

215-214 Brackett Street

65-13-444

ADMINISTRATIVE DECISION

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

Date August 31, 1982

Mr. Michael O'Leary  
210 Brackett Street  
Portland, Maine 04101

Re: Premises located at 210 Brackett St. 55-B-44 NDP

Dear Mr. O'Leary:

You are hereby notified that a reinspection and your request for addition-  
time on August 20, 1982, regarding our "Notice of Housing  
Conditions"  
at the above referred premises resulted in the decision noted below.

X Expiration time extended to October 23, 1982 in order to  
complete the work in progress to correct the remaining 9 Housing  
Code violations as listed on attached Notice of Housing  
Conditions.

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.

Very truly yours,

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

*Lyle D. Noyes / ML*

Lyle D. Noyes  
Inspection Services Division

In Attendance:

Mr. O'Leary  
Merlin Leary

Encl.  
jmr

HOUSING INSPECTION REPORT

OWNER: Mr. Michael O'Leary

CODE ENFORCEMENT OFFICER - Leary

210 Brackett St., Portland, Me. 55-B-44, 46 NCP-NDP Notice of Housing Conditions  
 DATED: January 29, 1982 EXPIRES: April 29, 1982

ITEMS LISTED BELOW ARE IN VIOLATION OF "CHAPTER 307 OF THE MUNICIPAL CODES - MINIMUM STANDARDS FOR HOUSING" AND MUST BE CORRECTED.

	<u>SEC. (S)</u>
1. ✓ RIGHT EXTERIOR - roof - broken shingles.	3-a
<del>* 2. SECOND FLOOR REAR HALL - wall - missing plaster.</del>	<del>3-b</del>
<del>* 3. THIRD FLOOR FRONT HALL - ceiling - missing plaster.</del>	<del>3-b</del>
* 4. ✓ SECOND FLOOR REAR & THIRD FLOOR FRONT HALL - stairway - missing safety railings.	3-d
5. ✓ SECOND FLOOR REAR HALL - stairway - missing balusters.	3-d
<del>* 6. THIRD FLOOR FRONT HALL - stairway - broken tread.</del>	<del>3-d</del>
<del>* 7. OVERALL CELLAR - ceiling - loose and hanging romex.</del>	<del>8-e</del>
* 8. ✓ REAR CELLAR - ceiling - loose and hanging light fixture.	8-e
* 9. ✓ RIGHT REAR CELLAR - ceiling - missing support post.	3-a
<del>* 10. Install smoke alarms in apartments. See below**</del>	<del></del>
 <u>FIRST FLOOR</u>	
* 11. ✓ KITCHEN - window - rotted sash.	3-c
<del>* 12. BATHROOM - ceiling - loose and hanging light fixture.</del>	<del>8-e</del>
<del>13. LIVING ROOM - ceiling - missing tiles.</del>	<del>3-b</del>
<del>* 14. LIVING ROOM - walls - missing plaster.</del>	<del>3-b</del>
15. LIVING ROOM - window - missing counterbalance cords.	3-c
 <u>SECOND FLOOR</u>	
<del>* 16. ✓ LIVING ROOM - floor - missing boards.</del>	<del>3-b</del>
<del>* 17. BATHROOM - wall - broken plaster.</del>	<del>3-b</del>
 <u>THIRD FLOOR</u>	
<del>* 18. ✓ KITCHEN - ceiling - missing plaster.</del>	<del>3-b</del>
* 19. ✓ KITCHEN - window - missing glass.	3-c
<del>* 20. ✓ KITCHEN &amp; LIVING ROOM - floors - broken and missing boards.</del>	<del>3-b</del>
<del>* 21. ✓ KITCHEN - missing chimney mortar.</del>	<del>3-e</del>
<del>* 22. ✓ LIVING ROOM &amp; BEDROOM - ceilings - loose and hanging light fixtures.</del>	<del>8-e</del>

\*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.

ADDITIONAL VIOLATION:

1. LEFT REAR PORCH - floor - rotten floor joist.

CITY OF PORTLAND, MAINE  
DEPARTMENT OF URBAN DEVELOPMENT  
HOUSING INSPECTIONS DIVISION

NOTICE OF HEARING

DATE: July 20, 1982

Mr. Michael O'Leary  
210 Brackett Street  
Portland, Maine 04101

Re: Premises located at 210 Brackett St. 55-B-44-46 NDP

Dear Mr. O'Leary:

Because of your failure to comply with previous NOTICES, you are hereby invited to appear in Room 315, City Hall, 389 Congress Street, Portland, Maine at 9:00 a.m. on August 3, 1982, to show cause why legal action should not be taken against you for violations of the Municipal Codes relating to housing conditions at the above referred premises, as described more fully in the attached copy of the original NOTICE received by you on or about January 29, 1982.

FAILURE TO APPEAR MAY RESULT IN PROSECUTION

Please notify this office at once if you have corrected all violations before the above noted hearing date. Telephone 775-5451 Extension 311 - 318.

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

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

Requested by Michael Leary  
Code Enforcement Officer - Leary (5)

Enclosure

jmr



HOUSING INSPECTION REPORT

OWNER: Mr. Michael O'Leary

CODE ENFORCEMENT OFFICER - Leary

210 Brackett St., Portland, Me. 55-B-44, 46 NCP-MDP Notice of Housing Conditions  
 DATED: January 29, 1982 EXPIRES: April 29, 1982

ITEMS LISTED BELOW ARE IN VIOLATION OF "CHAPTER 307 OF THE MUNICIPAL CODES - MINIMUM STANDARDS FOR HOUSING" AND MUST BE CORRECTED.

	<u>SEC. (S)</u>
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* 2. SECOND FLOOR REAR HALL - wall - missing plaster.	3-b
* 3. THIRD FLOOR FRONT HALL - ceiling - missing plaster.	3-b
* 4. SECOND FLOOR REAR & THIRD FLOOR FRONT HALL - stairway - missing safety railings.	3-d
5. SECOND FLOOR REAR HALL - stairway - missing balusters.	3-d
* 6. THIRD FLOOR FRONT HALL - stairway - broken tread.	3-d
* 7. OVERALL CELLAR - ceiling - loose and hanging romex.	8-e
* 8. REAR CELLAR - ceiling - loose and hanging light fixture.	8-e
* 9. RIGHT REAR CELLAR - ceiling - missing support post.	3-a
*10. <del>Install smoke alarms in apartments. See below**</del>	
<hr/>	
<u>FIRST FLOOR</u>	3-c
*11. KITCHEN - window - rotted sash.	8-e
*12. BATHROOM - ceiling - loose and hanging light fixture.	3-b
13. LIVING ROOM - ceiling - missing tiles.	3-b
*14. LIVING ROOM - walls - missing plaster.	3-c
15. LIVING ROOM - window - missing counterbalance cords.	
<hr/>	
<u>SECOND FLOOR</u>	3-b
*16. LIVING ROOM - floor - missing boards.	3-b
*17. BATHROOM - wall - broken plaster.	
<hr/>	
<u>THIRD FLOOR</u>	3-b
*18. <del>KITCHEN - ceiling - missing plaster.</del>	<del>3-c</del>
*19. KITCHEN - window - missing glass.	3-b
*20. KITCHEN & LIVING ROOM - floors - broken and missing boards.	3-e
*21. KITCHEN - missing chimney mortar.	8-e
*22. LIVING ROOM & BEDROOM - ceilings - loose and hanging light fixtures.	

\*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.

\*\*PER THE MAINE STATE STATUTES, "SEC. 1.25 MBSA 2464", WITHIN TEN (10) DAYS OF THE DATE OF THIS NOTICE, A SMOKE ALARM MUST BE INSTALLED IN EACH AREA OF THIS STRUCTURE, AS LISTED BELOW:

~~IN ALL APARTMENTS~~

PLEASE CALL THE FIRE PREVENTION BUREAU AT 775-5451, IF YOU HAVE ANY QUESTIONS REGARDING THE INSTALLATION OF THE REQUIRED SMOKE ALARMS."

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

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

Mr. Michael O'Leary  
210 Brackett Street  
Portland, Maine 04101

DU 3

Ch. 55 Blk. B Lot 44-46  
Location: 210 Brackett

Project: NCP-NDP  
Issued: January 29, 1982  
Expires: April 29, 1982

Dear Mr. O'Leary:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 210 Brackett Street, Portland, Maine by Code Enforcement Officer Merlin Leary. Violations of Chapter 307 of the Municipal Codes (Minimum Standards for Housing) 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 29, 1982. 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 Code Standards.

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

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 of  
Planning & Urban Development

By Lyle D. Woyes  
Lyle D. Woyes,  
Inspection Services Division

Merlin Leary  
Code Enforcement Officer Leary (5)

Attachments:

jmr

HOUSING INSPECTION REPORT

OWNER: Mr. Michael O'Leary  
210 Brackett St., Portland, Me. 55-B-44, 46 NCP-NDP Notice of Housing Conditions  
DATED: January 29, 1982 EXPIRES: April 29, 1982

CODE ENFORCEMENT OFFICER - Leahy

ITEMS LISTED BELOW ARE IN VIOLATION OF "CHAPTER 307 OF THE MUNICIPAL CODES - MINIMUM STANDARDS FOR HOUSING" AND MUST BE CORRECTED.

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1. RIGHT EXTERIOR - roof - broken shingles.	3-a
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* 3. THIRD FLOOR FRONT HALL - ceiling - missing plaster.	3-b
* 4. SECOND FLOOR REAR & THIRD FLOOR FRONT HALL - stairway - missing safety railings.	3-d
5. SECOND FLOOR REAR HALL - stairway - missing balusters.	3-d
* 6. THIRD FLOOR FRONT HALL - stairway - broken tread.	8-e
* 7. OVERALL CELLAR - ceiling - loose and hanging romex.	8-e
* 8. REAR CELLAR - ceiling - loose and hanging light fixture.	3-a
* 9. RIGHT REAR CELLAR - ceiling - missing support post.	
*10. Install smoke alarms in apartments. See below**	
<u>FIRST FLOOR</u>	
*11. KITCHEN - window - rotted sash.	3-c
*12. BATHROOM - ceiling - loose and hanging light fixture.	8-e
13. LIVING ROOM - ceiling - missing tiles.	3-b
*14. LIVING ROOM - walls - missing plaster.	3-b
15. LIVING ROOM - window - missing counterbalance cords.	3-c
<u>SECOND FLOOR</u>	
*16. LIVING ROOM - floor - missing boards.	3-b
*17. BATHROOM - wall - broken plaster.	3-b
<u>THIRD FLOOR</u>	
*18. KITCHEN - ceiling - missing plaster.	3-b
*19. KITCHEN - window - missing glass.	3-c
*20. KITCHEN & LIVING ROOM - floors - broken and missing boards.	3-c
*21. KITCHEN - missing chimney mortar.	3-e
*22. LIVING ROOM & BEDROOM - ceilings - loose and hanging light fixtures.	8-e

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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.

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IN ALL APARTMENTS

PLEASE CALL THE FIRE PREVENTION BUREAU AT 775-5451, IF YOU HAVE ANY QUESTIONS REGARDING THE INSTALLATION OF THE REQUIRED SMOKE ALARMS."

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

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

Mr. Michael O'Leary  
210 Brackett Street  
Portland, Maine 04101

DU 3

Ch. 55 Blk. B Lot 44-46  
Location: 210 Brackett

Project: NCP-WDP  
Issued: Jan. y 29, 1982  
Expires: April 29, 1982

Dear Mr. O'Leary:

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

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 of  
Planning & Urban Development

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

Code Enforcement Officer - Leary (5)

Attachments:

Jmr



HOUSING INSPECTION REPORT

CODE ENFORCEMENT OFFICER - Leary

OWNER: Mr. Michael O'Leary

210 Brackett St., Portland, Me. 55-B-44, 46 NCP-NDP Notice of Housing Conditions  
DATED: January 29, 1982 EXPIRES: April 29, 1982

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IN ALL APARTMENTS

PLEASE CALL THE FIRE PREVENTION BUREAU AT 775-5451, IF YOU HAVE ANY QUESTIONS REGARDING THE INSTALLATION OF THE REQUIRED SMOKE ALARMS."

City of Portland

NEIGHBORHOOD CONSERVATION  
STRUCTURE INSPECTION SCHEDULE

Housing Inspection Division

1) Insp. Name M Leary

2) Insp. Date 1-27-82 3) Insp. Type NCP 4) Proj Code NDP 5) Assr's: Chart 35 6) Bl B 7) Lot 44-46 8) Census: Tract 12 9) Blk. 12 10) Insp. 12 11) Form No. 12  
 12) Hous. No. 210 13) Sec. H No. 210 14) Suff 210 15) Direct. 210 16) Street Name Brackett 17) St. Design. Street  
 18) Owner or Agent: Mr Michael O'Leary 19) Status 00 20) Bldg's Rat. 3  
 21) Address: 210 Brackett Street Zip Code: 04101

22) City and State Portland, Maine 23) D Units 3 24) Occ. D. U. 2 25) Rm. Units 4 26) Occ. R. U. 4 27) No. Occupants 4 28) Com'l U DE 29) Bldg. Type DE 30) Stories 2 1/2 31) Const. Mat. Wood 32) O. Bs. No  
 33) C. H. Yes 34) Pkg. No 35) Zoned For R-3 36) Actual Land Use Res 37) D.D. Yes 38) Lks. Ad. Bth. Fac. No 39) Disp. DE 40) Closing Date

Viol. No.	Remedy	Cond.	Violation Description	F.I. NO	Loc.	Room Type	Area Type	Resp. Party	Code Sect. Viol.	Viol. Rem. Date
1		BR	Shingles	2	RI	EX	RO	2	3A	
*2		MI	Plaster	3	RE	HF	WA	2	3B	
*3		MI	Plaster	3	ER	HA	CL	2	3B	
*4		MI	Safety Railings	3/2	RE	HA	SRW	2	3D	
5		MI	Ballusters	2	RE	HA	SRW	2	3D	
*6		BR	Tread	3	ER	HA	SRW	2	3D	
*7		10/HA	Romex		OH	CE	CL	2	PE	
*8		10/HA	Light Fixture		RE	CE	CL	2	PE	
*9		MI	Support Post		RI	CE	CL	2	WF	
*10			Install smoke alarms in apartments							1.25 MRSH 2464

City of Portland

Housing Inspection Division

DWELLING UNIT SCHEDULE

1) INSP. Date

2) INSP.

3) FORM NO.

1 27 87

12

4) TENANT'S NAME

VARCAWAT

5) Flr. #

1

6) Location

DU

7) Rmg. Tp.

3

8) #Rms.

2

9) #Peo.

4 1/2

10) #All'd

1

11) Slip. Rms.

12) Child Under 10

13) Child 1-6

14)

15) Rent

16) Rent Code

17) Furn.

18) Heat

19) Hot Water

20) Dual Egress

21) Ck'ng

22) Lav.

23) Bath

24) Flush

Viol. No.

Remedy

Cond.

Violation

Location

Room Type

Area Type

Resp. Party

Code Sect. Violated

Violation Rem. - Date

\*11

RD

Seal

KI

WI

2

3C

\*12

10/14

Light Fixture

Bath

CL

2

8E

13

MI

Tiles

LI

CL

2

3B

\*14

MI

Plaster

LI

WAS

2

3B

15

MI

Counter balance coils

LI

W

2

3C

Housing Inspection Division

City of Portland

DWELLING UNIT SCHEDULE

2) INSP. 3) FORM NO.

1) INSP. Date  
1 22 82

5) Flr. # 6) Location 7) Rmg. Tp. 8) #Rms. 9) #Peo 10) #All'd 11) Slp. Rms.  
2 DL 3 2 4 1

4) TENANT'S NAME CHARLES MESSER  
12) Child Under 10 13) Child 1-6 14) 15) Rent 16) Rent Code 17) Furn. ND 18) Heat OFF 19) Hot Water YES 20) Dual Fess YES 21) Cl'ng Res. PL 22) Lav. PL 23) Bath PL 24) Flush PL

Viol. No.	Remedy	Cond.	Violation	Location	Room Type	Area Type	Resp. Party	Code Sect. Violated	Violation Rem. - Date
#16		MI	Boards		HL	Flor	2	3B	
#17		BR	Plaster		Bath	WE	2	3B	





CERTIFICATE  
OF  
COMPLIANCE

CITY OF PORTLAND  
Health Department - Housing Inspections Division  
Telephone: 775-5451 - Extension 448  
Mrs. Olive G. Bonner  
214 Brackett Street  
Portland, Maine 04102

July 3, 1975 ✓

Re: Premises located at 210-214 Brackett Street, Portland, Maine 55-B-41-46

Dear Mrs. Bonner:

A re-inspection of the premises noted above was made on July 2, 1975  
by Housing Inspector Bailey.

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 May 1, 1975.

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 1980.

Sincerely yours,  
David C. Bittenbender  
(Acting)  
Health Director

By Lyle D. Hoop  
Chief of Housing Inspections

Inspector

Robert Bailey  
R. Bailey

LDN:rl

LDN/72

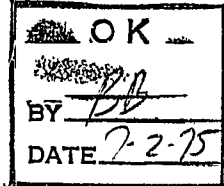
NOTICE OF HOUSING CONDITIONS

DU 3

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

Mrs. Olive G. Bonner  
214 Brackett Street  
Portland, Maine 04102

Chart-Bl.-Lot: 55-8-41-46  
Location: 210-214 Brackett Street  
Project: General  
Issued: May 1, 1975  
Expires: July 1, 1975



Dear Mrs. Bonner:

An examination was made of the premises at 210-214 Brackett Street  
Portland, Maine, by Housing Inspector Bailey. 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  
defect on or before July 1, 1975. 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,  
David C. Bittenbender  
Health Director (Acting)

Inspector

R. Bailey

By

Paul D. Royce  
Chief of Housing Inspections

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

Section(s)

- |  |               |
|--|---------------|
| 1. <del>Replace broken glass in window of first floor front hall.</del>        | <del>3e</del> |
| 2. <del>Repair broken door frame in first floor exterior rear hall door.</del> | <del>3e</del> |

LDN:rl

REINSPECTION RECOMMENDATIONS

INSPECTOR

R. Bailey

LOCATION  
PROJECT  
OWNER

210-214 Brackett St  
63  
MRS. BONNER

NOTICE OF HOUS'NG CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
<u>5-1-75</u>	<u>7-1-75</u>				

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

DATE	<u>7.2.75</u>	ALL VIOLATIONS HAVE BEEN CORRECTED	<input checked="" type="checkbox"/>	Send "CERTIFICATE OF COMPLIANCE"	<input checked="" type="checkbox"/>	"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		Request "LEGAL ACTION" Be Taken _____			
		INSPECTOR'S REMARKS: _____					
		_____					
		_____					
		_____					
		_____					
		_____					
		_____					
		INSTRUCTIONS TO INSPECTOR: _____					
		_____					
		_____					

REQUEST FOR SERVICE

PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	1-16-78	BY	Bl	DISTRICT	M Gough
REQUEST BY	NAME	Anon -			
	ADDRESS	Lives in another house on same street			
OWNER	NAME	Mrs. Peterson			
	ADDRESS	3 Haulton St.			
CONDITIONS	ADDRESS	214 Baskett St. - 2nd floor			
<p>Combination window broken - large piece hanging out over sidewalk. Caller says she's called owner, but nothing has been done about it. She says it is a very dangerous situation - glass apt to fall and someone passing by -</p>					
COMMENTS	<p>Grossing by -</p>				
SPECIAL INSTRUCTIONS	<p>1-17-78 STORM W/ BK UP SMALL PCS OF GLASS STILL IN FRAME C.M.J. Mike J -</p>				
DIVISION	SANITATION	HOUSING	NURSING		
PRIORITY	<input checked="" type="checkbox"/> ROUTINE	SPECIAL			
	URGENT	REPORT TO	BY	DATE	

P31 0925656  
**RECEIPT FOR CERTIFIED MAIL**  
 NO INSURANCE COVERAGE PROVIDED—  
 NOT FOR INTERNATIONAL MAIL  
 (See Reverse)

SENT TO		Mr. Michael O'Leary
STREET AND NO		210 Brackett Street
PO STATE AND ZIP CODE		Portland, Maine 04101
POSTAGE		\$
CONSULT POSTMASTER FOR FEES	CERTIFIED FEE	
	SPECIAL DELIVERY	
	RESTRICTED DELIVERY	
	OPTIONAL SERVICES	
	RETURN RECEIPT SERVICE	
SHOW TO WHOM AND DATE DELIVERED		
SHOW TO WHOM AND ADDRESS OF DELIVERY		
SHOW TO WHOM AND DATE DELIVERED WITH RESTRICTED DELIVERY		
SHOW TO WHOM AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY		
TOTAL POSTAGE AND FEES		\$
POSTMARK OR DATE		

Re: 210 Brackett St. - Leary (5)

PS Form 3800, Apr. 1976



CERTIFICATE  
OF  
COMPLIANCE

DATE: December 17, 1984

DU: 3

CITY OF PORTLAND

Department of Planning & Urban Development  
Housing Inspections Division  
Telephone: 775-5451 - Extension 311 - 318

Mr. Michael O'Leary  
210 Brackett Street  
Portland, Maine 04101

Re: Premises located at 210 Brackett St. 55-B-44, 46 NDP

Dear Mr. O'Leary:

A re-inspection of the premises noted above was made on December 17, 1984  
by Code Enforcement Officer Merlin Leary

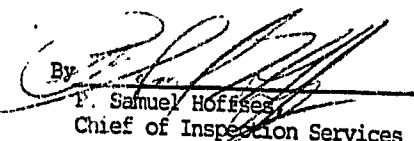
This is to certify that you have complied with our request to correct the violation of  
the Municipal Codes relating to housing conditions as described in our "Notice of Housing  
Conditions" dated January 29, 1982

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 December 1989

Sincerely yours,

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

By   
P. Samuel Hoffses  
Chief of Inspection Services

  
Code Enforcement Officer - Merlin Leary (5)

jmr

ADMINISTRATIVE DECISION

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

Date Aug 31, 1982

Mr. Michael O'Leary  
210 Brackett Street  
Portland, Maine 04101

OK  
DATE 12/2/84

Re: Premises located at 210 Brackett St. 55-B-44 NDP

Dear Mr. O'Leary:

You are hereby notified that a reinspection and your request for additional time on August 20, 1982, regarding our "Notice of Housing Conditions" at the above referred premises resulted in the decision noted below.

X Expiration time extended to October 23, 1982 in order to complete the work in progress to correct the remaining 9 Housing Code violations as listed on attached Notice of Housing Conditions.

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.

Very truly yours,

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

By Lyle D. Novak  
Inspector sion

In Attendance:

Mr. O'Leary  
Merlin Leary

Encl.  
jmr

HOUSING INSPECTION REPORT

OWNER: Mr. Michael O'Leary

CODE ENFORCEMENT OFFICER - Leary

210 Brackett St., Portland, Me. 55-B-44, 46 NCP-NDP Notice of Housing Conditions  
 DATED: January 29, 1982 EXPIRES: April 29, 1982

ITEMS LISTED BELOW ARE IN VIOLATION OF "CHAPTER 307 OF THE MUNICIPAL CODES - MINIMUM STANDARDS FOR HOUSING" AND MUST BE CORRECTED.

	SEC. (S)
<del>1. RIGHT EXTERIOR - roof - broken shingles.</del>	<del>3-a</del>
<del>* 2. SECOND FLOOR REAR HALL - wall - missing plaster.</del>	<del>3-b</del>
<del>* 3. THIRD FLOOR FRONT HALL - ceiling - missing plaster.</del>	<del>3-b</del>
<del>* 4. SECOND FLOOR REAR &amp; THIRD FLOOR FRONT HALL - stairway - missing safety railings.</del>	<del>3-b</del>
<del>5. SECOND FLOOR REAR HALL - stairway - missing balusters.</del>	<del>3-d</del>
<del>* 6. THIRD FLOOR FRONT HALL - stairway - broken tread.</del>	<del>3-d</del>
<del>* 7. OVERALL CELLAR - ceiling - loose and hanging romex.</del>	<del>3-d</del>
<del>* 8. REAR CELLAR - ceiling - loose and hanging light fixture.</del>	<del>8-e</del>
<del>* 9. RIGHT REAR CELLAR - ceiling - missing support post.</del>	<del>8-e</del>
<del>* 10. Install smoke alarms in apartments. See below.</del>	<del>3-a</del>
<b>FIRST FLOOR</b>	
<del>* 11. KITCHEN - window - rotted sash.</del>	<del>3-c</del>
<del>* 12. BATHROOM - ceiling - loose and hanging light fixture.</del>	<del>8-e</del>
<del>13. LIVING ROOM - ceiling - missing tiles.</del>	<del>3-b</del>
<del>* 14. LIVING ROOM - walls - missing plaster.</del>	<del>3-b</del>
<del>15. LIVING ROOM - window - missing counterbalance cords.</del>	<del>3-c</del>
<b>SECOND FLOOR</b>	
<del>* 16. LIVING ROOM - floor - missing boards.</del>	<del>3-b</del>
<del>* 17. BATHROOM - wall - broken plaster.</del>	<del>3-b</del>
<b>THIRD FLOOR</b>	
<del>* 18. KITCHEN - ceiling - missing plaster.</del>	<del>3-b</del>
<del>* 19. KITCHEN - window - missing glass.</del>	<del>3-b</del>
<del>* 20. KITCHEN &amp; LIVING ROOM - floors - broken and missing boards.</del>	<del>3-b</del>
<del>* 21. KITCHEN - missing chimney mortar.</del>	<del>3-b</del>
<del>* 22. LIVING ROOM &amp; BEDROOM - ceilings - loose and hanging light fixtures.</del>	<del>3-e</del>

\*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.

ADDITIONAL VIOLATION:

- ~~1. LEFT REAR PORCH - floor - rotten floor joist.~~

CITY OF PORTLAND, MAINE  
DEPARTMENT OF URBAN DEVELOPMENT  
HOUSING INSPECTIONS DIVISION

NOTICE OF HEARING

DATE: July 20, 1982

Mr. Michael O'Leary  
210 Brackett Street  
Portland, Maine 04101

Re: Premises located at 210 Brackett St. 55-B-44-46 NDP

Dear Mr. O'Leary:

Because of your failure to comply with previous NOTICES, you are hereby invited to appear in Room 315, City Hall, 389 Congress Street, Portland, Maine at 9:00 a.m. on August 3, 1982, to show cause why legal action should not be taken against you for violations of the Municipal Codes relating to housing conditions at the above referred premises, as described more fully in the attached copy of the original NOTICE received by you on or about January 29, 1982.

FAILURE TO APPEAR MAY RESULT IN PROSECUTION

Please notify this office at once if you have corrected all violations before the above noted hearing date. Telephone 775-5451 Extension 311 - 318.

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

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

Requested by  
Michael Leary  
Code Enforcement Officer - Leary (5)

Enclosure

Jm: P-5 Herb Ludwig called the office. He told him that he would have to get the violations taken care of in the apts first thing. He will call back in 2 weeks for a pt.

HOUSING INSPECTION REPORT

OWNER: Mr. Michael O'Leary

CODE ENFORCEMENT OFFICER - Leary

210 Brackett St., Portland, Me. 55-B-44, 46 NCP-NDP Notice of Housing Conditions  
 DATED: January 29, 1982 EXPIRES: April 29, 1982

ITEMS LISTED BELOW ARE IN VIOLATION OF "CHAPTER 307 OF THE MUNICIPAL CODES" AND MUST BE CORRECTED.

- Notes: floor joist left rear porch fl*
- |   |                |
|---|----------------|
| 1. ✓ RIGHT EXTERIOR roof broken shingles.   | SEC. (S)       |
| <del>2. SECOND FLOOR REAR HALL wall missing plaster.</del>                              | <del>3-a</del> |
| <del>3. THIRD FLOOR FRONT HALL ceiling missing plaster.</del>                           | <del>3-b</del> |
| * 4. ✓ SECOND FLOOR REAR & THIRD FLOOR FRONT HALL - stairway - missing safety railings. | 3-b            |
| 5. ✓ SECOND FLOOR REAR HALL - stairway - missing balusters.                             | 3-d            |
| <del>6. THIRD FLOOR FRONT HALL stairway broken tread.</del>                             | <del>3-d</del> |
| <del>7. OVERALL CELLAR ceiling loose and hanging romex.</del>                           | <del>8-e</del> |
| * 8. ✓ REAR CELLAR - ceiling - loose and hanging light fixture.                         | 8-e            |
| * 9. ✓ RIGHT REAR CELLAR - ceiling - missing support post.                              | 8-e            |
| * 10. Install smoke alarms in apartments. See below**                                   | 3-a            |

FIRST FLOOR

- |  |                |
|--|----------------|
| * 11. ✓ KITCHEN - window - rotted sash.                          |                |
| <del>12. BATHROOM ceiling loose and hanging light fixture.</del> | <del>3-c</del> |
| <del>13. LIVING ROOM ceiling missing tiles.</del>                | <del>8-e</del> |
| <del>14. LIVING ROOM walls missing plaster.</del>                | <del>3-b</del> |
| 15. ✓ LIVING ROOM - window - missing counterbalance cords.       | 3-b            |

SECOND FLOOR

- |  |                |
|--|----------------|
| <del>16. LIVING ROOM floor missing boards.</del> | <del>3-c</del> |
| <del>17. BATHROOM wall broken plaster.</del>     | <del>3-b</del> |

THIRD FLOOR

- |   |                |
|---|----------------|
| <del>18. KITCHEN ceiling missing plaster.</del>                                     | <del>3-b</del> |
| * 19. ✓ KITCHEN - window - missing glass.   | 3-b            |
| <del>20. KITCHEN &amp; LIVING ROOM floors broken and missing boards.</del>          | <del>3-c</del> |
| <del>21. KITCHEN missing chimney mortar.</del>                                      | <del>3-b</del> |
| <del>22. LIVING ROOM &amp; BEDROOM ceilings loose and hanging light fixtures.</del> | <del>8-e</del> |

\*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.

\*\*PER THE MAINE STATE STATUTES, "SEC. 1.25 MBSA 2464", WITHIN TEN (10) DAYS OF THE DATE OF THIS NOTICE, A SMOKE ALARM MUST BE INSTALLED IN EACH AREA OF THIS STRUCTURE, AS LISTED BELOW:

~~IN ALL APARTMENTS~~

PLEASE CALL THE FIRE PREVENTION BUREAU AT 775-5451, IF YOU HAVE ANY QUESTIONS REGARDING THE INSTALLATION OF THE REQUIRED SMOKE ALARMS."



NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

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

Mr. Michael O'Leary  
210 Brackett Street  
Portland, Maine 04101

DU 3

Ch. 55 Blk. B Lot 44-46  
Location: 210 Brackett

Project: NCP-NDP  
Issued: January 29, 1982  
Expires: April 29, 1982

Dear Mr. O'Leary:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 210 Brackett Street, Portland, Maine by Code Enforcement Officer Merlin Leary. Violations of Chapter 307 of the Municipal Codes (Minimum Standards for Housing) 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 29, 1982. 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 Code Standards.

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

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,  
Inspection Services Division

Code Enforcement Officer - Leary (5)

Attachments:

jmr

HOUSING INSPECTION REPORT

OWNER: Mr. Michael O'Leary

CODE ENFORCEMENT OFFICER - Leary

210 Brackett St., Portland, Me. 55-B-44, 46 NCP-NDP Notice of Housing Conditions  
 DATED: January 29, 1982 EXPIRES: April 29, 1982

ITEMS LISTED BELOW ARE IN VIOLATION OF "CHAPTER 307 OF THE MUNICIPAL CODES - MINIMUM STANDARDS FOR HOUSING" AND MUST BE CORRECTED.

	<u>SEC. (S)</u>
1. ✓ RIGHT EXTERIOR - roof - broken shingles.	3-a
* 2. ✓ SECOND FLOOR REAR HALL - wall - missing plaster.	3-b
* 3. ✓ THIRD FLOOR FRONT HALL - ceiling - missing plaster.	3-b
* 4. ✓ SECOND FLOOR REAR & THIRD FLOOR FRONT HALL - stairway - missing safety railings.	3-d
5. ✓ SECOND FLOOR REAR HALL - stairway - missing balusters.	3-d
* 6. ✓ THIRD FLOOR FRONT HALL - stairway - broken tread.	3-d
* 7. ✓ OVERALL CELLAR - ceiling - loose and hanging comex.	8-e
* 8. ✓ REAR CELLAR - ceiling - loose and hanging light fixture.	8-e
* 9. ✓ RIGHT REAR CELLAR - ceiling - missing support post.	3-a
10. ✓ Install smoke alarms in apartments. See below	
<u>FIRST FLOOR</u>	
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* 20. ✓ KITCHEN & LIVING ROOM - floors - broken and missing boards.	3-b
* 21. ✓ KITCHEN - missing chimney mortar.	3-e
* 22. ✓ LIVING ROOM & BEDROOM - ceilings - loose and hanging light fixtures.	8-e

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\*\*PER THE MAINE STATE STATUTES, "SEC. 1.25 MBSA 2464", WITHIN TEN (10) DAYS OF THE DATE OF THIS NOTICE, A SMOKE ALARM MUST BE INSTALLED IN EACH AREA OF THIS STRUCTURE, AS LISTED BELOW:

~~IN ALL APARTMENTS~~

PLEASE CALL THE FIRE PREVENTION BUREAU AT 775-5451, IF YOU HAVE ANY QUESTIONS REGARDING THE INSTALLATION OF THE REQUIRED SMOKE ALARMS.

REINSPECTION RECOMMENDATIONS

LOCATION 210 Brackett  
 PROJECT NDP  
 OWNER Michael O'Leary

INSPECTOR M. Leary

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
<u>1-29-82</u>	<u>4-29-82</u>				

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

DATE	RECOMMENDATION
<u>12-17</u>	'LL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE" <del>POSTING RELEASE</del>
<u>5-11-82</u>	SATISFACTORY Rehabilitation in Progress Time Extended To: <u>June 11, 1982</u>
<u>8-20-82</u>	Time Extended To: <u>October 23, 1982</u>
<u>11-1-82</u>	Time Extended To: <u>December 1, 1982 x 9/13</u>
<u>7-15-81</u>	UNSATISFACTORY Progress Send "HEARING NOTICE" <u>Aug 3 at 9:00</u> "FINAL NOTICE"
	NOTICE TO VACATE POST Entire _____ POST Dwelling Units _____
	UNSATISFACTORY Progress "LEGAL ACTION" To Be Taken _____

INSPECTOR'S REMARKS: Inspected 3 units, all violations corrected. Met Mr O'Leary at property. Show rehab in progress. 2 violations corrected. Shall call back in 30 days.  
7-15-82 Send a hearing notice 9 months past due program  
8-20-82 Met Mr O'Leary at property. What is progress 9 violations remaining  
11-1-82 Met Mr O'Leary at property. Tenant was evicted on 11/1/82. 9 violations remain  
9-13-83 Met Mr O'Leary show rehab work.  
12-17 all violata corrected send a Cop l

INSTRUCTIONS TO INSPECTOR:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Inspection Services  
P. Samuel Hoffes  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

**CITY OF PORTLAND**

December 21, 1994

LYLE STEPHEN & J MICHAEL  
277 COLLEGE FARM RD  
WALTHAM MA 02154

Re: 214 Brackett St  
CBL: 055- - B-041-001-01  
DU: 3


Dear Mr. Lyle:

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 8:00-9:00 a.m. or 4:00-5:00 p.m. 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**

December 21, 1994

LYLE STEPHEN & J MICHAEL  
277 COLLEGE FARM RD  
WALTHAM MA 02154

Re: 214 Brackett St  
CBI: 055- - B-041-001-01  
DU: 3

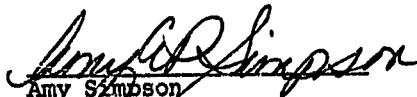
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Sincerely,

  
Amy Simpson  
Code Enforcement Officer