

21 Carroll Street

BRAMHALL

SHAW-WALKER

8503-310-11

November 16, 1967

Mr. Gerald L. Johnson
1603 Westbrook Street
Portland, Maine 04102

Re: 37 Carroll Street

Dear Mr. Johnson:

The following listed deficiencies were noted during an inspection on November 2, 1967:

- a. In order to assure a weathertight exterior it will be necessary to paint weathered clapboard siding and trim.
- b. The existing boiler is antiquated and is leaking. Have the system checked out by a competent heating engineer.
- c. The metal roofing of the rear sun porch is to be checked for leakage.
- d. The main roof edge flashing and metal gutter liner appears to be deteriorating and should be checked for leakage.

This list is to be considered supplementary to the original and corrective action should be taken as soon as feasible.

Sincerely,

Gordon E. Martin
Housing Supervisor

EMW:elm

May 31, 1967

Mr. Gerald L. Johnson
Everett Hotel
51 Oak Street
Portland, Maine

Dear Mr. Johnson: RE: 37 Carroll Street

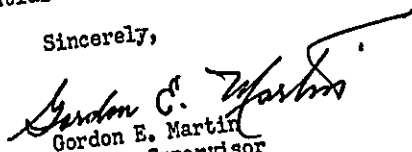
Your property has been surveyed by the Portland Housing Division, and certain deficiencies to the minimum Code standards were noted. A list of these deficiencies is attached, and we suggest that you make the necessary corrections.

The Bramhall Hill Program staff is ready to help you improve your property. If you want advice on repairs, cost estimates, contractors, plans, or financing, please call 773-1773 for an appointment.

There are many free services available through the site office, and we urge you to use them. Good maintenance is the best way to preserve the useful life of your property and neighborhood.

Thank you for your cooperation in making Bramhall Hill a more beautiful residential area.

Sincerely,


Gordon E. Martin
Housing Supervisor

GLS:ac

Enclosure

37 Carroll Street

Area: Bramhall

Inspection Date: May 19, 1967

Dwelling Units: 2

Owner: Mr. Gerald L. Johnson
Everett Hotel
51 Oak Street
Portland, Maine

DEFECTS NEEDING CORRECTION

STRUCTURAL

Repair and put in good order all dilapidated and hazardous parts of the structure as follows:

- a. Repair or replace the loose, worn, dilapidated, and hazardous parts of the porches including the steps on all sides of the structure.
- b. Replace the missing mortar on all sides of the foundation.
- c. Repair or replace the loose, cracked or dilapidated siding on the front porch.
- d. Adjust and putty the loose window panes in all of the windows throughout the structure.
- e. Install sash cords in all of the windows throughout the structure.
- f. Repair or replace the loose and missing bricks and mortar for the chimney above the roof line.
- g. Repair or replace the loose, cracked or missing plaster on the ceilings in the kitchen, dining room, living room, and right front bedroom in the right side of the structure.
- h. Determine the reason and remedy the condition which causes the walls in the bathroom in the right side of the structure to leak.
- i. Replace the broken window panes in the window in the hall on the second floor in the right side of the structure.
- j. Repair or replace the loose, cracked or missing plaster on the ceiling in the hall on the second floor in the right side of the structure.
- k. Repair or replace the loose, cracked or missing plaster on the kitchen ceiling in the left side of the structure.
- l. Replace the broken window panes in the window in the rear bedroom on the third floor on the left side.
- m. Repair or replace the loose, worn, and dilapidated parts of the column under the sunroom on the second floor.

PLUMBING

Check and have repaired all defective plumbing and plumbing fixtures throughout the structure.

- a. Determine the reason and remedy the condition which causes the enamel to be cracked on the bathtub in the right side of the structure.
- b. Determine the reason and remedy the condition which causes the flush toilet to leak at the base in the left side of the structure.

37 Carroll Street contin.....

ELECTRICAL

Check and have repaired all defective electric wiring and electrical equipment throughout the structure.

- a. Change the single convenience outlet to a duplex convenience outlet in the living room on the right side of the structure.

NUISANCES AND INSANITARY CONDITIONS

- a. Accomplish a general clean-up of the rear porch by removing and properly disposing of the garbage and rubbish.
- b. Accomplish a general clean-up of the back yard by removing and properly disposing of all the debris.
- c. Provide suitable, sufficient, water-tight, tightly covered metal garbage and rubbish containers to receive the accumulation of garbage and rubbish during the intervals between collections.
- d. Clean the chimney in the cellar by removing and properly disposing of all soot.
- e. Accomplish a general clean-up of the cellar.

BRAMHALL HILL NEIGHBORHOOD CONSERVATION PROGRAM

May 25, 1967

Mr. Leroy E. Goss
26 Deering Street
Portland, Maine

*Herald L. Johnson
51 Oak Street
Portland, Me
RE: 37 Carroll Street*

Dear Mr. Goss:

Your property has been surveyed by the Portland Housing Division, and certain deficiencies to the minimum Code standards were noted. A list of these deficiencies is attached, and we suggest that you make the necessary corrections.

The Bramhall Hill Program staff is ready to help you improve your property. If you want advice on repairs, cost estimates, contractors, plans, or financing, please call 773-1773 for an appointment.

There are many free services available through the site office, and we urge you to use them. Good maintenance is the best way to preserve the useful life of your property and neighborhood.

Thank you for your cooperation in making Bramhall Hill a more beautiful residential area.

Sincerely,

Gordon E. Martin
Gordon E. Martin
Housing Supervisor

GLS:ac

Enclosure

*Dear Mr. Martin -
I have not owned this
Property for 3 or 4 years -
Yours respectfully
Leroy Goss*

37 Carroll Street

Area: Bramhall

Inspection Date: May 19, 1967

Dwelling Units: 2

Owner: Mr. Leroy E. Goss
26 Deering Street
Portland, Maine

DEFECTS NEEDING CORRECTION

STRUCTURAL

Repair and put in good order all dilapidated and hazardous parts of the structure as follows:

- a. Repair or replace the loose, worn, dilapidated, and hazardous parts of the porches including the steps on all sides of the structure.
- b. Replace the missing mortar on all sides of the foundation.
- c. Repair or replace the loose, cracked or dilapidated siding on the front porch.
- d. Adjust and putty the loose window panes in all of the windows throughout the structure.
- e. Install sash cords in all of the windows throughout the structure.
- f. Repair or replace the loose and missing bricks and mortar for the chimney above the roof line.
- g. Repair or replace the loose, cracked or missing plaster on the ceilings in the kitchen, dining room, living room, and right front bedroom in the right side of the structure.
- h. Determine the reason and remedy the condition which causes the walls in the bathroom in the right side of the structure to leak.
- i. Replace the broken window panes in the window in the hall on the second floor in the right side of the structure.
- j. Repair or replace the loose, cracked or missing plaster on the ceiling in the hall on the second floor in the right side of the structure.
- k. Repair or replace the loose, cracked or missing plaster on the kitchen ceiling in the left side of the structure.
- l. Replace the broken window panes in the window in the rear bedroom on the third floor on the left side.
- m. Repair or replace the loose, worn, and dilapidated parts of the column under the sunroom on the second floor.

PLUMBING

Check and have repaired all defective plumbing and plumbing fixtures throughout the structure.

- a. Determine the reason and remedy the condition which causes the enamel to be cracked on the bathtub in the right side of the structure.
- b. Determine the reason and remedy the condition which causes the flush toilet to leak at the base in the left side of the structure.

ELECTRICAL

Check and have repaired all defective electric wiring and electrical equip-

37 Carroll Street contin.....

ELECTRICAL contin.....
ment throughout the structure.

- a. Change the single convenience outlet to a duplex convenience outlet in the living room on the right side of the structure.

NUISANCES AND INSANITARY CONDITIONS

- a. Accomplish a general clean-up of the rear porch by removing and properly disposing of the garbage and rubbish.
- b. Accomplish a general clean-up of the back yard by removing and properly disposing of all the debris.
- c. Provide suitable, sufficient, water-tight, tightly covered metal garbage and rubbish containers to receive the accumulation of garbage and rubbish during the intervals between collections.
- d. Clean the chimney in the cellar by removing and properly disposing of all soot.
- e. Accomplish a general clean-up of the cellar.

INTER-OFFICE CORRESPONDENCE

CITY OF PORTLAND, MAINE
FIRE DEPARTMENT

To: Mr. Robert Ourlley, Director
Bramhall Hill Neighborhood Conservation Program
From: Samuel Gerber, Captain - Fire Prevention Bureau

Date: May 26, 1967

SUBJECT: Re- inspection of referred notices and general inspection
of buildings listed below in the Bramhall area.

37 Carroll Street (2 Family Duplex House)

Received: 5/25/67
Inspected: 5/26/67

The complaint was: Only one screen of egress from the third
floor on the left side.

Lieut. MacVane's inspection revealed that this a two family
duplex house. As long as this remains in the single family status,
fire department regulations do not call for two ways out.

No other fire hazards were found.
Estimated inspection time: 1 hour.

Samuel Gerber
Captain - Fire Prevention Bureau

Copy sent to Mr. Gordon E. Martin, Housing Supervisor

Fire Chief Joseph R. Cromo

May 25, 1967

Gordon E. Martin, Housing Supervisor

37 Carroll Street - owners: Mr. Leroy E. Goss

As part of the Bramhall Project, we have made an inspection of 37 Carroll Street and find only one means of egress from the third floor on the left side.

I call this to your attention for whatever action you care to take.

GEM:pvj

cc: Bramhall

Photos yes no
 Date 5/19/12
 Proj. No. C.I. Ass'tra Zone Zone Viol
 Stories 1 2 3 4 5 6 7 8
 Com. Units Rmg Units Dbl. Units 2

LOCATION 371 Cornell St.
 OWNER General Johnson
 OTHER AGENT 51 Oak St. Everett Hotel
 AGENT So Portland Realty

Occupants	Information LUC. RENT FURN	Occupancy WK. I. RMS PER. ALL'D LGRS	Facilities				Violations
			HEAT	BATH	FLSH	K. SK H.W. CR'G	
1.							
2.							
3.							
4.							
5.							
6.							
7.							
8.							

STRUCTURE SCHEDULE

YARD
 GARBAGE & RUBBISH Get rid of Harbor & Rubbish Res. Pmt
 CONTAINERS COMPLY Provide proper covered containers
 CLEAN UP DEBRIS on back
 ZONE VIOL

STRUCTURE EXTERIOR
 STEPS, STAIRS, PORCHES Repair all Porches & Steps
 FOUNDATION Replace missing mortar OA
 SIDING Repair siding on front porch
 WINDOWS, DOORS Adjust & Putty Windows OA
 ROOF, DRAINS Repair gutters & Term OA
 OUT BUILDINGS
INVESTIGATION
 RATS R. O. C.
 OTHER (SPECIFY)
EGRESS
 DUAL YES NO
 OBST'N

STRUCTURE INTERIOR
 HALL LIGHTING
 HALL FLOOR WALLS CEILING
 STAIRWAYS
 WINDOWS, AIRSHAFF Adjust & Putty OA - Install dual Cond. OA
 ELECT WIRING
HEATING CENTRAL YES NO
 STACKS FLUES, VENTS Clean out chimney in Basement
 CHIMNEY Repair loose bricks & replace mortar above roof
 EQUIPMENT, REPAIR
PLUMBING
 SUPPLY LINE
 WASTE LINE
BASEMENT
 REN'L SANIT'N Clean up
 DAMPNES R. O.
 STAIRS
 LIGHTING
BASE DWL. UNIT
 MIN 7' - 3"
 DAMPNES R. O.
 WINDOW 1/12 X 8"
 DUAL CORES YES NO
PROHIBITED COMB'N USE
 ASSOC. USE HAZARD
 HAZARDOUS VENTS

Remarks _____
 Portland Health Dept. CS-8
 Inspector Woyes

STRUCTURE RATING

Photos yes no
 Proj. No.

Date 5/17/67

CROWDING	LOCATION 37 Carroll St	COMP.
SANIT.	D U LOC. Right Side	PEND.
INFEST.	OCCPNT Mr. Han	
BASE & U.	OWNER Gerald Johnson	
DET'ER	ADDRESS 51 Oak St Forest Hill	YES

DWELLING UNIT SCHEDULE

Occupants	Information	Occupancy	Facilities										Violations										
			LOC	RENT	FURN.	WK	RMS	PER.	ALL	D	LGRO	HEAT		BATH	FLSH	K.SK	H.W.	CK'G					
1		R	22					5	2														
2.																							
3.																							
4.																							

	KITCHEN	BATH	TOILET	DINING	LIV PR. RF.				OTHER	TOTAL
					ROOM	BED	BED	BED		
OVERCROWDIN										
65 - 7										
NO SLEEP'G										
VEN'TILATION 1/12 x 1/2										
LIGHTING	✓	✓	✓	✓	③	✓	✓			
DET'ER WALLS	✓	④	✓	✓	①	①	✓			
Ceilings	①	✓	✓	①	①	③	②			
WINDOWS	✓	✓	✓	②	③	③	②			
DOORS	✓	✓	✓	✓	✓	✓	✓			
FLOORS	✓	✓	✓	✓	✓	✓	✓			

KITCHEN SINK & WATER

SINK

SUPPLY & WASTE

PLBG. GEN'L

HEATING

STACKS, FLUES VENTS

INT'S VENTED. REP'R

BATHING FACILITIES

SHARED MAX. 4DU

RMS U. 1 PER 17

MIN. 7' STDS HT.

VENT'LN

PROPER ACCESS

Plbg Bath tub enamel cracked.

SANIT'R

TOILET FACILITIES

SHARED MAX. 2 DU

RMS U. FLSH & LAV 1 PER 10

VENT'LN

PROPER ACCESS

FLO'S

SANIT'N

INFESTATION

RATS R D: C

OTHER (SPECIFY)

EGRESS

DUAL YES. NO

OBST'N

Remarks

- Plaster LCM
- Needs Plaster
- Change Single outlet to double
- Signs of bedbugs.

Broken mirror in Inlet Hall also Plaster LCM Ceiling

Install Wash cabinet in bathroom
 Liv - Dining, R.R. + R.F. Bedrooms

Inspector *[Signature]*

Portland Health Dept.
 CS-7

Photos yes no
 Proj. No.

Date 5/10/17

CROWDING	LOCATION <u>37 Carroll St.</u>	COMP.
SANIT	D.U. LOC <u>Left Side</u>	PEND.
INFEST.	OCCUPY <u>Mrs JACKSON</u>	
BASE D.U.	OWNER	YES
DET'N	AGENT	
	ADDRESS	

DWELLING UNIT SCHEDULE

Occupants	Information	Occupancy	Facilities							Violations									
			LOC.	RENT	FURN.	WK. I	RMS	PER	ALL'D		EGRS	HEAT	BATH	FLSH	K.SK	H.W.	CK'G		
1																			
2.																			
3.																			
4.																			

	KITCHEN	BATH	TOILET	Living	Bed	Bed	Bed	Bed	Bed	Other	TOTAL
OVERCROWDING 65 - 2'											
50 SLEEP'G IN FLATION 1/12 x 1/2											
LIGHTING WIRING											
DET'N WALLS											
CEILINGS											
WINDOWS											
DOORS											
FLOORS											

KITCHEN SINK & WATER

SINK

SUPPLY & WASTE

PLUG. GEN'L

HEATING

STACS. FLUES. VENTS

HT'RS VENTED. REP'R

BATHING FACILITIES

SHARED MAX. 4DU

2NG U. 1 PER 15

MIN. 7' STDS HT.

VENT'LN

PROPER ACCESS

PLD'G

SANIT'N

TOILET FACILITIES

SHARED MAX. 2 DU

2NG U FLSH & LAV 1 PER 10

VENT'LN

PROPER ACCESS

PLD'G Toilet located at base.

SANIT'N

INFESTATION

RATS R O I E

OTHER (SPECIFY)

EGRESS

DUAL YES NO Have fire dept check 3rd floor

GAST'N

Remarks
 1. Plaster L.C.K.
 2. Putty + adjust

Broken glass 3rd fl. 10 Residents

Portland Health Dept.
 GS-7

Inspector V. May