

81 Brighton Avenue

81-C-5



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C E R T I F I C A T E  
O F  
C O M P L I A N C E

CITY OF PORTLAND

June 19, 1979 ✓

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

Robert E. & Elaine B. Folsom  
81 Brighton Avenue  
Portland, Maine 04103

Re: Premises located at 81 Brighton Avenue, Portland, Maine NCP-Oakdale 81-C-5

Dear Mr. & Mrs. Folsom:

A re-inspection of the premises noted above was made on June 18, 1979  
by Housing Inspector Bartlett.

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 Sept. 22, 1977.

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 June 1984.

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

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

Inspector G. Bartlett  
G. Bartlett

VW

ADMINISTRATIVE HEARING DECISION

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

OK  
BY GB  
DATE 6/19/79

Date January 25, 1979

Robert E. & Elaine B. Folsom  
81 Brighton Avenue  
Portland, Maine 04103

Re: Premises located at 81 Brighton Avenue, Portland, Maine NCP-Oakdale 81-C-5

Dear Mr. & Mrs. Folsom:

You are hereby notified that our discussions and your request for additional  
time

on Jan. 24, 1979, regarding our "Notice of Housing Conditions" at the above  
referred premises resulted in the decision noted below.

XX Expiration time extended to March 25, 1979 in order to correct items # 2 & 3  
included in the attached violation list. These items will not be included as a part  
of the contract work.

yz Notice modified as follows: Time is extended to May 1, 1979 on the exterior  
item # 1.

Please notify this office if all violations are corrected before the above mentioned  
dates, so that a "Certificate of Compliance" may be issued.

In Attendance:  
Mrs. Folsom

G. Bartlett MB

Encl.

vw

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

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

January 25, 1979

Remaining Housing Code Violations to be corrected within time extension granted on the  
attached Administrative Hearing Decision - NOHC - Sept. 22, 1977

81 Brighton Avenue, Portland, Maine NCP-Oakdale 81-C-5

6/18/79

~~1. OVERALL WALLS - repair or replace broken and missing shingles. 3a~~

FIRST, SECOND & THIRD FLOORS

~~2. RIGHT REAR BEDROOM CEILING - secure loose panel. 3b~~

~~3. RIGHT REAR BEDROOM WINDOW - repair or replace broken glass. 3c~~

NOTICE OF HOUSING CONDITIONS

DU 1

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

Robert E. & Elaine B. Folsom  
 81 Brighton Avenue  
 Portland, Maine 04103

11AM  
 1/24/79  
 773-4803

Ch.-Bl.-Lot: 81-C-5  
 Location: NCP-Oakdale  
 Project: 81 Brighton Avenue  
 Issued: Sept. 22, 1977  
 Expired: Dec. 22, 1977

Dear Mr. & Mrs. Folsom:

An examination was made of the premises at 81 Brighton Avenue, Portland, Maine, by Housing Inspector Bartlett. 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 Dec. 22, 1977. 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 G. Bartlett  
 G. Bartlett

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

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

- ~~1. OVERALL ROOF - repair or replace missing shingles. 3a~~
  - ~~2. OVERALL WALLS - repair or replace broken & missing shingles. 3a~~
  - ~~3. THIRD FLOOR RIGHT HEDDLE WINDOW - repair or replace rotted faceboard. 3c~~
  - ~~4. REAR STAIRS - replace missing handrail. 3d~~
  - ~~5. REAR STAIRS - repair or replace rotted and loose stringers. 3d~~
  - ~~6. EXTERIOR CHIMNEYS - repair or replace loose & missing bricks & mortar. 3e~~
  - ~~7. FIRST FLOOR - FRONT HALL WINDOW - secure large glass by replacing joints and/or reglazing. 3c~~
  - ~~8. REAR CHIMNEY - remove soot from flue and properly dispose of it. 3e~~
- We suggest you have an electrician check the system for possible up-grading.
- FIRST, SECOND & THIRD FLOOR
- ~~9. KITCHEN CEILING - repair or replace cracked plaster. 3b~~
  - ~~10. KITCHEN CEILING - determine the reason and remedy the conditions causing the leaking. 3b~~
  - ~~11. LIVING ROOM & LEFT FRONT BEDROOM WINDOWS - repair or replace broken counter balance cords allowing window sash to remain elevated when opened. 3c~~
  - ~~12. SECOND FLOOR BATHROOM WALLS & CEILING - remove peeling paint. 3b~~
  - ~~13. SECOND FLOOR BATHROOM WALLS - determine the reason and remedy the conditions causing signs of leakage. 3b~~

continued  
 vw

Continued

81 Brighton Avenue, Portland, Maine NCP-Oakdale 81-C-5 9/22/77

- ~~14. SECOND FLOOR - BATHROOM FLOOR - repair or replace worn & damaged floor covering. 3b~~
- ~~15. SECOND FLOOR BATHROOM LAVATORY - repair or replace leaking cold water faucet. 6d~~
- ~~16. FIRST FLOOR DINING ROOM WINDOW - secure glass by replacing points and/or reglazing. 3c~~
- ~~17. SECOND FLOOR STAIRWAY CEILING - determine the reason and remedy the condition which causes signs of leakage. 3b~~
- ~~18. RIGHT REAR BEDROOM CEILING - secure loose panel. 3b~~
- ~~19. RIGHT MIDDLE BEDROOM CEILING - repair or replace cracked and loose plaster. 3b~~
- ~~20. THIRD FLOOR - PLAYROOM WINDOWS - repair or replace rotted sash. 3c~~
- ~~21. RIGHT REAR BEDROOM WINDOW - repair or replace broken glass. 3c~~
- ~~22. THIRD FLOOR PLAYROOM - WALLS & CEILING - determine the reason and remedy the condition which causes signs of leakage. 3b~~

We suggest you contact the City of Portland Building Inspection Department, 389 Congress St.,  
Tel. 775-5451 to determine if any of the items listed above require a building or  
alteration permit.

REINSPECTION RECOMMENDATIONS

INSPECTOR BARTLETT

OK

BY GB  
DATE 6/18/79

LOCATION 81 BRIGHTON AVE  
PROJECT NCP-OALDALE  
OWNER R. FOLSON

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
9/22/77	12/22/77				

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

DATE		ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE" <input checked="" type="checkbox"/>	"POSTING RELEASE" <input type="checkbox"/>
<u>6/18/79</u>	<u>GB</u>	SATISFACTORY Rehabilitation in Progress	
<u>1-24-79</u>	<u>GB</u>	Time Extended To: <u>WTX 3-24-79 6 5-1</u>	
		Time Extended To: _____	
		Time Extended To: _____	
		UNSATISFACTORY Progress Send "HEARING NOTICE" _____	"FINAL NOTICE" <input type="checkbox"/>
		"NOTICE TO VACATE" POST Entire _____ POST Dwelling Units _____	
		UNSATISFACTORY Progress "LEGAL ACTION" To Be Taken _____	
<u>6/18/79</u>	<u>GB</u>	INSPECTOR'S REMARKS: <u>3 CORRECTED - COC</u>	
		INSTRUCTIONS TO INSPECTOR: _____	