

280 BRACKETT STREET

ED

ED



SHAW-WALKER

Call out #9208 (California) 920220 5342-0001 - 500001 - 91-08



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date Jan. 29, 1980 19
 Receipt and Permit number A40044

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine.

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: 280 Brackett St. (1st, 2nd & 3rd floor)
 OWNER'S NAME: N. Churchhill ADDRESS: same

OUTLETS:		RECEPTACLES	SWITCHES	PLUGMOLD	ft. TOTAL	60	FEE	5.00
FIXTURES: (number of)		INCANDESCENT	10	FLOURESCENT	(not strip) TOTAL	10	FEE	3.00
SERVICES:		OVERHEAD	UNDERGROUND	TEMPORARY	TOTAL AMPERES			
METERS: (number of)								
MOTORS: (number of)		FRACTIONAL		1 HP or over				
RESIDENTIAL HEATING:		OIL or GAS (number of units)		ELECTRIC (number of rooms)	15		FEE	15.00
COMMERCIAL OR INDUSTRIAL HEATING:		OIL or GAS (by a main boiler)		OIL or GAS (by separate units)				
APPLIANCES: (number of)		RANGES		WATER HEATERS	3			
		COOK TOPS		DISPOSALS				
		WALL OVENS		DISHWASHERS				
		DRYERS		COMPACTORS				
		FANS		OTHERS (denote)			FEE	4.50
TOTAL								
MISCELLANEOUS: (number of)		BRANCH PANELS		TRANSFORMERS				
		AIR CONDITIONERS		CENTRAL UNIT				
				SEPARATE UNITS (windows)				
		SIGNS		20 sq. ft. and under				
				OVER 20 sq. ft.				
		SWIMMING POOLS		ABOVE GROUND				
				IN GROUND				
		FIRE/BURGLAR ALARMS		RESIDENTIAL				
				COMMERCIAL				
		HEAVY DUTY OUTLETS, 220 Volt (such as welders)		30 amps and under				
				OVER 30 amps				
		CIRCUS, FAIRS, etc.						
		ALTERATIONS TO WIRES						
		REPAIRS AFTER FIRE						
		EMERGENCY LIGHTS, BATTERY						
		EMERGENCY GENERATORS						
							INSTALLATION FEE DUE:	27.50
							DOUBLE FEE DUE:	
							TOTAL AMOUNT DUE:	27.50

INSPECTION: Will be ready on _____ 19__; or Will Call

CONTRACTOR'S NAME: P.A. Gomez

ADDRESS: Peaks Island

TEL.: 766-2248

MASTER LICENSE NO.: 634 SIGNATURE OF CONTRACTOR: _____

LIMITED LICENSE NO.: _____

INSPECTOR'S COPY — WHITE
 OFFICE COPY — CANARY
 CONTRACTOR'S COPY — GREEN



APPLICATION FOR PERMIT

PERMIT ISSUED

JUL 12 1979

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION 000565

ZONING LOCATION PORTLAND, MAINE, July 11, 1979

CITY of PORTLAND

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION **280 Brackett Street** Fire District #1 #2

1. Owner's name and address **Nicholas Churchill - same** Telephone **774-9571**

2. Lessee's name and address Telephone

3. Contractor's name and address **Thomas Wright - P. O. Box 25 Cliff Island** Telephone **766-2625**

4. Architect Specifications Plans No. of sheets

Proposed use of building **3 family** No. families

Last use **same** No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated contractual cost \$ **15,000** Fee \$ **68.50**

FIELD INSPECTOR—Mr. GENERAL DESCRIPTION

This application is for: @ 775-5451

Dwelling Ext. 234

Garage

Masonry Bldg.

Metal Bldg.

Alterations

Demolitions

Change of Use

Other

To make renovations to already existing building as per plans, work will be done on all 3 floors of bldg. as per plans, 3 sheets of plans. Stamp of Special Conditions means of egress door on roof of 2nd floor double 2 x 6 headers on door/

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

PERMIT IS TO BE ISSUED TO 1 2 3 4

Other:

DETAILS OF NEW WORK

Is any plumbing involved in this work? Is any electrical work involved in this work?

Is connection to be made to public sewer? If not, what is proposed for sewage?

Has septic tank notice been sent? Form notice sent?

Height average grade to top of plate Height average grade to highest point of roof

Size, front depth No. stories solid or filled land? earth or rock?

Material of foundation Thickness, top bottom cellar

Kind of roof Rise per foot Roof covering

No. of chimneys Material of chimneys of lining Kind of heat fuel

Framing Lumber—Kind Dressed or full size? Corner posts Sills

Size Girder Columns under girders Size Max. on centers

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

Joists and rafters: 1st floor 2nd 3rd roof

On centers: 1st floor 2nd 3rd roof

Maximum span: 1st floor 2nd 3rd roof

If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot, to be accommodated ... number commercial cars to be accommodated ... Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY: DATE

BUILDING INSPECTION—PLAN EXAMINER

ZONING:

BUILDING CODE:

Fire Dept.:

Health Dept.:

Others:

MISCELLANEOUS

Will work require disturbing of any tree on a public street? ..

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?

Signature of Applicant Thomas Wright Phone # same

Type Name of above Thomas Wright 1 2 3 4

Other

and Address

OFFICE FILE COPY



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date June 25, 19 79
 Receipt and Permit number A 23979

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:
 The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of
 Maine the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: 280 Brakcett St.
 OWNER'S NAME: Nicholas Churchill ADDRESS: same

OUTLETS:		RECEPTACLES	SWITCHES	PLUGMOLD	ft. TOTAL	FEES
FIXTURES: (number of)						
Incandescent _____ Fluorescent _____ (not strip) TOTAL _____						
Strip Fluorescent _____ ft. _____						
SERVICES:						
Overhead <input checked="" type="checkbox"/> Underground _____ Temporary _____ TOTAL amperes <u>200</u> ..						<u>3.00</u>
METERS: (number of) <u>1</u> ..						<u>.50</u>
MOTORS: (number of)						
Fractional _____						
1 HP or over _____						
RESIDENTIAL HEATING:						
Oil or Gas (number of units) _____						
Electric (number of rooms) _____						
COMMERCIAL OR INDUSTRIAL HEATING:						
Oil or Gas (by a main boiler) _____						
Oil or Gas (by separate units) _____						
Electric Under 20 kws _____ Over 20 kws _____						
APPLIANCES: (number of)						
Ranges	_____	Water Heaters	_____			
Cook Tops	_____	Disposals	_____			
Wall Ovens	_____	Dishwashers	_____			
Dryers	_____	Compactors	_____			
Fans	_____	Others (denote)	_____			
TOTAL _____						
MISCELLANEOUS: (number of)						
Branch Panels	<u>4</u>					<u>4.00</u>
Transformers	_____					
Air Conditioners	Central Unit _____					
	Separate Units (windows) _____					
Signs	20 sq. ft. and under _____					
	Over 20 sq. ft. _____					
Swimming Pools	Above Ground _____					
	In Ground _____					
Fire/Burglar Alarms	Residential _____					
	Commercial _____					
Heavy Duty Outlets, 220 Volt (such as welders)	30 amps and under _____					
	over 30 amps _____					
Circus, Fairs, etc.	_____					
Alterations to wires	_____					
Repairs after fire	_____					
Emergency Lights, battery	_____					
Emergency Generators	_____					
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT INSTALLATION FEE DUE:						
FOR REMOVAL OF A "STOP ORDER" (304-16.b) DOUBLE FEE DUE:						
TOTAL AMOUNT DUE:						<u>7.50</u>

INSPECTION:
 Will be ready on _____, 19__; or Will Call
 CONTRACTOR'S NAME: P. A. Gomez
 ADDRESS: Peaks Island, Me.
 TEL.: 7666-2248
 MASTER LICENSE NO.: 634 SIGNATURE OF CONTRACTOR: [Signature]
 LIMITED LICENSE NO.: _____

INSPECTOR'S COPY — WHITE
 OFFICE COPY — CANARY
 CONTRACTOR'S COPY — GREEN



FILL IN COMPLETELY AND SIGN WITH INK

Permit No. 1192

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

Portland, Maine, November 18, 1944

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 280 Brackett Street Use of Building apartments No. Stories 3 New Building Existing "

Name and address of owner of appliance J. R. Kneeland, 280 Brackett St.

Installer's name and address Portland Sebago Ice Co., 202 Commercial St. Telephone 3-2911

General Description of Work 11/18/44 O.K. JTB.

To install Oil Burning Equipment in connection with existing steam heat

INSPECTION NOT COMPLETED

IF HEATER, POWER BOILER OR COOKING DEVICE

Is appliance or source of heat to be in cellar? yes If not, which story _____ Kind of Fuel oil

Material of supports of appliance (concrete floor or what kind) concrete

Minimum distance to wood or combustible material, from top of appliance or casing top of furnace, _____

from top of smoke pipe _____ from front of appliance _____ from sides or back of appliance _____

Size of chimney flue _____ Other connections to same flue _____

IF OIL BURNER

Name and type of burner Delco Labeled and approved by Underwriters' Laboratories? yes

Will operator be always in attendance? _____ Type of oil feed (gravity or pressure) pressure

Location oil storage basement No. and capacity of tanks 1 - 275 gal.

Will all tanks be more than seven feet from any flame? yes How many tanks fireproofed? _____

Amount of fee enclosed? 1.00 (\$1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

Original

Signature of Installer By J. J. Smith

Portland Sebago Ice Co.

RECEIVED
CLOSING
BY
INSPECTOR

50



FILL IN COMPLETELY AND SIGN WITH INK

PERMIT ISSUED

Permit No. 1216

DEC 8 1943

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, December 6, 1943

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 220 Brackett Street Use of Building apartment house No. Stories 2 1/2 New Building Existing

Name and address of owner of appliance J. R. Kneeland, 220 Brackett Street

Installer's name and address Telephone 3-7747

General Description of Work

To install steam heat in place of existing hot air furnace INSPECTION NOT COMPLETED

IF HEATER, POWER BOILER OR COOKING DEVICE

Is appliance or source of heat to be in cellar? YES If not, which story Kind of Fuel COAL

Material of supports of appliance (concrete floor or what kind) concrete

Minimum distance to wood or combustible material, from top of appliance or casing top of furnace, 36"

from top of smoke pipe 12" shield of asbestos from front of appliance over 4' from sides or back of appliance over 3'

Size of chimney flue 8x12 Other connections to same flue none

IF OIL BURNER

Name and type of burner Labeled and approved by Underwriters' Laboratories?

Will operator be always in attendance? Type of oil feed (gravity or pressure)

Location oil storage No. and capacity of tanks

Will all tanks be more than seven feet from any flame? How many tanks fireproofed?

Amount of fee enclosed? 1.00 (\$1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

Signature of Installer: J. R. KNEELAND

INSPECTION COPY

P. 45/252-I
Amend. No. 1

August 19, 1943

Mr. J. R. Kneeland,
280 Brackett Street,
Portland, Maine

Subject: Alterations at 280 Brackett Street
to convert the single family dwelling house
there to an apartment house for three families

Dear Sir:

Enclosed is the approved amendment to the original permit covering the above work, based on your revised plans consisting of four blueprints filed in this office on August 1, 1943.

Please note the following:

Masonry footings are required under the new 4x8 columns in the cellar and the top of the footings must be at least four inches above the level of the cellar floor. I understand that you have a concrete floor in the cellar, if not one will have to be provided of concrete or equivalent material to satisfy the Building Code. The new wooden posts should be anchored to the footings and securely fastened to the wooden beams which they are intended to support.

Details of the ladder to form the bottom of the fire escape are not yet clear, but I presume you are to make this a substantial ladder with normal space between rounds, that the ladder is to be fastened securely to the frame of the building (not the weatherboarding) and that there is to be ample "toe-room".

Spacing of the rafters of the new dormer is not indicated but I presume they will not be more than 24 inches from center to center.

I note that the outside stairway is to be constructed by "housing-in" the treads (I presume these are two-inch plank) into the side stringers which are to be 2x8. With an eight and one-half inch rise and a nine inch tread, this makes very close figuring for the width of 2x8 stringers. I presume you are aware that the width of treads must be measured from the face of one tread horizontally to the vertical plane of the face of the tread next above or below.

Your plan is not clear as to the particular use of each room or as to what constitutes the new work of cutting in interior doors, etc.; but you will recall that it is necessary to have means of circulating through each apartment so that a fire travelling the front stairs would not prevent persons in apartment on second or third floor reaching the rear stairs or the new outside fire escape in the case of the third floor by circulating through the rooms of the apartments rather than going through the front stair hall. If the arrangement of interconnecting doorways and doors as shown on the plan is the final result, that objective will be accomplished. I am sure that you understand, however, that none of the rooms can be used as separate lodging rooms.

No doubt you are aware of the fact that notice to this office of readiness for final inspection when all requirements of law have ^{been} complied with is necessary, that the final inspection is then to be made and if everything is found in order the legal certificate of occupancy covering the change of use will be issued. Until it is issued it is not lawful to occupy either of the new apartments proposed in the building.



Original Permit No. 1012
Permit Issued

AMENDMENT TO APPLICATION FOR PERMIT 1012

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

Portland, Maine, June 30, 1913
Has revised application of 1012

The undersigned hereby applies for an amendment to Permit No. 1012 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, and specifications, if any, submitted herewith, and the following specifications:

Location 291 Elm Street Within Fire Limits? yes Dis. No. 3
 Owner's or Lessee's name and address J. R. Kneeland, 291 Elm Street
 Contractor's name and address Quinn
 Plans filed as part of this Amendment yes No. of Sheets 1
 Is any plumbing work involved in this work? no Is any electrical work involved in this work? no
 Increased cost of work \$0.00 Additional fee \$1.50
 Framing Lumber: Kind hemlock Dressed or Full Size? dressed

Description of Proposed Work

To construct a rear outside fire escape to serve the third floor apartment.
 To construct a larger window on the rear street side of the roof to provide two windows in the third floor rooms.
 To cut in a skylight on the westerly side of the roof to provide light and ventilation for a proposed third floor bath room.
 To make minor interior changes as to doors and openings.
 To strengthen the girder in the cellar by supplying pipe columns of new pipe 6 1/2" in outside diameter with plates and to be anchored top and bottom; or temporary pieces of adequate size in two of the long girder spans.

Approved: _____
 Chief of Fire Department

 Commissioner of Public Works
 Signature of Owner J. R. Kneeland and
 Approved: 8718743-1012
 Inspector of Buildings

INSPECTION COPY

Appeal 280 Brackett St.
Rept. 2928D-I

July 12, 1943

Subject: Action on appeal of J. R. Kneeland
at 280 Brackett Street

Mr. J. R. Kneeland,
280 Brackett Street,
Portland, Maine

Dear Sir:

The Municipal Officers on July 7, 1943 voted favorable action on your appeal relating to conversion to three family apartment house at 280 Brackett Street.

Mr. Sears of this office has made the following notes with regard to compliance with details of the building Code not involved in the appeal. With the exception of possibly one of them, I see no reason why these requirements may not easily be met. Here they are:

1. Electric lights in halls not shown to be so arranged on circuits and so "switched" as to afford opportunity on the part of each tenant to turn a single switch and light the halls and stairs to a place of safety at the ground level, as I explained to you when you were in the office.

2. The width of the existing stairs is not indicated in figures. The front stairs scale about 36 inches wide but the rear stairs scale less than 30 inches wide. This latter question is the only one of these items that I am afraid of. If the scale of the drawings as regards the width of this rear stairs is correct, then there may be some difficulty here.

3. The plans do not show clearly that there are or will be handrails on at least one side of each stairs, full length.

4. I believe you said that there were not more than three consecutive winding treads in any of the stairs. More than three winding treads consecutively are not allowable.

5. No details of the brackets intended to support the outside fire escape are shown. No details of the framing of the platforms of the fire escape are shown. No details of the ladder are shown. With relation to the ladder you will recall that the location of it is to be changed so that a person compelled to use it would have opportunity to swing themselves from the lower platform onto the ladder, the side rails and the rungs to be extended far enough above the platform for that purpose, and the rungs to be far enough from the outside wall of the building as to give "toe room".

6. No framing of the proposed dormer window is given either.

7. Before the building permit is actually issued we should like to

ago
OK
D.M.

Mr. J. R. Kneeland-----2

July 12, 1943

check up on the above details mentioned, make sure they can be taken care of,
and then approach the National Housing Agency if you so desire.

Very truly yours,

EMcD/H

Inspector of Buildings

P.S. I am enclosing also a form letter and acknowledgment post card relating to War Production Board Conservation Order 2-41. In case you decide to go ahead with this work yourself you will need to take into account this Conservation Order. It is not my duty to enforce or to interpret this order, but it is my duty to report this job to the War Production Board at Boston and Portland when the building permit is finally issued unless it is to be carried on by a Federal Government Agency. I want to refrain from reporting anyone to the Government without his knowledge. If you decide to go ahead with the job yourself, and feel that you can do so, please sign the acknowledgment post card and return to this office with the additional details of plans called for. You can secure authoritative information about the Conservation Order at the War Production Board Office at 14. High Street. No matter what their information is to you, however, I still am in duty bound to report the job to the War Production Board when the building permit is issued.

P. 40/252-I

June 16, 1943

Mr. J. R. Kneeland,
280 Brackett Street,
Portland, Maine

Subject: Application for amendment to building permit to convert single family dwelling at 280 Brackett St. so as to have one apt. in 1st story and four lodging rooms in second story

Dear Sir:

It is my belief that the safety provisions of the Building Code as regards safe exits from this second floor make it prohibitive as to cost if not impossible to convert the second floor rooms to four lodging rooms for the reason that the occupants of the three front bedrooms would have to pass through the rear lodging room in order to reach the rear stairs while the Building Code provides that each of these rooms shall have two separate and distinct exits from the building and shall have access to each of them without passing through the private quarters of others. This rear bedroom, of course, would be the private quarters of others. I note the glass panels indicated in the doors, but while this was approved in some cases years ago, it is forbidden by law as a satisfactory means of egress at the present time. Perhaps the rear bedroom could be made smaller and the hallway continued from the bedroom to the rear hall, but even this raises considerable question as the occupants of the three remaining rooms would have to pass through the bathroom to reach the rear stairs which would not be possible if someone had left the door from the bathroom to the front hall locked on the inside. I am assuming that this bathroom is an existing one and that there are already two bathrooms in the building, one having been provided in the first story under the original permit. If this bathroom on the second floor is not existing, perhaps it could be built in some other location and thus give a hallway continuous from front to back. It probably be possible to convert this second floor to a single apartment with rooms interconnecting, thus affording opportunity for persons in the apartment to circulate from front to back or vice versa and not be exposed to a fire travelling one or the other of the stairs. In any event if this second floor is changed either to lodging rooms or a single apartment it will be necessary to permanently close the stairs to the third floor as the Building Code forbids the use of these third floor rooms either in a rooming house or in a two family dwelling house, without two separate means of egress. I am unable any longer to go along with agreements that such rooms will be left vacant when means of getting to them is left open because of the large possibility of change of ownership or control and the impossibility of policing the large number of similar situations which would come up in such a case.

If either change is made on the second floor, I am prevented from issuing the permit by the fact that the window in the rear bedroom opens on a width of land which you own only about one foot six inches wide instead of the three foot nine inches width required by law. You might be able to overcome this difficulty by successful appeal to the Municipal Officers for a variance. A similar question is the fact that there is no outside window opening directly into the front hall in the second story as required by the Building Code. This matter too is subject to appeal, but it could be taken care of by moving the partition forming the linen closet.

If you were able to find a way to provide the lodging rooms on the second floor, some added protective features would also be necessary:

1. All electric lights in the public halls of second and first story, adequate



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Permit No. MA 3

Portland, Maine, March 6, 1945

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect alter install the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 280 Brackett Street Within Fire Limits? Yes Dist. No. 3
 Owner's or trustee's name and address J. R. Kneeland, 84 Forest Avenue Telephone 3-7747
 Contractor's name and address Owner Telephone _____
 Architect _____ Plans filed no No. of sheets _____
 Proposed use of building Dwelling No. families 1
 Other buildings on same lot none
 Estimated cost \$ 20. Fee \$ 25

Description of Present Building to be Altered

Material frame No. stories 2 Heat _____ Style of roof _____ Roofing _____
 Last use Existing Lodging House No. families _____

General Description of New Work: INSPECTION NOT COMPLETE

To cut in two new windows, one in dark closet and one in front stairs, front hall first floor - closet to be used for new bath room by owner

3/24/45
 On account of sickness new owner intends to use the first floor at the present time, if at 5/24/45 later time he would plan to let rooms he will provide floor plans and make application for separate family dwelling house - no rooms or apartments to be rented until further permits are issued. In event it is later planned to depart from this use as a single family dwelling house, the owner will provide detailed plans of the building, the proposed changes and the intended use with an application for another permit to convert the building to the new use.

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor.

Details of New Work

Is any plumbing work involved in this work? _____
 Is any electrical work involved in this work? _____ Height average grade to top of plate _____
 Size, front _____ depth _____ No. stories _____ Height average grade to highest point of roof _____
 To be erected on solid or filled land? _____ earth or rock? _____
 Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
 Material of underpinning _____ Height _____ Thickness _____
 Kind of roof _____ Rise per foot _____ Roof covering _____
 No. of chimneys _____ Material of chimney _____ of lining _____
 Kind of heat _____ Type of fuel _____ Is gas fitting involved? _____
 Framing lumber - Kind _____ Dressed or full size? _____
 Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
 Material columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts at one piece in cross section.
 Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
 On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
 Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
 Is one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

No. cars now accommodated on same lot _____ to be accommodated _____
 Total number commercial cars to be accommodated _____
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

Miscellaneous

Will above work require removal or disturbing of any shade tree on a public street? no
 Charge of the above work a person competent to see that the State and City requirements pertaining thereto _____

Signature of owner J. R. Kneeland

Permit No. 43/252
 Station 280 Broadway
 Own J. R. [unclear]
 Date of permit 8/24/43
 Notif. closing-in 10/16/43 70:55 AM
 Inspn. closing-in 10/20/43 8:15 P.M.
 Final Notif. 12/16/43

Final Inspn.
 INSPECTION NOT COMPLETED
 Cert. of Occupancy Issued

NOTES
 1947 - Eng. G. Wash.
 1948 - [unclear]
 1949 - [unclear]
 1950 - [unclear]
 1951 - [unclear]
 1952 - [unclear]
 1953 - [unclear]
 1954 - [unclear]
 1955 - [unclear]
 1956 - [unclear]
 1957 - [unclear]
 1958 - [unclear]
 1959 - [unclear]
 1960 - [unclear]
 1961 - [unclear]
 1962 - [unclear]
 1963 - [unclear]
 1964 - [unclear]
 1965 - [unclear]
 1966 - [unclear]
 1967 - [unclear]
 1968 - [unclear]
 1969 - [unclear]
 1970 - [unclear]
 1971 - [unclear]
 1972 - [unclear]
 1973 - [unclear]
 1974 - [unclear]
 1975 - [unclear]
 1976 - [unclear]
 1977 - [unclear]
 1978 - [unclear]
 1979 - [unclear]
 1980 - [unclear]
 1981 - [unclear]
 1982 - [unclear]
 1983 - [unclear]
 1984 - [unclear]
 1985 - [unclear]
 1986 - [unclear]
 1987 - [unclear]
 1988 - [unclear]
 1989 - [unclear]
 1990 - [unclear]
 1991 - [unclear]
 1992 - [unclear]
 1993 - [unclear]
 1994 - [unclear]
 1995 - [unclear]
 1996 - [unclear]
 1997 - [unclear]
 1998 - [unclear]
 1999 - [unclear]
 2000 - [unclear]

10/17/43 Rechange-1
 10/18/43 Work under way
 10/19/43 Little progress
 10/20/43 Work under way
 10/21/43 Work under way
 10/22/43 Work under way
 10/23/43 Work under way
 10/24/43 Work under way
 10/25/43 Work under way
 10/26/43 Work under way
 10/27/43 Work under way
 10/28/43 Work under way
 10/29/43 Work under way
 10/30/43 Work under way
 10/31/43 Work under way
 11/1/43 Work under way
 11/2/43 Work under way
 11/3/43 Work under way
 11/4/43 Work under way
 11/5/43 Work under way
 11/6/43 Work under way
 11/7/43 Work under way
 11/8/43 Work under way
 11/9/43 Work under way
 11/10/43 Work under way
 11/11/43 Work under way
 11/12/43 Work under way
 11/13/43 Work under way
 11/14/43 Work under way
 11/15/43 Work under way
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 12/31/43 Work under way



City of Portland, Maine

Sustained 7/7/43
43/50

Appeal to the Municipal Officers to Change the Decision of the
Inspector of Buildings Relating to the Property Owned
by J. R. Kneeland at 280 Brackett Street

June 30, 19 43

To the Municipal Officers:

Your appellant, J. R. Kneeland

who is the owner of property at 280 Brackett St.

respectfully petitions the Municipal Officers of the City of Portland to change the decision of the Inspector of Buildings relating to this property, as provided by Section ~~19~~ Paragraph ~~4~~ of the ~~Zoning~~ ^{Building} Ordinance, on the ground that the enforcement of the ordinance in this case involves unnecessary hardship and because relief may be granted without substantially derogating from the intent and purpose of the ~~Zoning~~ ^{Building} Ordinance.

The decision of the Inspector of Buildings denies a permit to cover alterations of the single family dwelling house on the above property to convert it to a three family apartment house - one apartment on each floor - because windows required for light and air in the westerly wall open on land of the owner only 18 inches wide instead of the 45 inches required; because the height from floor to ceiling of the third floor apartment would be 7 feet 4 inches instead of 7 feet six inches required and because a center bedroom on third floor would be somewhat deficient in outside window area required to be no less than 10 per cent of the floor area; all contrary to the precise ~~reasons for the appeal~~ requirements of the Building Code.

The reasons for the appeal are as follows: The dwelling on the adjoining lot is about 15 feet from the appellant's building, leaving plenty of room for light and air with little possibility that this space will ever be built upon. To increase the headroom in the third story would be prohibitive. The small deficiency in area of outside windows is hardly enough to effect adversely the health or welfare of the occupants of the apartment.

43/50

PUBLIC HEARING ON THE APPEAL UNDER THE BUILDING CODE OF J. R. KNEELAND
AT 280 BRACKETT STREET

July 1, 1945

A public hearing upon the above appeal was held before the Committee on Zoning and Building Ordinance Appeals today. Present for the city were Chairman Libby, Councillors Berry, Harrison, and Leighton, Corporation Counsel W. Mayo Payson and the Inspector of Buildings, Warren McDonald.

Neither proponents nor opponents were present. The Inspector of Buildings explained the situation.

Warren McDonald

43/50

Appeal 280 Brackett St.
Rept. 2928D-I

July 12, 1943

Subject: Action on appeal of J. R. Kneeland
at 280 Brackett Street

Mr. J. R. Kneeland,
280 Brackett Street,
Portland, Maine

Dear Sir:

The Municipal Officers on July 7, 1943 voted favorable action on your appeal relating to conversion to a three family apartment house at 280 Brackett Street.

Mr. Sears of this office has made the following notes with regard to compliance with details of the Building Code not involved in the appeal. With the exception of possibly one of them, I see no reason why these requirements may not easily be met. Here they are:

1. Electric lights in halls not shown to be so arranged on circuits and so "switched" as to afford opportunity on the part of each tenant to turn a single switch and light the halls and stairs to a place of safety at the ground level, as I explained to you when you were in the office.
2. The width of the existing stairs is not indicated in figures. The front stairs scale about 36 inches wide but the rear stairs scale less than 30 inches wide. This latter question is the only one of these items that I am afraid of. If the scale of the drawings as regards the width of this rear stairs is correct, then there may be some difficulty here.
3. The plans do not show clearly that there are or will be handrails on at least one side of each stairs, full length.
4. I believe you said that there were not more than three consecutive winding treads in any of the stairs. More than three winding treads consecutively are not allowable.
5. No details of the brackets intended to support the outside fire escape are shown. No details of the framing of the platforms of the fire escape are shown. No details of the ladder are shown. With relation to the ladder you will recall that the location of it is to be changed so that a person compelled to use it would have opportunity to swing themselves from the lower platform onto the ladder, the side rails and the rungs to be extended far enough above the platform for that purpose, and the rungs to be far enough from the outside wall of the building as to give "toe room".
6. No framing of the proposed dormer window is given either.
7. Before the building permit is actually issued we should like to have all of the above details cleared up on the plans and new prints furnished.

I am writing this letter according to our agreement so that you may

43/50

Mr. J. S. Kneeland-----2

July 12, 1943

check up on the above details mentioned, make sure they can be taken care of, and then approach the National Housing Agency if you so desire.

Very truly yours,

WMO/H

Inspector of Buildings

P.S. I am enclosing also a form letter and acknowledgment post card relating to War Production Board Conservation Order 1-11. In case you decide to go ahead with this work yourself you will need to take into account this Conservation Order. It is not my duty to enforce or to interpret this order, but it is my duty to report this job to the War Production Board at Boston and Portland when the building permit is finally issued unless it is to be carried on by a Federal Government Agency. I want to refrain from reporting anyone to the Government without his knowledge. If you decide to go ahead with the job yourself, and feel that you can do so, please sign the acknowledgment post card and return to this office with the additional details of plans called for. You can secure authoritative information about the Conservation Order at the War Production Board office at 142 High Street. No matter what their information is to you, however, I still am in duty bound to report the job to the War Production Board when the building permit is issued.

43/60

87-10
C76
ags

Room 21, City Hall
June 30, 1943

Mr. J. R. Kneeland,
280 Brackett Street,
Portland, Maine

Dear Sir:

The Committee on Zoning and Building Ordinance Appeals of the Municipal Officers will hold a public hearing at the Council Chamber, City Hall on Friday, July 2, 1943 at 11 o'clock in the forenoon upon your appeal under the Building Code relating to certain yard spaces upon which required windows are to open in the proposed apartment house at 280 Brackett Street.

Please be present or be represented at this hearing in support of your appeal.

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS

Herman B. Libby, Chairman

500
A-1
10/1

that the appeal under the Building Ordinance of J. R. Kneeland at 200 Brackett Street, relating to conversion of the building to a three apartment house with slightly less headroom on the third floor, with required windows on the westerly side of the building closer to the property line and with a bedroom proposed on the third floor with somewhat deficient outside window area than permitted by the precise terms of the ordinance, be sustained and that a building permit be granted to said appellant subject to full compliance with all terms of the Building Code not involved in this appeal:

BECAUSE enforcement of the ordinance in this specific case involves unnecessary hardship by needlessly depriving the owner of the opportunity to develop the building, thus increasing the income and affording some small relief in the present housing deficiency; and desirable relief may be granted without substantially derogating from the intent and purpose of the ordinance in that the deficiencies for which approval is sought would not be detrimental to the health, comfort or welfare of the occupants of the proposed apartment.

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

SEPTEMBER 17, 1996

KLIMENT STEPHEN A
1255 5TH AVE
NEW YORK NY 10029

Re: 280 BRACKETT ST
CBL: 063- - 1-005-001-71
DU: 3

Dear Mr. Kliment:

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 - 3RD FLR - REAR ROOF - 108.40
DECK HAS INADEQUATE 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,

Tammy Munson
Code Enfc.Offc./ Field Supv.



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

OK
M
6-8-87

April 15, 1987

Mr. John Douphinett
1530 Congress Street
Portland, ME 04101

Re: 280 Brackett St., Apt. #2

Dear Mr. Douphinett:

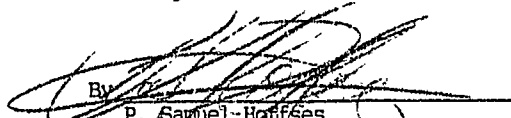
We recently received a complaint and an inspection was made by Code Enforcement Officer Merlin Leary of the property owned by you at 280 Brackett Street, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:


- *1. ~~BATHROOM/BEDROOM & REAR HALL - ceilings - leading - 108-2~~

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 May 15, 1987

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

By 
P. Samuel Hoffses
Chief of Inspection Services


Code Enforcement Officer Merlin Leary (5)

jmr



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

January 27, 1988

John & Marlene Douphinett Jts.
1530 Congress Street
Portland, Maine 04101

DU: 5

Dear M. & Mrs. Douphinett:

Re: 280 Brackett St. 63-I-5

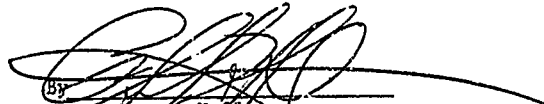
The Housing Inspections Division of the Department of Planning and Urban Development has recently completed an overall inspection of the above referred property.


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.

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
Planning & Urban Development


By P. Samuel Hoffes
Chief of Inspection Services


Code Enforcement Officer
Merlin Leary (5)

jmr

280 BRACKETT STREET

BRANWALL


SHAW-WALKER
#1503-1R

CERTIFICATE
OF
COMPLIANCE

CITY OF PORTLAND

December 12, 1980

Department of Urban Development
Housing inspections Division
Telephone: 775-5451 - Extension 311 - 312

Mr. Robert Penny
Ride-A-Way Lane
Falmouth, Maine 04105

Re: Premises located at: 280 Brackett St., Portland, Me. 63-I-5 GEN.

Dear Mr. Penny:

A re-inspection of the premises noted above was made on December 11, 1980 by Housing Inspector Marland Wing.

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 13, 1978.

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 December 1985.

Sincerely yours,

Joseph E. Gray, Jr., Director of
Planning and Urban Development

By

Lyle D. Noyes
Lyle D. Noyes
Housing Code Administrator

Inspector

Marland Wing
Marland Wing

jmr

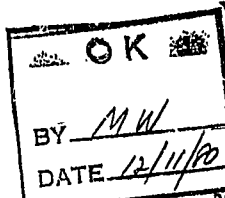
NOTICE OF HOUSING CONDITIONS

DU 3

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

Ch.-Bl.-Lot: **63-I-5**
Location: **280 Brackett Street**
Project: **General**
Issued: **12-13-78**
Expired: **2-13-79**

Mr. Robert Penny
Hide-A-Way Lane
Falmouth, Maine 04105



Dear Mr. Penny:

An examination was made of the premises at 280 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 February 13, 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 D. Noyes
Lyle D. Noyes,
Chief of Housing Inspections

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" - Section(s)

- | | |
|---|-----------|
| 1. SECOND FLOOR FRONT HALL - window - replace broken glass. | 3-c |
| 2. FIRST FLOOR FRONT AND REAR PORCH - repair or replace the loose, rotted and broken members. | 3-d
10 |
| *3. FIRST, SECOND AND THIRD FLOOR - rear (exterior) - replace rotted fire escape. | 10 |
| 4. CELLAR - overall - accomplish a general clean up of the cellar by disposing of all litter and rubbish. | 4-d |
| 5. EXTERIOR WALLS - overall - repair or replace the loose and missing siding, where necessary. | 3-a |
| 6. EXTERIOR FOUNDATION - overall - point up foundation, where necessary. | 3-a |
| 7. EXTERIOR CHIMNEY - point up chimney, where necessary. | 3-a |
| 8. CELLAR STAIRWAY - replace missing plaster. | 3-b |
| *9. CELLAR - overall - repair loose wiring. | 8-a |
| *10. CELLAR - provide thermal cut-off on furnace. | 9 |
| *11. CELLAR - repair loose draft control on furnace. | 9 |
| *12. FRONT CELLAR - ceiling - repair broken light fixture. | 8-a |
| 13. CELLAR - remove soot from chimney, and properly dispose of it. | 4-a |
| 14. FIRST FLOOR FRONT HALL - door - replace broken glass. | 3-c |
| 15. FIRST, SECOND AND THIRD FLOOR FRONT AND REAR HALLS - ceiling and walls - repair or replace the loose, broken and missing plaster. | 3-b |

continued -

280 Brackett Street - continued

- | | | |
|--------------------|---|-----|
| 16. | FIRST FLOOR FRONT HALL - door - repair inoperative lock set. | 3-d |
| *17. | FIRST FLOOR FRONT HALL - ceiling - repair inoperative light fixture. | 8-e |
| *18. | FIRST, SECOND AND THIRD FLOOR FRONT HALL - stairs - replace missing balusters. | 3-d |
| 19. | SECOND FLOOR FRONT HALL - wall - replace missing switch cover. | 8-e |
| 20. | SECOND FLOOR FRONT HALL - window - replace broken glass. | 3-c |
| 21. | SECOND FLOOR FRONT HALL - closet - repair broken closet door and frame. | 3-d |
| 22. | SECOND FLOOR FRONT HALL - closet - replace missing plaster. | 3-b |
| 23. | SECOND AND THIRD FLOOR FRONT HALL - stairway - repair loose rail. | 3-d |
| *24. | THIRD FLOOR FRONT HALL - repair leaking skylight. | 3-a |
| *25. | THIRD FLOOR HALL - wall - repair loose light fixture. | 8-e |
|
 | | |
| <u>First Floor</u> | | |
| 26. | FRONT BEDROOM - window - replace broken glass. | 3-c |
| 27. | FRONT AND REAR BEDROOM - ceiling and walls - replace missing plaster. | 3-b |
| 28. | FRONT AND MIDDLE BEDROOM - windows - provide counter balance cords allowing window sash to remain elevated when opened. | 3-e |
| 29. | KITCHEN, DINING ROOM AND LIVING ROOM - windows - provide counter balance cords allowing window sash to remain elevated when opened. | 3-c |
| 30. | FRONT BEDROOM - window - replace rotted sashes. | 3-c |
| 31. | FRONT BEDROOM - ceiling - repair loose tile. | 3-t |
| *32. | BATHROOM AND LIVING ROOM - ceiling - repair inoperative light fixture. | 8-e |
| *33. | LIVING ROOM - wall - repair inoperative electrical outlet. | 0-a |
| *34. | REAR BEDROOM - wall - repair inoperative electrical outlet. | 8-e |
| *35. | BATHROOM - repair inoperative flush toilet. | 6-a |
| 36. | BATHROOM - repair leaking bathtub faucet. | 6-c |
| 37. | BATHROOM - repair leaking flush toilet. | 6-a |
| 38. | REAR BEDROOM - replace broken glass. | 3-a |
| 39. | KITCHEN AND BATHROOM - ceiling - repair loose ceiling tiles. | 8-u |
| 40. | KITCHEN - window - secure glass by replacing points and/or reglazing. | 3-c |
| 41. | FIRST FLOOR REAR HALL - door - replace broken glass. | 3-c |
| 42. | REAR HALL - walls - replace missing plaster. | 3-b |
| 43. | PANTRY - walls - replace missing plaster. | 3-b |
| *44. | LIVING ROOM - ceiling - repair leaking ceiling. | 3-a |
|
 | | |
| 12-11-8 | <u>Second Floor</u> | |
| 45. | Provide dual egress for this dwelling unit. | 3-a |
| 46. | PANTRY - repair leaking sink faucet. | 6-a |
| *47. | PANTRY - ceiling - repair loose light fixture. | 8-e |
| *48. | KITCHEN - wall - replace illegal wall switch. | 8-c |
| *49. | KITCHEN - wall - replace illegal wall switch. | 3-a |
| *50. | KITCHEN AND BATHROOM - ceiling - repair leaking ceiling. | 6-c |
| 50. | BATHROOM - repair leaking bathtub faucet. | 3-c |
| 51. | BATHROOM - window - replace broken glass. | 3-c |
| *52. | MIDDLE BEDROOM - ceiling - repair loose light fixture. | 8-e |
| 53. | FRONT BEDROOM - ceiling - replace missing tiles. | 3-b |
|
 | | |
| <u>Third Floor</u> | | |
| *54. | LIVING ROOM - ceiling - remove illegal extension cord. | 8-e |
| 55. | REAR BEDROOM - walls - replace missing plaster. | 3-b |
| 56. | REAR BEDROOM - window - secure glass by replacing points and/or reglazing. | 3-c |
| *57. | Provide dual egress for this dwelling unit. | 10 |
| 58. | REAR BEDROOM - window - replace broken glass. | 3-c |
| *59. | REAR BEDROOM - wall - repair loose light fixture. | 8-a |
| 60. | REAR BEDROOM - window - provide counter balance cords allowing window sash to remain elevated when opened. | 3-c |
| 61. | KITCHEN - repair leaking sink faucet. | 6-c |

continued -

280 Brackett Street - continued

- | | |
|--|-----|
| 62. KITCHEN - window - replace rotted sash. | 3-c |
| 63. KITCHEN - window - secure glass by replacing points and/or reglazing. | 3-c |
| 64. KITCHEN - window - replace broken glass. | 3-c |
| *65. KITCHEN - ceiling - replace inoperative light fixture. | 8-e |
| 66. BATHROOM - repair leaking bathtub faucet. | 6-c |
| *67. BATHROOM - ceiling - replace illegal light fixture. | 8-e |
| *68. BATHROOM - ceiling - repair leaking skylight. | 3-a |
| 69. KITCHEN AND BATHROOM - fixtures - provide adequate cold water pressure. | 6-a |
| *70. FRONT BEDROOM - wall - repair loose light fixture. | 8-e |
| *71. FRONT BEDROOM - wall - repair inoperative light fixture. | 8-u |
| 72. FRONT BEDROOM - window - replace broken glass. | 3-c |
| 73. FRONT BEDROOM - walls - replace missing plaster. | 3-b |
| 74. FRONT BEDROOM - ceiling - repair loose plaster. | 3-b |
| 75. FRONT BEDROOM - window - repair counter balance cords allowing window sash to remain elevated when opened. | 3-c |
| 76. FRONT BEDROOM - window - secure glass by replacing points and/or reglazing. | 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 210 Street DL
 PROJECT NGP
 OWNER Henny

INSPECTOR [Signature]

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
<u>12/17/78</u>	<u>2/13/78</u>				

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

DATE 12-11-80 MW ALL VIOLATIONS HAVE BEEN CORRECTED [initials] POSTING RELEASE [initials]
 Send "CERTIFICATE OF COMPLIANCE"

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 _____

INSPECTOR'S REMARKS: CO office work program - 2507

2-6-79 MG
12-11-80 MW

Heat not used
Owner completely renovated building

INSTRUCTIONS TO INSPECTOR: _____

829-6206

P 032 224 137

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL

(See Reverse)

Re: 280 Brackett St. - M. Leary - Housing

★ U.S.G.P.O. 1984-446-014

PS Form 3800, Feb. 1982

Sent to Mr. John Douphinett	
Street and No. 1530 Congress Street	
P.O., State and ZIP Code Portland, ME 04101	
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	



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

April 15, 1987

Mr. John Douphinett
1530 Congress Street
Portland, ME 04101

Re: 280 Brackett St., Apt. #2

Dear Mr. Douphinett:

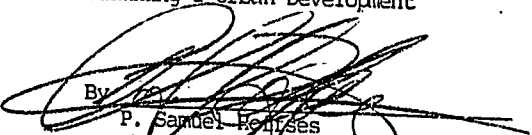
We recently received a complaint and an inspection was made by Code Enforcement Officer Merlin Leary of the property owned by you at 280 Brackett Street, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

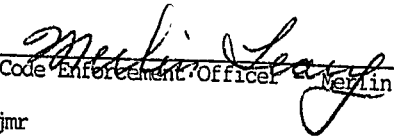
- *1. BATHROOM/BEDROOM & REAR HALL - ceilings - leaking. 108-2

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 May 15, 1987

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

By 
P. Samuel Pontes
Chief of Inspection Services


Code Enforcement Officer Merlin Leary (5)

jmr

Inspection Services
Samuel P. Hoffses
Chief



CITY OF PORTLAND

Planning and Urban Development
Joseph E. Gray Jr.
Director

March 18, 1993

Joseph Mair
Stephen & Felicia Kliment
12 Vail St
Portland, ME 04103

Re: 280 Brackett St
CBL #: 063-I-004
DU: 5

Dear Sir,

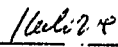
The Housing Inspections Division of the Department of Planning and Urban Development has recently completed an overall inspection of the above referred property.

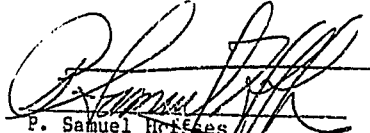
Congratulations are extended to you for the general condition of your property which was found to meet the standards established by the City's Housing Code.

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,


Kathleen A. Lowe
Code Enforcement Officer


P. Samuel Hoffses
Chief of Inspection Services

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

SEPTEMBER 17, 1996

KLIMENT STEPHEN A
1255 5TH AVE
NEW YORK NY 10029

Re: 280 BRACKETT ST
CBL: 063- - 1-005-001-01
DU: 3

Dear Mr. Kliment:

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 - 3RD FLR - REAR ROOF - DECK HAS INADEQUATE BALUSTERS 108.40
2. INT - OVERALL - HARD-WIRED BATTERY-BACK/UP SMOKE DETECTORS ARE REQUIRED IN EACH UNIT 113.50

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,

A handwritten signature in cursive script that reads "Tammy Munson".

Tammy Munson
Code Enfc. Offc./ Field Supv.