

217 Coyle Street



X

October 4, 1978

Raymond D. Penwitt  
217 Coyle Street  
Portland, Maine 04103

Dear Mr. Penwitt Re: 217 Coyle Street, Portland, Maine NCP-Oakdale 124-H-3

The Housing Inspections Division of the Department of Neighborhood Conservation has recently completed an exterior inspection of your property in conjunction with the above referred program.

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.

Good maintenance is the best way to protect the value of your property and neighborhood.

Please feel free to call on us if we can be of assistance to you.

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

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

Inspector G. Bartlett  
G. Bartlett

VW

City of Portland

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NEIGHBORHOOD CONSERVATION  
STRUCTURE INSPECTION SCHEDULE

Housing Inspection Division

1) Insp. Name BARTLETT

C E R T I F I C A T E

O F

C O M P L I A N C E

July 11, 1972

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

Mr. David Langill  
217 Coyle Street  
Portland, Maine

Re: Premises located at 217 Coyle Street

Dear Mr. Langill:

A re-inspection of the premises noted above was made on July 10, 1972  
by Housing Inspector Stone, 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 10/18/71.

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 Lyle D. Hayes/PAK  
Chief of Housing Inspections

Inspector T -

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**Sun Federal Savings**  
**AND LOAN ASSOCIATION**  
Portland — South Portland, Maine

Telephone (207) 775-5843

September 14, 1972

Mr. Lyle Noyes  
Chief of Housing Inspection  
City Hall  
Portland, Maine

Dear Mr. Noyes:

Enclosed please find a copy of a letter from the Federal Housing Administration in Bangor concerning property located at 217 Coyle Street, Portland.

We believe the letter to be self-explanatory with regard to the item necessary from your office.

It is asked that this request be given your immediate attention as our Commitment expires on the 17th of September. If there are any questions please feel free to contact Mr. Horton of this Association at 775-5843.

Very truly yours,

*Mary E. MacKenzie*  
Mary E. MacKenzie (Mrs.)  
Mortgage Processing Mgr.

561 CONGRESS ST  
PORTLAND  
ME 04101

MM

445 CONGRESS ST  
PORTLAND  
ME 04111

54 COTT. GAD  
SOUTH LAND  
ME 04106

374 MAINE MALL  
SOUTH PORTLAND  
ME. 04106

creating a better community through financial understanding





DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
FEDERAL HOUSING ADMINISTRATION

OFFICE OF THE DIRECTOR

202 Harlow Street  
Bangor, Maine

November 8, 1971

IN REPLY REFER TO:

Case No. 231-022818-203  
217 Coyle Street  
Portland, Maine

owner: David Langill

Sun Federal Savings & Loan Assoc.  
445 Congress Street  
Portland, Maine 04111

Gentlemen:

We are in receipt of the Plumbing and Electrical certifications which may be considered acceptable to meet the requirement on the Conditional Commitment, 15 C and D. However, we are returning the DU2 supplied by the City of Portland, Health Department, since this is the listing of their requirements to meet the Code.

Requirement No. 17 reads as follows:

Submit evidence that the property is in compliance with the Local Code Enforcement Agency, and the Urban Renewal Authority if property is in an Urban Renewal Area.

Sincerely,

Richard J. McMahon  
Director

Enc.

ADMINISTRATIVE HEARING DECISION

City of Portland  
Health Department - Housing Division  
Tel. 775-5451 Ext. 226

Date 5/29/72

Mr. David Langill  
217 Coyle Street  
Portland, Maine

Re: Premises located at 217 Coyle Street, Portland

Dear Mr. Langill:

You are hereby notified that as a result of your discussion in this office with Lyle Moyes  
and your request for additional time

on 5/8/72, regarding our "NOTICE OF HOUSING CONDITIONS" at the  
above referred premises resulted in the decision noted below.

Expiration time extended to 7/8/72 in order to complete work now in progress to  
correct the remaining Housing Code violations as listed on the attached "Notice".

Notice modified as follows:

Please notify this office if all violations are corrected before the above mentioned date,  
so that a "CERTIFICATE OF COMPLIANCE" may be issued.

In Attendance

David Langill

Lyle D. Moyes

Very truly yours,

Arthur A. Hughson, CPH MPH  
Health Director

By Lyle D. Moyes  
Chief of Housing Inspections

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Re: 217 Covle Street

5/9/72

Remaining Housing Code violations to be corrected within time extension granted on the attached "Administrative Decision Notice".

1. Recall the loose shingle moulding on the left front of the structure. 3(a)
2. Repair or replace the first floor front and rear doors, so as to close properly and be latched. 3(c)
3. Determine the reason and remedy the condition which now causes the ceiling in the bathroom to be wet and to have loose and falling ceiling tile. 3(b)

City of Portland  
Health Department - Housing Division  
Tel. 775-5451 Ext. 226

ADMINISTRATIVE HEARING DECISION

Date 5/5/72

Re: Premises located at 217 Taylor St., Portland  
Dear James Fungill:

You are hereby notified that

You are hereby notified that 7 is in use at the time of issuance with the U.S.  
7 is not for

on \_\_\_\_\_, regarding our "NOTICE OF HOUSING CONDITIONS" at the  
above referred premises resulted in the decision noted below

Expiration time extended to 10 Days to complete work now  
in progress to correct remaining violations  
(Letter or attached notice)

Notice modified as follows:

Please notify this office if all violations are corrected before the above mentioned date, so that a "CERTIFICATE OF COMPLIANCE" may be issued.

**In Attendance**

Very truly yours,

Arthur A. Hughson, CPH MPH  
Health Director

By Chief of Housing Inspections

CITY OF PORTLAND, MAINE  
Health Department - Housing Inspection Division

Arthur A. Hughson, CPH MPH  
Hea. & Director

NOTICE OF HEARING

April 18, 1972

To:

Mr. David Langill  
217 Coyle Street  
Portland, Maine

In Re: Premises located at 217 Coyle Street, Portland

Dear Mr. Langill:

Because of your failure to comply with previous NOTICES, you are hereby invited to appear in Room 317, City Hall, 389 Congress Street, Portland, Maine, at 9:00 A.M. on Wednesday, April 26, 1972, 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 March 10, 1972. Hearing requested by Inspector McIsaac.

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.

  
Chief of Housing Inspection

Inspector Harold H. Isaac

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PLEASE FURNISH SERVICE(S) INDICATED BY CHECKED BLOCK(S).  
RECEIVED FEES PAID

Show to whom, date and address where delivered  Deliver ONLY to addressee

RECEIPT  
Received the numbered article described below.

REGISTERED NO.  SIGNATURE OR NAME OF ADDRESSEE (Must always be filled in)  
CERTIFIED NO. *David L. Kelly - Jr.*  
INSURED NO.  SIGNATURE OF ADDRESSEE'S AGENT, IF ANY

DATE DELIVERED  SHOW WHERE DELIVERED (only if requested)  
8 MAR 13 1972

CS-10-7163-11 SL-35 CPO

## NOTICE OF HOUSING CONDITIONS

DU 2

CITY OF PORTLAND  
Health Department - Housing Division  
Tel. 774-8221 - Ext. 226

Location: 217 Coyle Street  
Project: General  
Issued: 10/18/71  
Expires: 11/18/71

Mr. Gerard R. Labbe  
217 Coyle Street  
Portland, Maine 04103

Dear Mr. Labbe:

An examination was made of the premises at 217 Coyle Street, Portland, Maine, by Housing Inspector Mal Isaac. Violations of Municipal Codes relating to housing conditions were found as described in detail below.

In accordance with provisions of the above mentioned Codes, you are requested to correct these defects on or before November 18, 1971. You may contact this office to arrange a satisfactory "air 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.

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

Very truly yours,

Arthur A. Hughson, CPH MPH  
Health Director

Inspector

*Harold J. Isaac*

By: Mal Isaac  
Chief of Housing Inspections

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

1. Repair the loose brick and point up the right side of the foundation wall.	3(a) ✓
2. Point up the chimneys from the roof up to the top of the chimneys.	3(a) ✓
3. Replace the missing downspout around the entire structure.	3(a)
4. Renew the loose shingle moulding in the left front of the structure.	3(a)
5. Renew and secure the loose fascia board located at the right side of the structure under the rafters.	3(a)
* 6. Provide the cellar stairs with adequate artificial illumination.	8(c)
* 7. Provide a hand rail for the cellar stairs.	3(d)
* 8. Accomplish a general clean-up of the cellar by removing and properly disposing of all litter and debris.	4(d)
* 9. Replace all broken cellar windows.	3(c)
10. Repair or replace the first floor front and rear doors, so as to close properly and be latched.	3(c)
11. Repair or replace the loose and hanging second floor rear exit door.	3(c)
* 12. Provide a hand rail for the rear stairway from the first to the second floor.	3(d)

continued

217 Coyle Street - continued

	Section(s)
* 13. Repair or replace the loose and broken stair treads located in the rear hall on the first to the second floor stairway.	3(d)
14. Plug the open drains on the outside of the foundation wall on the left and right sides of the structure.	3(a) ✓
<u>First Floor Apartment</u>	
15. Repair or replace the rotted and missing sash cord in the living room and kitchen.	3(c)
16. Repair or replace the rotted window sash in the front bedroom.	3(c) ✓
* 17. Determine the reason and remedy the condition which now causes the flush toilet in the bathroom to run continuously.	4(f) ✓
* 18. Determine the reason and remedy the condition which now causes the ceiling in the bathroom to be wet and to have loose and falling ceiling tile.	3(b) ✓
<u>Second Floor Apartment</u>	
* 19. Determine the reason and remedy the condition which now causes the plumbing for the toilet to be working improperly.	4(f) ✓

\* FIRST PRIORITY IS TO BE GIVEN TO ITEMS NUMBERED 6, 7, 12, 13, 17 and 19 WHEN MAKING YOUR REPAIRS AS THEY CONSTITUTE EXTREME HAZARDS TO THE HEALTH OR SAFETY OF THE OCCUPANTS OF THIS STRUCTURE.

MEMO TO REQUEST LEGAL ACTION

Date 5-8-72

TO: CHARLES L NOYES, Assistant Corporation Counsel  
FROM: Lyle D. Noyes, Chief of Housing Inspections  
SUBJECT: Request for legal action against DAVID LANGILL,  
217 COYLE STREET, PORTLAND, ME.  
regarding 217 COYLE STREET.

FACTS CONSTITUTING VIOLATIONS:

14 VIOLATIONS OF HOUSING CODE AS DESIGNATED  
ON THE ENCLOSED NOTICE OF HOUSING  
CONDITIONS:

ATTEMPTS TO OBTAIN VOLUNTARY COMPLIANCE:

1. NOTICE OF VIOLATION DATED 4-19-71
2. NOTICE OF VIOLATION DATED 4-26-72
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_

WITNESS:

DAVID L NOYES

SENDER: Be sure to follow instructions on other side

PLEASE FURNISH SERVICE(S) INDICATED BY CHECKED BLOCK(S)  
(Additional charges required for these services)

Show to whom, date and address where delivered  Deliver ONLY to addressee

RECEIPT  
Received the numbered article described below

REGISTERED NO. *Q17-Carla M.* SIGNATURE OR NAME OF ADDRESSEE (Must always be filled in)

CERTIFIED NO. *40-542-79* SIGNATURE OF ADDRESSEE'S AGENT, IF ANY

INSURED NO. *2*

DATE DELIVERED *4/21/72* SHOW WHERE DELIVERED (Only if requested, and include ZIP Code)

*J. Langell*

CITY OF PORTLAND, MAINE  
Health Department - Housing Inspection Division

Arthur A. Hughson, CPH MPH  
Health Director

NOTICE OF HEARING

April 18, 1972

To: Mr. David Langill  
217 Coyle Street  
Portland, Maine

In Re: Premises located at 217 Coyle Street, Portland

Dear Mr. Langill:

Because of your failure to comply with previous NOTICES, you are hereby invited to appear in Room 317, City Hall, 389 Congress Street, Portland, Maine, at 9:00 A.M. on Wednesday, April 26, 1972, 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 March 10, 1972. Hearing requested by Inspector McIsaac.

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.

  
Chief of Housing Inspections

Inspector Harold J. Hayes

gk

CITY OF PORTLAND, MAINE  
Health Department - Housing Inspection Division

Arthur A. Hughson, CPH MPH  
Health Director

NOTICE OF HEARING

April 18, 1972

To: Mr. David Langliss  
217 Coyle Street  
Portland, Maine

In Re: Premises located at 217 Coyle Street, Portland

Dear Mr. Langliss:

Because of your failure to comply with previous NOTICES, you are hereby invited to appear in Room 317, City Hall, 389 Congress Street, Portland, Maine, at 9:00 A.M. on Wednesday, April 26, 1972, 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 March 10, 1972. Hearing requested by Inspector McIsaac.

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.

*[Signature]* April 18, 1972  
Chief of Housing Inspections

Inspector

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David Lang, II

January 26, 1972

Mr. Robert J. Labbe  
217 Coyle Street  
Portland, Maine 04103

Re: 217 Coyle Street

Dear Mr. Labbe:

As owner of the above referred property, you were notified on October 19, 1971 by United States Certified mail receipt #896572, to correct certain substandard conditions in violation of Chapter 307 of the City of Portland Municipal Codes "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 January 20, 1972 by Housing Inspector McIsaac and, as a result, you are hereby ordered to correct the violations listed below on or before February 26, 1972.

Sincerely yours,

Arthur A. Hughson, C.P.H., M.P.H.  
Health Director

Inspector \_\_\_\_\_  
By \_\_\_\_\_  
Chief of Housing Inspections

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

1. Repair the loose brick and point up the right side of the foundation wall.	3(a)
2. Point up the chimneys from the roof up to the top of the chimneys.	3(a)
3. Replace the missing downspout around the entire structure.	3(a)
4. Renail the loose shingle moulding in the left front of the structure.	3(a)
5. Renail and secure the loose plancler board located at the right side of the structure under the rafters.	3(a)
6. Provide the cellar stairs with adequate artificial illumination.	3(c)
7. Provide a hand rail for the cellar stairs.	3(d)
8. Accomplish a general clean-up of the cellar by removing and properly disposing of all litter and debris.	4(d)
9. Replace all broken cellar windows.	3(c)
10. Repair or replace the first floor front and rear doors, so as to close properly and be latched.	3(c)
11. Repair or replace the loose and hanging second floor rear exit door.	3(c)
12. Provide a handrail for the rear stairway from the first to the second floor.	3(d)

continued-

Re: 217 Coyle Street, Gerard Labbe, owner

Section(s)

13. Repair or replace the loose and broken stair treads located in the rear hall on the first to the second floor stairway. 3(d)  
14. Plug the open drains on the outside of the foundation wall on the left and right sides of the structure. 3(e)

First Floor Apartment

15. Repair or replace the rotted and missing sash cord in the living room and kitchen. 3(c)

4-21-7216. Repair or replace the rotted window sash in the front bedroom. 3(c)

4-21-7217. Determine the reason and remedy the condition which now causes the flush toilet in the bathroom to run continuously. 3(c)

18. Determine the reason and remedy the condition which now causes the ceiling in the bathroom to be wet and to have loose and falling ceiling tile. 3(b)

Second Floor Apartment

4-21-7219. Determine the reason and remedy the condition which now causes the plumbing for the toilet to be working improperly. 3(f)

CITY OF PORTLAND, MAINE  
Health Department - Housing Inspection Division

Arthur A. Hughson, CF: M  
Health Director

NOTICE OF HEARING

December 1, 1971

To: Mr. Gerard R. Labbe  
217 Coyle Street  
Portland, Maine 04103

In Re: Premises located at 217 Coyle Street, Portland, Maine

Dear Mr. Labbe:

Because of your failure to comply with previous NOTICES, you are hereby invited to appear in Room 24, City Hall, 389 Congress Street, Portland, Maine, at 10:00 a.m. on December 10, 1971, 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 October 18, 1971. Hearing requested by Inspector McIsaac.

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.

Inspector Harold J. H. Moore

*Did not show*

John D. Mayer  
Chief of Housing Inspections

## NOTICE OF HOUSING CONDITIONS

DU 2

CITY OF PORTLAND  
Health Department - Housing Division  
Tel. 774-8221 - Ext. 226

Location: 217 Coyle Street  
Project: General  
Issued: 10/18/71  
Expires: 11/18/71

Mr. Gerard R. Labbe  
217 Coyle Street  
Portland, Maine 04103

Dear Mr. Labbe:

An examination was made of the premises at 217 Coyle Street,  
Portland, Maine, by Housing  
Inspector McIsaac. Violations of Municipal Codes relating to hous-  
ing conditions were found as described in detail below.

In accordance with provisions of the above mentioned Codes, you are requested  
to correct these defects on or before November 18, 1971. 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.

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

Very truly yours,

Arthur A. Hughson, CPH MPH  
Health Director

By: John J. Murphy  
Chief of Housing Inspection

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" -

	Section(s)
✓ 1. Repair the loose brick and point up the right side of the foundation wall.	3(a)
✓ 2. Point up the chimneys from the roof up to the top of the chimneys.	3(a)
✓ 3. Replace the missing downspout around the entire structure.	(a)
✓ 4. Renew the loose shingle moulding in the left front of the structure.	(a)
✓ 5. Renew and secure the loose planker board located at the right side of the structure under the rafters.	(a)
* 6. Provide the cellar stairs with adequate artificial illumination.	(c)
* 7. Provide a hand rail for the cellar stairs.	(d)
* 8. Accomplish a general clean-up of the cellar by removing and properly disposing of all litter and debris.	4(d)
✓ 9. Replace all broken cellar windows.	3(c)
✓ 10. Repair or replace the first floor front and rear doors, so as to close properly and be latched.	3(c)
✓ 11. Repair or replace the loose and hanging second floor rear exit door.	3(d)
* 12. Provide a hand rail for the rear stairway from the first to the second floor.	3(d)

continued

217 Coyle Street - continued

	Section(s)
* 13. Repair or replace the loose and broken stair treads located in the rear hall on the first to the second floor stairway.	3(d)
14. Plug the open drains on the outside of the foundation wall on the left and right sides of the structure.	3(a)
<u>First Floor Apartment</u>	
15. Repair or replace the rotted and missing sash cord in the living room and kitchen.	3(c)
16. Repair or replace the rotted window sash in the front bedroom.	3(c)
* 17. Determine the reason and remedy the condition which now causes the flush toilet in the bathroom to run continuously.	4(f)
* 18. Determine the reason and remedy the condition which now causes the ceiling in the bathroom to be wet and to have loose and falling ceiling tile.	4(f)
<u>Second Floor Apartment</u>	
* 19. Determine the reason and remedy the condition which now causes the plumbing for the toilet to be working improperly.	4(f)

\* FIRST PRIORITY IS TO BE GIVEN TO ITEMS NUMBERED 6, 7, 12, 13, 17 and 19 WHEN MAKING YOUR REPAIRS AS THEY CONSTITUTE EXTREME HAZARDS TO THE HEALTH OR SAFETY OF THE OCCUPANTS OF THIS STRUCTURE.

Idn: 971

REINSPECTION RECOMMENDATIONS

LOCATION \_\_\_\_\_

INSPECTOR \_\_\_\_\_

Project \_\_\_\_\_  
Owner \_\_\_\_\_

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
				10-10-72	12-10-72

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

Date 7-10-72	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 Request "LEGAL ACTION" Be Taken _____
1-10-72 4-10-72 4-2-72	INSPECTOR'S REMARKS: <i>Final notice Send Hearing Notice not will issue</i>
	INSTRUCTIONS TO INSPECTOR: _____ _____

