

906 Brighton Avenue

ADMINISTRATIVE DECISION

City of Portland
Department of Urban Development
Housing Inspections Division
Telephone: 775-5451 - Ext. 311 - 318

Date September 26, 1983

Mr. Richard A. Dee
906 Brighton Avenue
Portland, Maine 04102

Re: Premises located at 906 Brighton Ave. 260-D-19, 28 Gen.

Dear Mr. Dee:

You are hereby notified that a reinspection and your request for additional time on September 19, 1983, regarding our "Notice of Housing Conditions", at the above referred premises, resulted in the decision noted below.

Expiration time extended to October 24, 1983 in order to complete the work in progress to correct the remaining 6 Housing Code violations as listed on attached Notice of Housing Conditions.

Notice modified as follows:

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

Very truly yours,

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

By Lyle D. Noyes
Lyle D. Noyes
Inspection Services Division

In Attendance:

Mr. Richard A. Dee
Kevin Carroll

Encl.

jmr

HOUSING INSPECTION REPORT

OWNER: Mr. Richard A. Dee

CODE ENFORCEMENT OFFICER - Kevin Carroll (2)

906 Brighton Avenue, Portland, Maine 260-D-19/28 Notice of Housing Conditions
DATED: May 23, 1983 EXPIRES: August 23, 1983

ITEMS LISTED BELOW ARE IN VIOLATION OF "CHAPTER 307 OF THE MUNICIPAL CODES - MINIMUM STANDARDS FOR HOUSING" AND MUST BE CORRECTED.

	SEC. (S)
1. RIGHT REAR EXTERIOR - stairs - rotted and broken treads.	3-d
2. RIGHT REAR EXTERIOR - porch - missing support post.	3-a
3. FRONT EXTERIOR - stairs - missing handrails.	3-d
4. RIGHT FRONT EXTERIOR - porch - rotted support post.	3-a
5. RIGHT FRONT INTERIOR - foundation - cracked.	8-e
* 6. RIGHT FRONT CELLAR - missing electric ground - washing machines.	3-d
* 7. SECOND & THIRD FLOORS REAR HALL - stairs - missing handrails.	3-a
8. THIRD FLOOR FRONT HALL - ceiling - leaking.	3-f
9. SECOND FLOOR FRONT HALL - wall - broken plaster.	
<u>SECOND FLOOR ENTIRE</u>	
*10. KITCHEN - sink - missing electric ground - garbage disposal.	8-e
*11. KITCHEN - ceiling - exposed electrical conductors.	8-e
<u>THIRD FLOOR ENTIRE</u>	
12. RIGHT FRONT & RIGHT REAR BEDROOM - ceilings - leaking.	3-b

*WHEN MAKING YOUR REPAIRS, FIRST PRIORITY IS TO BE GIVEN TO ITEMS WITH ASTERISKS, AS THEY CONSTITUTE EXTREME HAZARDS TO THE HEALTH OR SAFETY OF THE OCCUPANTS OF THIS STRUCTURE.

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

Department of Planning & Urban Development
Inspections Services Division
Tel. 775-5451 - Ext. 311 - 318 - 319

Mr. Richard A. Dee
906 Brighton Avenue
Portland, Maine 04102

DU 3

Ch. 260 Blk. D Lot 19/28
Location: 906 Brighton Avenue

Project: NCP-Gen
Issued: May 23, 1983
Expires: Aug. 23, 1983

Dear Mr. Dee:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 906 Brighton Avenue, Portland, Maine by Code Enforcement Officer Kevin Carroll. Violations of Chapter 307 of the Municipal Codes (Minimum Standards for Housing) were found as described in detail on the attached "Housing Inspection Report".

In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects on or before August 23, 1983. 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 Code Standards.

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

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

Very truly yours,
Joseph E. Gray, Jr., Director of
Planning & Urban Development

By _____
Lyla D. Noyes,
Inspection Services Division

Code Enforcement Officer - Kevin Carroll (2)

Attachments:

jmr

HOUSING INSPECTION REPORT

OWNER: Mr. Richard A. Dee

CODE ENFORCEMENT OFFICER - Kevin Carroll (2)

906 Brighton Avenue, Portland, Maine
DATED: May 23, 1983

260-D-19/28 Notice of Housing Conditions
EXPIRES: August 23, 1983

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- | | <u>SEC. (S)</u> |
|---|-----------------|
| * 1. RIGHT REAR EXTERIOR - stairs - rotted and broken treads. | 3-d |
| * 2. RIGHT REAR EXTERIOR - porch - missing support post. | 3-a |
| * 3. FRONT EXTERIOR - stairs - missing handrails. | 3-d |
| * 4. RIGHT FRONT EXTERIOR - porch - rotted support post. | 3-a |
| * 5. RIGHT FRONT INTERIOR - foundation - cracked. | 3-a |
| * 6. RIGHT FRONT CELLAR - missing electric ground - washing machines. | 8-e |
| * 7. SECOND & THIRD FLOORS REAR HALL - stairs - missing handrails. | 3-d |
| * 8. THIRD FLOOR FRONT HALL - ceiling - leaking. | 3-a |
| * 9. SECOND FLOOR FRONT HALL - wall - broken plaster. | 3-b |

SECOND FLOOR ENTIRE

- | | |
|---|-----|
| *10. KITCHEN - sink - missing electric ground - garbage disposal. | 8-e |
| *11. KITCHEN - ceiling - exposed electrical conductors. | 8-e |

THIRD FLOOR ENTIRE

- | | |
|--|-----|
| 12. RIGHT FRONT & RIGHT REAR BEDROOM - ceilings - leaking. | 3-b |
|--|-----|

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X
December 19, 1978

Reginald Fletcher
906 Brighton Avenue
Portland, Maine 04103

Dear Mr. Fletcher Re: 906 Brighton Avenue, Portland, Maine General
260-D-19-26

Your property has been surveyed by the Housing Inspections Division, of this department, and has met Minimum Code Standards. Congratulations are extended to you for the general condition of your property. Good maintenance is the best way to preserve the useful life of your property and neighborhood.

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 1983.

If we can be of further help, please feel free to call on us.

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

By 
Lyle D. Noyas,
Chief of Housing Inspections

Inspector 
G. Nowka

vw

CERTIFICATE

OF

COMPLIANCE

June 30, 1972

CITY OF PORTLAND
Health Department - Housing Division
Tel. 775-5451 Ext 226

Mr. Kenneth Morse
812 Gray Road
Wincham, Maine

Re: Premises located at 906 Reighton Avenue

Dear Mr. Morse:

A re-inspection of the premises noted above was made on June 29, 1972
by Housing Inspector MoJesse, of the Health Department.

This is to certify that you have complied with our request to correct the violations
of the Municipal Codes relating to housing conditions described in our "Notice of
Housing Conditions" dated March 6, 1972.

Thank you for your cooperation and your efforts to help us maintain decent, safe and
sanitary housing for all Portland residents.

Sincerely yours,

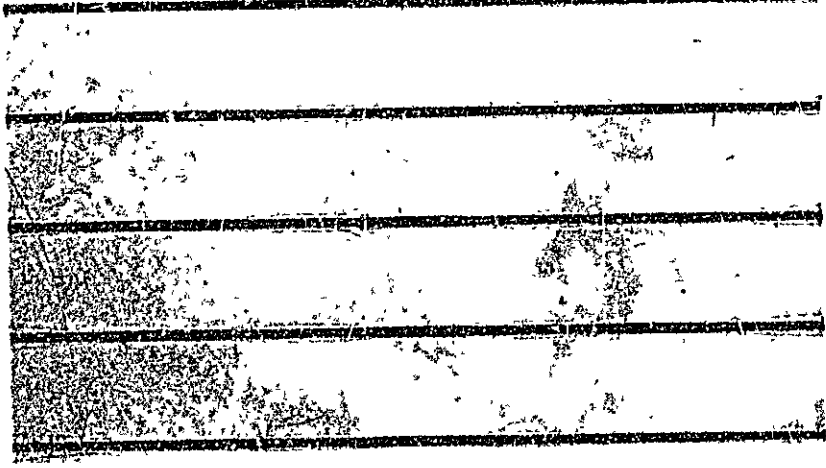
Arthur A. Hughson, CPH, MPH
Health Director

By Arthur A. Hughson
Chief of Housing Inspection

Inspector Harold J. Moore

906 BRIGHTON AVE

Housing



CBB/BSL

CERTIFICATE OF INSPECTION

DATE January 26, 1984

DU: 3

City of Portland
Housing Inspections Division
Department of Urban Development
Tel: 775-5451 Ext. 311 - 312

Mr. Richard A. Dee
87 Spring Street
Watertown, MA 02172

Re: Premises located at: 906 Brighton Ave. 260-D-19, 28 Gen.

Dear Mr. Dee:

An inspection of the above referred premises was recently completed by Code Enforcement Officer: Kevin Carroll

Although the structure does not meet the minimum standards as described in the Housing Code, it has been determined that no major code deficiencies exist at this time.

Items included on the enclosed list should be corrected as part of your normal maintenance procedures in order to avoid extensive repairs in the future and to prolong the useful life of the building.

Thank you for your cooperation and your efforts to help us maintain decent, safe, and sanitary housing for all Portland residents.

Please do not hesitate to call this office if you have any questions regarding this notice.

Sincerely yours,
Joseph E. Gray, Jr., Director
of Planning Urban Development

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

Kevin Carroll
Code Enforcement Officer - K. Carroll (2)

Enclosure

jmr

HOUSING INSPECTION REPORT

OWNER: Mr. Richard A. Dee CODE ENFORCEMENT OFFICER Kevin Carroll (2)
906 Brighton Avenue, Portland, Maine 260-D-19,28 Gen.

Certificate of Inspection - Dated:

RIGHT FRONT - foundation - cracked mortar joints.
SECOND FLOOR FRONT HALL - wall - broken plaster.

ADMINISTRATIVE DECISION

City of Portland
Department of Urban Development
Housing Inspections Division
Telephone: 5451 - Ext. 311 - 318

Date September 26, 1983

Mr. Richard A. Dee
~~906 Brighton Avenue~~
~~Portland, Maine 04102~~

*87 Spring St
Watertown, MA 02172*

Re: Premises located at 906 Brighton Ave., 260-D-19, 28 Gen.

Dear Mr. Dee:

You are hereby notified that a reinspection and your request for additional time on September 19, 1983, regarding our "Notice of Housing Conditions", at the above referred premises, resulted in the decision noted below.

X Expiration time extended to October 24, 1983 in order to complete the work in progress to correct the remaining 6 Housing Code violations as listed on attached Notice of Housing Conditions.

Notice modified as follows:

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

Very truly yours,

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

OK -
BY [Signature]
DATE 1/17/84

By [Signature]
Lyle D. Noyes
Inspection Services Division

In Attendance:

Mr. Richard A. Dee
Kevin Carroll

Encl.

jmr

HOUSING INSPECTION REPORT

OWNER: Mr. Richard A. Dee

CODE ENFORCEMENT OFFICER - Kevin Carcoll (2)

906 Brighton Avenue, Portland, Maine 260-D-19/28 Notice of Housing Conditions

DATED: May 23, 1983

EXPIRES: August 23, 1983

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5. RIGHT FRONT INTERIOR - foundation - cracked.	3-a
*6. RIGHT FRONT CEILING - missing electrical ground - washing machines.	8-e
*7. SECOND FLOOR THIRD FLOOR REAR HALL - stairs - missing handrails.	3-d
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<u>SECOND FLOOR ENTIRE</u>	
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C-2 CB

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

DU 3

Department of Planning & Urban Development
Inspections Services Division
Tel. 775-5451 - Ext. 311 - 318 - 319

Ch. 260 Blk. D Lot 19/28
Location: 906 Brighton Avenue

Mr. Richard A. Dee
906 Brighton Avenue
Portland, Maine 04102

Project: NCP-Gen
Issued: May 23, 1983
Expires: Aug. 23, 1983

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

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

Very truly yours,
Joseph E. Gray, Jr., Director of
Planning & Urban Development

By [Signature]
Lyle D. Hoyes,
Inspection Services Division

[Signature]
Code Enforcement Officer - Kevin Carroll (2)

Attachments:

jmr

HOUSING INSPECTION REPORT

OWNER: Mr. Richard A. Dee

CODE ENFORCEMENT OFFICER - Kevin Caroll (2)

906 Brighton Avenue, Portland, Maine 260-D-19/28 Notice of Housing Conditions
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773-0524

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

DU 3

Department of Planning & Urban Development
Inspections Services Division
Tel. 775-5451 - Ext. 311 - 318 - 319

Ch. 260 Blk. D Lot 19/28
Location: 906 Brighton Avenue

Mr. Richard A. Dee
906 Brighton Avenue
Portland, Maine 04102

Project: NCP-Gen
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Expires: Aug. 23, 1983

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Very truly yours,
Joseph E. Gray, Jr., Director of
Planning & Urban Development

By Lyle E. Royes
Lyle E. Royes,
Inspection Services Division

Kevin Carroll
Code Enforcement Officer - Kevin Carroll (2)

Attachments:

jmr.

HOUSING INSPECTION REPORT

OWNER: Mr. Richard A. Dee

CODE ENFORCEMENT OFFICER - Kevin Carroll (2)

906 Brighton Avenue, Portland, Maine 260-D-19/28 Notice of Housing Conditions
DATED: May 23, 1983 EXPIRES: August 23, 1983

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<u>SECOND FLOOR ENTIRE</u>	
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REINSPECTION RECOMMENDATIONS

INSPECTOR Cruell

LOCATION 906 Brighton
 PROJECT GENERAL
 OWNER Dcc

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
5-23-83	8-23-83				

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

DATE	RECOMMENDATION	BY	DATE
	<p>MAJOR</p> <p>ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE" <u>11/7/84</u></p> <p>SATISFACTORY Rehabilitation in Progress Time Extended To: _____ Time Extended To: _____ Time Extended To: _____</p>		
	<p>UNSATISFACTORY Progress Send "HEARING NOTICE" _____</p>		
	<p>"NOTICE TO VACATE" POST Entire _____ POST Dwelling Units _____</p>	<p>OK</p>	
	<p>UNSATISFACTORY Progress "LEGAL ACTION" To Be Taken _____</p>	<p>BY <u>[Signature]</u> DATE <u>11/7/84</u></p>	

INSPECTOR'S REMARKS:

9-16-83 (D) 6 Violations Reported by owner including, new roof
 WTX. Done

1-4-84 (D) all but #5 & #9 corrected -
 #9 corrected - owner will complete by 11/8/84

1-17-84 (D) owner has moved to Massachusetts -
 send C.O.I w/ Comments
 1 - CRACKED MORTAR JOINTS - RIF Foundation
 2 - 2ND FLOOR FRONT HALL WALL - Broken PLASTER

INSTRUCTIONS TO INSPECTOR: _____

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

August 30, 1994

WHITE DALP L.
PO BOX 4084
PORTLAND ME 04101

Re: 906 Brighton Ave
CBL: 260- - B-014-001-01
DU: 3

Dear Mr. White:

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

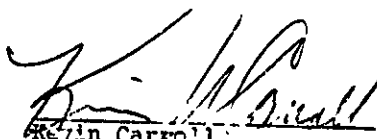
Congratulations are extended to you for the general condition of your property which was found to meet the standards established by the City's Housing Code. We did, however, note the following items that could cause future problems:

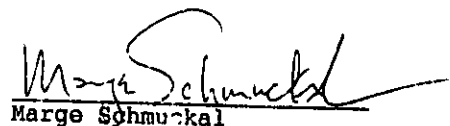
- | | |
|--|--------|
| 1. EXT - OVERALL - | |
| WALLS HAVE LOOSE & PEELING PAINT | 108.10 |
| 2. EXT - 1ST FLOOR - | |
| FRONT PORCH HAS LOOSE DECKING | 108.40 |
| 3. EXT - 2ND & 3RD FLOOR - | |
| REAR PORCH HAS LOOSE & MISSING BALUSTERS | 108.40 |

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,


Kevin Carroll
Code Enforcement Officer


Marge Schmuckal
Asst. Chief of Inspection Services

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

OCTOBER 24, 1996

WHITE DALE L
PO BOX 4084
PORTLAND ME 04101

Re: 906 BRIGHTON AVE
CBL: 260- - B-014-001-01
DU: 3

Dear Mr. White:

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

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

Please contact me in this office at 874-8300 x 8707 between 7:00-8:00 a.m. or 3:00-3:30 p.m. to make arrangements to inspect the building.

Sincerely,

Amy Powers
Code Enforcement Officer

Tammy Munson
Code Enfc. Offr./ Field Supv.

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

DECEMBER 09, 1996

WHITE DALE L
PO BOX 4084
PORTLAND ME 04101

Re: 904-906 BRIGHTON AVE
CBL. 260- - B-014-001-01
DU. 3

Dear Mr. White:

We recently received a complaint, and an inspection was made at the above-referenced address. As a result of the inspection, you are hereby notified to correct the following substandard housing conditions:

1. EXT - 1ST FLR - FRONT ENTRY 108.40
FLOOR BOARDS ARE ROTTED & BALUSTERS ARE MISSING
2. EXT - THROUGHOUT - 108.10
REPAIR/REPLACE ROTTED TRIM & FASCIA
3. EXT - THROUGHOUT - 108.30
SCREENS ARE MISSING
4. EXT - 3RD FLR - THROUGHOUT - 108.40
BALUSTERS ARE MISSING
5. INT - 3RD FLR - - 116.50
THE STORAGE OF MISCELLANEOUS ITEMS BLOCKS EGRESS
6. INT - OVERALL - 113.50
HARD-WIRED BATTERY-BACK/UP SMOKE DETECTORS ARE REQUIRED IN EACH UNIT

PRIORITY VIOLATION: #1

The above-mentioned conditions are in violation of Article V of the Municipal Code of the City of Portland, Maine, and must be corrected within thirty (30) days. Failure to comply with this order may result in a complaint being filed for prosecution in District Court.

Sincerely,

Amy Powers
Code Enforcement Officer

Tammy Munson
Code Enfc. Offr / Field Supv.