

118-120 Brackett Street

NDP REHAB II



STAW-WALKER

#8503-1R

September 5, 1979

Mrs. Albert Powers
118 Brackett Street
Portland, Maine 04102

Dear Mrs. Powers: Re: 120 Brackett Street - 57-D-14 WE X
First, Second and Third Floor Apartment
(One Apartment)

This is to inform you, as owner or agent of the property located at
120 Brackett Street, Portland, Maine, that we have released the
above mentioned 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
Neighborhood Conservation

By Lyle D. Noyes/BM
Lyle D. Noyes
Chief of Housing Inspections

Inspector M. Gough

/88

CERTIFICATE
OF
COMPLIANCE

August 24, 1979

CITY OF PORTLAND

Department of Neighborhood Conservation
Housing Inspections Division
Telephone: 775-5451 - Extension 448 - 358

Mrs. Albert Powers
118 Brackett Street
Portland, Maine 04102

Re: Premises located at 118-120 Brackett Street, Portland, Maine NCP-WE 57-D-14

Dear Mrs. Powers:

A re-inspection of the premises noted above was made on 8/15/79
by Housing Inspector Gough.

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 2/2/79.

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 1984.

Sincerely yours,
Joseph E. Gray, Jr., Director
Neighborhood Conservation

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

Inspector

M. Gough
M. Gough

dld

ADMINISTRATIVE HEARING DECISION

City of Portland
Department of Neighborhood Conservation
Housing Inspections Division
Telephone: 775-5451 - Ext. 448-- 358
Mrs. Albert Powers
118 Brackett Street
Portland, Maine 04102

CK
BY MG
DATE 8/5/79

Date July 2, 1979

Re: Premises located at 118-120 Brackett Street - 57-D-14 - West End

Dear Mrs. Powers:

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

on June 28, 1979 regarding our "Notice of Housing Conditions" at the above

referred premises resulted in the decision noted below

X Expiration time extended to August 2, 1979 - in order to complete the work in
progress to correct the remaining eleven (11) housing code violations as shown
on 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:

Mrs. Powers

Inspector Gough

leg
encl.

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

Lyle D. Noyes / BM

Lyle D. Noyes,
Chief of Housing Inspections

118-120 Brackett Street - NOHC 2-2-79 - WE

Remaining Housing Code violations to be corrected within time extension granted on attached "Administrative Hearing Decision" -

- ~~8-3-1 RIGHT REAR ROOF - replace missing downspout. 3-a~~
- ~~8-3-2 RIGHT REAR PORCH - repair loose railing. 3-d~~
- ~~8-3-3 FRONT CELLAR - window - replace broken glass. 3-c~~
- ~~8-3-4 LEFT REAR AND RIGHT REAR PORCHES - replace missing porches. 3-d~~
- ~~8-3-5 First and Second Floors - right KITCHEN wall - replace missing switch cover. 8-a~~
- ~~8-3-6 KITCHEN ceiling - install missing light fixture. 8-e~~
- ~~8-3-7 SECOND FLOOR REAR BEDROOM - window - replace missing sash. 3-c~~
- ~~8-3-8 FIRST FLOOR FRONT HALL wall - repair broken electrical outlet. 8-e~~
- ~~8-3-9 KITCHEN wall - repair broken electrical outlet and cover. 8-e~~
- ~~8-3-10 FIRST FLOOR FRONT HALL ceiling - replace inoperative light fixture. 8-a~~
- ~~8-3-11 SECOND FLOOR REAR AND FRONT BEDROOMS ceiling - replace missing light fixtures. 8-a~~

NOTICE OF HOUSING CONDITIONS

DU 2

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

Ch -Bl.-Lot: **57-D-14**
Location: **118-120 Brackett St.**
Project: **NCP-West End**
Issued: **February 2, 1979**
Expired: **May 2, 1979**

Mr. Albert Powers
118 Brackett Street
Portland, Maine 04102

Dear **Mr. Powers**:

An examination was made of the premises at 118-120 Brackett Street, Portland, Maine, by Housing Inspector Gough. 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 May 2, 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. Gough

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

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" -		Section(s)
6201	CHIMNEY--replace missing brick in chimney above roofline.	3e
12	X RIGHT REAR ROOF - replace missing downspout.	3a
23	X RIGHT REAR PORCH - repair loose railing.	3d
34	X FRONT CELLAR WINDOW- replace broken glass.	3c
45	X LEFT REAR & RIGHT REAR - PORCHES- replace missing porches.	3d
624	6. SECOND & THIRD FLOOR - clean-up rubbish and debris behind kneewall.	4e
627	7. CELLAR STEP - repair or replace broken bottom cellar step.	3d
FIRST & SECOND FLOORS - RIGHT		
62	8. LIVING ROOM CEILING - determine the reason and remedy the condition causing leakage.	3a
5	9. X KITCHEN WALL - replace missing switch cover.	8e
628	10. FIRST FLOOR FRONT - HALL FLOOR - replace missing floor boards.	3b
611	X KITCHEN CEILING - install missing light fixture.	8e
624*	12. SECOND FLOOR MIDDLE & RIGHT FRONT - AND	
	SECOND FLOOR FRONT - BEDROOM CEILINGS - repair or replace inoperative light fixtures.	8e
628	13. SECOND FLOOR MIDDLE AND RIGHT REAR - BEDROOM CEILING - determine the reason and remedy	
	the condition causing leakage.	3a

continued
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Continued Feb. 2, 1979 118-120 Brackett Street, Portland, Maine MCP-WE 57-D-14

FIRST & SECOND FLOORS - RIGHT - CONT.

- 14. ✓ SECOND FLOOR REAR BEDROOM WINDOW - replace missing sash. 3c
- 15. ✓ FIRST FLOOR FRONT HALL WALL - repair broken electrical outlet. 8a
- 628 16. ~~" " " HALL CEILING - replace missing plaster.~~ 3b
- 628 17. ~~FIRST FLOOR FRONT HALL CEILING - repair leak in skylite.~~ 3b
- 628 *18. ~~KITCHEN WALL - repair broken electric outlet & cover.~~ 8e

118 Brackett St. Left Side

At the time of the survey, we were unable to gain access to the Left Side (118 Brackett St.) We suggest that if there are any conditions which need correction in this apartment that you make the repairs while doing the work on the rest of the structure.

* 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.

628

February 28, 1979

Ms. Leona Simpson
120 Brackett Street
Portland, Maine 04102

OWNER- Albert Powers
118 Brackett St.
Portland, Maine 04102

Dear Ms. Simpson Re: 120 Brackett Street, Portland, Maine NCP-WE 57-D-14

A recent inspection by Housing Inspector Gough of the 120 Brackett Street apartment you are now occupying found that it does not meet the requirements of Chapter 307 (Minimum Standards for Housing) of the City of Portland Municipal Code and is hereby declared unfit for human habitation.

The owner/agent, Mr. Albert Powers has been notified of the above mentioned conditions and has been directed to take immediate steps to vacate the apartment.

Sincerely yours,
Joseph E. Gray, Jr., Director
Neighborhood Conservation

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

Inspector M. Gough
M. Gough

VW

REINSPECTION RECOMMENDATIONS

LOCATION 118-20 Parkhill

INSPECTOR [Signature]

PROJECT N.Y.

OWNER [Signature]

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
2-2-79	5-1-79				

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

DATE		ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE" <input checked="" type="checkbox"/>	POSTING RELEASE <input type="checkbox"/>
8-15-79	MG	SATISFACTORY Rehabilitation in Progress	
6-28-79	MG	Time Extended To: <u>W.T.X TO 8-1-79</u>	
		Time Extended To:	
		Time Extended To:	
		UNSATISFACTORY Progress Send "HEARING NOTICE" <input type="checkbox"/>	"FINAL NOTICE" <input type="checkbox"/>
		"NOTICE TO VACATE" <input type="checkbox"/>	
		POST Entire <input type="checkbox"/>	
		POST Dwelling Units <input type="checkbox"/>	
		UNSATISFACTORY Progress "LEGAL ACTION" To Be Taken <input type="checkbox"/>	
4-28-79 8-3-79 8-5	MG BM MG	INSPECTOR'S REMARKS: <u>good job being done W.T.X 30 days</u> <u>Re-inspected, one item remains uncorrected.</u> <u>[Signature]</u>	
		INSTRUCTIONS TO INSPECTOR: <u>[Signature]</u>	

P 032 224 884

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL

(See Reverse)

U.S.G.P.O. 1984-446-014

Sent to	
Ross-James Management c/o James McFarlan	
Street and No	
P.O. Box 8612 DTS	
P.O. State and ZIP Code	
Portland, ME	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to whom and Date Delivered	
Return Receipt Showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	\$
Postmark or Date	

PS Form 3805, Feb. 1982

REC-118 Brackett - M. Leary - Housling

3571, July 1983 447-845

Rt. 118 Brackett St. - W. Leary - Housley

SENDER: Complete items 1, 2, 3 and 4.

Put your address in the "RETURN TO" space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) or service(s) requested.

1. Show to whom date and address of delivery.

2. Restricted Delivery.

3. Article Addressed to:
 Ross-James Management
 c/o James McFarland
 P.O. Box 8612 DTS
 Portland, ME

4. Type of Service	Article Number
<input type="checkbox"/> Registered <input checked="" type="checkbox"/> Certified <input type="checkbox"/> Insured <input type="checkbox"/> COD <input type="checkbox"/> Priority Mail	224 984

Always obtain signature of addressee if urgent and **QUICK DELIVERY.**

5. Signature - Addressee

6. Signature - Agent

7. Date of Delivery

8. Post Office Address (Only if registered and for special delivery)



COMMERCIAL NETWORK SERVICE

CITY OF PORTLAND, MAINE

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



DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSEB, CHIEF
INSPECTION SERVICES DIVISION

June 30, 1988

Ross-James Management
c/o James McFarland
P. O. Box 8612 DTS
Portland, ME

Dear Sir,

Re: 118 Brackett St.

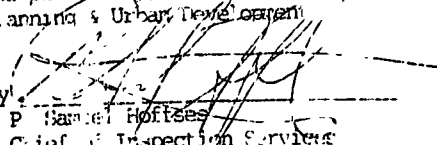
We recently received a complaint and an inspection was made by Code Enforcement Officer, Merlin Leary, of the property owned by you at 118 Brackett Street, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

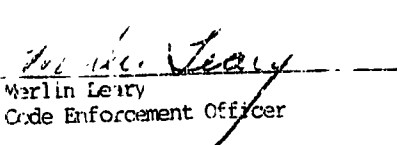
1. EXTERIOR FIRST FLOOR FRONT HALL - door - broken striker plate. 108-3
2. INTERIOR FIRST/SECOND FLOORS - FRONT HALL - railing - loose and broken. 108-4
- * 3. INTERIOR FRONT HALL - ceiling - broken light fixture. 113-5
4. INTERIOR SECOND FLOOR FRONT HALL - railing - broken and missing balusters. 108-4
- * 5. INTERIOR FIRST FLOOR BATHROOM - lack of ventilation. 114-1
- * 6. INTERIOR FIRST FLOOR BATHROOM - toilet - leaking tank. 111-4
7. INTERIOR FIRST FLOOR BATHROOM - broken toilet seat. 111-1
8. INTERIOR FIRST FLOOR KITCHEN - door - missing moulding. 108-3
9. INTERIOR FIRST FLOOR DINING ROOM - fireplace - broken hearth. 108-3
10. INTERIOR FIRST FLOOR DINING ROOM - wall - missing baseboard. 108-2
11. INTERIOR FIRST FLOOR LIVING ROOM - window - missing stops. 108-3
- * 12. INTERIOR SECOND FLOOR REAR BEDROOM - inoperative outlet. 113-3
13. INTERIOR SECOND/THIRD FLOORS - MIDDLE, REAR - hall windows - missing counterbalance cords. 108-5

The above mentioned conditions are in violation of Article V of the Municipal Code of the City of Portland, Maine, and must be corrected on or before July 30, 1988.

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

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

By: 
P. Samuel Hoffseb
Chief of Inspection Services


Merlin Leary
Code Enforcement Officer

CITY OF PORTLAND
INSPECTION SERVICES DIVISION - HOUSING INSPECTION SCHEDULE

Insp. Date: 6-10-88 Complaint 5 year Fire Inspector's Name M. Lee Dist. 5

Property Address: 118 Bladett St C-B-L: _____ Legal Units: _____ Dist. Units: _____ Stories: _____

Owner or Agent Ross James Mamiert / c/o James McFarlane Stand. Ist: _____ N.O.C. _____ L.O.D.
Address P.O. Box 6612 Portland, ME
DTS

Violation No.	Ext.	Int.	Fl.	Apt.	LOCATION	VIOLATION DESCRIPTION	CODE
1	X		1		Front Hall Door	Broken striker plate	106-7
2		X	1/2		Front Hall Railing	Loose & Broken	106-4
* 3		X	1		Front Hall Ceiling	Broken light fixture	113-5
4		X	2		Front Hall Railing	Broken & Missing Balustris	106-4
* 5		X	1		Bathroom	Lack of ventilation	114-1
* 6		X	1		Bathroom Toilet	Leaking Tank	111-4
7		X	1		Bathroom	Broken toilet seat	111-1
8		X	1		Kitchen Door	Missing Moulding	106-3
9		X	1		Dining Room Fireplace	Broken Hearth	116-2
10		X	1		Dining Room Wall	Missing Baseboard	101-2
11		X	1		Living Room Window	Missing Stops	106-1
* 12		X	2		Rear Bedroom	Inoperative Outlet	113-5
13		X	2/3		Missing Countertop ^(and)	Middle, Rear & Hell Windows	106-3



CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 775-5411

c *File*

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

June 30, 1988

Ross-James Management
c/o James McFarland
P. O. Box 8612 DTS
Portland, ME

03
DATE 9/22/88

Dear Sir:

Re: 118 Brackett St.

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

By:
P. Samuel Hoffses
Chief of Inspection Services

Merlin Leary
Code Enforcement Officer

jmr