

ADMINISTRATIVE DECISION

City of Portland Department of Urban Development Housing Inspections Division Telephone: 775-5451 - Ext. 311 - 318	Date <u>December 14, 1982</u>
Re: Premises located at 196 Brackett St.	thent of Urban Development ing Inspections Division income: 775-5451 - Ext. 311 - 318 lang Restaurant for. Kerneth Ng km Street land, Maine 04111 Premises located at 196 Brackett St. 56-C-23 WE Mr. Ng: Mr. Ng: Mr. Ng: Are hereby notified that a reinspection and your request for additional time on locember 10. 1982 , regarding our "Notice of Housing Conditions", at the above reed premises, resulted in the decision noted below. Expiration time extended to Japuary 12. 1983 in order to complete the work in progress to correct the remaining 8 Housing Code violations as listed on attached Notice of Housing Conditions. Notice modified as follows: se notify this office if all violations are corrected before the above mentioned s, so that a "Certificate of Compliance" may be issued. Very truly yours, Joseph E. Gray, Jr., Director of Planning & Urban Development By L.C. Lyle DA Noyes Inspection Services Division Attendance: Nog. Living DA Noyes Inspection Services Division
Dear Mr. Ng:	Thent of Urban Development Inspections Division Date December 14, 1982 December 14, 1
December 10 1982 . regarding our "Notice	e or housing conditions, at the above
progress to correct the religining 8	1983 in order to complete the work in Housing Code violations as listed on
Permises located at 196 Brackett St. 56-C-23 WE Dear Mr. Ng: You are hereby notified that a reinspection and your request for additional time on December 10. 1982 regarding our "Notice of Housing Conditions", at the above referred premises, resulted in the decision noted below. X Expiration time extended to January 12. 1983 in order to complete the work in progress to correct the remaining 8 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 & Urban Development By L. C. L.	
Please notify this office if all violations ar dates, so that a "Certificate of Compliance" m	ay be issued.
	Very truly yours,
	Joseph E. Gray, Jr., Director of Planning & Urban Development
In Attendance:	
Mr. Ng	
Merlin Jeary	
Encl.	
inh	

OWNER: Kenneth Ng

CODE ENFORCEMENT OFFICER - Hugh İrving

196 Brackett Street, Portland, Maine 56-C-23 NCP-WE Notice of Housing Conditions DATED: December 31, 1981 EXPIRES: March 31, 1982

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

-1. FRONT - porch - rotted support column.	SEC.(S)
2. LEFT REAR AND RIGHT MIDDLE EXTERIOR - roof - rotted gutters. 3. RIGHT MIDDLE EXTERIOR - roof - broken downspout. 4. SECOND FLOOR FRONT HALL - stairway - broken balusters.	3-a 3-a 3-d
5. RIGHT FRONT CFLLAR - floor - missing drain covers. 6. RIGHT AND LEFT FRONT CELLAR - foundation - missing mortar. 7. LEFT REAR - cellar - missing mortar support column.	3-a 3-a
FIRST FLOOR 8. KITCHEN - ceiling - Loose and poeling paint. 9. KITCHEN - stove - missing burner.	3-a 3-b
11. LIVING ROOM - walls - buckled panels.	3-e 3-b
SECOND FLOOR 12. FRONT ALCOVE - ceiling - leaking. 13. FRONT ALCOVE - window - broken glass.	3-b

*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.

ADDITIONAL VIOLATIONS FOUND DECEMBER 9, 1982:

1. CHIMNEY - missing bricks and mortar.

2. FIRST FLOOR FRONT HALL - floor - broken board.

* 3. MIDDLE BEDROOM - ceiling - exposed wiring.

Lide Copy to

CERTIFICATE OF COMPLIANCE

DATE: August 31, 1983

DU: 3

CITY OF PORTLAND

Department of Planning & Urban Development Housing Inspections Division Telephone: 7"5-1451 - Extension 311 - 318

Hu Shang Restaurant c/o Mr. Kenneth Ng 7 Brown Street

Portland, Maine 04111 Re: Premises located at 196 Brackett St. A re-inspection of the premises noted above was made on August 30, 1983 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" (1987) December 31, 1981 Conditions" dated ___ Thank you for your cooperation and your efforts to help us maintain decent, safe and sanitary housing for all Portland residents. In order to aid in the preservation of Portland's existing housing inventory, it shall be the policy of this department to inspect each residential building at least once every five years. Although a property is subject to re-inspection at any time during the said five-year period, the next regular inspection of this property is scheduled for _______August 1988_______.

Sincerely yours,

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

Lyle D. Woyes Inspection Services Division

jmr

City of Portland
Department of Urban Development
Housing Inspections Division
Telephone: 775-5451 - Ext. 311 - 318 Hu Shang Restaurant c/o Mr. Kenneth Ng 7 Brown Street Portland, Maine 04111 Re: Premises located at 196 Brackett St. You are hereby notified that a reinspection and your request for additional time on December 10. 1982 , regarding our "Notice of Housing Conditions", at the above referred premises, resulted in the decision noted below. X Expiration time extended to <u>January 12, 1983</u> in order to complete the work in progress to correct the remaining 8 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 "Certil_Date of Compliance" may be issued.

ADMINISTRATIVE DECISION

Inspection Services Division

Mr. Ng

In Attendance:

Merlin Teary

Encl.

jmh

Very truly yours,

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



CODE ENFORCEMENT OFFICER - Hugh İrving

196 Brackett Street, Portland, Maine 56-C-23 NCP-WE Notice of Housing Conditions DATED: December 31, 1981 EXPIRES: March 31, 1982

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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STANDARDS FOR HOUSING" AND MUST BE COMMEDIATE.	sec.(S)
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2 LEFT REAR AND BIGHT MIDDLE LANDAUM downspout	
2. LEFT REAR AND KICHT FITTERS - roof broken downspout. 3. RIGHT MIDDLE EXTERIOR - roof broken balusters.	
3. RIGHT MIDDLE EXTERIOR FOOT * 4. SECOND FLOOR FRONT HALL stainway broken balusters.	3-2
* 4. SECOND FLOOR FRONT HALL Statusay 5. RIGHT FRONT GELFAR floor missing dealn covers. 5. RIGHT FRONT GELFAR CITY OF LAR Foundation missing portar.	
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6. RIGHT AND LET FRONT STORY MONTAN SUPPORT COLUMNS	
6. RIGHT AND LEFT FRONT CELLAR TOWNS TO SUPPORT COLUMN 7. DEFT REAR COLLAR missing mortar support column	
•	
FIRST FLOOR	3_b
WITHOUGH COILING - LOUIS - SING POULTING	3-e
- 9. KITCHRN - stove - missing burner.	3-b
-9. Kilonin - balling.	3h
- 10. REAR MALL - ceiling - leaking.	
- 11. LIVING ROOM - walls - buckled panels.	
SECOND FLOOR	
THE CASE AT COMP COLLINE A LEGISLATION	3-0
12. FRONT ALCOVE - window - broken glass.	
- 13. PROPERIE OFF	

*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.

ADDITIONAL VIOLATIONS 1. CHIMNEY mitori	FOUND DECEMBER 9, 1982:	Search and the search	3-6
2 FIRST FLOOR FROM	CCITING EXPOSED WILLING	J.	



NOTICE OF HOUSING CONDITIONS

Department of Planning & Urban Development Inspections Services Division Tel. 775-5451 - Ext. 311 - 318 - 319 Kenneth Ng 196 Brackett Street 71310 191	/ C-0-0	Project: Issued:	. C Lot 23 196 Brackett St. NCP-WE December 31, 1981 March 31, 1982
· ·			7

You are hereby notified, as owner or agent, that an inspection was made of the premises at 196 Brackett Street, Portland, Maine -. Violations of Chapter 307 of the Municipal Codes (Minimum Standards for Housing) were found as described in detail on the attached "Housing

In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects on or before March 31, 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. 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

Inspection Services Division

Officer Wage Irving (4) Code Enforceme

Attachments:



OWNER: Kenneth Ng

CODE ENFORCEMENT OFFICER - Hugh Irving

196 Brackett Street, Portland, Maine 56-C-23 NCP-WE Notice of Housing Conditions DATED: December 31, 1981 EXPIRES: March 31, 1982

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

2.\ LEFT REAR AND RIGHT MIDDLE EXTERIOR - roof - rotted gutters. 3.\ RIGHT MIDDLE EXTERIOR - roof - broken downspout. 4.\ SECOND FLOOR FRONT HALL - stairway - broken balusters. 5.\ RIGHT FRONT CELLAR - floor - missing drain covers. 7.\ LEFT REAR - cellar - missing mortar support solver.	SEC.(S) 3-d 3-a 3-a 3-d 3-d 3-d
FIRST FLOOR // Service Column.	3-a 3-a 3-b
SECOND FLOOR SECOND FLOOR ABOVE—ceiling—leaking, 13. FRONT ALCOVE—window—broken glass.	3×b

*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.

	LOCATION 196 Brackers
REINSPECTION RECOMMENDATIONS	PROJECT
•	OWNER KONSTA NO.
INSPECTOR	
()	NOTICE FINAL NOTICE
NOTICE OF HOUSING CONDITIONS	Expired Issued Expired
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17-31-01	and I recommend the following action:
A reinspection was made of the above premises	and I recommend
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CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN C EVELOPMENT INSPECTION SERVICES DIVISION

NOTICE OF HOUSING CONDITIONS

DU: 3

CHART-BLOCK-LOT - 56-C-23 LOCATION: 196 Brackett Street

DISTRICT 5 ISSUED: March 18, 1989 SXPIKES: May 18, 1988

Bridget Popers
P.O. Box 10751
Portland, Maine 04104

Dear: Ms. Rogers:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 196 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 May 18, 1^688 . 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 con ct 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 & Deban Development

Chief of Inspection Services

Merlin Leary (5)

Code Enforcement Office

Attachments

imr

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

Ìø,



(When: Bridget Rowers

LOCATION: 196 Brackett St. 56-C-23

CODE ENFORCEMENT OFFICER: Merlin Georg 15

DUSING CONDITIONS DATED: March 18, 1 18 FRED: May 18, 1988

TITEMS LISTED BELOW ARE, N JOLATION OF ARTICLE V OF THE MUNICIPAL CODES, "HOUSING CODE", NOT BE CORRECTED N OR BEFORE THE TETTENTION DATE.

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*	5. 6.	INVERTOR THIRD FLOW, AFT. #3 - KITCHEN - window - broken glass. INVERTOR THIRD FLOW, AFT. #3 - ENTHROOM, KRITCHEN, LIVING ROOM - counter-	108-3
	7. 8.	halance cords. INTERIOR THIRD FLOW: APT. #3 - BATHROOM - 42.5 - cross connection. INTERIOR THIRD FLOW: HALL - window - missing storm window.	111-1 108-3

*WHEN MAKING YOUR REPAIRS FIRST PRIORITY IS TO BE GIVEN TO ITEMS WITH ASTERISKS, AS THEY TRETTUTE EXTREME HY WARDS TO THE HEALTH OF THE OCCUPANTS OF THIS STRUCTURE.

CITY OF PORTLAND INSPECTION SERVICES DIVISION - HOUSING INSPECTION SCHEDULE

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CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

November 8, 1988

Bridget Rogers P.O. Box 10751 Portland, Maine 04104

Re: 196 Brackett St. 56-C-23

Dear Ms. Rogers:

As owner or agent of the above referred property, you were ordered to correct certain substandard conditions in violation of Article V of the City of Portland Housing Code. Several re-inspections have been made and we find that you have not complied with our request.

A final reinspection was made on Noven, her 19ff, by Code and, as a result, you are hereby ordered to correct the substanded housing conditions as described in detail on the attached "Rousing Inspection Report" on or before December 8, 1988.

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

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

Chief of inspection Services

Code Enforcement Officer - Merlin Leary (5)

jmr

and the second second

OWNER: Bridget Rogers

LOCATION: 196 Brackett St. 56-C-23

CODE ENFORCEMENT OFFICER: Merlin Leary (5)

HOUSING CONDITIONS DATED: November 8, 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.

Final Inspection Continued:

- INTERIOR CELLAR flue scot.

 INTERIOR CELLAR asbestos.

 INTERIOR FIRST FLOOR, APT. #1 KITCHEN window counterbalance cords.

 INTERIOR THIRD FLOOR, APT. #3 KITCHEN window broken glass.

 INTERIOR THIRD FLOOR, APT. #3 BATHROOM, KITCHEN, LIVING ROOM counterbalance cords.

 INTERIOR THIRD FLOOR, APT. #3 BATHROOM tub cross connection.

 INTERIOR THIRD FLOOR HALL window missing storm window.

*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.

A COMPANIES OF THE PROPERTY OF

Location: 196 BRACKETT ST

Housing Conditions Date: AUGUST 26, 1997 Expiration Date: OCTOBER 25, 1997

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

1. INT - FRONT HALL PLASTER IS CRACKED

2. EXT - FRONT PORCH IS MISSING BALUSTERS

3. EXT - THROUGHOUT TRIM HAS PEELING PAINT

4. EXT - MIDDLE/LEFT PORCH IS MISSING BALUSTERS

5. INT - OVERALL HARD-WIRED BATTERY-BACK/UP SMOKE DETECTORS ARE REQUIRED IN EACH UNIT

- PERMIT BY MASTER ELECTRICIAN

inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

AUGUST 26, 1997

CITY OF PORTLAND

ROGERS WAYNE C 16 CRESTWOOD RD IPSWICH MA 01938

> Re: 196 BRACKETT ST CBL: 056- - C-023-001-01

DU: 3

Dear Mr. Rogers:

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. A reinspection for code compliance will be made within thirty(30) days, to check on progress. If no progress has taken place, an administrative hearing may take place within forty-five (45) days. If the violations have not been corrected at the end of sixty (60) days, this matter will be referred to Corporation Counsel for legal action.

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 its goal to maintain decent, safe, and sanitary housing for all of Portland's residents.

Sincerely,

Tammy Munson

Code Enfc. Offr./ Field Supv.

Tammy Thurwon

389 Congress Street • Portland, Maine 04101 • (207) 874-8704 • FAX 874-8716 • TTY 874-8936