

250 Brackett Street
12-P-3

BRANWALL



SHAW-WALKER
#8509-1R

X
✓ February 24, 1978

Mr. Nicholas Mancini
256 Brackett Street
Portland, Maine 04102

Dear Mr. Mancini: Re: 256 Brackett Street, Portland, Maine NCP-West End 12-P-3

This is to inform you, as owner or agent of the property located at 256 Brackett Street, Portland, Maine, that we have released the structure from posting.

Therefore, you may rent the structure to others or occupy it yourself.

If any additional information is desired, visit or call this office.

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

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

Inspector M. Leary
M. Leary

vW

January 24, 1977

Mr. Nicholas Mancini
94 Walnut Street
Portland, Maine 04101

Dear Mr. Mancini: Re: 256 Brackett Street - 12-P-3

As owner or agent of the above referred property, you were notified on December 8, 1976, to make the vacant structure safe and secure so that no danger to life or property or fire hazard shall exist thereon by boarding up all doors, windows and other openings at all levels of the structure.

An inspection on January 19, 1977, by Housing Inspector Bailey revealed that you have not complied with our notice.

You are hereby ordered to make the structure safe and secure as stated above on or before February 24, 1977, or we will have no choice but to refer this matter to the Corporation Counsel for legal action as the law allows.

We would bring your attention to Chapter 307 of the City of Portland Municipal Code:

Section 13 - Property To Be Secured If Not Improved: In the event the owner or operator of any property which has been condemned as unfit for habitation does not proceed to make the necessary corrections to bring the property into compliance with the provisions of this ordinance, such owner or operator shall proceed to make said property safe and secure so that no danger to life or property or fire hazard shall exist.

Sincerely yours,

David C. Bittenbender, Director
Health & Social Services

By [Signature]
Chief of Housing Inspections

Inspector [Signature]
A. Bailey

/88

December 8, 1976

Mr. Nicholas Mancini
94 Walnut Street
Portland, Maine 04101

Dear Mr. Mancini: Re: 256 Brackett Street - 12-P-3

As owner or agent of the property located at 256 Brackett Street, Portland, Maine, you are hereby notified that as the result of a recent fire, the vacant structure is hereby declared unfit for human occupancy.

The above mentioned structure is to be kept vacant so long as the following conditions continue to exist thereon:

- a. The property is damaged, decayed, deteriorated, insanitary and unsafe (or vermin infested) in such a manner as to create a serious hazard to the health, safety and general welfare of the occupants or the public.

Therefore, you will not occupy, permit anyone to occupy, or rent the above mentioned without the written consent of the Health Officer or his agent, certifying that the conditions have been corrected.

You are also hereby ordered to make the above mentioned property safe and secure so that no danger to life or property or fire hazard shall exist thereon. This can be accomplished by boarding up doors and windows and other openings at all levels of the structure.

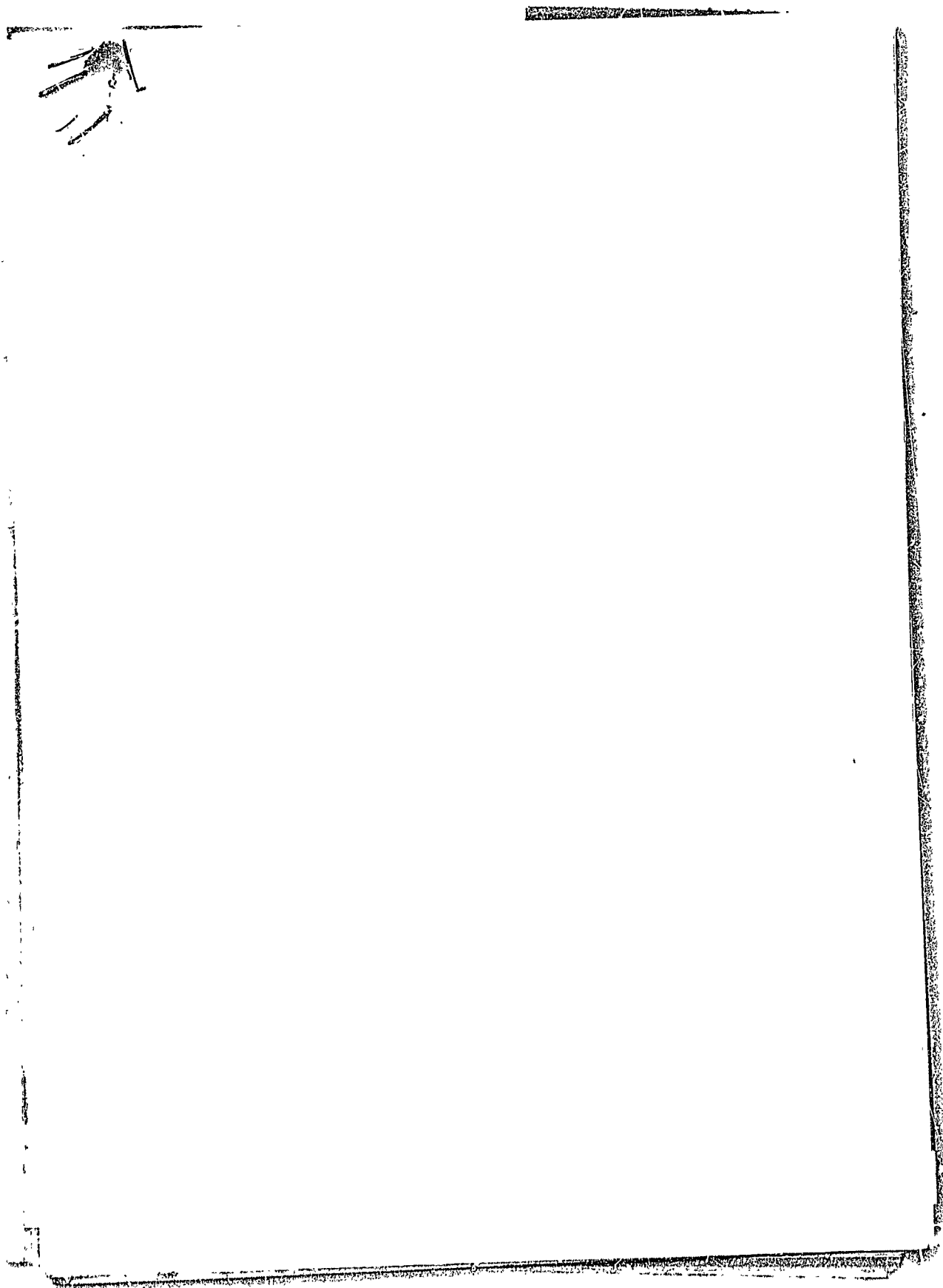
Very truly yours,

David C. Bittenbender, Director
Health & Social Services

By Lyndee Royce
Chief of Housing Inspections

Inspector R. Baildy

/ss



City of Portland, Maine
Fire Department

November 15, 1976

Mr. Nicholas Mancini
94 Walnut Street
Portland, Maine

Re: Fire @ 256-258 Brackett Street

Dear Mr. Mancini:

On October 10, 1976 a fire occurred in building listed above, of which you are reported to be the owner ().

If permanent repair work is required for this building, you must obtain a permit from the Building & Inspection Dept. in City Hall before starting such work.

Very Truly Yours,

Clement O. Dodd
Clement O. Dodd
Chief
Portland Fire Department

cc: Building & Inspection Dept.
Corporation Counsel
Health Dept. (Housing Div.)
City Assessor's (Mr. Lucci)

11-24 76 BB
HAW Not Secured - Sent Secure Notice

✓ January 24, 1977
✓

Mr. Nicholas Mancini
94 Walnut Street
Portland, Maine 04101

Dear Mr. Mancini: Re: 256 Brackett Street - 12-P-3

As owner or agent of the above referred property, you were notified on December 8, 1976, to make the vacant structure safe and secure so that no danger to life or property or fire hazard shall exist thereon by boarding up all doors, windows and other openings at all levels of the structure.

An inspection on January 19, 1977, by Housing Inspector Bailey revealed that you have not complied with our notice.

You are hereby ordered to make the structure safe and secure as stated above on or before February 24, 1977, or we will have no choice but to refer this matter to the Corporation Counsel for legal action as the law allows.

We would bring your attention to Chapter 307 of the City of Portland Municipal Code:

Section 18 - Property To Be Secured If Not Improved: In the event the owner or operator of any property which has been condemned as unfit for habitation does not proceed to make the necessary corrections to bring the property into compliance with the provisions of this ordinance, such owner or operator shall proceed to make said property safe and secure so that no danger to life or property or fire hazard shall exist.

Sincerely yours,

David C. Bittenbender, Director
Health & Social Services

By *Lula D. Royce*
Chief of Housing Inspections

Inspector *Ruby Bailey*
R. Bailey

PS Form 3811 Jan. 1975

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

1. The following service is requested (check one).
 Show to whom and date delivered..... 15¢
 Show to whom, date, & address of delivery.. 35¢
 RESTRICTED DELIVERY. Show to whom and date delivered..... 65¢
 RESTRICTED DELIVERY. Show to whom, date, and address of delivery 85¢

2. ARTICLE ADDRESSED TO:
Nicholas Spanneri
177 Wilbur St.
City

3. ARTICLE DESCRIPTION

REGISTERED NO.	CERTIFIED NO.	INSURED NO.
	961836	

(Always obtain signature of addressee or agent)
I have received the article described above.
SIGNATURE Addressee Authorized agent
M. M. ...

4. DATE OF DELIVERY

5. ADDRESS (Complete only if requested)

6. UNABLE TO DELIVER BECAUSE:

POSTMARK
JAN 26 1975
USPO

CLERK'S INITIALS

41 GPC 1975-O-588-047

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

200
JAN 26 1975
USPO

✓
December 8, 1976

Mr. Nicholas Mancini
94 Walnut Street
Portland, Maine 04101

Dear Mr. Mancini: Re: 256 Brackett Street - 12-P-3

As owner or agent of the property located at 256 Brackett Street, Portland, Maine, you are hereby notified that as the result of a recent fire, the vacant structure is hereby declared unfit for human occupancy.

The above mentioned structure is to be kept vacant so long as the following conditions continue to exist thereon:

- a. The property is damaged, decayed, deteriorated, insanitary and unsafe (or vermin infested) in such a manner as to create a serious hazard to the health, safety and general welfare of the occupants or the public.

Therefore, you will not occupy, permit anyone to occupy, or rent the above mentioned without the written consent of the Health Officer or his agent, certifying that the conditions have been corrected.

You are also hereby ordered to make the above mentioned property safe and secure so that no danger to life or property or fire hazard shall exist thereon. This can be accomplished by boarding up doors and windows and other openings at all levels of the structure.

Very truly yours,

David C. Bittenbender, Director
Health & Social Services

By *Lyell D. Hayes*
Chief of Housing Inspections

Inspector *Robert Bailey*
R. Bailey

/88

PS Form 3811, Jan. 1975

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

1. The following services is requested (check one)

Show to whom and date delivered..... 15¢

Show to whom, date, & address of delivery.. 35¢

RESTRICTED DELIVERY.
Show to whom and date delivered..... 65¢

RESTRICTED DELIVERY.
Show to whom, date, and address of delivery 85¢

2. ARTICLE ADDRESSED TO:
*NICHOLAS MANCINI
94 WALNUT ST.
PORTLAND ME.*

3. ARTICLE DESCRIPTION:

REGISTERED NO.	CERTIFIED NO.	INSURED NO.
	<i>961761</i>	

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE Addressee Authorized Agent

Nicholas Mancini

4. DATE OF DELIVERY

5. ADDRESSES (Complete only if requested)

6. UNDELIVERED TO DELIVER BECAUSE:

CLERK'S INITIALS

121
1976
USPS

933 BRIDGE ST STREET

47 (20) 1975-O-568-047

CITY OF PORTLAND
HEALTH DEPARTMENT
HOUSING DIVISION



1-2

Loc. 256 Brackett St
Loc w/i S Branchhall
Bldg X Fire Elec Other
Issued August 15, 1969
Expires Sept. 15, 1969

[Handwritten signature]
Faint printed text

New owner
Carmen Poley
125 Emercy ST
9-29-69
773-6568

Dear Sir,

On August 13, 1969 an examination was made of the premises located at 256 Brackett Street, Portland, Maine

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, Tel. 774-8221, extension 226. Kindly notify this office as soon as all corrections have been completed.

Very truly yours,
John R. Davy, M. D.
Health Director

By *Lyle J. Dungey*
Housing Super

VIOLATIONS & SPECIFICATIONS

Responsibility of Owner or Agent ** Responsibility of Occupant

OK	9-23-69	9-1-69	
X	X	X	a.
X	X	X	b.
X	X	X	c.

OK
10-13-69

STRUCTURAL

- Repair and put in good order all dilapidated and hazardous parts of the structure as follows:
- a. Repair or replace the worn and dilapidated posts on the front porch.
- b. Repair or replace the loose, worn, dilapidated, and hazardous parts of the rear porch.
- c. Foundation left side has loose bricks holes and needs painting.

OK
DATE 10-13-69

E. PRINTING CO.

256 Brackett Street

Area: Bramhall

Inspection Date: June 19, 1967

Dwelling Units: 2

Owner: ~~Mr. Carl Tolson~~
5 Ramadell Road
Falmouth, Maine
781-4687

Carman Poley
125 Emory

DEFECTS NEEDING CORRECTION

STRUCTURAL

Repair and put in good order all dilapidated and hazardous parts of the structure as follows:

- a. Repair or replace the worn and dilapidated posts on the front porch.
- b. Repair or replace the loose, worn, dilapidated, and hazardous parts of the rear porch.
- ~~c. Determine the reason and remedy the condition which causes the banister on the second floor stairway to be loose.~~

7-14-69 Foundation *left side loose bricks holes*
and needs patch

RECEIVED

AUG 18 1969

Bramhall Hill Neighborhood
Conservation Program

RECEIVED

JUN 29 1967

Bramhall Hill Neighborhood
Conservation Program

715

Major
file 12

8/18-69 15 B

E PRINTING CO
CIT

June 23, 1967

Fire Chief Joseph R. Cremo
Gordon E. Martin, Housing Supervisor
256 Brackett Street

As part of the Bramhall Project, we have made an inspection of
256 Brackett Street owned by Mr. Carl Terison, 5 Ramsdell Road,
Falmouth, Maine. We found an accumulation of paint cans and oil
barrels in a room on the second floor.

I call this to your attention for whatever action you care to
take.

GEM:pvj
661 Bramhall

RECEIVED
AUG 18 1969
Bramhall Hill Neighborhood
Conservation Program

RECEIVED
JUN 26 1967
Bramhall Hill Neighborhood
Conservation Program

E PRINTING CO

OFFICE CORRESPONDENCE

CITY OF PORTLAND, MAINE
FIRE DEPARTMENT

DATE: June 30, 1967

To: Mr. Robert Curley, Director
Bramhall Hill Conservation Program
From Samuel Gerber, Captain - Fire Prevention Bureau

SUBJECT: Re-inspections of referred notices and general inspection
of buildings listed low in the Bramhall area

256 Brackett Street

Received: 6/23/67
Inspected: 6/26/67

The complaint was: Old paint cans and oil drums

The result of the inspection revealed that the paint cans have been removed. Portland Fire Department regulations forbid the storage of more than 10 gallons of fuel oil above the ground level. Two 55 gallon drums of fuel oil were found in a rear room on the second floor. Mrs. Carl Terison, wife of the owner (5 Ramsdell Road, Falmouth, Maine) was contacted by telephone and advised to have the drums removed. She said that she will have them moved to the basement and arrange to have a Autopulse oil pump installed to carry the oil from the basement.

No other hazards were found. This will be rechecked at a later date. The estimated inspection time was 1 hour.

Samuel Gerber
Samuel Gerber
Captain - Fire Prevention Bureau

Copy: Mr. Gordon E. Martin

RECEIVED

AUG 18 1967

Bramhall Hill Neighborhood
Conservation Program

BRAMHALL HILL
NEIGHBORHOOD CONSERVATION PROGRAM

Inspector's Notes

10/21/68

Loc 256 Brackett
Owner Carl Terison
Address 5 Ramsdell Rd
Owner Falmouth
Address

Sheet 2

DATE	REMARKS
	NO ACTION 2nd NOTICE WRITTEN
2/20 68	MR TERISON HAD AN OIL MAN MAKING AN ESTIMATE (OIL DRUMS ON 2ND FLOOR REAR ROOM)
4/3 68	DRUMS HAVE BEEN RECOLED
7/24 68	FRONT PORCH WORSE CONDITION
10/30 68	TRIED TO CALL OWNER SEVERAL TIMES
11/15 68	PORCHES TO BE REPAIRED IN SPRING
12/2 68	CONDITIONS SAME
12/11 68	TERISON WILL CALL BY PHONE
1/31	Same
2/14	Same
3/1/69	Pool front porch (tacked) - rear yellow marks
4-2-69	NOTHING FURTHER DONE - CONDITIONS SAME
4-30	Same
5/2	Contract on 2nd fl. will do work for Terison
6/27	Some work has been done now by tenant - property for sale
7/14	slow (for sale) agent Mark Simpson associates 724-6141 (19,000)
8/16/69	foundation work needed left side
9-2-69	Not - property for sale - In 90-5 order
9-23-69	Spoke to Mrs Jensen, she said her husband is going to start the work this week.
9/23/69	no work started last in state reported someone taken over property
9/23/69	But does not know who
	assess. to state ... structure. property has been sold to a new party

CITY OF PORTLAND
HEALTH DEPARTMENT
HOUSING DIVISION



Loc. 256 Brackett St.
Loc w/i S. Branch
Bldg * Fire Elec Other
Issued 1/30/60
Expires 2/13/68

Mr. Carl Torison
5 Sandell Road
Falmouth, Maine

Dear Sir:

On June 15, 1967 an examination was made of the premises located
at 256 Brackett Street, Portland, Maine.

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, Tel. 774-8221, extension 226. Kindly notify this office as soon as all corrections have been completed.

Very truly yours,
John R. Davy, M. D.
Health Director

By _____
Housing Supervisor

VIOLATIONS & SPECIFICATIONS

Responsibility of Owner or Agent ** Responsibility of Occupant

- a. Repair and put in good order all dilapidated and hazardous parts of the structure as follows:
 - b. Repair or replace the worn and dilapidated posts on the front porch.
 - b. Repair or replace the loose, worn, dilapidated, and hazardous parts of the rear porch.
 - c. Determine the reason and remedy the condition which causes the balustrade on the second floor stairway to be unsafe.

The above mentioned conditions are in violation of Chapter 517 of the Municipal Code of the City of Portland and must be corrected on or before February 13, 1968.

INTER-OFFICE CORRESPONDENCE

CITY OF PORTLAND, MAINE
FIRE DEPARTMENT

To: Mr. Robert Cuxley, Director
Bramhall Hill Conservation Program
From Samuel Gerber, Captain - Fire Prevention Bureau

DATE: June 30, 1967

SUBJECT: Re-inspections of referred notices and general inspection
of buildings listed below in the Bramhall area

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No other hazards were found. This will be rechecked at a later date. The estimated inspection time was 1 hour.

Samuel Gerber
Captain - Fire Prevention Bureau

Copy: Mr. Gordon E. Martin

INTE

June 23, 1967

Fire Chief Joseph R. Cremo
Gordon E. Martin, Housing Supervisor
256 Brackett Street

As part of the Bramhall Project, we have made an inspection of 256 Brackett Street owned by Mr. Carl Terison, 5 Ramsdell Road, Falmouth, Maine. We found an accumulation of paint cans and oil barrels in a room on the second floor.

I call this to your attention for whatever action you care to take.

CEM:pvj

cc: Bramhall

Fire Chief Joseph R. Cress

June 23, 1967

Gordon E. Martin, Housing Supervisor
256 Brackett Street

As part of the Bramhall Project, we have made an inspection of 256 Brackett Street owned by Mr. Carl Terleon, 5 Ramdell Road, Falmouth, Maine. We found an accumulation of paint cans and barrels in a room on the second floor.

I call this to your attention for whatever action you wish to take.

GEM:pvj

cc: Bramhall

June 26, 1967

Mr. Carl Terison
5 Ramsdell Road
Falmouth, Maine

Dear Mr. Terison: RE: 256 Brackett Street


Your property has been surveyed by the Portland Housing Division, and certain deficiencies to the minimum Code standards were noted. A list of these deficiencies is attached, and we suggest that you make the necessary corrections.

The Bramhall Hill Program staff is ready to help you improve your property. If you want advice on repairs, cost estimates, contractors, plans, or financing, please call 773-1773 for an appointment.

There are many free services available through the site office, and we urge you to use them. Good maintenance is the best way to preserve the useful life of your property and neighborhood.

Thank you for your cooperation in making Bramhall Hill a more beautiful residential area.

Sincerely,


Gordon E. Martin
Housing Supervisor

GLS:ac

Enclosure

256 Brackett Street

Area: Bramhall

Inspection Date: June 19, 1967

Dwelling Units: 2

Owner: Mr. Carl Terison
5 Ramsdell Road
Falmouth, Maine

DEFECTS NEEDING CORRECTION

STRUCTURAL

Repair and put in good order all dilapidated and hazardous parts of the structure as follows:

- a. Repair or replace the worn and dilapidated posts on the front porch.
- b. Repair or replace the loose, worn, dilapidated, and hazardous parts of the rear porch.
- c. Determine the reason and remedy the condition which causes the banister on the second floor stairway to be loose.

Photos yes no
 Date 6/19/67
 Proj. No. C.I. BRAMHAL Ass'ts Zone Zone Viol
 Stories PFM ASDD SAR NSA NA NS ST P Com. Units 1 Rmg Units 2 Dwl. Units 2

LOCATION	<u>256 Grand St</u>	COMP
OWNER AGENT	<u>MR. Carl Terison</u>	PEND
OWNER AGENT	<u>5 RAMSUELL RD FALMOUTH</u>	
OWNER AGENT		VTS

Occupants	Information	Occupancy				Facilities				Violations					
		LOC.	RENT	FURN.	WK. I.	RMS	PER.	ALL'D	LGRS		HEAT	BATH	FLSH	K. SK	H.W.
1. <u>DORNA HODGES</u>	<u>2nd</u>					<u>3</u>									
2. <u>LIN BENNER</u>	<u>3rd</u>					<u>3</u>									
3.															
4.															
5.															
6.															
7.															
8.															

STRUCTURE SCHEDULE

YARD

GARBAGE & RUBBISH _____

CONTAINERS COMPLY _____

DRAINAGE _____

ZONE VIOL. _____

STRUCTURE EXTERIOR

STEPS, STAIRS, PORCHES ROTTED FRONT & REAR PORCH

FOUNDATION _____

WALLS _____

WINDOWS, DOORS _____

ROOF, DRAINS _____

OUT BUILDINGS _____

INFESTATION

RATS R O E _____

OTHER (SPECIFY) _____

EGRESS

DUAL YES NO _____

OBST'N _____

Remarks OIL BARRELS IN 1ND FL ROOM
ROOM CLUTTERED WITH PAINT CANS ETC
SEND NOTICE TO FIRE DEPT!

STRUCTURE INTERIOR

HALL, OBST'N _____

HALL, LIGHTING _____

HALL, FLOOR, WALLS, CEILING _____

STAIRWAYS DANNISTER UNATTACHED 2ND FL

WINDOWS, AIRSHAFT _____

ELECT. WIRING _____

HEATING CENTRAL YES: NO:

STACKS, FLUES, VENTS _____

CHIMNEY _____

EQUIPMENT, REPAIR _____

PLUMBING

SUPPLY LINE _____

WASTE LINE _____

BASEMENT

GEN'L SANIT'N _____

DAMPNES RI O _____

STAIRS _____

LIGHTING _____

BASE DWL. UNIT

MIN 7' - 3" _____

DAMPNES RI O _____

WINDOW 1/12 X 8" _____

DUAL EGRESS YES: NO:

PROHIBITED COMB'N USE

ASSOC. USE HAZARD _____

HAZARDOUS VENTS _____

Portland Health Dept.

CS-8

Inspector Z. Brantner

Photos yes no
 Proj. No.

Date 6/19/67

BRAMHALL

CROWDING	LOCATION <u>256 BRACKETT</u>	COMP.
SANIT	D.U. LOC. <u>3rd</u>	PEND.
INFEST.	OCCPNT <u>LYN BERNER</u>	
BASE D.U.	OWNER	VTS
DET'RN	AGENT	
	ADDRESS	

DWELLING UNIT SCHEDULE

Occupants	Information	Occupancy	Facilities							Violations								
			LOC.	RENT	FURN.	WK. I.	RMS	PER	ALL'D		LGRS	HEAT	BATH	FLSH	K.SK	H.W.	CK'G	
1. <u>LYN BERNER</u>	<u>4</u>	<u>3rd</u>						<u>3</u>				<u>6</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	
2.																		
3.																		
4.																		

	KITCHEN	BATH	TOILET	LIV DINING	BED	BED	BED	BED	BED	OTHER	TOTAL
OVERCROWDING 65 - 7'	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>					
50 SLEEP'G											
VEN. FLATION 1/12 x 1/2											
LIGHTING WIRING											
DET'RN WALLS											
CEILINGS											
WINDOWS											
DOORS											
FLOORS											

Remarks

KITCHEN SINK & WATER

- SINK
- SUPPLY & WASTE OK
- PLBG. GEN'L
- HEATING**
- STACKS, FLUES, VENTS
- HT'RS VENTED, REP'N
- BATHING FACILITIES**
- SHARED MAX. 4DU
- RMG U. 1 PER 15 OK
- MIN. 7' STDG HT.
- VENT'LN
- PROPER ACCESS
- PL'D'G
- SANIT'N
- TOILET FACILITIES**
- SHARED MAX. 2 DU
- RMG U. FLSH & LAV 1 PER 10 OK
- VENT'LN
- PROPER ACCESS
- PL'D'G
- SANIT'N
- INFESTATION**
- RATS R' O: I
- OTHER (SPECIFY)
- EGRESS**
- DUAL YES. NO
- OBST'N

Portland
Health Dept.
CS-7

Inspector F. Brimston