



CITY OF PORTLAND

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

April 1, 1981

Mr. Frank C. Morang
Dutton Hill Road
Gray, Maine 04039

Re: 235 Brackett Street 55-C-14 WE
Second Floor Right Rear Apartment

Dear Mr. Morang:

This is to inform you, as owner or agent of the property located at 235 Brackett St., Portland, Maine, that we have released the second floor right rear apartment from posting.

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

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

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

By Lyle Noyes
Lyle Noyes,
Inspection Services
Division

Mark Leary
Code Enforcement Officer - Leary (5)

jmr

November 7, 1977

DORSE Corporation— *Frank C. M...*
c/o Dorothy DeCosta *Dutton Hill Road*
19 Madockawanda-Landing *Grey*
Falmouth-Foreside, Maine-04105

Dear Mrs. DeCosta:

Re: 235 Brackett Street, Portland, Maine
SS-C-14
Second Floor Right Rear Apartment

As owner or agent of the property located at 235 Brackett Street, Portland, Maine, you are hereby notified that as the result of a recent fire the Second Floor Right Rear Apartment is hereby declared unfit for human occupancy.

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

- a. The property is damaged, decayed, deteriorated, insanitary and unsafe 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 abovementioned without the written consent of the Health Officer or his agent, certifying that the conditions have been corrected.

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

Sincerely yours,

Joseph E. Gray, Jr. Director
Neighborhood Conservation

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

Inspector *M. Larry*

/88

RE INSPECTION RECOMMENDATIONS

LOCATION 235 Brookell St.
 PROJECT NCP West End
 OWNER Dorothy DeCosta

INSPECTOR M Leary

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
<u>11-2-77</u>					

A re-inspection was made of the above premises and I recommend the following action:

DATE	ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE" _____ "POSTING RELEASE" <u>3/31/81</u>
	SATISFACTORY Rehabilitation in Progress Time Extended To: <u>May 18, 81</u> 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 _____

3-31-81 MZ INSPECTOR'S REMARKS: Posting release to send

INSTRUCTIONS TO INSPECTOR: _____

SECTION 8 - EXISTING - LEASED HOUSING PROGRAM

ADDRESS 235 Brackett Street DATE 3/30/78

OWNER Iron Corp - (DeCota) ADDRESS 19 Madaket Landing
Falmouth Me.

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

1

NEIGHBORHOOD CONSERVATION PROJECT Longfellow

INSPECTED BY HOUSING DIVISION - YES NO

"NOTICE OF HOUSING CONDITIONS" ISSUED _____ 19____ ABATED 12/21 1977

LOAN PARTICIPANT

CERTIFICATE OF INSPECTION

DATE October 31, 1984

DU: 10

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

Mr. Anthony Russo & James Flanagan Jts.
P. O. Box 593
Portland, Maine

Re: Premises located at: 235 Brackett St. 55-B-41 NDP

Dear Mr. Russo & M. Flanagan:

An inspection of the above referred premises was recently completed by
Code Enforcement Officer Merlin Leary

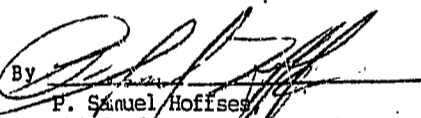
Although the structure does not meet the minimum standards as described in
the Housing Code, it has been determined that no major code deficiencies
exist at this time.


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 Hoffses
Chief of Inspection Services


Code Enforcement Officer - M. Leary (5)

Enclosure

jmr —

HOUSING INSPECTION REPORT

OWNER: Anthony Russo & James Flanagan Jts. CODE ENFORCEMENT OFFICER: Merlin Leary (5)

ADDRESS: 235 Brackett Street 55-B-41 NDP

CERTIFICATE OF INSPECTION D.F.D: October 31, 1984

Continued:

FRONT & RIGHT MIDDLE EXTERIOR - roof - missing shingles.

LEFT REAR & RIGHT MIDDLE EXTERIOR - roof - broken and rotted moulding.

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

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

Mr. Anthony Russo & James Flanagan Jts.
P. O. Box 593
Portland, Maine

DU 10

CH. 55 BLK. B LOT 41

PROJECT: NCP-NDF
ISSUED: November 21, 1983
EXPIRES: January 21, 1984

LOCATION: 235 Brackett St.

Dear Mr. Russo & Mr. Flanagan:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 235 Brackett St., Portland, Me. 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 January 21, 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 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 of
Planning & Urban Development

By Lyle D. Noyes
Lyle D. Noyes
Inspections Services Division

Code Enforcement Officer - Merlin Leary (5)

Attachments:

jmr

761-2064

HOUSING INSPECTION REPORT

OWNER: Anthony Russo & James Flanagan Jts. LOCATION: 235 Brackett St. 55-B-41 NDP

CODE ENFORCEMENT OFFICER: Merlin Leary (5)

HOUSING CONDITIONS DATED: Nov. 21, 1983 , EXPIRES: January 21, 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. FRONT & RIGHT MIDDLE EXTERIOR - roof - missing shingles.	108-1
* 2. LEFT REAR PORCH - stairs - missing hand rail.	108-1
3. ✓ LEFT REAR & RIGHT MIDDLE EXTERIOR - roof - broken and rotted moulding.	108-1
<u>FIRST FLOOR - APARTMENT #3</u>	
* 4. KITCHEN - ceiling - missing ventilation.	114-1
<u>SECOND FLOOR - APARTMENT #5</u>	
* 5. BATHROOM - missing flush toilet, lavatory & bathtub or shower.	111-2
<u>SECOND FLOOR - APARTMENT #7</u>	
* 6. BATHROOM - missing flush toilet, lavatory and bathtub or shower.	111-2

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

REINSPECTION RECOMMENDATIONS

LOCATION E 35 Brackett
 PROJECT P.O. Box 593
 OWNER Anthony Russo

INSPECTOR Leary

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
<u>11-21</u>	<u>1-2</u>				

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

DATE	RECOMMENDATION
<u>10-79</u>	<u>FL</u> ALL VIOLATIONS HAVE BEEN CORRECTED <u>Certificate of Inspection</u> Send "CERTIFICATE OF COMPLIANCE" <u>Inspector</u> "POSTING RELEASE"
<u>3-5-84</u>	SATISFACTORY Rehabilitation in Progress Time Extended To: <u>April 10, 1984</u> 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

3-1-84 INSPECTOR'S REMARKS: Work will be starting on the
balconies in April. Mr Russo is going to take
over property.
10-79-84 Send a Certificate of Inspection.

INSTRUCTIONS TO INSPECTOR:



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

Date: January 7, 1991

Thomas McAdam
451 Deering Avenue
Portland, ME 04103

Re: 235 Congress St.
3rd. Fl. Front & 2nd. Fl. Front

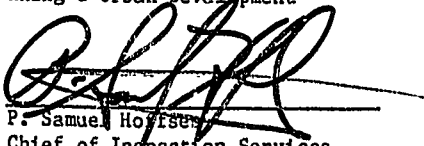
Dear Sir:

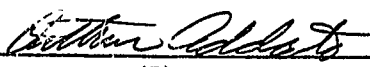
This is to inform you, as owner or agent of the property located
at 235 Congress Street, Portland, Maine, that we have
released the (apartment(s)) or property from posting. 3rd. Fl. Front & 2nd. Fl. Front

Therefore, you may rent the (apartment(s) or 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
Planning & Urban Development

By 
P. Samuel Hoffner
Chief of Inspection Services

 C.E.O.
Arthur Addato (7)
Code Enforcement Officer

jmr



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

Date: 1-7-91

Thomas McAdam
451 Searing Ave.
city

Dear

This is to inform you, as owner or agent of the property located
at 235 Congress St., Portland, Maine, that we have
released the (apartment(s)) or property from posting. **3FL/PR-2FL/REFR**

Therefore, you may rent the (apartment or 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
Planning & Urban Development

By _____
P. Samuel Hoffses,
Chief of Inspection Services

Adlets

C.E.O.



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

February 11, 1991

Tom McAdam
451 Deering Avenue
Portland, ME 04103

RE: 235 Congress St. 21-F-17

DU: 4
RETAIL: 1

Dear Mr. McAdam:

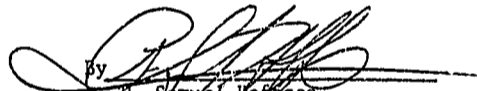
The Housing Inspections Division of the Department of Planning and Urban Development has recently completed an overall inspection of the above referred property.

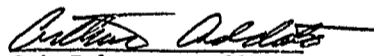
Congratulations are extended to you for the general condition of your property which was found to meet the standards established by the City's Housing Code.

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

By 
F. Samuel Morris,
Chief of Inspection Services


Code Enforcement Officer
Arthur Addato (7)

jmr



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

Date: February 11, 1991

Tom McAdam
451 Deering Avenue
Portland, ME 04103

Re: 235 Congress St. - 4 Dwelling Units,
1 retail.


Dear Mr. McAdam:

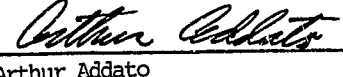
This is to inform you, as owner or agent of the property located at 235 Congress St., Portland, Maine, that we have released the (apartment(s)) or property from posting.

Therefore, you may rent the (apartment or 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
Planning & Urban Development

By 
P. Samuel Hoffes
Chief of Inspection Services


Arthur Addato C.E.O.
Code Enforcement Officer (7)

jmr

*Standard also.
I.R.B.*



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

Date: 2-11-91

*Tom McAdam
451 Deering Ave.
City*

Re: 235 Congress St. 4DU-1 Retail

Dear

This is to inform you, as owner or agent of the property located at 235 Congress St., Portland, Maine, that we have released the (apartment(s)) or property from posting.

Therefore, you may rent the (apartment or 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
Planning & Urban Development

By _____
P. Samuel Hoffses,
Chief of Inspection Services

P. Hoffses C.E.O.



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

NOTICE OF HOUSING CONDITIONS

DU: 10 Existing, 7 Legal
CHART-BLOCK-LOT - 55-C-14
LOCATION: 235 Brackett St.

DISTRICT: 5
ISSUED: October 25, 1988
EXPIRES: December 25, 1988

Geoffrey Rice/Att. William Glenville
655 Congress Street
Portland, ME 04101

Dear: Mr. Rice:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 235 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 25, 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.

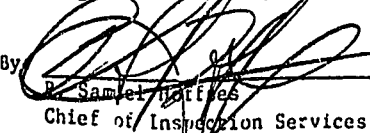
Please Note: You should consult the Inspection Services Division to insure that any corrective action you undertake complies with the building, plumbing, electrical, zoning and other Article of the City Code.

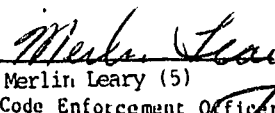
Please contact this office if you have any questions regarding this order.

Your cooperation will aid this department in 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: 
Samuel Hatfield
Chief of Inspection Services


Merlin Leary (5)
Code Enforcement Officer

Attachments

Jmr 389 CONGRESS STREET • PORTLAND, MAINE 04101

CITY OF PORTLAND, MAINE

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



DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

Date: October 18, 1988

Mr. Geoffrey Rice
655 Congress Street
Portland, ME 04101

Re: Smoke Detectors

Dear Sir:

During a recent inspection of the property owned by you at 235 Brackett Street, Portland, Maine, it was noted that smoke detectors were missing/inoperable in some locations.

25 MRSA 2464 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.

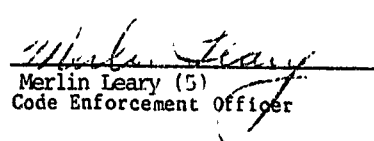
Re-inspection of your property will be made in ten (10) days. Lack of compliance will result in referral of the matter for legal action.

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

cc: L: James P. Collins, Fire Prevention Bureau

jmr



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

NOTICE OF HOUSING CONDITIONS

DU: 10 Existing, 7 Legal
CHART-BLOCK-LOT - 55-C-14
LOCATION: 235 Brackett St.

DISTRICT: 5
ISSUED: October 25, 1988
EXPIRES: December 25, 1988

Geoffrey Rice/Att. William Glenville
655 Congress Street
Portland, ME 04101

Dear: Mr. Rice:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 235 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 25, 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.

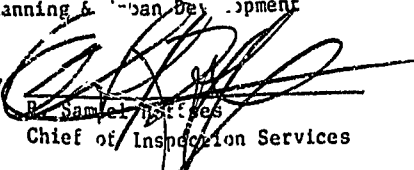
Please Note: You should consult the Inspection Services Division to insure that any corrective action you undertake complies with the building, plumbing, electrical, zoning and other Article of the City Code.

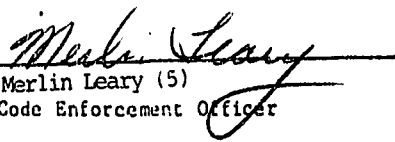
Please contact this office if you have any questions regarding this order.

Your cooperation will aid this department in 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 
Chief of Inspection Services


Merlin Leary (5)
Code Enforcement Officer

Attachments

jmr

389 CONGRESS STREET • PORTLAND, ME 04101

HOUSING INSPECTION REPORT

OWNER: Geoffrey Rice/Attn: William Glenville LOCATION: 235 Brackett St. 55-C-14

CODE ENFORCEMENT OFFICER: Merlin Leary (5)

HOUSING CONDITIONS DATED: October 25, 1988 EXPIRES: December 25, 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.

- | | <u>SEC. (S)</u> |
|---|-----------------|
| 1. INTERIOR CELLAR - friable asbestos. | 116-6 |
| 2. INTERIOR CELLAR - flue - soot. | 114-2 |
| * 3. BASEMENT BATHROOM - lack of ventilation. | 112 |
| 4. BASEMENT - KITCHEN - window - missing storm. | 108-3 |
| * 5. BASEMENT - KITCHEN - ceiling - broken, buckled plaster. | 108-2 |
| 6. INTERIOR THIRD FLOOR, APT. #11 - BATHROOM & BEDROOM - lack of ventilation. | 112 |
| 7. INTERIOR THIRD FLOOR, APT. #10 - BATHROOM - lack of ventilation. | 112 |
| 8. INTERIOR SECOND FLOOR, APT. #7 - BATHROOM - toilet - runs constantly. | 111-1 |
| 9. INTERIOR SECOND FLOOR, APT. #6 - BATHROOM - lack of ventilation. | 112 |
| 10. EXTERIOR LEFT FRONT ROOF - rotten moulding. | 108-1 |

*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

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

September 19, 1994

RICE GEOFFREY I
655 CONGRESS ST APT 206
PORTLAND ME 04101

Re: 235 Brackett St
CBL: 055- - C-014-001-01
DU: 11

Dear Mr. Rice:

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. We did, however, note the following items that could cause future problems:

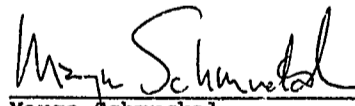
- | | |
|--|--------|
| 1. INT - STAIRWAYS, HALLWAYS - THROUGHOUT
CONTAIN OR ENCLOSE THE DOORBELL WIRES | 113.50 |
| 2. INT - THROUGHOUT -
PROVIDE STORMS AND SCREENS WHERE REQUIRED | 108.30 |
| 3. INT - APARTMENT #5 -
REPAIR THE CEILING | 108.20 |
| 4. INT - THROUGHOUT -
REPAIR CRACKED PLASTER | 108.20 |

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,


Amy Simpson
Code Enforcement Officer


Marge Schmuckal
Asst. Chief of Inspection Services