

45 Boyd Street

22-I-12



SILVA WALKER

78503-3R



CITY OF PORTLAND

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

October 20, 1981
29-87
BY [Signature]
OK

Lowry and Platt
999 Forest Avenue
Portland, Maine 04103
797-8846

Attention: Ms. Shirley Boutin

Re: 49 Boyd St. EE 22-L-3,4
Apartments #1 & #2

Dear Ms. Boutin:

We recently received a complaint and an inspection was made by Code Enforcement Officer Arthur Addato of the property owned by you at 49 Boyd Street, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following sub-standard housing conditions:

APARTMENT #2 - LEFT FRONT - 2ND FLOOR

- 5-28 1. ~~FRONT BEDROOM, RIGHT FRONT BEDROOM, BATHROOM ceiling, LIVINGROOM wall, damaged fixtures. 8-e~~
- 5-28 2. ~~KITCHEN floor leaking hot water tank. 9-c~~

APARTMENT #1 - LEFT FRONT - 1ST FLOOR

- 11/25/81 3. ~~KITCHEN ceiling leaking. 3-b~~
- 5/28 4. ~~LIVINGROOM wall faulty duplex outlet. 8-e~~
- 5/28 5. ~~BATHROOM wall faulty duplex outlet. 8-e~~

The above mentioned conditions are in violation of Chapter 307 of the Municipal Code of the City of Portland, Maine, and must be corrected on or before October 21, 1981.

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 _____
Lyle D. Noyes
Inspection Services Division

Code Enforcement Officer - Addato (7)

jmr

REINSPECTION RECOMMENDATIONS

INSPECTOR Platt

DATE 5-28-82
BY Platt
OK

LOCATION 49 Baycl St.

PROJECT NCPEE

OWNER Louise and Platt

NOTICE OF HOUSING CONDITIONS
Issued Expired

HEARING NOTICE
Issued Expired

FINAL NOTICE
Issued Expired

10-20-81 10-21-81

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

| | |
|------|--|
| DATE | ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE" _____ "POSTING RELEASE" _____ |
| | SATISFACTORY Rehabilitation in Progress Time Extended To: _____ |
| | Time Extended To: _____ |
| | Time Extended To: _____ |
| | UNSATISFACTORY Progress Send "HEARING NOTICE" _____ "FINAL NOTICE" _____ |
| | NOTICE TO VACATE JUST Entire _____ POST Dwelling Units _____ |
| | UNSATISFACTORY Progress "LEGAL ACTION" To Be Taken _____ |

10-27-81 ca

10-30-81 ca

11-2-81 ca

11-25-81 ca

12-30-81 ca

5-28-82 ca

INSPECTOR'S REMARKS: Re/CO-w.i.p
RE/LD - Agent says need to start work
RE/LD - NP - waiting for tenant to vacate
RE - Inspecting town pump wall. Hot water system
not working. Checking fixtures. Pests 2 floors
apt. 2 FL/LEF
RE/LD 2 FL/LE - VACANT
RE/LD - OK - under final release

INSTRUCTIONS TO INSPECTOR:

0920048

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—
NOT FOR INTERNATIONAL MAIL
(See Reverse)

| | |
|-----------------------------|---|
| SENT TO | |
| Lowry and Platt | |
| STREET AND NO | |
| 000 Forest Avenue | |
| PO BOX 1077 | |
| Portland, Maine | |
| POSTAGE \$ | |
| CONSULT POSTMASTER FOR FEES | CERTIFIED FEE |
| | SPECIAL DELIVERY |
| | RESTRICTED DELIVERY |
| | RETURN RECEIPT SERVICE |
| OPTIONAL SERVICES | SHOW TO WHOM AND DATE DELIVERED |
| RETURN RECEIPT SERVICE | SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY |
| | SHOW TO WHOM AND DATE DELIVERED WITH RESTRICTED DELIVERY |
| | SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY |
| TOTAL POSTAGE AND FEES \$ | |
| POSTMARK OR DATE | |

Re. 49 Boyd St. - Addato

PS Form 3800, Apr. 1976

PS Form 3871 AUG. 1978

● SENDER: Complete items 1, 2, and 3. 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:
 Lowry and Platt
 999 Forest Avenue
 Portland, Maine 04103

3. ARTICLE DESCRIPTION:

| REGISTERED NO. | CERTIFIED NO. | INSURED NO. |
|----------------|---------------|-------------|
| | 0920048 | |

 (Always obtain signature of addressee or agent)
 I have received the article described above.
 SIGNATURE Addressee Authorized agent

4. DATE OF DELIVERY
James L. Ryan
 Oct 21 1981

5. ADDRESS (Complete only if requested)

6. UNABLE TO DELIVER BECAUSE:

PORTLAND, MAINE
 OCT 21 1981
 CLERK'S INITIALS

Re: 49 Boyd St. - Addato

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL



CITY OF PORTLAND

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

October 20, 1981

Lowry and Platt 797-8846
999 Forest Avenue
Portland, Maine 04103

Attention: Ms. Shirley Boutin

45-
Re: 49 Boyd St. EE 22-L-3,4
Apartments #1 & #2

Dear Ms. Boutin:

We recently received a complaint and an inspection was made by Code Enforcement Officer Arthur Addato on the property owned by you at 49 Boyd Street, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following sub-standard housing conditions:

APARTMENT #2 - LEFT FRONT - 2ND FLOOR

1. FRONT BEDROOM, RIGHT FRONT BEDROOM, BATHROOM - ceiling - LIVINGROOM - wall - damaged fixtures. 8-e
2. KITCHEN - floor - leaking hot water tank. 9-c

APARTMENT #1 - LEFT FRONT - 1ST FLOOR

3. KITCHEN - ceiling - leaking. 3-b
4. LIVINGROOM - wall - faulty duplex outlet. 8-e
5. BATHROOM - wall - faulty duplex outlet. 8-e

The above mentioned conditions are in violation of Chapter 307 of the Municipal Code of the City of Portland, Maine, and must be corrected on or before October 21, 1981.

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 Lyle D. Noyes
Lyle D. Noyes
Inspection Services Division

Arthur Addato
Code Enforcement Officer - Addato (7)

jmr

389 CONGRESS STREET • PORTLAND, MAINE 04101 • TELEPHONE (207) 775-5451

PORTLAND HEALTH DEPARTMENT

RE *FOR SERVICE*

| | | | | | |
|--|--|--|-----------|----------|---------|
| DATE RECEIVED | 10-19-81 | BY | Joyal | DISTRICT | Arthur |
| REQUEST BY | NAME | Margaret Simclair - No Phone | | | |
| | ADDRESS | 49 Boyd - 2 nd Fl., APT. #3 | | | |
| OWNER | NAME | | | | |
| | ADDRESS | | | | |
| CONDITIONS | ADDRESS | 49 Boyd St., 2 nd Fl., APT. #3 | | | |
| <i>(Home most of the time)</i> | | | | | |
| <i>Water Heater - broken, Kitchen lights - unsafe, bathtub leaks to 1st Fl., possible lead paint.</i> | | | | | |
| COMMENTS | <i>Ci/co/CT - APT. 1, 2, Cd.</i> | | | | |
| <i>Called on owners. Instructed them on the critical situation and that they must be resolved immed.</i> | | | | | |
| SPECIAL INSTRUCTIONS | <i>Letter to follow up. UAC - 10/20/81</i> | | | | |
| DIVISION | SANITATION | | HOUSING | | NURSING |
| | ROUTINE | | SPECIAL | | BY |
| | URGENT | | REPORT TO | | DATE |



CITY OF PORTLAND

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

October 20, 1981

Lowry and Platt
999 Forest Avenue
Portland, Maine 04103

Attention: Ms. Shirley Boutin

Re: 49 Boyd St. EE 22-L-3,4
Apartments #1 & #2

Dear Ms. Boutin:

We recently received a complaint and an inspection was made by Code Enforcement Officer Arthur Addato of the property owned by you at 49 Boyd Street, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following sub-standard housing conditions:

APARTMENT #2 - LEFT FRONT - 2ND FLOOR

1. FRONT BEDROOM, RIGHT FRONT BEDROOM, BATHROOM - ceiling - LIVINGROOM - wall - damaged fixtures. 8-e
2. KITCHEN - floor - leaking hot water tank. 9-c

APARTMENT #1 - LEFT FRONT - 1ST FLOOR

3. KITCHEN - ceiling - leaking. 3-b
4. LIVINGROOM - wall - faulty duplex outlet. 8-e
5. BATHROOM - wall - faulty duplex outlet. 8-e

The above mentioned conditions are in violation of Chapter 307 of the Municipal Code of the City of Portland, Maine, and must be corrected on or before October 21, 1981.

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 Lyle D. Noyes
Lyle D. Noyes
Inspection Services Division

Code Enforcement Officer - Addato (7)

Jmr

389 CONGRESS STREET • PORTLAND, MAINE 04101 • TELEPHONE (207) 775-5451

REQUEST FOR SERVICE

PORTLAND HEALTH DEPARTMENT

| | | | | | |
|---------------|---------|--------------------------------|-------|----------|---------|
| DATE RECEIVED | 1-20-82 | BY | Joyce | DISTRICT | Central |
| REQUEST BY | NAME | Rebecca Lauderhill - 773-2671 | | | |
| | ADDRESS | 47 Boyd St. | | | |
| OWNER | NAME | Lowery & Pratt Assoc. 797-8846 | | | |
| | ADDRESS | Forest ave. | | | |
| CONDITIONS | ADDRESS | 47 Boyd St. - 2ND FL. | | | |

No water

COMMENTS Says has told landlord twice.

CORRECTED-
VERBAL ORDER

C1-CJ-1-21-82 a a

SPECIAL INSTRUCTIONS Owner just informed about condition and is taking steps to correct.

| | | | |
|----------|------------|-----------|---------|
| DIVISION | SANITATION | HOUSING | NURSING |
| | ROUTINE | SPECIAL | BY |
| PRIORITY | URGENT | REPORT TO | DATE |

Christine Clark

773-4336

47 Boyd Street.

Social worker

Arthur,

Linda - Env. Health - left
this number to call. Would
like to know present status.

Hall Ed.
Gromo Joyce

REQUEST FOR SERVICE

PORTLAND HEALTH DEPARTMENT

| | | | | | |
|---------------|----------|-----------------------------------|-------|----------|-------------|
| DATE RECEIVED | 11-23-81 | BY | Joyce | DISTRICT | Centerville |
| REQUEST BY | NAME | Susanne Poland - No phone | | | |
| | ADDRESS | 49 Boyd St. | | | |
| OWNER | NAME | Secretary Shirley Boutin | | | |
| | ADDRESS | | | | |
| CONDITIONS | ADDRESS | 49 Boyd St. - 1st Floor Rear Left | | | |

Insufficient heat, Lead paint, lights not working.
 Will be home tomorrow. Someone is usually there.

COMMENTS

SPECIAL INSTRUCTIONS

| | | | |
|----------|------------|-----------|---------|
| DIVISION | SANITATION | HOUSING | NURSING |
| PRIORITY | ROUTINE | SPECIAL | BY |
| | URGENT | REPORT TO | DATE |

REQUEST FOR SERVICE PORTLAND HEALTH DEPARTMENT

| | | | | | |
|---------------|----------|--|------|----------|--------|
| DATE RECEIVED | 11-19-81 | BY | Burt | DISTRICT | Arthur |
| REQUEST BY | NAME | Christine Clark 773-4336 Social Worker | | | |
| | ADDRESS | School Dept. | | | |
| OWNER | NAME | | | | |
| | ADDRESS | | | | |
| CONDITIONS | ADDRESS | 47 Boyd St. 2nd & 3rd floors | | | |

Airclair, 2nd floor - no hot water; electric shocks from light.
 Byrnes, 3rd floor - roof leakage

COMMENTS Also complaints of bugs + rats throughout
 C/PCT - 3 fl. compl. sent. Call 11/20/81

SPECIAL INSTRUCTIONS Please let me know what the situation is,
 I told social worker, s.d. let her know.

| | | | | | |
|----------|------------|---------|-----------|------|--|
| DIVISION | SANITATION | HOUSING | NURSING | BY | |
| | ROUTINE | SPECIAL | | DATE | |
| | PRIORITY | URGENT | REPORT TO | | |

REQUEST FOR SERVICE

PORTLAND HEALTH DEPARTMENT

| | | | | | |
|---------------|---------|-----------------------------------|-------|----------|-------|
| DATE RECEIVED | 11-6-81 | BY | Joyel | DISTRICT | Wthur |
| REQUEST BY | NAME | Donna Burns - 773-3357 | | | |
| | ADDRESS | 47 Boyd St. | | | |
| OWNER | NAME | Donald Towery, Atty. - 797-8846-B | | | |
| | ADDRESS | 8 Alley St. | | | |
| CONDITIONS | ADDRESS | 47 Boyd - 3rd Fl., apt. #3 | | | |

Bedroom light socket - water leaks around fixture.
 all ceilings - peeling plaster, water underlaid

COMMENTS C/CT/CJ - QA 11-20-81

SPECIAL INSTRUCTIONS

| | | | | | | |
|----------|------------|--|-----------|--|---------|--|
| DIVISION | SANITATION | | HOUSING | | NURSING | |
| | ROUTINE | | SPECIAL | | BY | |
| | URGENT | | REPORT TO | | DATE | |

REQUEST FOR SERVICE

PORTLAND HEALTH DEPARTMENT

| | | | | | |
|---------------|---------|-----------------------------------|-------|----------|--------|
| DATE RECEIVED | 11-6-81 | BY | goyce | DISTRICT | Arthur |
| REQUEST BY | NAME | Elizabeth Nelson - 773-3357 | | | |
| | ADDRESS | 47 Boyd St. | | | |
| OWNER | NAME | Donald Lowery, atty. - 797-8846-B | | | |
| | ADDRESS | 8 Boyd St. Ellen St. | | | |
| CONDITIONS | ADDRESS | 47 Boyd St., 1ST Fl, apt. #1 | | | |

Back bedroom - window too small for frame. Kitchen & Bathroom - ceiling - tiles falling.

COMMENTS | C1/CT-CJ-aa 11/20/81

SPECIAL INSTRUCTIONS

| | | | |
|----------|------------|-----------|---------|
| DIVISION | SANITATION | HOUSING | NURSING |
| PRIORITY | ROUTINE | SPECIAL | BY |
| | URGENT | REPORT TO | DATE |

F31 0925491

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—
NOT FOR INTERNATIONAL MAIL
(See Reverse)

| | |
|--|----|
| SENT TO | |
| Lowry and Platt | |
| STREET AND NO. | |
| 999 Forest Avenue | |
| PO BOX AND ZIP CODE | |
| Portland, Maine 04102 | |
| POSTAGE | |
| CERTIFIED FEE | \$ |
| SPECIAL DELIVERY | |
| RESTRICTED DELIVERY | |
| OPTIONAL SERVICES | |
| RETURN RECEIPT SERVICE | |
| SHOW TO WHOM DATE AND ADDRESS OF DELIVERY | |
| SHOW TO WHOM DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY | |
| SHOW TO WHOM DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY | |
| TOTAL POSTAGE AND FEES | \$ |
| POSTMARK OR DATE | |

Re: 47 Boyd St. - Addato

PS Form 3802, Apr. 1976

Form 3871, Jan. 1979

SENDER: Complete items 1, 2, and 3. 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:
 Lowpy and Platt
 999 Forest Avenue
 Portland, Maine 04102

3. ARTICLE DESCRIPTION:
 REGISTERED NO. CERTIFIED NO. INSURED NO.
 0925491

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE Addressee Authorized agent
Whitley A. ...

4. DATE OF DELIVERY

5. ADDRESS (Complete only if requested)

6. UNABLE TO DELIVER BECAUSE: CLERK'S INITIALS

POSTMARK: PORTLAND, ME 1981

☆ GPO : 1979-300-459

Re: 47 Boyd St. - Addato

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

November 25, 1981

Lowry and Platt
999 Forest Avenue
Portland, Maine 04102

Re: 47 Boyd St. NCP-EE 22-L-3,4

Dear Sir:

As owner or agent of the property located at 47 Boyd Street, Portland, Maine, you are hereby notified that as the result of a recent inspection the second floor left front dwelling unit is hereby declared unfit for human occupancy.

You must take immediate steps to vacate the apartment now occupied by Margaret Sinclair and it is to be kept vacant so long as the following conditions continue to exist thereon. You are ordered to commence legal eviction proceedings no later than December 4, 1981.

- 14-a. The property is damaged, decayed, deteriorated, insanitary and unsafe (or vermin infested) in such a manner as to create a serious hazard to the health, safety and general welfare of the occupants or the public.

Therefore, you will not occupy, permit anyone to occupy, or rent the above mentioned without the written consent of the Health Officer or his agent, certifying that the conditions have been corrected.

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 Lyle D. Voyes
Lyle D. Voyes
Inspection Services Division

Arthur Addato
Code Enforcement Officer - Addato (7)

jmr

PS Form 3811 AUG. 1978

● SENDER: Complete items 1, 2, and 3. 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 ADDRESS TO:

Farnsworth and Caulfield Inc.
32 Haven Road
South Portland, Maine 04106

3. ARTICLE DESCRIPTION:

| REGISTERED NO. | CERTIFIED NO. | INSURED NO. |
|----------------|---------------|-------------|
| | 6028766 | |

(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:

POSTMARK
APR 24 1981

CLERK'S INITIALS

★GPO : 1978-272-832

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

POST OFFICE

APR 24 1981

1981



CITY OF PORTLAND

OK

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

BY Arthur Addato
DATE 5-8-81 April 22, 1981

c. Gill

Farnsworth and Caulfield Inc.
32 Haven Road
South Portland, Maine 04106

Re: 45 Boyd St. 22-L-3,4 EE

Dear Sir:

We recently received a complaint and an inspection was made by Code Enforcement Officer Arthur Addato of the property owned by you at 45 Boyd St. Portland, Me., you are hereby ordered to correct the following substandard housing conditions

- ~~1. FIRST FLOOR LEFT BATHROOM - toilet - overflow. 6-4~~
- ~~2. FIRST FLOOR LEFT - door - damaged lock set. 3-2~~

The above mentioned conditions are in violation of Chapter 307 of the Municipal Code of the City of Portland, Maine, and must be corrected on or before March 24, 1981.

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 and Urban Development

By [Signature]
Wyle D. Noyes,
Inspection Services Division

Code Enforcement Officer Arthur Addato (7)

jmr

REINSPECTION RECOMMENDATIONS

INSPECTOR Alberty

OK
 BY Alberty
 DATE 5-8-81

LOCATION 45 Baydel
 PROJECT WCF EE
 OWNER Th. Coulfield

| NOTICE OF HOUSING CONDITIONS | | HEARING NOTICE | | FINAL NOTICE | |
|------------------------------|----------------|---------------------------|---------|--------------|---------|
| Issued | Expired | Issued | Expired | Issued | Expired |
| <u>4-22-81</u> | <u>4-24-81</u> | | | | |

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

| DATE | RECOMMENDATION |
|---------------|--|
| | ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE" _____ "POSTING" RELEASE" _____ |
| | 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 _____ |
| <u>5-8-81</u> | 00 INSPECTOR'S REMARKS: <u>RE/LO - LDC</u> |
| | INSTRUCTIONS TO INSPECTOR: _____ |

P35 6028766

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—
NOT FOR INTERNATIONAL MAIL
(See Reverse)

| | |
|---|--|
| SENT TO | |
| Farnsworth and Caulfield In | |
| STREET AND NO | |
| 32 Haven Road | |
| P.O. STATE AND ZIP CODE | |
| South Portland, Maine 04106 | |
| POSTAGE | |
| CERTIFIED FEE | |
| SPECIAL DELIVERY | |
| RESTRICTED DELIVERY | |
| OPTIONAL SERVICES | |
| RETURN RECEIPT SERVICE | |
| SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY | |
| SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY | |
| SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY | |
| TOTAL POSTAGE AND FEES | |
| POSTMARK OR DATE | |

Re: 45 Boyd St. - Addato

PS Form 3800, Apr. 1976



CITY OF PORTLAND

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

April 22, 1981

Farnsworth and Caulfield Inc.
32 Haven Road
South Portland, Maine 04106

Re: 45 Boyd St. 22-L-3,4 EE

Dear Sir:

We recently received a complaint and an inspection was made by Code Enforcement Officer Arthur Addato of the property owned by you at 45 Boyd St. Portland, Me., you are hereby ordered to correct the following substandard housing conditions

1. FIRST FLOOR LEFT BATHROOM - toilet - overflow. 6-d
2. FIRST FLOOR LEFT - door - damaged lock set. 3-c

The above mentioned conditions are in violation of Chapter 307 of the Municipal Code of the City of Portland, Maine, and must be corrected on or before March 24, 1981.

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 and Urban Development

By Lyle D. Voyes
Inspection Services Division

~~Code Enforcement Officer~~ Addato (7)
Arthur Addato

jmr

REQUEST FOR SERVICE

PORTLAND HEALTH DEPARTMENT

| | | | | | |
|--|--|----------------------------------|------------------------------------|----------|----------------------------------|
| DATE RECEIVED | 4-21-81 | BY | Joyce | DISTRICT | Arthur |
| REQUEST BY | NAME | Nellie Caperton - 773-5459 | | | |
| | ADDRESS | 47 Boyd St. | | | |
| OWNER | NAME | Mr. Valentini - 773-6513-Manager | | | |
| | ADDRESS | 47 Boyd - 2nd Fl. | | | |
| CONDITIONS | ADDRESS | 47 Boyd St. - 1st Fl. | | | |
| Defective toilet - Kitchen door, no lock - Front door lock. Miss Home most of time | | | | | |
| COMMENTS | Says has notified Mgr. but no results. C1/CT/CD - 4/22/81 C.C. LD to be sent | | | | |
| SPECIAL INSTRUCTIONS | | | | | |
| DIVISION | <input checked="" type="checkbox"/> SANITATION | | <input type="checkbox"/> HOUSING | | <input type="checkbox"/> NURSING |
| PRIORITY | <input checked="" type="checkbox"/> ROUTINE | | <input type="checkbox"/> SPECIAL | | BY |
| | <input type="checkbox"/> URGENT | | <input type="checkbox"/> REPORT TO | | DATE |

Lock-Set
Built around 1FL/LE

PORTLAND HEALTH DEPARTMENT

REQUEST FOR SERVICE

| | | | | | |
|---------------|---------|------------------------------|------|----------|--------|
| DATE RECEIVED | 1-13-81 | BY | Lyle | DISTRICT | Arthur |
| REQUEST BY | NAME | Sinclair - Damico | | | |
| | ADDRESS | | | | |
| OWNER | NAME | | | | |
| | ADDRESS | 47-49 Bayol - 3rd & 1st rear | | | |
| CONDITIONS | ADDRESS | | | | |

Heat problems

COMMENTS: CI/CT'S/CND on heat - 1/13/81
 CS/on other problems - 1/13/81

| | | | |
|----------------------|------------|-------------------------------------|-----------|
| SPECIAL INSTRUCTIONS | | | |
| DIVISION | SANITATION | <input checked="" type="checkbox"/> | HOUSING |
| | ROUTINE | | SPECIAL |
| | URGENT | <input checked="" type="checkbox"/> | REPORT TO |
| PRIORITY | | | NURSING |
| | | | BY |
| | | | DATE |



CITY OF PORTLAND

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

OK
BY *Arthur Addato*
DATE *1/21/81*

January 9, 1981

Farnsworth and Caulfield Inc.
32 Haven Road
South Portland, Maine 04106

Re: 45 Boyd St. NCP-EE 22-L-3,4

Dear Sir:

As the result of an inspection by Housing Inspector Arthur Addato of the property owned by you at 45 Boyd St., Portland, Me., you are hereby ordered to correct the following substandard housing conditions:

- 1/12/81* 1. ~~THIRD FLOOR REAR & FRONT DWELLING UNITS~~ damaged wiring and no electrical service. 8-e
- 1/21/81* 2. ~~FIRST, SECOND & THIRD FLOOR HALL~~ walls damaged and missing plaster. 3-b
- 1/21/81* 3. ~~FIRST, SECOND & THIRD FLOOR~~ hall rubbish. 4-d
- 1/21/81* 4. ~~FIRST, SECOND & THIRD FLOOR HALL~~ window broken glass. 3-c

The above mentioned conditions are in violation of Chapter 307 of the Municipal Code of the City of Portland, Maine and must be corrected on or before, Item #1 & #3, January 10, 1981, Item #2 & #4, January 19, 1981.

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
Urban Development

By *Lyle D. Woyes*
Lyle D. Woyes
Housing Code Administrator

Inspector *Arthur Addato*
Arthur Addato

jmr

REINSPECTION RECOMMENDATIONS

INSPECTOR Adalat

OK
BY Adalat
DATE 1/21/81

LOCATION 45 Bayard St.
PROJECT H.C.P.E.E.
OWNER Farnsworth - Culp

| NOTICE OF HOUSING CONDITIONS | | HEARING NOTICE | | FINAL NOTICE | |
|------------------------------|----------------|----------------|---------|--------------|---------|
| Issued | Expired | Issued | Expired | Issued | Expired |
| <u>1-9-81</u> | <u>1-19-81</u> | | | | |

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

| DATE | RECOMMENDATION |
|------|--|
| | ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE" _____ "POSTING RELEASE" _____ |
| | 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: RE/LO/CO - WIP - initial case.
District Court - witness execution procedure
RE/LO/CO - WIP
RE/LO - LDC - also additional viol. 1/14/81 also
corrected 3FL/R1 - 1F/FR/LE

INSTRUCTIONS TO INSPECTOR: _____

X

CERTIFICATE
OF
COMPLIANCE

CITY OF PORTLAND

March 8, 1979

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

Farnsworth & Canfield, Inc.
32 Haven Road
South Portland, Maine 04106

Re: Premises located at 45 Boyd Street, Portland, Maine NCP-EE 22-1-12 ³⁻⁴
3-4

Dear Sirs:

A re-inspection of the premises noted above was made on March 7, 1979
by Housing Inspector Addato.

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 Dec. 5, 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 March 1984.

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

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

Inspector A. Addato

A. Addato

VW

3/1/79

ADMINISTRATIVE

OK
3/1/79
DATE Addato

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

Date November 2, 1978

Farnsworth & Canfield, Inc.
32 Haven Road
South Portland, Maine 04106
854-2012
799-7121

Re: Premises located at 45 Boyd Street, Portland, Maine NCP-EE 22-I-12
Dear Sirs:

You are hereby notified that a reinspection and your request for additional time

on November 1, 1978, regarding our "Notice of Housing Conditions" at the above referred premises resulted in the decision noted below.

Expiration time extended to January 2, 1979 - in order to complete the work in progress to correct the remaining thirty two (32) housing code violations as shown on attached list.

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.

In Attendance:
Farnsworth & Canfield, Inc.
Inspector Addato

Encl.
/88

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

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

45 Boyd Street - NOHC 12-5-77 - EE

Remaining Housing Code violations to be corrected within time extension granted on attached "Administrative Hearing Decision" dated 11-2-78:

- 3/6
1. REAR DOOR - first floor right - replace broken glass (over door) - 3-b
 2. LEFT FRONT AND RIGHT REAR CELLAR - floor - enclose exposed oil line - 9-c
 3. REAR CELLAR - ceiling - enclose exposed wiring - 8-a
 - 3/6 4. CELLAR CHIMNEY - left rear - replace missing mortar - 3-e
 - 3/6 5. CELLAR - remove overamp fuses - 8-e
 - 3/6 6. FRONT CELLAR - ceiling - replace missing junction box - 8-a
 - 3/6 7. FURNACE - front cellar - replace inoperative stack control - 9-c
 - 11/9 8. SECOND AND THIRD FLOOR HALL STAIRWAY - right - replace missing balusters - 3-d
 - 11/9 9. SECOND FLOOR HALL (right) - ceiling - enclose exposed wiring - 8-a
 - 11/9 10. HALL - ceiling - secure loose ceiling panel - 3-b
 - 11/9 11. THIRD FLOOR LEFT HALL - walls and ceiling - replace missing plaster - 3-b
 - 11/9 12. THIRD FLOOR LEFT HALL - walls and ceiling - remove peeling paint - 3-b
 - 11/9 13. THIRD FLOOR LEFT HALL - ceiling - repair inoperative light fixture - 8-a
 - 11/9 14. THIRD FLOOR FRONT HALL - door - replace missing door frame - 3-b
 - 11/9 15. FIRST FLOOR REAR HALL - ceiling - replace missing junction box cover - 8-a
 - 11/9 16. THIRD FLOOR REAR HALL - ceiling - replace missing plaster - 3-c
 - 11/9 17. THIRD FLOOR REAR HALL - ceiling - enclose exposed wiring - 8-a
 - 11/9 18. THIRD FLOOR HALL - ceiling - repair or replace inoperative light fixture - 8-e
- First Floor - left front
- 11/9 19. FRONT BEDROOM - ceiling - replace broken light fixture - 8-e
 - 11/9 20. LIVING ROOM - window - replace broken glass - 3-c
 - 11/9 21. LIVING ROOM - window - replace missing counter balance cords allowing window sash to remain elevated when opened - 3-c
 - 11/9 22. BATHROOM - ceiling - replace missing ceiling tiles - 3-b
 - 11/9 23. BATHROOM - ceiling - determine the reason and remedy the condition causing signs of leakage - 6-d
 - 11/9 24. RIGHT FRONT BEDROOM - ceiling - replace broken light fixture - 8-e
- Second Floor - left rear
- 11/9 25. BATHROOM - ceiling - remove peeling paint - 3-b
 - 11/9 26. BATHROOM - floor - replace loose flooring - 3-b
 - 3/7 27. RIGHT FRONT BEDROOM - window - replace missing glass - 3-c
- Third Floor - right
- 11/9 28. KITCHEN - walls and ceiling - replace missing plaster - 3-b
 - 11/9 29. KITCHEN - window - replace broken partition bead - 3-c
 - 11/9 30. KITCHEN - floor - replace worn linoleum - 3-c
 - 11/9 31. RIGHT REAR BEDROOM AND DEN - walls and ceiling - remove peeling paint - 3-b
 - 11/9 32. RIGHT REAR BEDROOM - window - replace broken glass - 3-c

November 2, 1978

Farnsworth & Canfield, Inc.
32 Haven Road
South Portland, Maine 04106

Dear Sirs: Re: 45 Boyd Street, Portland, Maine
 22-I-12 NCP-East End
 Third Floor Left Apartment

This is to inform you, as owner or agent of the property located at 45 Boyd Street, Portland, Maine, that we have released the apartment (third floor left) from posting.

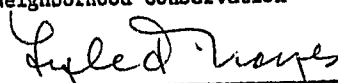
Therefore, you may rent the apartment to others or occupy it yourself.

If any additional information is desired, visit or call this office.

Sincerely yours,

Joseph E. Gray, Jr. Director
Neighborhood Conservation

By


Lyle D. Noyes
Chief of Housing Inspections

Inspector 
A. Addato

/gg

X

9

NOTICE OF HOUSING CONDITIONS

City of Portland
 Department of Neighborhood Conservation
 Housing Inspections Division
 Tel. 775-5451 - Ext. 358 - 448
 Farnsworth & Canfield Inc/
 32 Haven Road
 South Portland, Maine 04106

45 DE
 Ch.-Bl.-Lot: ~~77-22-1-12~~
 Location: 45 Boyd Street
 Project: NCP-East End
 Issued: December 5, 1977
 Expired: March 5, 1978

Dear Dear Sirs:

An examination was made of the premises at 45 Boyd Street, Portland, Maine, by Housing Inspector Stevenson. 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 March 5, 1978. 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.

RE 10/17/78
 Re 10/19/78

Very truly yours,

Joseph E. Gray, Jr. Director
 Neighborhood Conservation

Inspector D. Stevenson

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

| EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" - | | Section(s) |
|--|--|------------|
| 11/1 | FIRST FLOOR FRONT DOOR - replace broken frame. | 3c |
| 11/2 | FIRST FLOOR REAR HALL - replace missing light fixture. | 3c |
| 11/3 | FIRST FLOOR RIGHT HALL DOOR - secure loose flooring. | 3e |
| 11/4 | FIRST FLOOR RIGHT - FRONT & MIDDLE - HALL WALL - replace missing plaster. | 3b |
| * 15 | FIRST FLOOR RIGHT REAR - OVER REAR DOOR - replace broken glass. | 3b |
| 11/10 | RIGHT REAR CELLAR CEILING - repair leak in wasteline. | 6d |
| 11/21 | FIRST FLOOR RIGHT REAR CELLAR CHIMNEY - replace missing flue cover. | 3e |
| 11/28 | LEFT FRONT & RIGHT REAR CELLAR FLOOR - enclose exposed oil line. | 9c |
| 39 | REAR CELLAR CEILING - enclose exposed wiring. | 8e |
| 410 | LEFT REAR CELLAR CHIMNEY - replace missing mortar. | 3e |
| 11/31 | RIGHT, LEFT & FRONT CELLAR CHIMNEY - remove excessive soot and properly dispose of it. | 3e |
| 512 | CELLAR - remove overamp fuses. | 8e |
| 613 | FRONT CELLAR CEILING - replace missing junction box. | 8e |
| 114 | FRONT CELLAR FURNACE - replace inoperative stack control. | 9c |
| 11/25 | RIGHT REAR CELLAR WALL - replace broken bulkhead. | 3d |
| 11/26 | SECOND FLOOR RIGHT FRONT HALL - remove excessive debris and properly dispose of it. | 4e |

continued

vw

- ~~10/1917 SECOND FLOOR RIGHT HALL WALL & CEILING - replace missing plaster. 9c~~
- ~~10/1918 SECOND FLOOR RIGHT HALL CEILING - replace frayed inoperative light fixture. 8c~~
- ~~10/1919 SECOND & THIRD FLOOR RIGHT HALL STAIRWAY - replace missing balusters. 8c~~
- ~~10/1920 SECOND FLOOR RIGHT CEILING - enclose exposed wiring. 3d~~
- ~~10/1921 SECOND FLOOR RIGHT HALL - remove illegal stored gasoline. 8e~~
- ~~10/1922 HALL CEILING - secure loose panel. 9c~~
- ~~11/23 THIRD FLOOR LEFT HALL WALL & CEILING - replace missing plaster. 3b~~
- ~~12/24 " " " " " - remove peeling paint. 3b~~
- ~~13/25 " " " " CEILING - repair inoperative light fixture. 3b~~
- ~~14/26 " " " " FRONT HALL DOOR - replace missing frame. 8e~~
- ~~15/27 FIRST FLOOR REAR HALL CEILING - replace missing junction box cover. 3b~~
- ~~16/28 THIRD FLOOR REAR HALL CEILING - replace missing plaster. 8e~~
- ~~17/29 THIRD FLOOR REAR HALL CEILING - enclose exposed wiring. 3c~~
- ~~18/30 THIRD FLOOR HALL CEILING - repair or replace inoperative light fixture. 8e~~
- ~~10/1931 THIRD FLOOR REAR STORAGE ROOM WINDOW - secure loose glass by replacing points and/or reglazing. 8e~~
- ~~10/1932 " " " " " - WINDOW - replace broken glass. 3c~~
- ~~10/1933 " " " " " - CEILING - replace inoperative light fixture. 3c~~
- ~~10/1934 " " " " " - WALL & CEILING - replace missing plaster. 8e~~
- ~~10/1935 OVERALL EXTERIOR FOUNDATION WALL - replace missing mortar & brick. 5b~~
- ~~10/1936 OVERALL EXTERIOR WALL - remove peeling paint. 3a~~
- ~~10/1937 OVERALL EXTERIOR WALL - repair or replace rotted and missing & loose clapboards. 3a~~

FIRST FLOOR LEFT FRONT *12/10/78 a a 1st fl. front 19 to 24*
 At the time of the survey we were unable to gain access to the first floor left front apartment. We suggest that if there are any conditions which need correcting in this apartment that you make the repairs while doing the work on the rest of the structure.

FIRST FLOOR LEFT REAR

- ~~10/1938 KITCHEN - replace worn flooring. 3b~~
- ~~10/1939 KITCHEN DOOR - repair or replace damaged frame. 3b~~
- ~~10/1940 KITCHEN - repair leak in sink. 3b~~
- ~~10/1941 KITCHEN CEILING - enclose exposed junction box. 6d~~

SECOND FLOOR LEFT REAR

- ~~10/1942 KITCHEN CEILING - determine the reason and remedy the condition causing leakage. 3b~~
- ~~10/1943 KITCHEN WALL - remove illegal extension cord. 8e~~
- ~~10/1944 LIVING ROOM CEILING - repair or replace inoperative light fixture. 8e~~
- ~~10/1945 BATHROOM CEILING - remove peeling paint. 3b~~
- ~~10/1946 BATHROOM - replace loose flooring. 3b~~
- ~~10/1947 RIGHT FRONT BEDROOM WINDOW - replace missing glass. 3c~~
- ~~10/1948 RIGHT REAR BEDROOM WINDOW - secure loose glass by replacing points and/or reglazing. 3c~~
- ~~10/1949 " " " " - replace broken glass. 3e~~
- ~~10/1950 " " " " CEILING - secure loose light. 8e~~

THIRD FLOOR LEFT

- ~~10/1951 KITCHEN WINDOW - replace broken storm sash glass. 3c~~
- ~~10/1952 LIVING WALL & CEILING - replace loose and missing plaster. 3b~~
- ~~10/1953 LIVING ROOM CEILING - replace or repair inoperative light. 8e~~
- ~~10/1954 BATHROOM CEILING - replace missing plaster. 3b~~
- ~~10/1955 DINING ROOM WINDOW - replace broken glass. 3c~~
- ~~10/1956 REAR BEDROOM CEILING - determine the reason and remedy the condition causing leakage. 3b~~
- ~~10/1957 " " " " - remove peeling paint. 3b~~
- ~~10/1958 " " " " DOOR - replace missing knob. 3b~~
- ~~10/1959 RIGHT FRONT BEDROOM CEILING - remove peeling paint. 3b~~
- ~~10/1960 DEN - replace worn flooring. 3b~~
- ~~10/1961 HOT WATER HEATER - KITCHEN - replace missing vent pipe. 9c~~

THIRD FLOOR RIGHT

- 2862 ✓ KITCHEN WALL & CEILING - replace missing plaster. 3b
- 2963 ✓ KITCHEN WINDOW - replace broken parting bead. 3c
- 3064 ✓ KITCHEN FLOOR - replace worn linoleum. 3c
- 10165 ✓ KITCHEN STOVE - replace improper stack. 9c
- 10166 ✓ LIVING ROOM & BATHROOM WALLS & CEILINGS - determine the reason and remedy the condition causing leakage. 3b
- 10167 ✓ LIVING ROOM WINDOW - replace or repair broken frame. 3c
- 10168 ✓ DINING WINDOW - remove peeling paint. 3b
- 10169 ✓ DINING ROOM WINDOW - replace broken glass. 3c
- 10170 ✓ DINING ROOM WALL & CEILING - remove peeling paint. 3b
- 10171 ✓ DINING ROOM WINDOW - replace broken glass. 3c
- 10172 ✓ RIGHT REAR BEDROOM & DEN - WALL & CEILING - remove peeling paint. 3b
- 10173 ✓ " " WINDOW - replace broken glass. 3c
- 10174 ✓ LEFT REAR BEDROOM & DEN - WALLS & CEILINGS - determine the reason and remedy the condition causing leakage. 3b
- 10175 ✓ " " den window - repair or replace broken frame. 3c

SECOND FLOOR RIGHT

- 10176 ✓ KITCHEN CEILING - replace missing plaster. 3b
- 10177 ✓ KITCHEN DOOR - replace missing panel. 3b
- 10178 ✓ KITCHEN - provide vent hotwater heater. 9c
- 10179 ✓ KITCHEN - replace taped wall studs. 6d
- 10180 ✓ REAR BEDROOM - remove door from stored refrigerator. 8e
- 10181 ✓ LIVING ROOM FLOOR - replace missing glass. 3b
- 10182 ✓ LIVING ROOM CEILING - replace inoperative light fixture. 8e
- 10183 ✓ BATHROOM - replace missing flush toilet tank cover. 6d
- 10184 ✓ BATHROOM CEILING - secure loose light fixture. 8e
- 10185 ✓ REAR & MIDDLE BEDROOM CEILING - replace missing plaster. 3b
- 10186 ✓ REAR BEDROOM WALL & CEILING - secure loose plaster. 3b
- 10187 ✓ REAR BEDROOM CEILING - replace inoperative light fixture. 8e

FIRST FLOOR RIGHT

- 10188 ✓ KITCHEN WALL - remove illegal extension cord. 8e
- 10189 ✓ LIVING ROOM & BATHROOM CEILING - remove peeling paint and plaster. 3b
- 10190 ✓ LIVING ROOM DOOR - replace broken panel. 3b
- 10191 ✓ BATHROOM FLOOR - replace worn linoleum. 3b
- 10192 ✓ BATHROOM FLOOR - replace rotted sub-flooring. 3b
- 10193 ✓ BATHROOM FLUSH TOILET - repair or replace loose seat. 6d
- 10194 ✓ DINING ROOM CEILING - replace missing light fixture. 8e
- 10195 ✓ REAR BEDROOM CEILING - replace missing plaster. 3b
- 10196 ✓ FRONT BEDROOM CEILING - determine the reason and remedy the condition causing leakage. 3b

* 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 St. Tel. 775-5451 to determine if any of the items listed above require a building or alteration permit.

[Handwritten notes and calculations]

96
37
59
62

96
48
48

96
67
29
+ 6
35
34

X

November 1, 1977 ✓

G. P. Farnsworth
Haven Road
South Portland, Maine 04106

Dear Mr. Farnsworth: Re: 45 Boyd Street, Portland, Maine 22-I-12
third floor left apartment

As owner or agent of the property located at 45 Boyd Street, Portland, Maine, you are hereby notified that as the result of a recent inspection the third floor left apartment is hereby declared unfit for human occupancy.

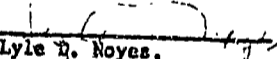
The above mentioned apartment is to be kept vacant so long as the following conditions continue to exist thereon:

- a. The property is damaged, decayed, deteriorated, insanitary and unsafe, or vermin infested in such a manner as to create a serious hazard to the health, safety and general welfare of the occupants or the public.
- b. Properties which lack plumbing, ventilating, lighting and heating facilities or equipment adequate to protect the health, safety, and general welfare of the occupants or the public.

Therefore, you will not occupy, permit anyone to occupy, or rent the above mentioned without the written consent of the Health Officer or his agent, certifying that the conditions have been corrected.

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 R. Noyes,
Chief of Housing Inspections

Inspector _____
D. Stevenson

vw

X

November 1, 1977 ✓

Mrs. Vera Page
45 Boyd Street
Portland, Maine 04101

Dear Mrs. Page: Re: 45 Boyd Street, Portland, Maine 22-1-12
third floor left

A recent inspection by Housing Inspector Stevenson of the third floor left apartment you are now occupying found that it does not meet the requirements of Chapter 307 (Minimum Standards for Housing) of the City of Portland Municipal Code and is hereby declared unfit for human habitation.

The owner/agent, Mr. G. P. Farnsworth has been notified of the above mentioned conditions and has been directed to take immediate steps to vacate the apartment.

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

By _____
Lyle D. Moyes,
Chief of Housing Inspections

Inspector _____
D. Stevenson

October 25, 1977 ✓

Mrs. Vera Page
45 Boyd Street
Portland, Maine 04101

Dear Mrs. Page: Re: 45 Boyd Street, Portland, Maine 22-I-12
Third Floor Left

We recently received a complaint and an inspection was made of the property owned by you at 45 Boyd Street, Portland, Maine. As a result of the inspection, the following substandard housing condition was found:

1. Provide heat, at this address, at 65 degrees fahrenheit in all habitable rooms.

The above mentioned condition is in violation of Chapter 307 of the Municipal Code of the City of Portland and must be corrected on or before October 26, 1977.

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,
Chief of Housing Inspections

Inspector _____
D. Stevenson

VW

October 25, 1977

Mrs. Vera Page
45 Boyd Street
Portland, Maine 04101

Dear Mrs. Page: Re: 45 Boyd Street, Portland, Maine 22-1-12
 Third Floor Left

We recently received a complaint and an inspection was made by Housing Inspector Stevenson of the property owned by you at 45 Boyd Street, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

1. OVERALL WALLS AND FLOORS - clean and sanitize.
2. OVERALL - remove animal excrement.
3. Determine the reason and remedy the condition causing the foul odor.
4. OVERALL - APARTMENT - remove excessive debris and properly dispose of it.

The above mentioned conditions are in violation of Chapter 307 of the Municipal Code of the City of Portland, Maine, and must be corrected on or before October 31, 1977.

Failure to comply with this order may result in a complaint being filed for prosecution in District Court.

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

By [Signature]
Lyle D. Noyes,
Chief of Housing Inspections

Inspector [Signature]
D. Stevenson

v

REINSPECTION RECOMMENDATIONS

INSPECTOR Addata

LOCATION 45-47 Boyd

PROJECT MCP E.C.

OWNER Furness and Campbell

| | | | | | |
|------------------------------|---------------|----------------|---------|--------------|---------|
| NOTICE OF HOUSING CONDITIONS | | HEARING NOTICE | | FINAL NOTICE | |
| Issued | Expired | Issued | Expired | Issued | Expired |
| <u>11/5/77</u> | <u>3/5/78</u> | | | | |

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

| DATE | RECOMMENDATION | ACTION |
|-----------------|----------------|---|
| <u>11-1-78</u> | <u>aa</u> | ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE" <input checked="" type="checkbox"/> <u>3/7/79 aa</u> POSTING RELEASE <input checked="" type="checkbox"/> <u>3F/4E 11/1/78aa</u> |
| <u>11/1/78</u> | <u>aa</u> | SATISFACTORY Rehabilitation in Progress Time Extended To: <u>1/1/79 WTX 60 da</u> |
| <u>1/9/78</u> | <u>aa</u> | Time Extended To: <u>3/1/79 OTX 60</u> |
| | | Time Extended To: _____ |
| | | UNSATISFACTORY Progress Send "HEARING NOTICE" _____ |
| | | "NOTICE TO VACATE" _____ "FINAL NOTICE" _____ |
| | | POST Entire _____ |
| | | POST Dwelling Units _____ |
| | | UNSATISFACTORY Progress "LEGAL ACTION" To Be Taken _____ |
| <u>10/17/78</u> | <u>aa</u> | INSPECTOR'S REMARKS: <u>Re/CT's/ 5 da - 1 violation / SP, 28 viol. corr.</u> <u>Re/CT/ 3 DU/ SP.</u> <u>2/CO/CT/1E - SP/ WTX 60 da.</u> <u>Re/CT/CO - excellent progress - 24 viol corr. OTX 60</u> <u>Re/CT/NA</u> <u>Re/CT - all viol. corrected</u> |
| <u>10/19/78</u> | <u>aa</u> | |
| <u>11/1/78</u> | <u>aa</u> | |
| <u>1/9/78</u> | <u>aa</u> | |
| <u>3/1/79</u> | <u>aa</u> | |
| <u>3/7/79</u> | <u>aa</u> | |

INSTRUCTIONS TO INSPECTOR: _____

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

July 19, 1995

GAUDET LARRY B
277 PLEASANT AVE
SOUTH PORTLAND ME 04106

Re: 47 Boyd St
CBL: 022- - I-003-001-01
DU: 4

Dear Mr. Gaudet:

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".

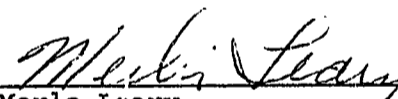
In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects within sixty (60) days. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within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

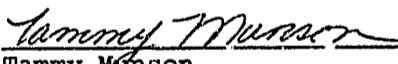
Please Note: You should consult this department to insure that any corrective action you should undertake complies with the building, plumbing, electrical, zoning and other Articles of the City Code.

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,


Merle Leary
Code Enforcement Officer


Tammy Munson
Code Enfc. Offr./ Field Supv.

HOUSING INSPECTION REPORT

Location: 47-49 Boyd St
Housing Conditions Date: July 19, 1995
Expiration Date: September 17, 1995

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

| | | |
|----|---|--------|
| 1. | EXT - SIDE YARD - ACCUMULATION OF FURNITURE & LITTER | 109.40 |
| 2. | INT - 1ST FL; #49-A - KITCHEN WINDOW IS MISSING A SCREEN | 108.30 |
| 3. | INT - 1ST FL; #49-B - BATHROOM HAS AN INOPERATIVE FAN | 112.00 |
| 4. | INT - 2ND FL; #49-C - LIVING ROOM/BEDROOMS WINDOWS ARE MISSING SCREENS | 108.30 |
| 5. | INT - 2ND FL; #49-C - BATHROOM HAS AN INOPERATIVE FAN | 112.00 |
| 6. | INT - 2ND FL; #49-C - EXIT DOOR IS OBSTRUCTED | 116.20 |
| 7. | INT - 3RD FL; #49-E - BATHROOM HAS AN INOPERATIVE FAN | 112.00 |
| 8. | INT - 3RD FL; #47-C - FRONT DOOR HAS AN ILLEGAL LOCK SET | 108.30 |
| 9. | INT - OVERALL - HARD-WIRED BATTERY-BACK/UP SMOKE DETECTORS ARE REQUIRED IN EACH UNIT | 113.50 |

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

November 02 1995

GAUDET LARRY B
277 PLEASANT AVE
SOUTH PORTLAND ME 04106

Re: 47 Boyd St
CBL: 022- - I-003-001-01
DU: 4

Dear Mr. Gaudet:

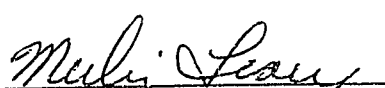
A re-inspection at the above noted property was made on October 30, 1995.

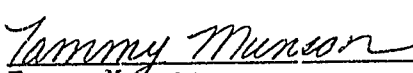
This is to certify that you have complied with our request to correct the violation(s) of the Municipal Code relating to housing conditions noted on our letter dated July 19, 1995.

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 three years.

Sincerely,


Merle Leary
Code Enforcement Officer


Tammy Munson
Code Enfc. Offr./ Field Supv.