

217 Coyle Street



SHAW-WALKER
#8503-38

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

Inspector G. Bartlett
G. Bartlett

vw

OK-15-EX

Housing Inspection Division

1) Insp. Name BARTLETT

2) Insp. Date		3) Insp. Type		4) Proj. Code		5) Assr's: Chart		6) El.		7) Lot		8) Census: Tract		9) Blk.		10) Insp.		11) Form NO.					
10/2/78				12 P-00K		124		4		3						16							
12) Hous. No.		13) Sec. H. No.		14) S. H. F.		15) Direct		16) Street Name															
217								COYLE															
18) Owner or Agent:																19) Status				20) Bldg's Rat.			
RAYMOND D. PENWITT																00				1			
21) Address:																Zip Code:							
217 COYLE ST																07/03							
22) City and State:																							
PT L ME																							
23) D. Units		24) Occ. D. U. s		25) Rm. Units		26) Occ. R U. s		27) No. Occupants		28) Com' U.		29) Bldg. Type		30) Stories		31) Const. Mat		32) O. Bs					
2		2																					
33) C. H.		34) Photo		35) Zoned For		36) Actual Land Use		37) D. D.		38) Lks. Ad. Bth. Fac.		39) Disp.		40) Closing Date									
Viol. No.		Remedy		Cond.		Violation Description		Fl. No.		Loc.		Room Type		Area Type		Resp. Party		Code Sect. Viol.		Vio'. Rem. Date			
				</																			

CERTIFICATE

OF

COMPLIANCE

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. Jones/PR
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 OAD
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

202 Harlow Street
Bangor, Maine

OFFICE OF THE DIRECTOR

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
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 Noyes
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.

X 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. Noyes

Very truly yours,

Arthur A. Hughson, CPH MPH
Health Director

By Lyle D. Noyes
Chief of Housing Inspections

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Re: 217 Coyle Street

5/9/72

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

1. ~~Resill~~ 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)
First Floor Apartment
3. ~~Determine the reason and remedy the condition which now causes the ceiling in~~ 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 5/7/72

Re: Premises located at 217 1/2 Ave. St., Portland

Dear James Kungell:

You are hereby notified that 1 - result of inspection with HPD?
1 - sent for

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

Expiration time extended to 30 Days to complete work now
in progress to correct remaining violations
(initial on 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
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 Melroe.

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 M. McLeod

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PLEASE FURNISH SERVICE(S) INDICATED BY CHECKED BLOCK(S).
REQUIRED FEE(S) PAID. ☐ Show to whom, date and address where delivered. ☐ Deliver ONLY to addressee

RECEIPT
Received the numbered article described below.

REGISTERED NO. _____
CERTIFIED NO. 1711941
INSURED NO. _____
DATE DELIVERED MAR 13 1972

SIGNATURE OR NAME OF ADDRESSEE (Must always be filled in)
David H. Kelly - Jr.
SIGNATURE OF ADDRESSEE'S AGENT, IF ANY
SHOW WHERE DELIVERED (only if requested)

43-10-71913-11 31-71 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

PAY TO THE ORDER OF
217 COYLE ST
PORTLAND, ME

11/10/72

Dear Mr. Labbe:

An examination was made of the premises at 217 Coyle Street
Portland, Maine, by Housing
Inspector Melissa. 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 Portland residents in decent, safe and sanitary housing.

Very truly yours,

Arthur A. Hughson, CPH MPH
Health Director

Inspector

Harold H. Frazier

By:

Cyle D. Waver
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(e) ✓
3. Replace the missing downspout around the entire structure. 3(a)
4. Replace the loose shingle moulding in the left front of the structure. 3(a)
5. Repair and secure the loose pander 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) ✓
 - First Floor Apartment
 - 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) ✓
 - Second Floor Apartment
 - * 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 LANE, 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 HOUSING VIOLATIONS DATED 3-19-71
2. NOTICE OF HOUSING VIOLATIONS DATED 4-24-72
3. _____
4. _____
5. _____

WITNESS:

DAVID LANGILL

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.

SIGNATURE OR NAME OF ADDRESSEE (Must always be filled in)

CERTIFIED NO.

403039

1

SIGNATURE OF ADDRESSEE'S AGENT, IF ANY

INSURED NO.

2

DATE DELIVERED

SHOW WHERE DELIVERED (Only if requested, and include ZIP Code)

3

4/21/78

217 Carle St.

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.

Lylo J. Hoyer
Chief of Housing Inspections

Inspector Harold J. McIsaac

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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

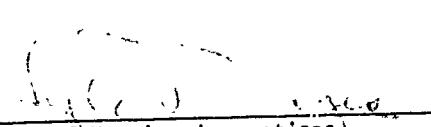
In Re: Premises located at 217 Coyle Street, Portland

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 _____

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David L. Lang

January 26, 1972

~~Mr. Robert A. 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 reinspections have been made and we find that you have not complied with our request.

A final reinspection 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 *David L. Lang*
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(e) |
| 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 planter 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) |
| 4-21-72 8. Accomplish a general clean-up of the cellar by removing and properly disposing of all litter and debris. | 4(d) |
| 4-21-72 9. Replace all broken cellar windows. | 3(e) |
| 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(d)
- 4-21-7217. ~~Determine the reason and remedy the condition which now causes the flush toilet in the bathroom to run continuously.~~ 3(e)
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: H
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

Handed to Mr. Moore

Did not show

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: [Signature]
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. Renail the loose shingle moulding in the left front of the structure. | (a) |
| ✓ 5. Renail and secure the loose plank 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. | 2(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(c) |
| <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 _____

Project _____

INSPECTOR _____

Owner _____

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
				11-1-72	12-1-72

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" _____
7-10-72	✓	SATISFACTORY Rehabilitation In Progress	
		Time Extended To _____	
		Time Extended To _____	
		Time Extended To _____	
		UNSATISFACTORY Progress Send "HEARING NOTICE" _____	"FINAL NOTICE" _____
		"NOTICE TO VACATE" _____ POST Entire _____	
		POST Dwelling Units _____	
		UNSATISFACTORY Progress Request "LEGAL ACTION" Be Taken _____	
		INSPECTOR'S REMARKS: _____	

4-10-72	✓	Send Hearing Notice	
4-2-72	✓	not with one	

		INSTRUCTIONS TO INSPECTOR: _____	

