

43-~~45~~ Howard Street

14-H-8

Robert S. Hoyt

MUNI-NO

CERTIFICATE OF INSPECTION

DATE November 25, 1981

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

Robert S. &/or Susan G. Hoyt
43 Howard Street
Portland, Maine 04101

Re: Premises located at 43 Howard St. 14-H-8 MN

Dear Mr. & Mrs. Hoyt:

An inspection of the above referred premises was recently completed by
Code Enforcement Officer Marland Wing

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. Hoyes
Lyle D. Hoyes,
Inspection Services Division

Marland Wing
Code Enforcement Officer - Wing (1)

Enclosure

jmr

HOUSING INSPECTION REPORT

Address: 43 Howard St. 14-H-8 MN NOHC - 6-10-77
Certificate of Inspection Continued: November 25, 1981

Missing plaster second floor bedroom ceiling.

HOUSING INSPECTION REPORT

Address: 43 Howard St. 14-H-8 MN NOHC - 6-10-77
Certificate of Inspection Continued: November 25, 1981

Missing plaster second floor bedroom ceiling.

Send CO I

Missing plaster
2nd floor bedroom
ceiling

Making

6-10-77

March 10, 1980

Robert S. &/or Susan G. Hoyt
43 Howard Street
Portland, Maine

Re: 43 Howard Street, 14-H-8, Portland, Maine

Dear Mr. & Mrs. Hoyt:

As owner or agent of the above referred property, you were notified to correct certain substandard conditions in violation of Chapter 307 of the City of Portland Municipal Code "Minimum Standards for Housing". Several re-inspections have been made and we find that you have not complied with our request.

A final re-inspection was made on March 6, 1980, by Housing Inspector Carroll and, as a result, you are hereby ordered to correct the violations listed below on or before May 10, 1980.

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
Neighborhood Conservation

By Lyle D. Noyes
Lyle D. Noyes,
Housing Code Administrator

K. Carroll
Inspector
K. Carroll

EXISTING VIOLATIONS OF CHAPTER 307 OF THE CITY OF PORTLAND MUNICIPAL CODE SECTION(S)

- ~~10-21-77 10- OVERALL EXTERIOR TRIM - remove loose and peeling paint. 3-a~~
- ~~10-21-77 11- LEFT MIDDLE EXTERIOR WALL - replace rotted gutter head. 3-a~~
- ~~10-21-77 12- LEFT MIDDLE EXTERIOR WALL - replace rotted fascia. 3-a~~
- ~~10-21-77 13- LEFT MIDDLE EXTERIOR ROOF - replace rotted gutter. 3-a~~
- ~~10-21-77 14- LEFT REAR EXTERIOR ROOF - replace rotted gutter. 3-a~~
- ~~10-21-77 15- RIGHT REAR EXTERIOR PORCH - repair or replace loose and rotted supports. 3-a~~
- ~~10-21-77 16- RIGHT REAR EXTERIOR PORCH - repair or replace broken/missing lattice. 3-d~~
- ~~10-21-77 17- RIGHT REAR AND MIDDLE EXTERIOR WALL - replace rotted gutter. 3-a~~
- ~~10-21-77 18- REAR MIDDLE EXTERIOR WALL - replace rotted fascia. 3-a~~
- ~~10-21-77 19- RIGHT MIDDLE AND FRONT EXTERIOR WALL - replace missing downspout section. 3-a~~

CONTINUED

43 Howard Street, Final Notice, NOHC 6-10-77

RIGHT EXTERIOR CHIMNEY - point up the loose bricks. ----- 3-e
REAR CELLAR CEILING - remove illegal electrical wiring. ----- 8-e

SECOND FLOOR

13 LEFT REAR BEDROOM CEILING - repair or replace loose and cracked plaster. ----- 3-b
14 RIGHT REAR BEDROOM WALL - repair broken plaster. ----- 3-b

STATE OF MAINE
CUMBERLAND, ME.

DISTRICT COURT
DISTRICT Nine
DIVISION of Southern
Cumberland
Civil Violation

CITY OF PORTLAND,)
Plaintiff)
V.)
ROBERT S. HOYT & SUSAN G. HOYT,)
Defendants)

CITATION AND COMPLAINT FOR VIOLATION OF
CITY OF PORTLAND MUNICIPAL ORDINANCE
CHAPTER 307, MINIMUM STANDARDS FOR HOUSING

To the Defendant S ROBERT S. HOYT & SUSAN G. HOYT

This citation and complaint constitutes a commencement of a lawsuit by the Plaintiff against you for the collection of a fine of not less than \$50.00 and not more than \$1,000.00 for each day's alleged violation, pursuant to Portland Municipal Code Section 307 24 The alleged violation occurred on the 16th day of June , 1980 , and consisted of your failure to correct Housing Code violations, as enumerated and specified on attached notice, at 43 Howard Street, owned by you, within a reasonable time after being so ordered by the Health Officer*.

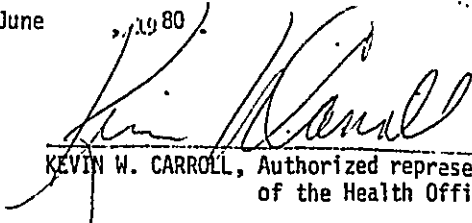
You are directed to appear in the said District Court at 142 Federal Street, Portland, Maine on the 27th day of June , 1980 , at 9:00 o'clock in the A.M. to answer the above allegations orally.

IMPORTANT WARNING: FAILURE TO APPEAR AS DIRECTED HEREIN, CONSTITUTES A CLASS E CRIME AND MAY RESULT IN THE ISSUANCE OF A WARRANT OF ARREST. IN ADDITION, IF YOU FAIL TO ANSWER AT THE TIME STATED ABOVE, OR IF YOU FAIL TO APPEAR AT ANY TIME THE COURT NOTIFIES YOU TO DO SO, A DEFAULT MAY BE ENTERED BY THE CLERK AND JUDGMENT ENTERED THEREON. IF THIS OCCURS, YOUR EMPLOYER MAY BE ORDERED TO PAY PART OF YOUR WAGES TO THE PLAINTIFF, OR YOUR PERSONAL PROPERTY, INCLUDING BANK ACCOUNTS AND YOUR REAL ESTATE MAY BE TAKEN TO SATISFY THE JUDGMENT. DO NOT FAIL TO ANSWER AT THE SPECIFIED TIME.

If you believe that you have not committed the civil violation alleged herein, you should talk to a lawyer. If you feel you cannot afford to pay a fee to a lawyer, you may ask the office of the Clerk of District Court at the Cumberland County Courthouse or any other County Courthouse for information as to places where you may seek legal assistance.

Dated at Portland this 20th day of June , 1980 .

* As defined in
Municipal Codes


KEVIN W. CARROLL, Authorized representative
of the Health Officer

On the _____ day of _____, 19 _____, I made service of the

citation and complaint upon the defendant:

by delivering a copy of it to _____

KEYVIN W. CARROLL, Housing Inspector

K. CARROLL, Housing Inspector
Docket No. _____

STATE OF MAINE
DISTRICT COURT

CITATION AND COMPLAINT

CITY OF PORTLAND

VS.

ROBERT S. HOYT & SUSAN G. HOYT

CHARGE:

Civil Violation of Portland
Municipal Code Chapter 307

ADDRESS: 43 Howard Street
Portland, Maine

Date ordered to appear:

June 27, 1980 at 9:00 A. M.

FD Form 3811 AUG. 1978

SENDER. Complete items 1, 2, and 4. Add your address in the "RETURN TO" space on reverse.

1. The following service is requested (check one):
 Show to whom and date delivered.
 Show to whom, date, and address of delivery.
 RESTRICTED DELIVERY
 Show to whom and date delivered.
 RESTRICTED DELIVERY.
 Show to whom, date, and address of delivery \$ _____
 (CONSULT POSTMASTER FOR FEES)

2. ARTICLE ADDRESSED TO:
 Robert S. Hoar Susan D. Hoyt
 43 Howard Street
 Portland, Maine

3. ARTICLE DESCRIPTION:
 REGISTERED NO. CERTIFIED NO. INSURED NO.
 0487110

(Always obtain signature of addressee or agent)

I have received the article described above.
 SIGNATURE: Addressee Authorized agent

4. DATE OF DELIVERY

5. ADDRESS (Complete only if requested)

6. UNABLE TO DELIVER BECAUSE _____ CLERK'S INITIALS _____



RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

RS 43 Howard St

*Ledger
card*

March 10, 1980

Robert S. &/or Susan G. Hoyt
43 Howard Street
Portland, Maine

Re: 43 Howard Street, 14-H-8, Portland, Maine

Dear Mr. & Mrs. Hoyt:

As owner or agent of the above referred property, you were notified to correct certain substandard conditions in violation of Chapter 307 of the City of Portland, Municipal Code "Minimum Standards for Housing". Several re-inspections have been made and we find that you have not complied with our request.

A final re-inspection was made on March 6, 1980, by Housing Inspector Carroll and, as a result, you are hereby ordered to correct the violations listed below on or before May 10, 1980.

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
Neighborhood Conservation

By *Lyle D. Noyes*
Lyle D. Noyes,
Housing Code Administrator

Inspector *K. Carroll*
K. Carroll

EXISTING VIOLATIONS OF CHAPTER 307 OF THE CITY OF PORTLAND MUNICIPAL CODE SECTION(S)

- | | | |
|-----|---|-----|
| 1. | OVERALL EXTERIOR TRIM - remove loose and peeling paint. | 3-a |
| 2. | LEFT MIDDLE EXTERIOR WALL - replace rotted gutter board. | 3-a |
| 3. | LEFT MIDDLE EXTERIOR WALL - replace rotted fascia. | 3-a |
| 4. | LEFT MIDDLE EXTERIOR ROOF - replace rotted gutter. | 3-a |
| 5. | LEFT REAR EXTERIOR ROOF - replace rotted gutter. | 3-a |
| 6. | RIGHT REAR EXTERIOR PORCH - repair or replace loose and rotted supports. | 3-a |
| 7. | RIGHT REAR EXTERIOR PORCH - repair or replace broken/missing lattice. | 3-d |
| 8. | RIGHT REAR AND MIDDLE EXTERIOR WALL - replace rotted gutter. | 3-a |
| 9. | REAR MIDDLE EXTERIOR WALL - replace rotted fascia. | 3-a |
| 10. | RIGHT MIDDLE AND FRONT EXTERIOR WALL - replace missing downspout section. | 3-a |

CONTINUED

43 Howard Street, Final Notice, NOHC 6-10-77

- 11. RIGHT EXTERIOR CHIMNEY - point up the loose bricks. 3-e
- 12. REAR CELLAR CEILING - remove illegal electrical wiring. 8-e

SECOND FLOOR

- 13. LEFT REAR BEDROOM CEILING - repair or replace loose and cracked plaster. 3-b
- 14. RIGHT REAR BEDROOM WALL - repair broken plaster. 3-b

X

772-2521

NOC 6-10-77

ADMINISTRATIVE HEARING DECISION

AB
Grant from app

OTK
to 5/10/80

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

Date January 3, 1978

Mr. Robert S. Hoyt *for Susan G. Hoyt*
43 Howard Street
Portland, Maine 04101

Re: Premises located at 43 Howard Street, Portland, Maine NCP-MN 14-H-8

Dear Mr. Hoyt:

You are hereby notified that an administrative hearing and your request for
add time

on Dec. 3, 1977, regarding our "Notice of Housing Conditions" at the above
referred premises resulted in the decision noted below.

XX Expiration time extended to February 12, 1978 in order to correct the
remaining thirty nine (39) Housing Code violations as shown on the attached
copy of "Notice of Housing Conditions" dated June 10, 1977.

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 Neighborhood Conservation

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

In Attendance:
Mr. Robert S. Hoyt
Deputy Chief Inspector B. MacIsaac
Inspector Carroll
Encl.

vw

NOTICE OF HOUSING CONDITIONS

DU 1

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

Ch.-Bl.-Lot: 14-H-8
 Location: 43 Howard Street
 Project: NCP-MH
 Issued: June 10, 1977
 Expired: August 10, 1977

Robert S. Hoyt
 43 Howard Street
 Portland, Maine 04101

Dear Mr. Hoyt:

An examination was made of the premises at 43 Howard Street, Portland, Maine, by Housing Inspector Carroll. 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 August 10, 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 K. Carroll

By Lyle D. Woyes
 Chief of Housing Inspections

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

- | | |
|--|----|
| 1. OVERALL EXTERIOR TRIM - remove loose and peeling paint. | 3a |
| 2. LEFT MIDDLE EXTERIOR WALL - replace rotted gutter bead. | 3a |
| 3. LEFT MIDDLE EXTERIOR WALL - replace rotted fascia. | 3c |
| 4. LEFT MIDDLE EXTERIOR ROOF - replace rotted gutter. | 3a |
| 5. LEFT REAR EXTERIOR ROOF - replace rotted gutter. | 3a |
| * 6. RIGHT REAR EXTERIOR PORCH - repair or replace loose and rotted support posts. | 3a |
| 7. RIGHT REAR EXTERIOR PORCH - repair or replace broken and missing lattice work. | 3d |
| 8. RIGHT REAR AND RIGHT MIDDLE - EXTERIOR WALL - replace rotted gutter. | 3a |
| 9. REAR MIDDLE EXTERIOR WALL - replace rotted fascia. | 3a |
| 10. RIGHT MIDDLE & RIGHT FRONT - EXTERIOR WALL - replace missing downspout section. | 3a |
| * 11. RIGHT EXTERIOR CHIMNEY - point up the loose bricks. | 3c |
| * 12. OVER ALL CELLAR FLOOR - remove litter and debris on the cellar floor and properly dispose of it. | 4b |
| 13. REAR CELLAR WINDOW - replace missing glass. | 3c |
| 14. REAR CELLAR WINDOW - replace missing counter balance cords allowing window sash to remain elevated when opened. | 3c |

continued
 vw

- ~~16. REAR CELLAR WINDOW - replace missing frame section. 3c~~
- ~~16. REAR CELLAR CEILING - remove illegal electrical wiring. 3e~~
- ~~17. REAR CELLAR FLOOR - remove illegal wood stove/incinerator. 3c~~
- ~~18. CELLAR - remove excavator spot building from the chimney cleanout and properly dispose of it. 3c~~

As an energy conservation measure, you may wish to install insulation.

FIRST & SECOND FLOOR - ENTIRE

- ~~19. FIRST FLOOR KITCHEN WINDOW - replace broken frame - first floor. 3c~~
- ~~20. KITCHEN FLOOR - repair or replace rotted and worn floor. 3b~~
- ~~21. KITCHEN LARCH SINK - replace missing waste line. 6d~~
- ~~22. KITCHEN LARCH SINK - repair impervious castings. 6d~~
- ~~* 23. REAR SHED WINDOW - replace broken glass. 3c~~
- ~~24. REAR SHED WINDOW - secure loose glass by replacing points and/or reglazing window. 3c~~
- ~~25. REAR SHED WINDOW - repair broken frame. 3c~~
- ~~* 26. DINING ROOM WINDOW - replace broken glass. 3c~~
- ~~27. DINING ROOM WINDOW - secure loose glass by replacing points and/or reglazing window. 3c~~
- ~~28. LEFT MIDDLE HALL FLOOR - remove illegal extension cord. 3e~~

SECOND FLOOR

- ~~29. FRONT HALL CEILING - repair or replace loose and broken and missing plaster. 3b~~
- ~~(30) LEFT REAR BEDROOM CEILING - repair or replace the loose and cracked plaster. 3b~~
- ~~31. LEFT FRONT BEDROOM WALL - replace missing wallboard. 3b~~
- ~~32. LEFT FRONT BEDROOM WINDOW - repair or replace loose and missing sash components. 3c~~
- ~~33. LEFT FRONT BEDROOM - install at least one wall-type or one ceiling type light fixture. 6c~~
- ~~34. LEFT FRONT BEDROOM WALL AND CEILING - enclose exposed electrical wiring. 8e~~
- ~~35. RIGHT FRONT BEDROOM WALL - repair broken plaster. 3b~~
- ~~36. RIGHT FRONT BEDROOM WALL - repair loose light fixture. 8e~~
- ~~37. RIGHT FRONT BEDROOM WINDOW - repair loose and broken parting bead. 3c~~
- ~~38. RIGHT FRONT BEDROOM WINDOW - secure loose glass by replacing points and/or reglazing window. 3c~~
- ~~39. RIGHT REAR BEDROOM WALL - repair broken plaster. 3b~~
- ~~* 40. BATHROOM WINDOW - replace broken glass. 3c~~
- ~~41. BATHROOM WINDOW - repair loose frame. 3c~~
- ~~42. BATHROOM FLOOR - repair or replace worn floor. 3b~~
- ~~43. BATHROOM TUB - correct the condition at the fixture that causes a cross connection at the bathtub. 6d~~

* 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.

CITY OF PORTLAND, MAINE
DEPARTMENT OF NEIGHBORHOOD CONSERVATION
HOUSING INSPECTIONS DIVISION

NOTICE OF HEARING

December 19, 1977

To: Mr. Robert S. Hoyt
43 Howard Street
Portland, Maine 04101

Re: Premises located at 43 Howard Street, Portland, Maine 14-H-8 - NCP-MN

Dear Mr. Hoyt:

Because of your failure to comply with previous NOTICES, you are hereby invited to appear in Room 315, City Hall, 389 Congress Street, Portland, Maine at 9 A.M. on Friday, December 30, 1977, to show cause why legal action should not be taken against you for violations of the Municipal Codes relating to housing conditions at the above referred premises, as described more fully in the attached copy of the original NOTICE received by you on or about June 10, 1977.

FAILURE TO APPEAR MAY RESULT IN PROSECUTION

Please notify this office at once if you have corrected all violations before the above noted hearing date. Telephone 775-5451 Extension 448 - 358.

Joseph E. Gray, Jr., Director
Neighborhood Conservation

Requested by
Inspector

K. Carroll
K. Carroll

By

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

Enclosure
88

*Hearing held -
30 day TX*

NOTICE OF HOUSING CONDITIONS

DU 1

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

Robert S. Hoyt
43 Howard Street
Portland, Maine 04101

Ch.-Bl.-Lot: 14-B-8
Location: 43 Howard Street
Project: NCP-MN
Issued: June 10, 1977
Expired: August 10, 1977

Dear Mr. Hoyt:

An examination was made of the premises at 43 Howard Street, Portland, Maine, by Housing Inspector Carroll. 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 August 10, 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.

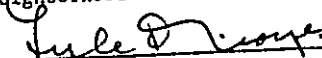
Very truly yours,

Joseph E. Gray, Jr. Director
Neighborhood Conservation

Inspector


K. Carroll

By


Lyle D. Woyes
Chief of Housing Inspections

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

- 1. ~~OVERALL EXTERIOR TRIM~~- remove loose and peeling paint. 3a
- 2. ~~LEFT MIDDLE EXTERIOR WALL~~- replace rotted gutter bead. 3a
- 3. ~~LEFT MIDDLE EXTERIOR WALL~~- replace rotted fascia. 3a
- 4. ~~LEFT MIDDLE EXTERIOR ROOF~~- replace rotted gutter. 3a
- 5. ~~LEFT REAR EXTERIOR ROOF~~ - replace rotted gutter. 3a
- * 6. ~~RIGHT REAR EXTERIOR PORCH~~ - repair or replace loose and rotted support posts. 3d
- 7. ~~RIGHT REAR EXTERIOR PORCH~~ - repair or replace broken and missing lattice work. 3a
- 8. ~~RIGHT REAR AND RIGHT MIDDLE~~ - EXTERIOR WALL - replace rotted gutter. 3a
- 9. ~~REAR MIDDLE EXTERIOR WALL~~- replace rotted fascia. 3a
- 10. ~~RIGHT MIDDLE & RIGHT FRONT~~- EXTERIOR WALL- replace missing downspout section. 3e
- * 11. ~~RIGHT EXTERIOR CHIMNEY~~- point up the loose bricks. 4b
- * 12. ~~OVER ALL CELLAR FLOOR~~ - remove litter and debris on the cellar floor and properly dispose of it. 3c
- 13. ~~REAR CELLAR WINDOW~~ - replace missing glass. 3c
- 14. ~~REAR CELLAR WINDOW~~ - replace missing counter balance cords allowing window sash to remain elevated when opened. 3c

continued
vw

NOTICE OF HOUSING CONDITIONS

DU 1

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

Ch.-Bl.-Lot: 14-H-8
Location: 43 Howard Street
Project: NCP-MN
Issued: June 10, 1977
Expired: August 10, 1977

Robert S. Hoyt
43 Howard Street
Portland, Maine 04101

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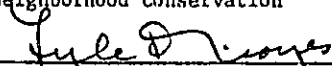
Very truly yours,

Joseph E. Gray, Jr. Director
Neighborhood Conservation

Inspector


K. Carroll

By


Lyle D. Woyes
Chief of Housing Inspections

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

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- * 6. ~~RIGHT REAR EXTERIOR PORCH~~ - repair or replace loose and rotted support posts. 3a
7. ~~RIGHT REAR EXTERIOR PORCH~~ - repair or replace broken and missing lattice work. 3d
8. ~~RIGHT REAR AND RIGHT MIDDLE~~ - EXTERIOR WALL - replace rotted gutter. 3a
9. ~~REAR MIDDLE EXTERIOR WALL~~- replace rotted fascia. 3a
10. ~~RIGHT MIDDLE & RIGHT FRONT~~- EXTERIOR WALL- replace missing downspout section. 3a
- * 11. ~~RIGHT EXTERIOR CHIMNEY~~- point up the loose bricks. 3c
- * 12. ~~OVER ALL CELLAR FLOOR~~ - remove litter and debris on the cellar floor and properly dispose of it. 4b
13. ~~REAR CELLAR WINDOW~~ - replace missing glass. 3c
14. ~~REAR CELLAR WINDOW~~ - replace missing counter balance cords allowing window sash to remain elevated when opened. 3c

continued
vw

15. REAR CELLAR WINDOW - replace missing frame section. 3c
 16. REAR CELLAR CEILING - remove illegal electrical wiring. 8e
 17. REAR CELLAR FLOOR - remove illegal wood stove/incinerator. 9c
 18. CELLAR - remove excessive soot buildup from the chimney cleanout and properly dispose of it. 3a

As an energy conservation measure, you may wish to install insulation.

FIRST & SECOND FLOOR - EMPIRE

FIRST FLOOR

19. KITCHEN WINDOW - replace broken frame - first floor. 3c
 20. KITCHEN FLOOR - repair or replace rotted and worn floor. 3b
 21. KITCHEN LARGE SINK - replace missing waste line. 6d
 22. KITCHEN LARGE SINK - repair inoperative wasteline. 6d
 * 23. REAR SHED WINDOW - replace broken glass. 3c
 24. REAR SHED WINDOW - secure loose glass by replacing points and/or reglazing window. 3c
 25. REAR SHED WINDOW - repair broken frame. 3c
 * 26. DINING ROOM WINDOW - replace broken glass. 3c
 27. DINING ROOM WINDOW - secure loose glass by replacing points and/or reglazing window. 3c
 28. LEFT MIDDLE HALL FLOOR - remove illegal extension cord. 8e

SECOND FLOOR

29. FRONT HALL CEILING - repair or replace loose and broken and missing plaster. 3b
 30. LEFT REAR BEDROOM CEILING - repair or replace the loose and cracked plaster. 3b
 31. LEFT FRONT BEDROOM WALL - replace missing wallboard. 3b
 32. LEFT FRONT BEDROOM WINDOW - repair or replace loose and missing sash components. 3c
 33. LEFT FRONT BEDROOM - install at least one wall type or one ceiling type light fixture. 8c
 34. LEFT FRONT BEDROOM - WALL AND CEILING - enclose exposed electrical wiring. 8e
 35. RIGHT FRONT BEDROOM WALL - repair broken plaster. 3b
 36. RIGHT FRONT BEDROOM WALL - repair loose light fixture. 8e
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 42. BATHROOM FLOOR - repair or replace worn floor. 3b
 43. BATHROOM - TUB - correct the condition at the fixture that causes a cross connection at the bathtub. 6d

* 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.

RECOMMENDATION PAGE

LOCAT NO: 43 Howard St
PROJECT: MN
OWNER: Hoyt, Robert

PROPERTY: Caswell, K.

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
6/10/77	8/10/77	12/5/77			

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

DATE	ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE" _____ "POSTING RELEASE" _____
12/30/77 @	SATISFACTORY Rehabilitation in Progress Time Extended To: WTX to 2/10/77 Time Extended To: Time Extended To: 12-30-77 at 9:00 12-15-77 at 4:00
12-15 12/5/77 @	UNSATISFACTORY Progress Send "HEARING NOTICE" 12/5/77 @ "FINAL NOTICE" to 5-10-80
	"NOTICE TO VACATE" POST Entire _____ POST Dwelling Units _____
	UNSATISFACTORY Progress "LEGAL ACTION" To be Taken _____

INSPECTOR'S REMARKS:

12/1/77 @ Re: 1CO - on way out - ck next week

12/5/77 @ Re: 1CO no remarks - send hearing notice @

8-27-79 @ Rehab & Mischel done as much as possible with available funds

9-11-79 @ Re - NA

10-26-79 @ Re - NA

12-25-79 @ Re - NA

1-28-80 @ Re - NA - have left

1-29-80 @ Re - NA - have left

2-4-80 @ Re/SP - Some through Grant program / some through HUD # & some by homeowner - Bal of work is outside OX 15/10/80

3-6-80 Re/NA - no evidence of progress from outside observation - Send FN - to 5/10/80 @

3-21-80 Call from Pine tree legal regarding current status - (Christie, Jr) advised him of entire situation - Emphasized FN to 5-10-80 to firm

6-16-80 Re/co - Mrs. Hoyt refused entry - Did extensive inspection w/ Mr. Hoyt - only minor effort to make repairs - file for legal action - Summons Robert S. Hoyt & Susan G. Hoyt @

MUNICIPAL COURT ACTION RECORD

HOUSING DIVISION - HEALTH DEPARTMENT
CITY OF PORTLAND

DOCKET NO. 30836
LOCATION 43 Howard St.

A. OWNER - AGENT - TENANT Robert S. & Susan G. Hoyt PHONE # _____
B. INSPECTOR (WITNESS) Kevin Carroll

DATES:

A. FIRST NOTICE 6-10-77 EXPIRED 8-10-77 NO. VIOLATIONS 43
B. ADMINISTRATIVE HEARING SET 12-30-77 APPEARED: YES X NO _____
C. RESULTS OF ADMIN. HEARING Extension to 2-12-78
D. ADMINISTRATIVE DECISION _____ TIME EXTENDED TO _____
E. FINAL NOTICE 3-10-80 NO. VIOLATIONS 14
F. LATEST RE-INSPECTION 6-16-80 NO. VIOLATIONS 14
G. TO CORPORATION COUNSEL -
REQUEST FOR LEGAL ACTION _____ REQUEST RETURNED _____
H. DATE COMPLAINT FILED IN DISTRICT COURT _____
I. EXPLANATION FOR COURT ACTION Failure to correct

J. TO APPEAR AT DISTRICT COURT 6-27-80

COURT ACTION DATE: 6-27-80
A. PLEA TO Not guilty JUDGE Henry
B. COUNTY ATTORNEY _____ ATTORNEY _____ PHONE _____
C. INSPECTOR Carroll TIME 1/2 hr.
D. DISPOSITION Continued to 8-1-80 at 10:00 for hearing

COURT ACTION DATE: 8-1-80
A. PLEA TO _____ JUDGE No Devine
B. COUNTY ATTORNEY _____ ATTORNEY _____
C. INSPECTOR Carroll TIME 1 hr.
D. DISPOSITION Dismissed for compliance

MUNJOY HILL NEIGHBORHOOD CONSERVATION PROGRAM

*Zone Valves
not working*

SPECIFICATIONS FOR REHABILITATION

OF PROPERTY AT

43 HOWARD STREET

PORTLAND, MAINE 04101

Sum. C

OWNER: ROBERT H. YF
43 HOWARD STREET
PORTLAND, MAINE 04101

SPECIFICATIONS

GENERAL NOTES

1. All measurements are approximate and are to be verified by the Contractor.
2. All materials having color or pattern shall be selected by the Owner.
3. All work shall be performed by licensed journeyman mechanics or better where required. Quality of work shall be journeyman level or better for any work performed.
4. The premises shall be kept clean and orderly during the course of the work and remove all debris at the completion of the work.
5. All needed permits shall be purchased by the Contractor.
6. Workmanship and materials not covered by manufacturers warranty shall be covered by Contractors guarantee for a period of at least one year from date of final acceptance of all work required by the Contract.
7. All work shall conform to the Code of the City of Portland.

NOTE: No lead base paint can be used that exceeds 1 per centum lead by weight as required by circular H.P.M.C.- F.H.A.- 4500.5.

Signed: Donald A. Lindholm
Rehabilitation Specialist

The following work is necessary to the structure at 43 Howard Street
Portland, Maine
to bring the property into Code Compliance with Chapter 307 of Minimum
Standards for Housing, City of Portland, Maine.

mlh

MUNJOY HILL NEIGHBORHOOD CONSERVATION PROGRAM

SPECIFICATIONS FOR REHABILITATION
OF PROPERTY AT
43 HOWARD STREET
PORTLAND, MAINE 04101

OWNER: ROBERT HOYT

April 3, 1979

SPECIFICATIONS

STRUCTURAL VIOLATIONS:

- 1 - 5. Repairs to exterior siding and trim, gutters and fascia, shall be completed by the Homeowner.
- 6 - 11. Repairs to rear porch, shed and chimney shall be completed by the Owner.
12. Removal of debris in the cellar and yard to be completed by Homeowner.
- 13 - 15. The rear cellar window shall be removed, rotted sections of frame replaced and reinstalled to be weather tight and in operating condition.
16. The exposed electrical connections on the rear cellar ceiling shall be enclosed in electrical junction boxes.
17. The illegal incinerator in the rear cellar removed by the Homeowner.
18. Excess soot in the cellar chimney removed by the Homeowner.

First and Second Floors

19. The broken stops of the kitchen window shall be removed and replaced with new.
20. The existing linoleum and underlayment of the kitchen floor shall be removed, and new 1/4" hard board underlayment and "Armstrong Solarian" inlaid vinyl flooring shall be applied; total allowance per square yard \$15.00. Also, a new light fixture shall be installed on the ceiling.
21. - 22. Missing wasteline of the kitchen sink replaced by Homeowner.
- 23 - 25. The windows of the first floor rear storeroom shall be removed, reglazed, repaired and reinstalled to operate properly.
- New cords and stops shall be applied.
- 26 - 27. The windows of the dining room shall have broken glass and missing putty replaced.

STRUCTURAL VIOLATIONS (Cont'd)

First and Second Floors (Cont'd)

28. The illegal extension cord of the left middle hall removed by the Owner.
29. The missing tiles and strapping of the second floor front hall ceiling shall be replaced with new. Also, an attic access panel shall be installed.
30. The left middle bedroom ceiling shall have new strapping, tiles and molding installed.
- 31 - 34. The walls of the left front bedroom shall have new 3/8" sheetrock applied (where missing) and new paneling, molding and baseboard installed.
- Moldings, window and door shall be primed and painted one coat.
Allowance for panels \$6.00 each.
Also, one light fixture and outlet shall be installed on existing Wiring.
- 35 - 38. The walls of the right front bedroom shall have paneling and new ceiling and baseboard molding installed.
- Allowance for paneling \$6.00 per sheet.
- The window shall be reglazed, and new parting bead and sash cords shall be installed.
- Also, one new wall light shall be installed, and the ceiling shall be painted one coat.
39. The walls of the right middle bedroom shall have holes patched, ready for paint, and a new wall light shall be installed.
- 40 - 42. The window of the bathroom shall be reglazed and the broken glass replaced. Also, the loose stops shall be tightened.
- The existing floor covering shall be removed and new hardboard underlayment shall be installed.
43. The cross connection of the bathroom tub shall be corrected by the Owner.

SPECIFICATIONS FOR REHABILITATION
OF PROPERTY AT 43 HOWARD STREET,
PORTLAND, MAINE 04101

- 3 -

April 3, 1979

ENERGY CONSERVATION:

1. The existing furnace shall be cleaned and adjusted, and zone valves shall be inspected and adjusted to provide even heat throughout.

Also, the second floor thermostat shall be removed and replaced with new.

DATED:

April 25, 1979

APPROVED BY:

Robert Hoyt
HOMEOWNER

Donald A. Anderson
REHABILITATION SPECIALIST

STATE OF MAINE
CUMBERLAND, ss.

DISTRICT COURT
DISTRICT Nine
DIVISION of Southern
Cumberland
Civil Violation 30836

CITY OF PORTLAND,
Plaintiff
V.
ROBERT S. HOYT & SUSAN G. HOYT,
Defendants

CITATION AND COMPLAINT FOR VIOLATION OF
CITY OF PORTLAND MUNICIPAL ORDINANCE
CHAPTER 307, MINIMUM STANDARDS FOR HOUSING

To the Defendant s ROBERT S. HOYT & SUSAN G. HOYT

This citation and complaint constitutes a commencement of a lawsuit by the Plaintiff against you for the collection of a fine of not less than \$50.00 and not more than \$1,000.00 for each day's alleged violation, pursuant to Portland Municipal Code Section 307 24 The alleged violation occurred on the 16th day of June , 1980 , and consisted of your failure to correct Housing Code violations, as enumerated and specified on attached notice, at 43 Howard Street, owned by you, within a reasonable time after being so ordered by the Health Officer*.

You are directed to appear in the said District Court at 142 Federal Street, Portland, Maine on the 27th day of June , 1980 , at 9:00 o'clock in the A.M. to answer the above allegations orally.

IMPORTANT WARNING: FAILURE TO APPEAR AS DIRECTED HEREIN, CONSTITUTES A CLASS E CRIME AND MAY RESULT IN THE ISSUANCE OF A WARRANT OF ARREST. IN-ADDITION, IF YOU FAIL TO ANSWER AT THE TIME STATED ABOVE, OR IF YOU FAIL TO APPEAR AT ANY TIME THE COURT NOTIFIES YOU TO DO SO, A DEFAULT MAY BE ENTERED BY THE CLERK AND JUDGMENT ENTERED THEREON. IF THIS OCCURS, YOUR EMPLOYER MAY BE ORDERED TO PAY PART OF YOUR WAGES TO THE PLAINTIFF, OR YOUR PERSONAL PROPERTY, INCLUDING BANK ACCOUNTS AND YOUR REAL ESTATE MAY BE TAKEN TO SATISFY THE JUDGMENT. DO NOT FAIL TO ANSWER AT THE SPECIFIED TIME.

If you believe that you have not committed the civil violation alleged herein, you should talk to a lawyer. If you feel you cannot afford to pay a fee to a lawyer, you may ask the office of the Clerk of District Court at the Cumberland County Courthouse or any other County Courthouse for information as to places where you may seek legal assistance.

Dated at Portland this 20th day of June , 1980

* As defined in
Municipal Codes

KEVIN W. CARROLL, Authorized representative
of the Health Officer



CITY OF PORTLAND

JOSEPH E GRAY, JR
NEIGHBORHOOD CONSERVATION AND
INSPECTION SERVICES

January 29, 1980

Mr. Robert S. Hoyt &/or Susan G. Hoyt
43 Howard Street
Portland, Maine 04101

Re: 43 Howard Street, Portland, Maine NCP-MN 14-H-8

Dear Mr. & Mrs. Hoyt:

The undersigned is a member of the Neighborhood Conservation Department of the City of Portland and is duly authorized to conduct inspections of property located within said city. The undersigned has sought to gain entrance to the above referenced property owned by you, in September, October, and December of 1979 and in January of 1980. Permission to enter to conduct an inspection has been denied the undersigned.

This is to advise you that on February 1, 1980, at 9:00 A. M. or as soon thereafter as the matter may be heard, the undersigned will seek an ADMINISTRATIVE INSPECTION WARRANT, as authorized by Rule 80-E of the District Court Civil Rules, from the Judge of the Ninth District Court located at 142 Federal Street in Portland, Maine, authorizing an inspection of the above referenced property.

You may wish to appear in opposition to the issuance of the warrant.

Very truly yours,

KEVIN W. CARROLL,
Housing Inspector

+

ADMINISTRATIVE HEARING DECISION

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

Date January 3, 1978

Mr. Robert S. Hoyt
43 Howard Street
Portland, Maine 04101

Re: Premises located at 43 Howard Street, Portland, Maine NCP-MN 14-H-8

Dear Mr. Hoyt:

You are hereby notified that an administrative hearing and your request for
additional time

on Dec. 30, 1977, regarding our "Notice of Housing Conditions" at the above
referred premises resulted in the decision noted below.

XX Expiration time extended to February 12, 1978 in order to correct the
remaining thirty nine (39) Housing Code violations as shown on the attached
copy of "Notice of Housing Conditions" dated June 10, 1977.

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 Neighborhood Conservation

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

In Attendance:
Mr. Robert S. Hoyt
Deputy Chief Inspector B. MacIsaac
Inspector Carroll

vw

Encl.