

60 Brackett Street



CITY OF PORTLAND

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

July 12, 1983.

Josephine Slauenwaite
60 Clark Street
Portland, Maine, 04101

DU: 3

Re: 60 Brackett Street WE
57-K-20

Dear Ms. Slauenwaite

The Housing Inspections Division of the Department of Planning & Urban Development has recently completed an exterior inspection of your 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. Peeling paint on exterior walls

3a

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 of
Planning & Urban Development

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

Merlin Leary
Code Enforcement Officer - Leary (5)



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By Lyle D. Woyes
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Inspection Services Division

Merlin Leary
Code Enforcement Officer / Leary (5)

CERTIFICATE OF INSPECTION

DATE _____

August 20, 1980

City of Portland
Housing Inspections Division
Department of Neighborhood Conservation
Tel: 775-5451 Ext. 448 - 358

Ms. Susan M. Keppel
Box 4654
Report Premises Located at _____

Dear _____ 60 Brackett Street 57-K-20 NCP-WE

An inspection of the above referred premises was recently completed by Housing Inspector Keppel.

Although the structure does not meet the minimum standards as described in the Housing Code, ~~Mr. Hasler~~ 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
Urban Development

Inspector _____

M. Leary
Merlin Leary

By _____

Lyle D. Noyes,
Housing Code Administrator

Lyle D. Noyes

60 Brackett Street 57-K-20 NCP-WE Continued:

Rotted gutter on right front roof.

ADMINISTRATIVE HEARING DECISION

City of Portland
Department of Neighborhood Conservation
Housing Inspections Division
Telephone: 775-5451 - Ext. 448-- 358

Date November 21, 1979

Ms. Susan M. Keppel
~~3 My Street~~ Box #654
Portland, Maine 04102

OK
BY ML
DATE 11-19-79

Re: Premises located at 60 Brackett Street, Portland, Maine 57-K-20 NCP-WE

Dear Ms. Keppel:

You are hereby notified that as a result of a reinspection and your request for additional
time

on 11/19/79, regarding our "Notice of Housing Conditions" at the above
referred premises resulted in the decision noted below.

Expiration time extended to January 22, 1980 in order to complete the work now
in progress to correct the remaining seven (7) housing code violations as
listed on the attached list.

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.

In Attendance:

Ms. Keppel, Owner

M. Leary, Inspector

Very truly yours,
Joseph E. Gray, Jr., Director
Neighborhood Conservation

By [Signature]
Lyle D. Noyes,
Chief of Housing Inspections

dld

60 Brackett Street, Portland, Maine
Remaining Housing Code Violations to be corrected within time extension granted on attached
"Administrative Hearing Decision:"

- | | |
|--|---------------|
| 1. FRONT PORCH STAIRS - replace the missing tread and riser. | 3d |
| 2. LEFT EXTERIOR FOUNDATION - replace missing mortar. | 3a |
| 3. RIGHT FRONT EXTERIOR ROOF - repair or replace rotted gutter. | 8e |
| 4. CELLAR WALL - secure loose shut-off switch. | 9c |
| 5. CELLAR STAIRWAY - install emergency shut-off switch. | 3a |
| 6. LEFT MIDDLE CELLAR FOUNDATION - replace missing mortar. | 3b |
| 7. FRONT HALL WALLS - secure loose paneling. | |

NOTICE OF HOUSING CONDITIONS

DU 3

City of Portland
 Department of Neighborhood Conservation
 Housing Inspections Division
 Tel: 775-5451 - Ext. 358 - 448

Ch.-Bl.-Lot: **57-K-20**
 Location: **60 Brackett Street**
 Project: **NCP-West End**
 Issued: **May 8, 1979**
 Expired: **Aug. 8, 1979**

Ms. Susan M. Kappel **772-5909**
 3 May Street
 Portland, Maine 04102

Dear Ms. Kappel:

An examination was made of the premises at 60 Brackett Street, Portland, Maine, by Housing Inspector Leary. 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 defects on or before Aug. 8, 1979. 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 reinspection 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 help this Department in its goal to maintain all Portland residents in decent, safe and sanitary housing.

Very truly yours,
 Joseph E. Gray, Jr., Director
 Neighborhood Conservation

Inspector M. Leary
 M. Leary

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

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" -		Section(s)
1. <u>2</u> 1. <u>1.</u> LEFT & RIGHT MIDDLE - EXTERIOR FOUNDATION - replace miss'g mortar.		3a
2. <u>3.</u> RIGHT FRONT PORCH STAIRS - replace missing handrail.		3d
3. <u>3.</u> RIGHT FRONT EXTERIOR ROOF - repair or replace rotted gutter.		3a
4. <u>4.</u> FIRST FLOOR LEFT FRONT HALL CEILING - replace missing light fixture.		8e
5. <u>5.</u> REAR HALL CEILING - repair inoperative light fixture.		8e
6. <u>6.</u> LEFT FRONT HALL FLOOR - repair or replace broken boards.		3b
7. <u>7.</u> REAR HALL STAIRS - install hand rail.		3d
8. <u>8.</u> CELLAR WALL - secure loose shut off switch.		8e
9. <u>9.</u> CELLAR STAIRWAY - install emergency shut off switch.		9c
10. <u>10.</u> LEFT MIDDLE CELLAR FOUNDATION - replace missing mortar.		3a
SECOND & THIRD FLOOR DWELLING UNIT		
11. <u>11.</u> REAR HALL WALKWAY - replace missing baseboard cover.		9c
12. <u>12.</u> BATHROOM WINDOW - SECOND FLOOR FRONT BEDROOM & LIVING ROOM - replace missing counter balance cords and allow window sash to remain elevated when window opened.		3c

continued
 vii

continued 5/8/79 60 Brackett Street, Portland, Maine NCP-WE 57-R-20

13.	FRONT HALL WALL	repair or replace broken plaster	3b
14.	FRONT HALL WALLS	secure loose paneling.	3b
15.	LIVING ROOM WINDOW	replace missing stops	3c
16.	SECOND FLOOR BEDROOM CEILING	enclose exposed electrical wiring (2nd floor front)	8a
17.	SECOND FLOOR FRONT BEDROOM CEILING	replace missing moulding	3b
18.	THIRD FLOOR FRONT BEDROOM FLOOR	remove litter and debris and rubbish and properly dispose of it	4d
19.	THIRD FLOOR FRONT BEDROOM CEILING	repair or replace broken plaster	3b

* 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 St., Tel. 775-5451 to determine if any of the items listed above require a building or alteration permit.

REINSPECTION RECOMMENDATIONS

INSPECTOR M Leary

LOCATION 60 Brackett St
 PROJECT NCP-West End
 OWNER Susan Keppel

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
<u>5-8-79</u>	<u>8-8-79</u>				

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

DATE	RECOMMENDATION
<u>8-19-80</u>	ALL VIOLATIONS HAVE BEEN CORRECTED <u>Certificate of Inspection</u> Send "CERTIFICATE OF COMPLIANCE" <u>of Inspection</u> "POSTING RELEASE"
<u>11-19-79</u>	SATISFACTORY Rehabilitation in Progress Time Extended To: <u>January 22, 1980</u>
<u>3-24-80</u>	Time Extended To: <u>May 24, 1980</u> 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 _____

INSPECTOR'S REMARKS: Met owner at property. 13 violations corrected
7 remaining. Repair in progress
Met owner at office. Will correct the remainder
of the violations within 30 days
1 violation remaining. Send to Court

INSTRUCTIONS TO INSPECTOR: _____



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

January 27, 1988

Thomas E. & Paul J. Cyr Jts.
P.O. Box 10046
Portland, Maine 04104

DU: 3

Dear Sirs:

Re: 60 Brackett Street 57-K-20

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

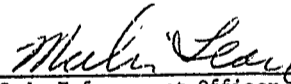
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Please feel free to call on us if we can be of assistance to you.

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

By 
P. Samuel Hoopes,
Chief of Inspection Services.


Code Enforcement Officer
Merlin Leary (5)

jmr

Standard lat
overall

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

JUNE 25, 1996

CITY OF PORTLAND

AGNEW ALEXANDER M
170 SOUTH RIVER RD
BEDFORD NH 03110

Re: 60 BRACKETT ST
CBL: 057- K-020
DU: 3

Dear Mr Agnew:

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. EXT - RIGHT SIDE - 108.10
PROVIDE ADDITIONAL HANDRAIL & BALUSTERS
2. INT - OVERALL - 113.50
HARD-WIRED BATTERY-BACK/UP SMOKE DETECTORS ARE REQUIRED IN EACH UNIT

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,

Handwritten signature of Amy Powers in cursive.

Amy Powers
Code Enforcement Officer

Handwritten signature of Tammy Munson in cursive.

Tammy Munson
Code Enfc. Offc./ Field Supv.

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

JUNE 25, 1996

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170 SOUTH RIVER RD
BEDFORD NH 03110

Re: 60 BRACKETT ST
CBL: 057- K-020
DU: 3

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Sincerely,

Amy Powers
Code Enforcement Officer

Tammy Munson
Code Enfc. Offc./ Field Supv.