, 1974. You may contact this office to
arrange a satisfactory repair schedule if you are unable to make such repairs within the
specified time. We will assume the repairs to be in progress if we do not hear from you
within ten days from this date and, on re-inspection within the time set forth above, will
anticipate that the premises have been brought into compliance with Code Standards.

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

Very truly yours,

Arthur A. Hughson, CPH, MPH
Health Director

Inspector _____

By [Signature]
Chief of Housing Inspections

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

Section(s)	Description
3-a	1. Replace missing mortar on left, front and right exterior walls.
3-d	2. Repair or replace broken boards of right rear porch floor.
3-d	3. Repair or replace broken and rotted boards of front porch floor.
3-d	4. Repair or replace rotted ends of left front porch stairways.
3-d	5. Repair or replace broken glass of left front porch door.
3-c	6. Repair broken trim of front porch door.
3-c	7. Repair inoperative latch of left rear hallway door.
3-c	8. Replace missing knob of left rear shed door.
3-c	9. Repair or replace broken end missing glass of left rear shed window.
3-c	10. Repair broken sash of left rear shed window.
3-c	11. Replace missing mortar of left exterior chimney.
3-c	12. Repair or replace broken and missing bulkhead door of left exterior cellar foundation.
3-d	13. Repair or replace broken and rotted bulkhead of left exterior stairways.
3-d	14. Replace missing glass, third floor rear shed window.
4-e	15. Provide watertight metal containers for rubbish and garbage for all dwelling units.
4-d	16. Repair inoperative ceiling light fixture, third floor front hallway.
8-e	17. Repair the tiling floor, second floor rear hallway.
3-b	18. Repair or replace loose and broken ceiling plaster, first floor left rear hall.
3-b	19. Repair or replace loose and broken wall plaster, first, second and third floor left rear and right rear hallways.

105 107 Brackett Street - continued

- 20. ~~Replace missing putty, second floor front hallway windows.~~
 - 21. ~~Repair broken treads, first, second and third floor left rear and right rear hallway stairways.~~
 - 22. ~~Repair inoperative ceiling light fixture in front cellar.~~
 - 23. ~~Repair or replace broken and rotted treads of rear cellar stairway.~~
 - 24. ~~Replace missing bricks and mortar on right middle and rear cellar foundation.~~
- First Floor - Right
- 25. ~~Repair leaking faucets of kitchen sink.~~
 - 26. ~~Provide heating facilities capable of providing minimum temperature of 68° at 3 feet above floor level overall kitchen.~~
- Second Floor - Right
- 27. ~~Repair broken glass of kitchen window.~~
 - 28. ~~Provide heating facilities capable of providing minimum temperature of 68° at 3 feet above floor level overall kitchen.~~
 - 29. ~~Repair or replace loose and missing putty of living room windows.~~
 - 30. ~~Correct condition at fixture causing cross connection at the tub in the bathroom.~~
 - 31. ~~Repair inoperative ceiling electric light in front bedroom.~~
 - 32. ~~Repair broken glass of middle bedroom window.~~
 - 33. ~~Repair or replace loose and broken wall and ceiling plaster in rear bedroom.~~
- First Floor - Left
- 34. ~~Correct condition at fixture causing a cross connection at the tub in bathroom.~~
 - 35. ~~Repair or replace loose and missing putty in living room window.~~
 - 36. ~~Repair inoperative ceiling electric light in living room.~~
- Second Floor - Left
- 37. ~~Replace missing sash cords of kitchen window.~~
 - 38. ~~Determine reason and remedy condition causing living room ceiling to leak.~~
 - 39. ~~Repair or replace missing and loose putty in bathroom window.~~
 - 40. ~~Replace missing sash cords of bathroom window.~~
 - 41. ~~Repair leaking faucets of bathroom sink.~~
 - 42. ~~Correct condition at fixture causing cross connection at the tub in bathroom.~~
 - 43. ~~Repair or replace missing and loose putty in bedroom window.~~
- Third Floor - Left
- 44. ~~Repair or replace loose and missing putty of kitchen windows.~~
 - 45. ~~Replace missing sash cords of kitchen windows.~~
 - 46. ~~Replace missing sash cords of living room windows.~~
 - 47. ~~Replace missing sash cords of bathroom window.~~
 - 48. ~~Correct condition at fixture causing a cross connection at the tub in the bathroom.~~
 - 49. ~~Repair or replace missing sash cords of living room windows.~~
 - 50. ~~Replace missing sash cords of rear bedroom window.~~

* FIRST PRIORITY IS TO BE GIVEN TO ITEMS NUMBERED #2,5,9,10,12,13,14,15,16,17,18, 21,23,26,27,28,31,32,33,36,38,41 WHEN MAKING YOUR REPAIRS AS THEY CONSTITUTE EXTREME HAZARDS TO THE HEALTH OR SAFETY OF THE OCCUPANTS OF THIS STRUCTURE.

REINSPECTION RECOMMENDATIONS

LOCATION 105-109 Brackett St
 PROJECT General
 OWNER Charles N Barton

INSPECTOR M Leary

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
<u>2-15-74</u>	<u>4-15-74</u>				

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

DATE	INITIALS	RECOMMENDATION
<u>8/8/75</u>	<u>MG</u>	ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE" <input checked="" type="checkbox"/> "POSTING RELEASE" <input type="checkbox"/>
		SATISFACTORY Rehabilitation In Progress
<u>4/22/74</u>	<u>MM</u>	Time Extended To <u>May 25 1974</u>
<u>5/29/74</u>	<u>MM</u>	Time Extended To <u>June 29 1974</u>
<u>10/24/74</u>	<u>MG</u>	Time Extended To <u>11/24/74</u>
<u>12/11/74</u>	<u>MG</u>	<u>12/29/74</u> <u>VTX</u>
<u>8/5/74</u>	<u>MS</u>	UNSATISFACTORY Progress Send "HEARING NOTICE" <input type="checkbox"/> "FINAL NOTICE" <input checked="" type="checkbox"/>
		"NOTICE TO VACATE" POST Entire _____ POST Dwelling Units _____
		UNSATISFACTORY Progress Request "LEGAL ACTION" Be Taken _____

INSPECTOR'S REMARKS:
37 items remaining - not of 50
29 violations remain - 3 corrected
violations remain pending RE 10/24/74
com appl pending -
VTX com to 5/75
Work done - (PK) C/C

INSTRUCTIONS TO INSPECTOR: