

465-473 Brighton Avenue 177-A-23





CITY OF PORTLAND

JOSEPH E. GRAY, JR.
DIRECTOR OF PLANNING
AND URBAN DEVELOPMENT

March 24, 1982

CALL LIST #11

Harold R. Shepard
469 Brighton Avenue
Portland, Maine 04102

DU: 13

Re: 465-473 Brighton Ave. 177-A-23 NCP-OAK.

The Housing Inspections Division of the Department of Planning & Urban Development has recently completed an overall inspection of your 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.

Third Floor Left - Fire Escape - deck - broken slat.
Improperly grounded electric service.

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 of
Planning & Urban Development

By Lyle D. Woyes
Lyle D. Woyes
Inspection Services Division

[Signature]
Code Enforcement Officer - Carroll (2)

jmr

Housing Inspection Division

City of Portland

DWELLING UNIT SCHEDULE

1) INSP. Date

3882

2) INSP.

#2 2

3) FORM NO.

4) TENANT'S NAME

T/ENR

5) Flr.# 6) Location 7) Rng. Tp. 8) #Rms. 9) #Peo. 10) #All'd 11) Slip. Rms.
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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

NO

1-6

NO

Full

Y/N

Y/N

LG

PL

PB

PR

Viol. No.

Remedy

Cond.

Violation

Stal

Location

Room Type

Area Type

Resp. Party

Code Sect. Violated

Violation Rem. - Date

Housing Inspection Division

City of Portland

DWELLING UNIT SCHEDULE

1) INSP. Date

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2) INSP.

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3) FORM NO.

4) TENANT'S NAME

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5) Flr. #

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23) Bath

24) Flush

Viol. No.

Remedy

Cond.

Violation

Location

Room Type

Area Type

Resp. Party

Code Sect. Violated

Violation Rem. - Date

Stair

Housing Inspection Division

City of Portland

DWELLING UNIT SCHEDULE

2) INSP.

3) FORM NO.

1) INSP. Date

3882

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4) TENANT'S NAME

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Viol. No. Remedy Cond. Violation Location Room Type Area Type Resp. Party Code Sect. Violated Violation Rem. - Date

Std

City of Portland

Housing Inspection Division

DWELLING UNIT SCHEDULE

1) INSP. Date

3882

2) INSP.

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3) FORM NO.

5) Flr. #

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19) Hot Water

20) Dual Egress

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22) Lav.

23) Bath

24) Flush

12) Child Under 10

13) Child 1-6

14)

Location

Room Type

Area Type

Resp. Party

Code Sect. Violated

Violation Rem. - Date

Viol. No.

Remedy

Cond.

Violation

Handwritten notes in violation column

Housing Inspection Division

City of Portland

DWELLING UNIT SCHEDULE

3) FORM NO.

1) INSP. Date

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2) INSP.

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5) Flr. #

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6) Location

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7) Rmg. Tp.

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11) Slp. Rms.

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15) Rent

16) Rent Code

17) Furn.

18) Heat

19) Hot Water

20) Dual Egress

21) Ck'ng

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23) Bath

24) Flu.

12) Child Under 10

13) Child 1-6

14) Child 7-12

Location

Room Type

Area Type

Resp. Party

Code Sect. Violated

Violation Rem. - Date

Viol. No.

Remedy

Cond.

Violation

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City of Portland

Housing Inspection Division

DWELLING UNIT SCHEDULE

1) INSP. Date

2) INSP.

3) FORM NO.

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City of Portland

Housing Inspection Division

DWELLING UNIT SCHEDULE

1) INSP. Date

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2) INSP.

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3) FORM NO.

4) TENANT'S NAME

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5) Flr. #

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6) Location

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12) Child Under 10

13) Child 1-6

14) 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

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3) FORM NO.

4) TENANT'S NAME

5) Flr. #

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6) Location

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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) Flush

Viol. No.

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Resp. Party

Code Sect. Violated

Violation Rem. - Date

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City of Portland

Housing Inspection Division

DWELLING UNIT SCHEDULE

1) INSP. Date

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2) INSP.

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3) FORM NO.

4) TENANT'S NAME

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5) Flr. # 3

6) Location RIR DU

7) Rmg. Tp. 3

8) #Rms. 2

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13) Child 1-6

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18) Heat FOLF

19) Hot Water /

20) Dual Egress /

21) Ck'ng LG

22) Lav. PL

23) Bath PP

24) Flush PP

Viol. No.

Remedy

Cond.

Violation

Location

Room Type

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Resp. Party

Code Sect. Violated

Violation Rem. - Date

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City of Portland

Housing Inspection Division

DWELLING UNIT SCHEDULE

1) INSP. Date

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4) TENANT'S NAME

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18) Heat

19) Hot Water

20) Dual Egress

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23) Back

24) Flush

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Viol. No.

Remedy

Cond.

Violation

Location

Room Type

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Resp. Party

Code Sect. Violated

Violation Rem. - Date

STD

Housing Inspection Division

City of Portland

DWELLING UNIT SCHEDULE

1) INSP. Date

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2) INSP.

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3) FORM NO.

4) TENANT'S NAME

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15) Rent

16) Rent Code

17) Furn.

18) Heat

19) Hot Water

20) Dual Egress

21) Ck'ng

22) Lav.

23) Bath

24) Flush

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1-6

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Viol. No.

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Cond.

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Location

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Violation Rem. - Date

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CERTIFICATE
OF
COMPLIANCE ✓

CITY OF PORTLAND
Health Department - Housing Inspections Division
Telephone: 775-5451 - Extension 448
Mr. Harold R. Shepard
469 Brighton Avenue
Portland, Maine 04102

Re: Premises located at 465-473 Brighton Avenue, Portland, Maine 177-A-23

Dear Mr. Shepard:

A re-inspection of the premises noted above was made on November 25, 1975
by Housing Inspector B. MacIsaac.

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. 24, 1975.

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 1980.

Sincerely yours,

David C. Bittenbender
Health Director

By *Lydia J. ...*
Chief of Housing Inspections

Inspector *B. MacIsaac*
B. MacIsaac

LDN:rl

dn/72

NOTICE OF HOUSING CONDITIONS

DU 13

CITY OF PORTLAND
Health Department - Housing Division
Telephone 775-5451 - Extension 448

Mr. Harold R. Shepard
459 Brighton Avenue
Portland, Maine 04102

Ch.-Bl.-Lot:
Location:
Project:
Issued:
Expires:

177-A-23
465-473 Brighton Ave.
General
SEPTEMBER 24, 1975
NOVEMBER 25, 1975

OK
DATE 12-1-75

Dear Mr. Shepard:

An examination was made of the premises at 465-473 Brighton Avenue, Portland, Maine, by Housing Inspector MacIsaac. 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 NOVEMBER 25, 1975. 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 re-inspection within the time set forth above, will anticipate that the premises have been brought into compliance with Code Standards.

Your cooperation will help this Department in its goal to maintain all Portland residents in decent, safe and sanitary housing.

Sincerely yours,
David C. Bittenbender
(Acting)

Health Director

Inspector B. MacIsaac

By [Signature]
Chief of Housing Inspections

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

- ~~11-25-1. Basement
Correct the condition at the fixture causing a cross-connection in the bathtub of the bathroom. 6d~~
- ~~11-25-2. First Floor - Right Front
Correct the condition at the fixture causing a cross-connection in the bathtub of the bathroom. 6d~~
- ~~11-25-3. Second Floor - Right Front
Correct the condition at the fixture causing a cross-connection in the bathtub of the bathroom. 6d~~
- ~~11-25-4. Second Floor - Left Rear
Correct the condition at the fixture causing a cross-connection in the bathtub of the bathroom. 6d~~
- ~~11-25-5. Third Floor - Left Rear
Correct the condition at the fixture causing a cross-connection in the bathtub of the bathroom. 6d~~
- ~~12-1-6. Third Floor - Right Rear
Correct the condition at the fixture causing a cross-connection in the bathtub of the bathroom. 6d~~

LON:rl

REINSPECTION RECOMMENDATIONS

INSPECTOR MAETSAC

LOCATION 469 BRIGHTON
PROJECT GEN
OWNER SHEPARD

| NOTICE OF HOUSING CONDITIONS | | HEARING NOTICE | | FINAL NOTICE | |
|------------------------------|----------|----------------|---------|--------------|---------|
| issued | Expired | issued | Expired | Issued | Expired |
| 9-24-75 | 11-24-75 | | | | |

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

| | | |
|-----------------|----|---|
| DATE
12-1-75 | BM | ALL VIOLATIONS HAVE BEEN CORRECTED
Send "CERTIFICATE OF COMPLIANCE" <input checked="" type="checkbox"/> "POSTING RELEASE" <input type="checkbox"/> |
| | | 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
Request "LEGAL ACTION" Be Taken _____ |
| | | INSPECTOR'S REMARKS: _____

_____ |
| | | INSTRUCTIONS TO INSPECTOR: _____

_____ |

inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

February 25, 1994

SHEPARD HAROLD R
469 BRIGHTON AVE
PORTLAND ME 04102

Re: 469 Brighton Ave
CBL: 177- - A-023-001-01
DU: 13

Dear Mr. Shepard,

You are hereby notified, as owner or agent, that an inspection was made of the above referenced property. Violations of Article V of the Municipal Ordinance (Housing Code) were found as described in detail on the attached "Housing Inspections Report".

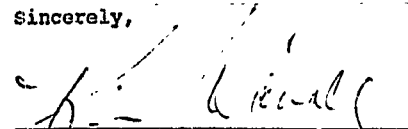
In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects within sixty (60) days. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within 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.

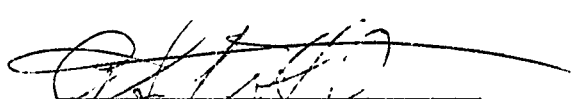
Please Note: You should consult this department to insure that any corrective action you should undertake complies with the building, plumbing, electrical, zoning and other Articles of the City Code.

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.

Sincerely,


Kevin Carroll
Code Enforcement Officer


P. Samuel Hoffses
Chief of Inspection Services

HOUSING INSPECTION REPORT

Location: 469 Brighton Ave
Housing Conditions Date: February 24, 1994
Expiration Date: April 25, 1994

Items listed below are in violation of Article V of the Municipal Codes,
"Housing Codes", and must be corrected before the expiration date:

1. JNT - B-SEMENT - 113.50
IMPROPER ELECTRICAL SERVICE GOUND

469 Brighton Avenue



SHAW-WALKER

SECTION 8 - EXISTING - LEASED HOUSING PROGRAM

ADDRESS 464 Brighton Avenue DATE 3/30/78

OWNER Harold Shepard ADDRESS Same

Location of Dwelling Units or
Number of Dwelling Units Under
Section 8 - Lease

NEIGHBORHOOD CONSERVATION PROJECT Oakdale

INSPECTED BY HOUSING DIVISION - YES NO

"NOTICE OF HOUSING CONDITIONS" ISSUED _____ 19____ ABATED 12/8 1975

LOAN PARTICIPANT _____