

285-287 Brackett Street 54-F-41

LONGF SQ 1



SHAW-WALKER

#8503-3R

CERTIFICATE  
OF  
COMPLIANCE

August 24, 1979 / X

CITY OF PORTLAND

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

Mr. Ronald A. Vincent  
Wedgewood Apartments  
94 Park Avenue  
Portland, Maine 04101

Re: Premises located at 285-287 Brackett Street, Portland, Maine NCP-WE 54-F-41

Dear Mr. Vincent;

A re-inspection of the premises noted above was made on 8/15/79  
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 9/19/77.

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 Aug. 1984.

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

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

Inspector M. Gough

M. Gough

did

ADMINISTRATIVE HEARING DECISION

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

Date March 27, 1979

Mr. Ronald A. Vincent  
Wedgewood Apartments  
94 Park Avenue  
Portland, Maine 04101

OK  
BY 8/5/79  
DATE

Re: Premises located at 285-287 Brackett Street, Portland, Maine MCP-WE 54-F-41

Dear **Mr. Vincent:**

You are hereby notified that a reinspection and your request for additional time

on March 26, 1979, regarding our "Notice of Housing Conditions" at the above referred premises resulted in the decision noted below.

XX Expiration time extended to April 26, 1979 in order to complete the work in progress to correct the remaining three (3) Housing Code violations as shown on the attached list.

Notice modified as follows.

Please notify this office if all violations are corrected before the above mentioned dates, so that a "Certificate of Compliance" may be issued.

In Attendance:  
Kathy Harris  
M. Gough

Encl.

Very truly yours,  
Joseph E. Gray, Jr., Director  
Neighborhood Conservation

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

VW

continued

March 27, 1979

- Remaining Housing Code Violations to be corrected within time extension granted on attached "Administrative Hearing Decision"- NOHC - Sept. 19, 1977

285-287 Breckott Street, Portland, Maine NCP-HE 54-7-41

- ~~815 1. MIDDLE FURNACE - ENCLOSE open oil lines.~~
- ~~816 2. CHILAR - ENCLOSE open main electrical panels.~~
- ~~8163. OVERALL CHILAR - secure all loose wires.~~

4b

8a

8a

NOTICE OF HOUSING CONDITIONS

DU 312

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

Ch.-Bl.-Lot: 54-F 11  
Location: 285-287 Brackett Street  
Project: NCP-West End  
Issued: Sept. 19, 1977  
Expired: Dec. 19, 1977

Mr. Ronald A. Vincent  
Wedgewood Apartments  
94 Park Avenue  
Portland, Maine 04101

Dear Mr. Vincent:

An examination was made of the premises at 285-287 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 Dec. 19, 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: M. Gough

By Lyle D. Noyes

Lyle D. Noyes  
Chief of Housing Inspections

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

- ~~1. FRONT CELLAR CEILING - repair inoperative light fixture. 3a~~
- ~~2. SECOND FLOOR DWELLING UNIT AT 287 BRACKETT - repair loose smoke pipe on furnace. 3c~~
- ~~3. OVERALL FOUNDATION - point up where necessary. 3d~~
- ~~4. FIRST FLOOR - RIGHT REAR PORCH - repair loose treads - 285 Brackett. 3c~~
- ~~5. OVERALL EXTERIOR WALL - remove peeling paint. 3c~~
- ~~6. RIGHT CELLAR WINDOW - replace broken glass - 285 Brackett. 4c~~
- ~~7. MIDDLE FURNACE - replace missing relay switch cover. 4e~~
- ~~8. MIDDLE FURNACE - enclose open oil line. 4e~~
- ~~9. FIRST, SECOND & THIRD - FRONT & REAR HALL CEILING & WALL - repair or replace loose & missing plaster. 3b~~
- FIRST FLOOR
- ~~10. LIVING ROOM CEILING - replace missing light fixture. 3a~~
- ~~11. LEFT FRONT BEDROOM CEILING - repair loose plaster. 3b~~
- ~~12. BATHROOM, LIVING ROOM & KITCHEN - CEILING - repair loose plaster. 3d~~
- ~~13. PANTRY DOOR - replace missing knob. 3d~~

continued  
vw

LEOSE

285-287 Brackett Street continued

- 627 14. KITCHEN, DINING ROOM - CEILING - determine the reason and remedy the condition which causes signs of leakage. 3a
- 627 15. KITCHEN - install radiator. 3b
- 627 SECOND FLOOR - 285 Brackett
- 627 16. HALL, KITCHEN & LIVING ROOM - CEILING - repair loose plaster. 3b
- 627 17. PANTRY - CEILING - repair loose plaster. 4e
- 627 18. KITCHEN - install radiator. 3b
- 627 19. FRONT, MIDDLE & REAR - BEDROOM - CEILING - repair loose plaster. 3b
- 627 20. KITCHEN - CEILING - determine the reason and remedy the condition which causes signs of leakage. 3a

THIRD FLOOR - 285 Brackett St.  
THIRD FLOOR - 287 Brackett St.

At the time of the survey, we were unable to gain access to the third floor, (285 Brackett and 287 Brackett) apartments. We suggest that if there are any conditions which need correcting in these apartments that you make the repairs while doing the work on the rest of the structure.

FIRST FLOOR - 287 Brackett

- 627 21. FRONT - DEN - CEILING - repair inoperative light fixture. 8e
- 627 22. PANTRY, DEN - CEILING & WALL - repair or replace loose and missing plaster. 3b
- 627 23. RIGHT REAR & RIGHT MIDDLE - BEDROOM - CEILING & WALL - repair or replace loose & missing plaster. 3b
- 627 24. KITCHEN, & BATHROOM - CEILING & WALL - repair or replace loose and missing plaster. 6a
- 627 25. BATHROOM - repair leak in flush toilet supply line. 9c
- 627 26. KITCHEN - install radiator. 3b

SECOND FLOOR - 287 Brackett

- 627 27. KITCHEN - provide heating facilities. 3b
- 627 28. FRONT BEDROOM - CEILING - repair loose plaster. 3b
- 627 29. DINING ROOM, KITCHEN, & PANTRY - CEILING & WALL - repair loose plaster. 3c
- 627 30. KITCHEN, LIVING ROOM & DINING ROOM - WINDOW - secure glass by replacing points and/or replacing window. 8e
- 627 31. SECOND FLOOR - MIDDLE BEDROOM - CEILING - repair illegal light fixture. 8e
- 627 32. DINING ROOM - CEILING - repair illegal light fixture. 8e
- 627 33. DINING ROOM - CEILING - repair illegal wiring-to-light fixture. 8e

\* WHEN MAKING YOUR REPAIRS, FIRST PRIORITY IS TO BE GIVEN TO ITEMS WITH ASTERISKS, AS THEY CONSTITUTE EXTREME HAZARDS TO THE HEALTH OR SAFETY OF THE OCCUPANTS OF THIS STRUCTURE.

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



22 Monument Sq.  
Portland, Maine 04111  
207-773-6000

Sept. 16, 1977

Mr. MacIssac  
Dept. of Neighborhood Conservation  
Room 315 Portland City Hall  
Portland, Maine 04101

Re: 285-287 Brackett Street, Portland  
54-F-41 NDP

Dear Mr. MacIssac:

Miss Dorothy Plummer, owner of the subject property, has asked me to advise you that on today's date we have sold the apartment building to Ronald A. Vincent of Portland. The subject code violation letter was Exhibit A as an integral part of the sales contract. Mr. Vincent has been made aware of the violations and has agreed to undertake these responsibilities directly with the city.

Thank you for your past co-operation in this matter.

Very truly yours,

9-19-77  
SEND NEW OWNER LETTER TO Mrs. G.  
*Richard M. Perkins*  
Realtor

C.C.: Miss Dorothy Plummer & Mr. Ronald A. Vincent  
Wedgewood Apartments  
94 Park Avenue  
Portland, Maine

RMP/lc

Merl -  
for your info



NOTICE OF HOUSING CONDITIONS

DU 6

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

Dorothy Plummer  
 140 Eastern Promenade  
 Portland, Maine 04101

Ch.-Bl.-Lot: 54-F-41  
 Location: 285-287 Brackett Street  
 Project: NCP-WE  
 Issued: May 19, 1977  
 Expired: July 19, 1977

Dear Ms. Plummer:

An examination was made of the premises at 285-287 Brackett Street, Portland, Maine, by Housing Inspector Gough. Violations of Municipal Codes relating to housing conditions were found as described in detail below.

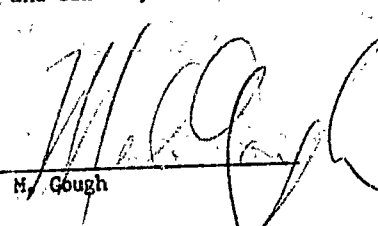
In accordance with provisions of the above mentioned Codes, you are requested to correct these defects on or before July 19, 1977. You may contact this office to arrange a satisfactory repair schedule if you are unable to make such repairs within the specified time. We will assume the repairs to be in 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.

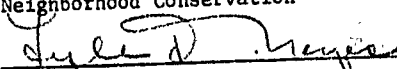
Very truly yours,

Joseph E. Gray, Jr. Director  
 Neighborhood Conservation

Inspector

  
 M. Gough

By

  
 Lyle D. Noyes  
 Chief of Housing Inspections

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

- |   |    |
|---|----|
| * 1. FRONT CELLAR CEILING - repair inoperative light fixture.   | 8e |
| * 2. SECOND FLOOR DWELLING UNIT AT 287 BRACKETT. - repair loose smoke pipe on furnace.                      | 9c |
| 3. OVERALL FOUNDATION - point up where necessary.   | 3c |
| 4. FIRST FLOOR - RIGHT REAR - PORCH - repair loose treads-285 Brackett                                      | 3d |
| 5. OVERALL EXTERIOR WALL - remove peeling paint.  | 3a |
| * 6. RIGHT CELLAR WINDOW - replace broken glass - 285 Brackett  | 3c |
| * 7. MIDDLE FURNACE - replace missing relay switch cover.   | 4e |
| * 8. MIDDLE FURNACE - enclose open oil line.  | 4e |
| 9. FIRST, SECOND & THIRD - FRONT & REAR HALL - CEILING & WALL - repair or replace loose, & missing plaster. | 3b |
| <u>FIRST FLOOR</u>  |    |
| * 10. LIVING ROOM CEILING - replace missing light fixture.  | 8e |
| 11. LEFT FRONT BEDROOM CEILING - repair loose plaster.  | 3b |
| 12. BATHROOM, LIVING ROOM & KITCHEN - CEILING - repair loose plaster.                                       | 3b |
| 13. PANTRY- DOOR - replace missing knob.  | 3d |

continued

vw



**287 Brackett Street continued**

14. KITCHEN, DINING ROOM - CEILING - determine the reason and remedy the condition which causes signs of leakage. 3a  
4a

15. KITCHEN - install radiator.

**SECOND FLOOR - 285 Brackett**

16. HALL, KITCHEN & LIVING ROOM - CEILING - repair loose plaster. 3b

17. PANTRY CEILING - repair loose plaster. 3b

18. KITCHEN - install radiator. 4a

19. FRONT, MIDDLE & REAR - BEDROOM CEILING - repair loose plaster. 3b

\* 20. KITCHEN CEILING - determine the reason and remedy the condition which causes signs of leakage. 3a

**THIRD FLOOR - 285 Brackett St.**

**THIRD FLOOR - 287 Brackett St.**

At the time of the survey, we were unable to gain access to the third floor, (285 Brackett and 287 Brackett) apartments. We suggest that if there are any conditions which need correcting in these apartments that you make the repairs while doing the work on the rest of the structure.

**FIRST FLOOR - 287 Brackett**

\* 21. FRONT - DEN - CEILING - repair inoperative light fixture. 8a

22. PANTRY, DEN - CEILING & WALL - repair or replace loose and missing plaster. 3b

23. RIGHT REAR & RIGHT MIDDLE - BEDROOM CEILING & WALL - repair or replace loose & missing plaster. 3b

24. KITCHEN, & BATHROOM - CEILING & WALL - repair or replace loose and missing plaster. 3b

25. BATHROOM - repair leak in flush toilet supply line. 6a

26. KITCHEN - install radiator. 9c

**SECOND FLOOR - 287 Brackett**

27. KITCHEN - provide heating facilities. 4a

28. FRONT BEDROOM CEILING - repair loose plaster. 3b

29. DINING ROOM, KITCHEN, & PANTRY - CEILING & WALL - repair loose plaster. 3b

30. KITCHEN, LIVING ROOM & DINING ROOM - WINDOW - secure glass by replacing points and/or reglazing window. 3c

\* 31. SECOND FLOOR - MIDDLE BEDROOM - CEILING - repair illegal light fixture. 8a

\* 32. DINING ROOM CEILING - repair illegal light fixture. 8a

\* 33. DINING ROOM CEILING - repair illegal wiring to light fixture. 8a

\* WHEN MAKING YOUR REPAIRS, FIRST PRIORITY IS TO BE GIVEN TO ITEMS WITH ASTERISKS, AS THEY CONSTITUTE EXTREME HAZARDS TO THE HEALTH OR SAFETY OF THE OCCUPANTS OF THIS STRUCTURE.

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

REINSPECTION RECOMMENDATIONS

INSPECTOR [Signature]

LOCATION 2. P55-7 Bl...  
 PROJECT UAP  
 OWNER [Signature]

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
5-19-77	7-19-77				

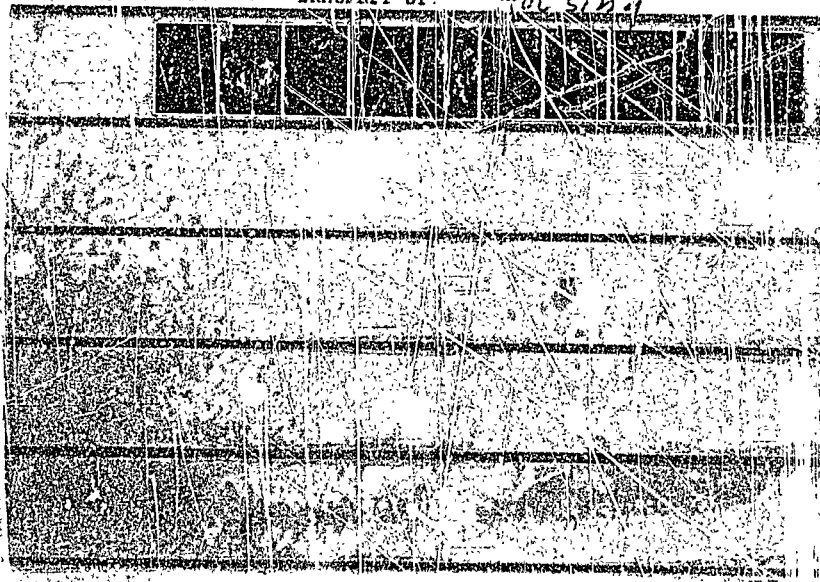
A reinspection was made of the above premises and I recommend the following action:

DATE		
8/15/79	MG	ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE" <u>LE</u> "POSTING RELEASE"
6-27-78	MG	SATISFACTORY Rehabilitation in Progress Time Extended To <u>OTA 30</u> Time Extended To _____ Time Extended To _____
		UNSATISFACTORY Progress Send "HEARING NOTICE" _____ "FINAL NOTICE" _____
		"NOTICE TO VACATE" _____ POST Entire _____ POST Dwelling Units _____
		UNSATISFACTORY Progress Request "LEGAL ACTION" Be Taken _____
9-19-77 6-27-78	MG MG	INSPECTOR'S REMARKS: <u>sent new notice letter</u> <u>converting 4 DU 5 TO 12 DU 5</u> <u>KAS BLDG PERMIT</u> <u>[Signature]</u>
8/15/79	MG	<u>[Signature]</u> <u>good job done</u>
		INSTRUCTIONS TO INSPECTOR: _____

7724724

285-287 54-F-41 DIRECTOR'S OFFICE

106 5/12/41





CITY OF PORTLAND

JOSEPH E. McDONOUGH  
FIRE CHIEF

February 10, 1984

*ok AR.*

Wedgewood Apartments  
94 Park Avenue  
Portland, ME 04101

Re: Smoke Detectors

Dear Sir:

During a recent inspection of the property owned by you at 285 Brackett St., it was noted that smoke detectors were missing in the following areas:

Apartment 2  
Apartment 3  
Apartment 4  
Apartment 5  
Apartment 9

25 MRSA §2464 requires that approved smoke detectors be installed in each of the above listed areas. Failure to comply with this statute may result in a fine of up to \$500 for each violation.

Re-inspection of your property will be made in ten (10) days. Lack of compliance will result in referral of the matter for legal action.

Sincerely yours,  
Joseph E. McDonough  
Chief of the Fire Department  
City of Portland

Code Enforcement  
Officer (51)

cc: Lt. James Collins, Fire Prevention Bureau



## CITY OF PORTLAND

JOSEPH E. McDONOUGH  
FIRE CHIEF

February 10, 1984

Wedgewood Apartments  
94 Park Avenue  
Portland, ME 04101

Re: Smoke Detectors

Dear Sir:

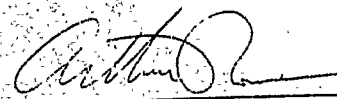
During a recent inspection of the property owned by you at 285 Brackett St., it was noted that smoke detectors were missing in the following areas:

Apartment 2  
Apartment 3  
Apartment 4  
Apartment 5  
Apartment 9

25 MRSA §2464 requires that approved smoke detectors be installed in each of the above listed areas. Failure to comply with this statute may result in a fine of up to \$500 for each violation.

Re-inspection of your property will be made in ten (10) days. Lack of compliance will result in referral of the matter for legal action.

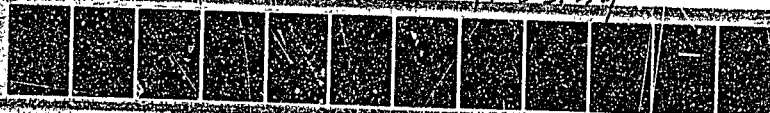
Sincerely yours,  
Joseph E. McDonough  
Chief of the Fire Department  
City of Portland

  
Code Enforcement  
Officer (51)

cc: Lt. James Collins, Fire Prevention Bureau

285-287 54-F-41 BRACKET FOOT

Housing



NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

Department of Planning & Urban Development  
Inspection Services Division  
Tel. 775-5451 - Ext. 311 - 318 - 319

Wedgewood Apts.  
94 Park Avenue  
Portland, Maine 04101

DU 12

CH. 54 BLK. F LOT 41

LOCATION: 285-287 Brackett St.

PROJECT: NCP-WE  
ISSUED: February 17, 1984  
EXPIRES: April 17, 1984

Dear Sir:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 285-287 Brackett Street by Code Enforcement Officer Arthur Rowe. Violations of Article V of the Municipal Ordinance (Housing Code) were found as described in detail on the attached "Housing Inspection Report".

In accordance with the provisions of the above-mentioned Code, you are hereby ordered to correct those defects on or before April 17, 1984. 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 the inspection Services Division to insure that any corrective action you undertake complies with the building, plumbing, electrical, zoning and any other Article of the City Code.

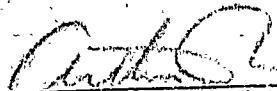
Please contact this office if you have any questions regarding this order.

Your cooperation will aid this department in its goal to maintain decent, safe, and sanitary housing for all of Portland's residents.

Very truly yours,

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

By: Lyle D. Noyes  
Inspection Services Division

  
Code Enforcement Officer - Arthur Rowe (8)

Attachments

jmr

HOUSING INSPECTION REPORT

OWNER: We gewood Apts.

LOCATION: 285-287 Brackett St. 54-F-41 WE

CODE ENFORCEMENT OFFICER: Arthur Rowe (8)

HOUSING CONDITIONS DATED: Feb. 17, 1984 , EXPIRES: Apr. 17, 1984

ITEMS LISTED BELOW ARE IN VIOLATION OF ARTICLE V OF THE MUNICIPAL CODES, "HOUSING CODE", AND MUST BE CORRECTED ON OR BEFORE THE EXPIRATION DATE.

	<u>SEC. (S)</u>
1. REAR HALL - wall - damaged plaster.	108-2
2. REAR HALL - door - missing trim.	108-3
3. SECOND FLOOR FRONT - hall - missing balusters.	108-4
4. SECOND FLOOR FRONT HALL - window - broken glass.	108-3
5. CELLAR - floor - fuel feed line - unprotected.	114-2
<u>FIRST FLOOR - APARTMENT #2</u>	
6. KITCHEN - ceiling - missing electric fixture.	113
7. LIVING ROOM - window - broken glass.	108-3



NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

Department of Planning & Urban Development  
Inspection Services Division  
Tel. 775-5451 - Ext. 311 - 318 - 319

Wedgewood Apts.  
94 Park Avenue  
Portland, Maine 04101

DU 12

CH. 54 BLK. F LOT 41

LOCATION: 285-287 Brackett St.

PROJECT: NCP-WE  
ISSUED: February 17, 1984  
EXPIRES: April 17, 1984

Dear Sir:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 285-287 Brackett Street by Code Enforcement Officer Arthur Rowe. Violations of Article V of the Municipal Ordinance (Housing Code) were found as described in detail on the attached "Housing Inspection Report".

In accordance with the provisions of the above-mentioned Code, you are hereby ordered to correct those defects on or before April 17, 1984. 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 the inspection Services Division to insure that any corrective action you undertake complies with the building, plumbing, electrical, zoning and any other Article 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.

Very truly yours,

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

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

Arthur Rowe  
Code Enforcement Officer - Arthur Rowe (8)

Attachments

jmr

HOUSING INSPECTION REPORT

OWNER: Wedgewood Apts.

LOCATION: 285-287 Brackett St. 54-F-41 WE

CODE ENFORCEMENT OFFICER: Arthur Rowe (8)

HOUSING CONDITIONS DATED: Feb. 17, 1984 , EXPIRES: Apr. 17, 1984

ITEMS LISTED BELOW ARE IN VIOLATION OF ARTICLE V OF THE MUNICIPAL CODES, "HOUSING CODE", AND MUST BE CORRECTED ON OR BEFORE THE EXPIRATION DATE.

	<u>SEC. (S)</u>
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5. CELLAR - floor - fuel feed line - unprotected.	108-3
	114-2
<u>FIRST FLOOR - APARTMENT #2</u>	
6. KITCHEN - ceiling - missing electric fixture.	113
7. LIVING ROOM - window - broken glass.	108-3

CERTIFICATE OF INSPECTION

LOB  
BSL

DATE April 24, 1984

DU: 12

City of Portland  
Housing Inspections Division  
Department of Urban Development  
Tel: 775-5451 Ext. 311 - 312

Wedgewood Apts.  
94 Park Avenue  
Portland, Maine 04101

Re: Premises located at: 285-287 Brackett St. 54-F-41 WE

Dear Sir:

An inspection of the above referred premises was recently completed by Code Enforcement Officer Arthur Rowe

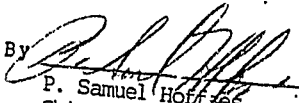
Although the structure does not meet the minimum standards as described in the Housing Code, it has been determined that no major code deficiencies exist at this time.


Items included on the enclosed list should be corrected as part of your normal maintenance procedures in order to avoid extensive repairs in the future and to prolong the useful life of the building.

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

Please do not hesitate to call this office if you have any questions regarding this notice.

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

By   
P. Samuel Hoffes,  
Chief of Inspection Services

  
Code Enforcement Officer - A. Rowe (8)

Enclosure

jmr

HOUSING INSPECTION REPORT

OWNER: Wedgewood Apts. CODE ENFORCEMENT OFFICER Arthur Rowe (8)  
285-287 Brackett Street Portland, Maine 54-F-41 WE

Certificate of Inspection - Dated:

REAR HALL - door - missing trim.

FOUNDATION - point.

HAND RAIL LEFT REAR STEPS - replace missing hand rail.

Loyer

Please send off  
the COPI w/  
notations.

A Rowe

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

Department of Planning & Urban Development  
Inspection Services Division  
Tel. 775-5451 - Ext. 311 - 318 - 319

Wedgewood Apts.  
94 Park Avenue  
Portland, Maine 04101

P 12

CH. 54 BLK. F LOT 41

LOCATION: 285-287 Brackett St.

PROJECT: NCP-WE  
ISSUED: February 17, 1984  
EXPIRES: April 17, 1984

Dear Sir:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 285-287 Brackett Street by Code Enforcement Officer Arthur Rowe. Violations of Article V of the Municipal Ordinance (Housing Code) were found as described in detail on the attached "Housing Inspection Report".

In accordance with the provisions of the above-mentioned Code, you are hereby ordered to correct those defects on or before April 17, 1984. 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 the inspection Services Division to insure that any corrective action you undertake complies with the building, plumbing, electrical, zoning and any other Article of the City Code.

Please contact this office if you have questions regarding this order.

Your cooperation will aid this department in its goal to maintain decent, safe, and sanitary housing for all of Portland's residents.

Very truly yours,

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

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

Arthur Rowe  
Code Enforcement Officer - Arthur Rowe (8)

Attachments

jmr

HOUSING INSPECTION REPORT

OWNER: Wedgewood Apts.

LOCATION: 285-287 Brackett St. 54-F-41 WE

CODE ENFORCEMENT OFFICER: Arthur Rowe (8)

HOUSING CONDITIONS DATED: Feb. 17, 1984 , EXPIRES: Apr. 17, 1984

ITEMS LISTED BELOW ARE IN VIOLATION OF ARTICLE V OF THE MUNICIPAL CODES, "HOUSING CODE", AND MUST BE CORRECTED ON OR BEFORE THE EXPIRATION DATE.

	<u>SEC. (S)</u>
<del>1.</del> REAR HALL - wall - damaged plaster.	108-2
2. REAR HALL - door - missing trim.	108-3
<del>3.</del> SECOND FLOOR FRONT - hall - missing balusters.	108-4
<del>4.</del> SECOND FLOOR FRONT HALL - window - broken glass.	108-3
<del>5.</del> CELLAR - floor - fuel feed line - unprotected.	114-2
<u>FIRST FLOOR - APARTMENT #2</u>	
<del>6.</del> KITCHEN - ceiling - missing electric fixture.	113
<del>7.</del> LIVING ROOM - window - broken glass.	108-3

8. *point foundation* 108-2

9. *replace missing hand rail left near steps* 108-4

REINSPECTION RECOMMENDATIONS

LOCATION 285-289 Brackett St.  
 PROJECT NCA-WR  
 OWNER Wedgewood

INSPECTOR Rowe

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
<u>Feb 17, 1981</u>	<u>Apr 17, 1981</u>				

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

DATE	
	ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE" _____ "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" POST Entire _____ POST Dwelling Units _____
	UNSATISFACTORY Progress "LEGAL ACTION" To Be Taken _____
<u>7/29/81</u>	INSPECTOR'S REMARKS: <u>ok. w/ suggestions.</u>
	INSTRUCTIONS TO INSPECTOR: <div style="text-align: center; border: 1px solid black; padding: 5px; transform: rotate(-45deg); display: inline-block;">                         OK                          7/29/81                     </div>





# CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

## NOTICE OF HOUSING CONDITIONS

DU: 12  
CHART-BLOCK-LOT - 54-F-4i  
LOCATION: 285-287 Brackett Street

DISTRICT: 5  
ISSUED: October 21, 1988  
EXPIRES: December 21, 1988

Carleton Investment Assoc.  
84 Carleton Street  
Portland, ME 04102

Dear Sir:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 285-287 Brackett Street by Code Enforcement Officer Merlin Leary. Violations of Article V of the Municipal Ordinance (Housing Code) were found as described in detail on the attached "Housing Inspection Report".

In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects on or before December 21, 1988. 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.

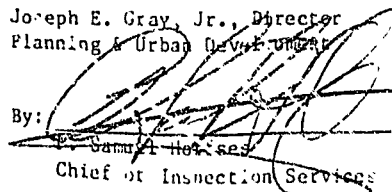
Please Note: You should consult the Inspection Services Division to insure that any corrective action you undertake complies with the building, plumbing, electrical, zoning and other article of the City Code.

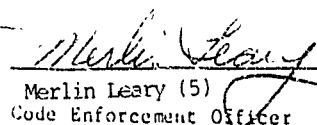
Please contact this office if you have any questions regarding this order.

Your cooperation will aid this department in it's goal to maintain decent, safe, and sanitary housing for all of Portland's residents.

Very truly yours,

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

By:   
James H. Hennessey  
Chief of Inspection Services

  
Merlin Leary (5)  
Code Enforcement Officer

Attachment:

119 CONGRESS STREET • PORTLAND, ME 04102

HOUSING INSPECTION REPORT

OWNER: Carleton Investment Assoc.

LOCATION: 285-287 Brackett St. 54-F-41

CODE ENFORCEMENT OFFICER: Merlin Leary (5)

HOUSING CONDITIONS DATED: October 21, 1988      EXPIRES: December 21, 1988

ITEMS LISTED BELOW ARE IN VIOLATION OF ARTICLE V OF THE MUNICIPAL CODES, "HOUSING CODE", AND MUST BE CORRECTED ON OR BEFORE THE EXPIRATION DATE.

- |   |         |
|---|---------|
| * 1. INTERIOR CELLAR - ceiling - illegal wiring.                                | SEC.(S) |
| * 2. INTERIOR FURNACE _ INOPERATIVE DAMPER.                                     | 113-5   |
| 3. INTERIOR SECOND FLOOR FRONT HALL - assorted boxes, etc.                      | 114-2   |
| 4. INTERIOR THIRD FLOOR, APT. #1 - BATHROOM - wall - broken plaster.            | 109-4   |
| 5. INTERIOR THIRD FLOOR LEFT REAR HALL - stairway - buckled and broken plaster. | 108-2   |

\*WHEN MAKING YOUR REPAIRS FIRST PRIORITY IS TO BE GIVEN TO ITEMS WITH ASTERISKS AS THEY CONSTITUTE EXTREME HAZARDS TO THE HEALTH OR SAFETY OF THE OCCUPANTS OF THIS STRUCTURE.

CITY OF PORTLAND, MAINE

100 CONGRESS STREET  
PORTLAND, MAINE 04101  
(207) 775-5451



DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF  
INSPECTION SERVICES DIVISION

Date: October 21, 1988

Carleton Investment Associates  
84 Carleton Street  
Portland, ME 04102

Re: Smoke Detectors

Dear Sir:

During a recent inspection of the property owned by you at 285-287 Brackett St., Portland, Maine, it was noted that smoke detectors were missing/inoperable in some locations.

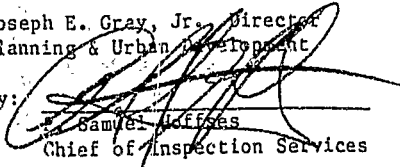
25 MRSA 2454 requires that approved smoke detectors be installed in each apartment in the immediate vicinity of the bedrooms. When actuated, the detector shall provide an alarm suitable to warn the occupants within the individual unit. Failure to comply with this statute may result in a fine of up to \$500 for each violation.

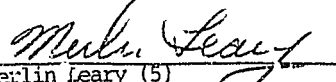
Re-inspection of your property will be made in ten (10) days. Lack of compliance will result in referral of the matter for legal action.

Loss control is a responsibility of your management. Our observations are intended to assist you. Recommendations are a result of conditions observed at the time of our visits. They do not necessarily include every possible loss potential code violation, or exception to good practice.

Sincerely yours,

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

By:   
P. Samuel Hoffses  
Chief of Inspection Services

  
Merlin Leary (5)  
Code Enforcement Officer

jmr



Inspection Services  
Samuel P. Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

March 18, 1993

Carleton Investment Assoc.  
84 Carleton St (Apt 2)  
Portland, ME 04102

Re: 285-289 Brackett St  
CBL #: 054-F-041  
DU: 12

Dear Sir,


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

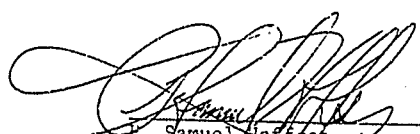
Congratulations are extended to you for the general condition of your property which was found to meet the standards established by the City's Housing Code.

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

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

Sincerely,

  
Kathleen A. Lowe  
Code Enforcement Officer

  
S. P. Hoffses  
Chief of Inspection Services

Inspection Services  
Samuel P. Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

November 29, 1994

WEST BRACKETT INC  
204 SPRING ST  
PORTLAND ME 04102

Re: 285 Brackett St  
CBL: 054- - F-041-001-C1  
DU: 12

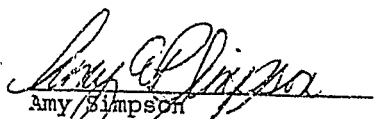
Dear Sir:

I am sending you this letter to request an inspection at the property which you own or manage at the above referenced address.

This is for the City of Portland's program to inspect all multi-family buildings in the City every three years.

Please contact me in this office at 874-8300 X 8707 between 8:00-9:00AM or 4:00-5:00PM to make arrangements to inspect the building.

Sincerely,

  
Amy Simpson  
Code Enforcement Officer

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

January 12, 1995

WEST BRACKETT INC  
204 SPRING ST  
PORTLAND ME 04102

Re: 285 Brackett St  
CBL: 054- - F-041-001-01  
DU: 12

Dear Sir:

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".

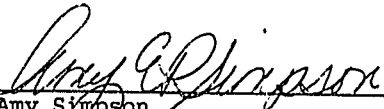
In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects within sixty (60) days. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within 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.

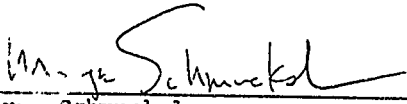
Please Note: You should consult this department to insure that any corrective action you should undertake complies with the building, plumbing, electrical, zoning and other Articles of the City Code.

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,

  
\_\_\_\_\_  
Amy Simpson  
Code Enforcement Officer

  
\_\_\_\_\_  
Margy Schmuckal  
Asst. Chief of Inspection Services

HOUSING INSPECTION REPORT

Location: 285 Brackett St  
Housing Conditions Date: January 12, 1995  
Expiration Date: March 13, 1995

Items listed below are in violation of Article V of the Municipal Codes, "Housing Codes", and must be corrected before the expiration date:

- |    |   |        |
|----|---|--------|
| 1. | INT - THROUGHOUT -<br>PROVIDE RECEPTACLE/SWITCH PLATE COVERS        | 113.50 |
| 2. | EXT - FIRE ESCAPE -<br>REPLACE LATTICEWORK WITH BALUSTERS @ 4" O.C. | 108.40 |
| 3. | INT - BASEMENT - THROUGHOUT<br>PROVIDE JUNCTION BOX COVERS          | 113.50 |
| 4. | INT - BASEMENT -<br>PULL ALL OLD WIRING                             | 113.50 |

Addendum: Please contact Mr. Sven Borglund, electrical inspector for the City of Portland, for additional information about item #3.  
Telephone: 874-8300, ext. 8694.