

196 BRACKETT STREET



ADMINISTRATIVE DECISION

City of Portland  
Department of Urban Development  
Housing Inspections Division  
Telephone: 775-5451 - Ext. 311 - 318

Date December 14, 1982

Hu Shang Restaurant  
c/o Mr. Kenneth Ng  
7 Brown Street  
Portland, Maine 04111

Re: Premises 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.

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 Lyle D. Noyes  
Lyle D. Noyes  
Inspection Services Division

In Attendance:

Mr. Ng  
Merlin Leary

Encl.

jmh

HOUSING INSPECTION REPORT

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.

	SEC.(S)
<del>1. FRONT - porch - rotted support column.</del>	<del>3-d</del>
2. LEFT REAR AND RIGHT MIDDLE EXTERIOR - roof - rotted gutters.	3-a
3. RIGHT MIDDLE EXTERIOR - roof - broken downspout.	3-a
* 4. SECOND FLOOR FRONT HALL - stairway - broken balusters.	3-d
5. RIGHT FRONT CELLAR - floor - missing drain covers.	3-a
<del>6. RIGHT AND LEFT FRONT CELLAR - foundation - missing mortar.</del>	<del>3-a</del>
7. LEFT REAR - cellar - missing mortar support column.	3-a

FIRST FLOOR

<del>8. KITCHEN - ceiling - loose and peeling paint.</del>	<del>3-b</del>
<del>9. KITCHEN - stove - missing burner.</del>	<del>3-e</del>
<del>10. REAR HALL - ceiling - leaking.</del>	<del>3-b</del>
<del>11. LIVING ROOM - walls - buckled panels.</del>	<del>3-b</del>

SECOND FLOOR

<del>12. FRONT ALCOVE - ceiling - leaking.</del>	<del>3-b</del>
<del>13. FRONT ALCOVE - window - broken glass.</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.

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.	3-e
2. FIRST FLOOR FRONT HALL - floor - broken board.	3-b
* 3. MIDDLE BEDROOM - ceiling - exposed wiring.	8-e

CERTIFICATE  
OF  
COMPLIANCE

DATE: August 31, 1983

DU: 3

CITY OF PORTLAND

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

Hu Shang Restaurant  
c/o Mr. Kenneth Ng  
7 Brown Street  
Portland, Maine 04111

Re: Premises located at 196 Brackett St. 56-C-23 WE

Dear Mr. Ng:

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" dated December 31, 1981.

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

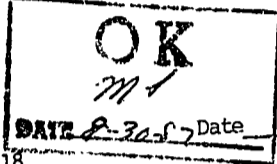
By Lyle D. Noyes  
Lyle D. Noyes  
Inspection Services Division

Merlin Leary  
Code Enforcement Officer - Merlin Leary (5)

jmr

ADMINISTRATIVE DECISION

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. 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.

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 Lyle D. Noyes  
Lyle D. Noyes  
Inspection Services Division

In Attendance:

        
Mr. Ng

Merlin Leary

Encl.

jmh

HOUSING INSPECTION REPORT

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.

	SEC. (S)
<del>1. FRONT porch - rotted support column.</del>	<del>3-d</del>
<del>2. LEFT REAR AND RIGHT MIDDLE EXTERIOR - roof - rotted gutters.</del>	<del>3-a</del>
<del>3. RIGHT MIDDLE EXTERIOR - roof - broken downspout.</del>	<del>3-d</del>
<del>* 4. SECOND FLOOR FRONT HALL - stairway - broken balusters.</del>	<del>3-a</del>
<del>5. RIGHT FRONT CELLAR - floor - missing drain covers.</del>	<del>3-a</del>
<del>6. RIGHT AND LEFT FRONT CELLAR - foundation - missing mortar.</del>	<del>3-a</del>
<del>7. LEFT REAR - cellar - missing mortar support column.</del>	<del>3-a</del>
<b>FIRST FLOOR</b>	
<del>8. KITCHEN - ceiling - loose and peeling paint.</del>	<del>3-b</del>
<del>9. KITCHEN - stove - missing burner.</del>	<del>3-b</del>
<del>10. REAR HALL - ceiling - leaking.</del>	<del>3-b</del>
<del>11. LIVING ROOM - walls - buckled panels.</del>	<del>3-b</del>
<b>SECOND FLOOR</b>	
<del>12. FRONT ALCOVE - ceiling - leaking.</del>	<del>3-b</del>
<del>13. FRONT ALCOVE - window - broken glass.</del>	<del>3-c</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.

ADDITIONAL VIOLATIONS FOUND DECEMBER 9, 1982:

<del>1. CHIMNEY - missing bricks and mortar.</del>	<del>3-a</del>
<del>2. FIRST FLOOR FRONT HALL - floor - broken board.</del>	<del>3-b</del>
<del>* 3. MIDDLE BEDROOM - ceiling - exposed wiring.</del>	<del>8-a</del>



NOTICE OF HOUSING CONDITIONS

DU 3

CITY OF PORTLAND, MAINE

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

Ch. 56 Blk. C Lot 23  
Location: 196 Brackett St.

NING H. SHEN, P.M.  
Kenneth Ng  
196 Brackett Street  
Portland, Maine 04102

774-0800  
-774-2030

Project: NCP-WE  
Issued: December 31, 1981  
Expires: March 31, 1982

Dear Mr. Ng:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 196 Brackett Street, Portland, Maine by Code Enforcement Officer Hugh Irving. 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 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.

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. Naves  
Lyle D. Naves,  
Inspection Services Division

Hugh Irving  
Code Enforcement Officer Hugh Irving (4)

Attachments:

jmr

HOUSING INSPECTION REPORT

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.

	SEC. (S)
<del>12-9-1. FRONT porch - rotted support column.</del>	<del>3-d</del>
2. LEFT REAR AND RIGHT MIDDLE EXTERIOR - roof - rotted gutters.	3-a
3. RIGHT MIDDLE EXTERIOR - roof - broken downspout.	3-a
* 4. SECOND FLOOR FRONT HALL - stairway - broken balusters.	3-d
5. RIGHT FRONT CELLAR - floor - missing drain covers.	3-a
<del>12-9-6. RIGHT AND LEFT FRONT CELLAR - foundation - missing mortar.</del>	<del>3-a</del>
7. LEFT REAR - cellar - missing mortar support column.	3-a
FIRST FLOOR	
<del>12-8-8. KITCHEN ceiling - loose and peeling paint.</del>	<del>3-b</del>
<del>12-9-9. KITCHEN stove - missing burner.</del>	<del>3-b</del>
<del>12-9-10. REAR HALL ceiling - leaking.</del>	<del>3-b</del>
<del>12-9-11. LIVING ROOM walls - buckled panels.</del>	<del>3-b</del>
SECOND FLOOR	
<del>12-12-12. FRONT ALCOVE ceiling - leaking.</del>	<del>3-b</del>
13. FRONT ALCOVE - window - broken glass.	3-c

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

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



REINSPECTION RECOMMENDATIONS

LOCATION 196 Brackett  
 PROJECT \_\_\_\_\_  
 OWNER Kodakette No. 2

INSPECTOR [Signature]

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
12-31-81	3-31-82				

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

8-29-83 M	ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE" <input checked="" type="checkbox"/> "POSTING RELEASE" <input checked="" type="checkbox"/>
	SATISFACTORY Rehabilitation in Progress
	Time Extended To: <u>6/30/83</u>
8-4-81 M	Time Extended To: <u>10-4-81</u>
12-9-81 M	Time Extended To: <u>January 17, 1983</u>
	UNSATISFACTORY Progress Send "HEARING NOTICE" _____ "FINAL NOTICE" _____
	"NOTICE TO VACATE" POST Entire _____ POST Dwelling Units _____
	UNSATISFACTORY Progress "LEGAL ACTION" To Be Taken _____

INSPECTOR'S REMARKS:  
 6/24/82 M Leak noticed at ceiling, No one home  
 8-4-81 M Some interior work to be done, some down  
what work in progress. Unit is second floor apt  
and vacant.  
 12-8-81 M Unit to be checked  
 12-9-81 M Mid owner at property, had a plan  
8-2-81 M Station completed. Re-inspection  
 8-29-83 M Send a certificate of compliance. All violations  
corrected

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



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

NOTICE OF HOUSING CONDITIONS

DU: 3  
CHART-BLOCK-LOT - 56-C-23  
LOCATION: 196 Brackett Street

DISTRICT 5  
ISSUED: March 18, 1988  
EXPIRES: May 18, 1988

Bridget Rogers  
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, 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.

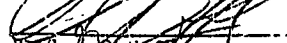
Please Note: You should consult the Inspection Services Division to insure that any corrective action you undertake complies with the building, plumbing, electrical, zoning and other Article of the City Code.

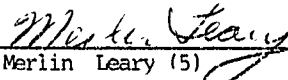
Please contact this office if you have any questions regarding this order.

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:   
P. Samuel Holmes  
Chief of Inspection Services

  
Merlin Leary (5)  
Code Enforcement Officer

Attachments

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

HOUSING INSPECTION REPORT

OWNER: Bridget Rogers

LOCATION: 196 Brackett St. 56-C-23

CODE ENFORCEMENT OFFICER: Merlin Barry 15

HOUSING CONDITIONS DATED: March 18, 1988

EXPIRES: May 18, 1988

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

	<u>SEC. (S)</u>
1. INTERIOR FRONT HALL - wall - broken plaster.	108-2
2. INTERIOR CELLAR - pipe - soot.	114-1
* 3. INTERIOR CELLAR - pestos.	116-6
4. INTERIOR FIRST FLOOR, APT. #1 - KITCHEN - window - counterbalance cords.	108-3
* 5. INTERIOR THIRD FLOOR, APT. #3 - KITCHEN - window - broken glass.	108-3
6. INTERIOR THIRD FLOOR, APT. #3 - BATHROOM, KITCHEN, LIVING ROOM - counterbalance cords.	108-3
7. INTERIOR THIRD FLOOR, APT. #3 - BATHROOM - tub - cross connection.	111-1
8. INTERIOR THIRD FLOOR, HALL - window - missing storm window.	108-3

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





# CITY OF PORTLAND

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

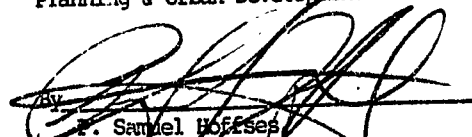
Dear Ms. Rogers:

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 November 6, 1988, by Code Enforcement Officer Merlin Leary and, as a result, you are hereby ordered to correct the substandard housing conditions as described in detail on the attached "Housing Inspection Report" on or before December 8, 1988.

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 of  
Planning & Urban Development

  
P. Samuel Hoffses  
Chief of Inspection Services

  
Code Enforcement Officer / Merlin Leary (5)

jmr



HOUSING INSPECTION REPORT

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:

1. INTERIOR CELLAR - flue - soot.
- \* 2. INTERIOR CELLAR - asbestos.
3. INTERIOR FIRST FLOOR, APT. #1 - KITCHEN - window - counterbalance cords.
- \* 4. INTERIOR THIRD FLOOR, APT. #3 - KITCHEN - window - broken glass.
5. INTERIOR THIRD FLOOR, APT. #3 - BATHROOM, KITCHEN, LIVING ROOM - counterbalance cords.
6. INTERIOR THIRD FLOOR, APT. #3 - BATHROOM - tub cross connection.
7. 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.

## HOUSING INSPECTION REPORT

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, "Housing Codes", and must be corrected before the expiration date:

1. INT - FRONT HALL -  
PLASTER IS CRACKED 108.20
2. EXT - FRONT -  
PORCH IS MISSING BALUSTERS 108.40
3. EXT - THROUGHOUT -  
TRIM HAS PEELING PAINT 108.10
4. EXT - MIDDLE/LEFT -  
PORCH IS MISSING BALUSTERS 108.40
5. INT - OVERALL -  
HARD-WIRED BATTERY-BACK/UP SMOKE DETECTORS ARE REQUIRED IN EACH UNIT  
-PERMIT BY MASTER ELECTRICIAN 113.50



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.