

90 Brackett Street

NDP-REHAB II



SHAW-WALKES

#8503-1R

June 27, 1979 ✓

Mr. Richard P. Hammond  
621 Sawyer Road  
South Portland, Maine 04106

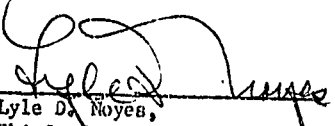
Dear Mr. Hammond Re: 90 Brackett Street, Portland, Maine NCP-WE 57-E-6

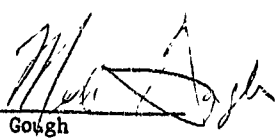
This is to inform you, as owner or agent of the property located at 90 Brackett Street, Portland, Maine, that we have released the entire property from posting.

Therefore, you may rent the structure 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,  
Chief of Housing Inspections

Inspector:   
M. Gough

vw

OK  
BY ...  
DATE 1-4-79

May 1, 1979

Mr. Richard P. Hammond  
621 Sawyer Road  
South Portland, Maine 04106

Dear Mr. Hammond:

Re: 90 Brackett Street, Portland, Maine  
NCP-West End 57-E-6

Enclosed is a copy of a "Posting Notice" which was sent to the former owner in July of 1974.

As the new owner of the above mentioned property, we must inform you that SECTION 14 - PROPERTIES UNFIT FOR HUMAN HABITATION; AND POSTED AGAINST OCCUPANCY, does apply to this property as the Housing Inspection Division, Neighborhood Conservation, has an open file in this case.

Sincerely yours,

Joseph E. Gray, Jr. Director  
Neighborhood Conservation

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

Inspector *M. Gough*  
M. Gough

/e.e  
Encl.

1/24

NEW OWNER 4/22/78

July 18, 1978

WILLIAM P. HARRINGTON  
621 SAWYER RD  
SOUTH PORTLAND, ME,  
~~Mr. Clifford Gallant~~  
~~71 Fossenden Street~~  
~~South Portland, Maine 04106~~

Dear Mr. Gallant Re: 90 Brackett Street, Portland, Maine NCP-WE 57-E-6

As owner or agent of the property located at 90 Brackett Street, Portland, Maine, you are hereby notified that as the result of a recent fire the vacant structure is hereby declared unfit for human occupancy.

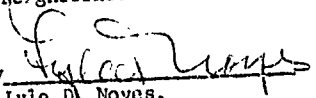
The above mentioned structure is to be kept vacant so long as the following conditions continue to exist thereon:

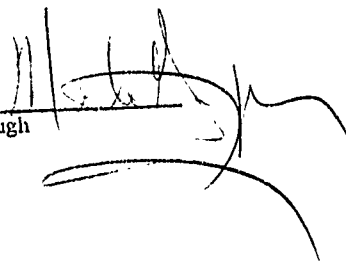
- \* a. The property is damaged, decayed, deteriorated, insanitary and unsafe in such a manner as to create a serious hazard to the health, safety and general welfare of the occupants or the public.

Therefore, you will not occupy, permit anyone to occupy, or rent the above mentioned without the written consent of the Health Officer or his agent, certifying that the conditions have been corrected.

You are also hereby ordered to make the above mentioned property safe and secure so that no danger to life or property or fire hazard shall exist thereon. This can be accomplished by boarding up doors and windows and other openings at all levels of the structure. You are ordered to do this on or before August 1, 1978, or we will have no choice but to refer this matter to the Corporation Counsel for legal action as the law allows.

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

By   
Lyle D. Noyes,  
Chief of Housing Inspections

Inspector   
M. Gough

VW

REINSPECTION RECOMMENDATIONS

LOCATION 90 Broad St

PROJECT 1110

OWNER Gallant

INSPECTOR G. [unclear]

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
<u>JUL 18</u>	<u>AUG 18</u>				

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

DATE	RECOMMENDATION	POSTING RELEASE
<u>4/26/79</u>	<u>MG</u> ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE"	<input checked="" type="checkbox"/> POSTING RELEASE <u>LIST of defects</u> RELEASE ENTIRE 1ST FL FR 2+3 <sup>rd</sup> FL
	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 "LEGAL ACTION" To Be Taken _____	
<u>4/26/79</u> <u>6/26</u>	<u>MG</u> INSPECTOR'S REMARKS: <u>TC SENT NOW owner to the</u> <u>excellent job done RA-</u>	
	INSTRUCTIONS TO INSPECTOR: _____	

May 1, 1979

Mr. Richard P. Hammond  
621 Sawyer Road  
South Portland, Maine 04106

Dear Mr. Hammond:        Re: 90 Brackett Street, Portland, Maine  
                                    NCP-West End    57-E-6

Enclosed is a copy of a "Posting Notice" which was sent to the former owner in July of 1978.

As the new owner of the above mentioned property, we must inform you that SECTION 14 - PROPERTIES UNFIT FOR HUMAN HABITATION; AND POSTED AGAINST OCCUPANCY, does apply to this property as the Housing Inspection Division, Neighborhood Conservation, has an open file in this case.

Sincerely yours,

Joseph E. Gray, Jr. Director  
Neighborhood Conservation

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

Inspector \_\_\_\_\_  
M. Gough

/gg  
Encl.

July 18, 1978

Mr. Clifford Gallant  
71 Fessenden Street  
South Portland, Maine 04106

Dear Mr. Gallant      Re: 90 Brackett Street, Portland, Maine NCP-WE 57-E-6

As owner or agent of the property located at 90 Brackett Street, Portland, Maine, you are hereby notified that as the result of a recent fire the vacant structure is hereby declared unfit for human occupancy.

The above mentioned structure is to be kept vacant so long as the following conditions continue to exist thereon:

- a. The property is damaged, decayed, deteriorated, insanitary and unsafe in such a manner as to create a serious hazard to the health, safety and general welfare of the occupants or the public.

Therefore, you will not occupy, permit anyone to occupy, or rent the above mentioned without the written consent of the Health Officer or his agent, certifying that the conditions have been corrected.

You are also hereby ordered to make the above mentioned property safe and secure so that no danger to life or property or fire hazard shall exist thereon. This can be accomplished by boarding up doors and windows and other openings at all levels of the structure. You are ordered to do this on or before August 1, 1978, or we will have no choice but to refer this matter to the Corporation Counsel for legal action as the law allows.

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

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

Inspector M. Gough

LOCATION: 90 Brackett Street  
CHART-BLOCK-LOT # 57-E-6  
OWNER: Clifford Gallant  
71 Fessenden Street  
So. Portland, Maine 04106

Tax Val. Land 2,430.00 Bldg. 16,520.00  
Tax Status: Year Due 1978 Amt. Due 636.53  
Tax Deed: Yes ( ) No ( ) Matured: Yes ( ) No ( )  
Stories: 2½ Com'l U. \_\_\_\_\_ Dwl. U. 2  
Brick ( ) Frame (x) Masonry ( )  
Attached ( ) Semi-Detached ( ) Detached (x)

1. THE STRUCTURE CONSTITUTES A HAZARD TO THE HEALTH OR SAFETY OF THE SURROUNDING COMMUNITY AND DEMOLITION IS RECOMMENDED BECAUSE IT IS:

- |  |                      |                              |
|--|----------------------|------------------------------|
| a. Structurally unsound                    | Yes <u>x</u> No ___  | Each department must report  |
| b. Unstable                                | Yes ___ No ___       | hazardous conditions of both |
| c. Insanitary                              | Yes ___ No ___       | the interior and exterior of |
| d. A Fire Hazard                           | Yes ___ No ___       | this structure.              |
| e. Inadequately Maintained                 | Yes <u>xx</u> No ___ |                              |
| f. Dilapidated                             | Yes <u>x</u> No ___  |                              |
| g. Obsolete                                | Yes ___ No ___       |                              |
| h. Otherwise dangerous to life or property | Yes <u>x</u> No ___  |                              |
- (Explain below)

2. INSPECTOR'S COMMENTS (required for each "Yes" answer given below):

a. This building had a fire on the 2nd and 3rd floors. The roof is gone on the front portion of the building. The fire also damaged some of the studding from the 1st floor up. Most of this would have to be entirely replaced.

c & f. An exterior view of the interior revealed plaster dropping from the ceiling and walls on the 1st floor.

h. This bldg. is very close to neighboring building. Not all the windows are entirely boarded up. Vandals are just starting to break windows making entry inevitable.

*11/29/78  
Rehab in progress  
Removed from Sewall's list*

Inspector: M. Schmuckel Department Bldg Insp Date 9-28-78  
Photographs Attached: Yes \_\_\_ No \_\_\_  
(Use reverse side if necessary)



It is by - X -  
 E - CONDITIONS  
 Hazardous to Health or  
 Safety, of Surrounding  
 Community

	STRUCTURALLY UNSOUND	UNSTABLE	INSANITARY	A FIRE HAZARD	INADEQUATELY MAINTAINED	DILAPIDATED	OBSCURE	OTHERWISE DANGEROUS TO LIFE OR PROPERTY
<b>EXTERIOR - Structure</b>								
Foundation						X	X	
Walls	X				X			
Roof					X			
Porch					X	X		
Stairs					X	X		
Steps					X			X
Doors					X			
Windows					X			
Eaves								X
Trim								X
Chimney								
Gutters								
Roof Drains								
Bulkhead								
Drainage								
Infestation								
Rats								
Other								
Fire Escape								
Dual Egress								
<b>INTERIOR - Structure</b>								
Lighting								
Elec. Wiring								
Floors								
Walls								
Ceilings								
Windows								
Airshafts								
Roof Rafters								
Sanitary Facilities								
Stairways								
Stair Treads								
Wastelines								
Supply Lines								
Stacks								
Flues								
Vents								
Chimney								
Heating Equip.								
Bsmt: Sanitation								
Dampness								
Lighting								
Elec. Panel								
Stairs								
Foundation								
Floor Joists								
Carrying Timbers								
Sills								

ADDRESS:  
 90 Brackett Street  
 C. Gallant

Inspector \_\_\_\_\_ Department \_\_\_\_\_ Date \_\_\_\_\_

X

July 18, 1978

Mr. Clifford Gallant  
71 Fessenden Street  
South Portland, Maine 04106

Dear Mr. Gallant      Re: 90 Brackett Street, Portland, Maine NCP-WE 57-E-6

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

Inspector \_\_\_\_\_  
M. Gough

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

vw

PS Form 3811, Rev. 10/75 RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

SENDER: Complete items 1, 2, and 3. Add your address in the "RETURN TO" space on reverse.

1. The following service is requested (check one):
- Show to whom and date delivered ..... 25¢
  - Show to whom, date, & address of delivery ..... 45¢
  - RESTRICTED DELIVERY.  
Show to whom and date delivered ..... 85¢
  - RESTRICTED DELIVERY.  
Show to whom, date, and address of delivery ..... \$1.05
- (Fees shown are in addition to postage charges and other fees)

2. ARTICLE ADDRESSED TO:  
*Mrs. Elyse M. ...  
71 ...  
do. Portland, Maine 04106*

3. ARTICLE DESCRIPTION:

REGISTERED NO.	CERTIFIED NO.	INSURED NO.
	605-41	

(Always obtain signature of addressee or agent)

I have received the article described above.  
SIGNATURE  Addressee  Authorized agent

4. DATE OF DELIVERY: *7-22-78*

POSTMARK: *PORTLAND ME 7/22/78*

5. ADDRESS (Complete only if registered)

6. UNABLE TO DELIVER BECAUSE:

CLERK'S INITIALS

file

City of Portland, Maine  
Fire Department

July 11, 1978

Clifford Gallant

71 Fossenden Ave.

South Portland

Re: Fire at 80 Brackett St.

Dear Sir:

On 6-28-78 a fire occurred in the building listed above, of which you are reported to be the owner ( ).

If permanent repair work is required for this building, you must obtain a permit from the Building & Inspection Dept. in City Hall before starting such work.

Very Truly Yours,

Joseph E. McDonough

Chief  
Portland Fire Department

cc: Building & Inspection Dept.  
Corporation Counsel  
Health Dept. (Housing Div.)  
City Assessor's (Mr. Lucci)

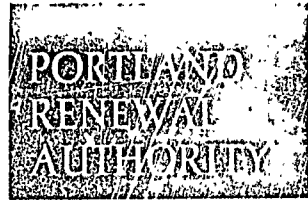
The fire started in the first floor fireplace and extended through a partition of the outside wall to the attic of the 2 1/2 story building.

4/17/78

Make  
Report please -

41778 SUBSTANTIAL UPPER DAMAGE - SENT NOTICE TO SECURE. COULD BE CONSIDERED FOR DEMOLITION.

Mark Gump



Loc. 90 Brackett Street  
Proj: NDP 2  
Block 57E  
Issued: September 17, 1971 Expires: Oct. 17, 1971

ROOM 313, CITY HALL  
PORTLAND, MAINE 04111  
774-8221

Board of Commissioners  
PAUL M. FOLAN, Chairman  
HORACE M. BUDD, Vice Chairman  
JOHN H. MALCONIAN  
THE REVEREND HAROLD A. McELWAIN  
CHARLES W. REDMAN, JR.  
THOMAS F. VALLEAU, Executive Director

Mrs. Louise B. Lawrence  
90 Brackett Street  
Portland, Maine

Dear Mrs. Lawrence:

An examination was made on September 14, 1971 of the premises located at 90 Brackett Street, Portland, Maine by Rehabilitation Specialist Max Furrer. Violations of Municipal Codes relating to housing conditions were found as described below.

In accordance with the provisions of the above named codes you are required to correct these defects. Some repairs or improvements will require permits which are obtained from the Building, Health, Fire or other City Departments

Financial assistance and construction advice are available from the federal government, by contacting the Neighborhood Development Program office at 247 Danforth Street, 774-3611. Please call us to discuss these before beginning work on your property.

Very truly yours,

*(per KC)*  
Project Director


BY: *Gertrude E. Gormier*  
Chief, Rehabilitation Services

VIOLATIONS

HOUSING CODE REFERENCE

Exterior

1. Repair or replace rotting, broken or missing trim on the side porch, and front. 3D
2. Determine the reason and remedy the condition that causes the gutter to show leakage. 3A

- 
3. Repair or replace deteriorated or missing trim. 3A
  4. Repair or replace brick support column/s in cellar.
  5. Repair or replace all cracked, loose or missing plaster in front hall. 3B
  6. Repair or replace defective chimney at (2) above roofline. 3E

INTERIOR

1. Determine the reason and remedy the condition that causes the wall to show signs of water leakage in the dining room.
2. Repair or replace all cracked, loose or missing plaster in livingroom. 3B
3. Repair or replace all deteriorated wall covering in bedroom. 3B

second floor.

1. Repair or replace all cracked, loose or missing plaster in bathroom and bedroom #1 3B
2. Repair or replace all deteriorated wall covering in bedroom #2. 3B
3. Repair the flaking ceiling in livingroom.

HOUSING INSPECTION REPORT

OWNER: Mr. John Lambert

LOCATION: 90 Brackett St. 57-E-6 WE

CODE ENFORCEMENT OFFICER: Merlin Leary (5)

HOUSING CONDITIONS DATED: October 10, 1986 EXPIRES: December 10, 1986

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.

	<u>SEC.(S)</u>
* 1. REAR EXTERIOR - porch - broken support post.	108-4
* 2. REAR PORCH - stairs - broken tread.	108-4
* 3. REAR PORCH - stairs - broken railing.	108-4
4. REAR ATTIC - window - broken sash.	108-3
* 5. FRONT PORCH - floor - rotted decking.	108-4
6. RIGHT FRONT CELLAR - floor - missing wasteline cap.	111-3
* 7. CELLAR - ceiling - asbestos.	116-6

FIRST FLOOR

\* 8. KITCHEN - floor - holes. 108-2

SECOND FLOOR FRONT

This apartment has alterations being done to the Kitchen and Bathroom. All facilities are missing and should be replaced according to all local codes.

SECOND AND THIRD

* 9. KITCHEN - window - broken sash.	108-3
*10. HALL - stairs - missing railings.	108-4
11. KITCHEN & FRONT BEDROOM - windows - missing counterbalance cords.	108-3
*12. BATHROOM - floor - rotted boards.	108-2

\*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.

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

Department of Planning & Urban Development  
Inspection Services Division  
Tel. 775-5451 - Ext. 311 - 346

Mr. John Lambert  
90 Brackett Street  
Portland, Maine 04102

DU 3

CH. 57 BLK. E LOT 6

LOCATION: 90 Brackett Street

PROJECT: NCP-WE  
ISSUED: October 10, 1986  
EXPIRES: December 10, 1986

Dear Mr Lambert:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 90 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 December 10, 1986. 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 any other Article of the City Code.

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

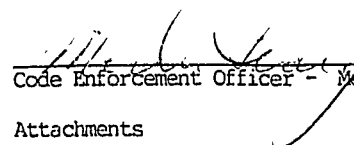
Your cooperation will aid this department in its goal to maintain decent, safe, and sanitary housing for all of Portland's residents.

Very truly yours,

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

By: 

P. Samuel Hoffses  
Chief of Inspection Services

  
Code Enforcement Officer - Merlin Leary (5)

Attachments

jmr



City of Portland

PLANNING AND URBAN DEVELOPMENT

Inspection Services Division

DWELLING UNIT SCHEDULE

1) INSP. DATE

10/27

2) INSP.

S

3) FORM NO.

4) TENANT'S NAME

Kelly Barber

5) Flr. #

3

6) Location

12) Child Under 10

13) Child 1-6

14) Child 7-17

15) Rent

16) Rent Code

17) Furn.

18) Heat

19) Hot Water

20) Dual Egress

21) Ck'ng

22) Lav.

23) Bath

24) Flus

Viol. No.

Remedy

Cond.

Violation

Location

Room Type

Area Type

Resp. Party

Code Sect Violated

Violation Rem. - Date

9

Lack of Privacy

Bathroom

2

111-7

City of Portland

PLANNING AND URBAN DEVELOPMENT

Inspection Services Division

DWELLING UNIT SCHEDULE

1) INSP. DATE

10/22

2) INSP.

5

3) FORM NO.

4) TENANT'S NAME

Jeanine Larson

5) Flr. #

2

6) Location

DU

7) Rng. Tp

H

8) #Rms.

2

9) #Peo.

2

10) #All'd

1

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) Flus

Viol. No.

Remedy

Cond.

Violation

Location

Room Type

Area Type

Resp. Party

Code Sect Violated

Violation Rem. - Date

TL  
2

LO

Sashes

KI/LI

WI'S

2

10F-2

MI

Counter balance

KI/LI

LEF

BE

WI'S

2

10F-3

2

Glass not fitted properly

LEF

BE

WI'S

2

10F-3

City of Portland

PLANNING AND URBAN DEVELOPMENT

Inspection Services Division

DWELLING UNIT SCHEDULE

1) INSP. DATE

10 | 22 |

2) INSP.

5

3) FORM NO.

4) TENANT'S NAME

MARY ADAMS

5) Flr. #

1

6) Location

DU

7) Rmg. Tp.

3

8) #Rms.

2

9) #Peo.

1

10) #All'd

1

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

4

M1

Counter balance Coris

K/L

W/S

2

10F-3

5

M1

Outlet to Switch Coris

RE

W/S

2

1B-5



HOUSING INSPECTION REPORT

OWNER: John Oddy, Jr. & John G. III                      LOCATION: 103 Brackett St. 45-F-18 WE

CODE ENFORCEMENT OFFICER: Merlin Leary (5)

HOUSING CONDITIONS DATED: October 29, 1986      EXPIRES: December 29, 1986

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.

	<u>SEC.(S)</u>
* 1. REAR HALL - ceiling - inoperative light fixture.	113-5
2. CELLAR - asbestos.	116-6
* 3. CELLAR - ceiling - missing lally columns.	108-2
<u>FIRST FLOOR</u>	
4. KITCHEN/LIVING ROOM - windows - missing counterbalance cords.	108-3
5. REAR BEDROOM - wall - missing outlet & switch covers.	113-5
<u>SECOND FLOOR</u>	
6. KITCHEN/LIVING ROOM - windows - loose sashes.	108-2
7. LEFT FRONT BEDROOM & KITCHEN/LIVING ROOM - windows - missing counterbalance cords.	108-3
8. LEFT FRONT BEDROOM - window - glass not fitted properly.	108-3
<u>THIRD FLOOR</u>	
* 9. BATHROOM - lack of privacy.	111-2

\*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.

BB  
ASV M.F.



# CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

## CERTIFICATE OF COMPLIANCE

DATE: February 14, 1989

DU: 3

Housing Inspections Division  
Telephone: 775-5451 - Extension 311

Mr. John Lambert  
90 Brackett Street  
Portland, Maine 04102

RE: Premises located at 90 Brackett St. 57-E-6

Dear Mr. Lambert:

A re-inspection of the premises noted above was made on February 9, 1989  
by Code Enforcement Officer Merlin Leary.

This is to certify that you have complied with our request to correct the violation(s) of the Municipal Code relating to housing conditions as described in our "Notice of Housing Conditions" dated October 10, 1986.


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 Feb. 1994.

Sincerely yours,

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

By   
P. Samuel Hoffigs  
Chief of Inspection Services

  
Merlin Leary (5)  
Code Enforcement Officer

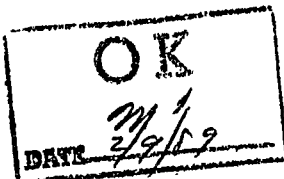
jmr:

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

Department of Planning & Urban Development  
Inspection Services Division  
Tel. 775-5451 - Ext. 311 - 346

Mr. John Lambert  
90 Brackett Street  
Portland, Maine 04102



DU 3

CH. 57 BLK. E LOT 6

LOCATION: 90 Brackett Street

PROJECT: NCP-WE  
ISSUED: October 10, 1986  
EXPIRES: December 10, 1986

Dear Mr. Lambert:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 90 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 December 10, 1986. 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 any 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 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 & Urban Development

  
P. Samuel Hoffses  
Chief of Inspection Services

  
Code Enforcement Officer - Merlin Leary (5)

Attachments

jmr

HOUSING INSPECTION REPORT

OWNER: Mr. John Lambert

LOCATION: 90 Brackett St. 57-E-6 WE

CODE ENFORCEMENT OFFICER: Merlin Leary (5)

HOUSING CONDITIONS DATED: October 10, 1986 : PIRES: December 10, 1986

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.

	SEC. (S)
* 1. <del>REAR EXTERIOR - porch - broken support post.</del>	<del>108-4</del>
* 2. <del>REAR PORCH - stairs - broken tread.</del>	<del>108-4</del>
* 3. <del>REAR PORCH - stairs - broken railing.</del>	<del>108-4</del>
4. <del>REAR ATTIC - window - broken sash.</del>	<del>108-3</del>
* 5. <del>FRONT PORCH - floor - rotted decking.</del>	<del>108-4</del>
6. <del>RIGHT FRONT CHILLER - floor - missing wasteline cap.</del>	<del>111-3</del>
* 7. <del>CELLAR - ceiling - asbestos.</del>	<del>116-6</del>

FIRST FLOOR

\* 8. ~~KITCHEN - floor - holes.~~ 108-2

SECOND FLOOR FRONT

~~This apartment has alterations being done to the Kitchen and Bathroom. All facilities are missing and should be replaced according to all local codes.~~

SECOND AND THIRD

9. <del>KITCHEN - window - broken sash.</del>	<del>108-3</del>
* 10. <del>HALL - stairs - missing railings.</del>	<del>108-4</del>
11. <del>KITCHEN &amp; FRONT BEDROOM - windows - missing counterbalance cords.</del>	<del>108-3</del>
* 12. <del>BATHROOM - floor - rotted boards.</del>	<del>108-2</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.



Inspection Services  
Samuel P. Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

March 25, 1993

John Lambert Jr.  
Kim Caldwell  
7 Ocean Terrace  
Cumberland, ME 04110

Re: 90 Brackett St  
CBL #: 057-E-006


Dear Mr. Lambert & Ms. Caldwell,

I am sending you this letter to request an inspection at the property which you own or manage at the above listed address.

This is for the City of Portland's program to inspect all multi-family buildings in the City every 5 years.

Please contact me in this office at 874-8300 X8707 between 7:00-9:00AM or 3:00-3:30PM to make arrangements to inspect the building.

Sincerely,

  
Kathleen A. Lowe  
Code Enforcement Officer

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

**CITY OF PORTLAND**

NOVEMBER 21, 1996

PANETSKI STANLEY K  
90 BRACKETT ST  
PORTLAND ME 04102

Re: 90 BRACKETT ST  
CSL: 057 - - E-006-001-01  
DU: 3

Dear Mr. Panetski:

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 - - 108.10  
REPOINT FOUNDATION, AS NEEDED
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,

Tammy Munson  
Code Enfc. Offc./ Field Supv.