

CERTIFICATE  
OF  
COMPLIANCE

CITY OF PORTLAND

May 20, 1980

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

Marc M. & Sharon D. Lamontagne  
133 Coyle Street  
Portland, Maine 04103

Re: Premises located at 112 Coyle Street 125-J-15 NCP-OAK.

Dear Mr. & Mrs. Lamontagne:

A re-inspection of the premises noted above was made on May 15, 1980  
by Housing Inspector Gayton Bartlett.

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 December 13, 1978.

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 May 1985.

Sincerely yours,

Joseph E. Gray, Jr. Director  
Neighborhood Conservation And  
Inspection Services

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

Inspector Gayton Bartlett  
Gayton Bartlett.

NOTICE OF HOUSING CONDITIONS

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

DU 3

Marc M. & Sharon D. Lamontagne  
133 Coyle Street  
Portland, Maine 04103  
773-9611 (home)  
772-7421 (work)

Ch.-Bl.-Lot: 125-J-15  
Location: 112 Coyle Street  
Project: NCP-Oakdale  
Issued: 12-13-78  
Expired: 3-13-79

OK  
BY GB  
DATE 5/13/80

Dear Mr. & Mrs. Lamontagne:

An examination was made of the premises at 112 Coyle Street, Portland, Maine, by Housing Inspector Bartlett. 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 13, 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.

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

Inspector G. Bartlett  
G. Bartlett

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

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

- 1. ~~FIRST FLOOR REAR HALL - walls - repair or replace broken and loose plaster. 3-b~~
- \*2. ~~SECOND FLOOR REAR HALL - wall and ceiling - enclose exposed wiring. 3-e~~
- \*3. ~~SECOND FLOOR REAR PORCH - secure loose railing. 3-d~~
- \*4. ~~THIRD FLOOR REAR PORCH - repair or replace rotted support post. 3-d~~
- First Floor
- 5. ~~KITCHEN - wall - replace suitable flue cover. 3-e~~
- Second Floor
- 6. ~~KITCHEN - walls - repair or replace loose and broken plaster. 3-b~~
- 7. ~~LIVING ROOM - ceiling - remove peeling paint. 3-b~~
- 8. ~~LIVING ROOM - ceiling - determine the reason and remedy condition causing leakage. 3-c~~
- 9. ~~LIVING ROOM - window - repair or replace broken glass. 3-c~~
- 10. ~~LIVING ROOM AND DINING ROOM - window - replace rotted sash. 3-c~~
- 11. ~~RIGHT REAR BEDROOM - ceiling - remove peeling paint. 3-b~~
- 12. ~~RIGHT REAR BEDROOM - ceiling - repair or replace broken plaster. 3-b~~

continued -

112 Coyle Street - continued

Third Floor

~~13. DINING ROOM - windows - repair or replace broken glass. 3-c~~

~~14. DINING ROOM - windows - replace rotted sashes. 3-c~~

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

We suggest you contact the City of Portland Building Inspection Department, 389 Congress Street - tel. 775-5451 - to determine if any of the items listed above require a building or alteration permit.

MAJOR

REINSPECTION RECOMMENDATIONS

INSPECTOR BARTLETT

OK
BY <u>GB</u>
DATE <u>5/15/80</u>

LOCATION 112 COYNE ST

PROJECT NCP-OAKDALE

OWNER H. LAMONTAGNE

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
12/13/78	3/13/78				

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

DATE			
5/15/80	GB	ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE" <input checked="" type="checkbox"/>	POSTING RELEASE <input type="checkbox"/>
4/3/79	GB	SATISFACTORY Rehabilitation in Progress Time Extended To: <u>OTX TO 5/3/79</u>	
5/24/79	GB	Time Extended To: <u>OTX TO 11/16/79</u>	
		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 _____	
4/3/79	GB	INSPECTOR'S REMARKS: <u>Co - OTX 30 DAYS</u>	
5/24/79	GB	<u>RE 1/3 OWNERS TO BEGIN WORK</u>	
10/16/79	GB	<u>RE 1/3 OTX TO 11/16/79</u>	
11/2/80	GB	EXTENSION LEFT - OTX	
5/15/80	GB	OK - COC	
		INSTRUCTIONS TO INSPECTOR: _____	

③

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C E R T I F I C A T E  
O F  
C O M P L I A N C E

CITY OF PORTLAND

May 25, 1979 ✓

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

Marc C. & Sharon Lamontagne  
133 Coyle Street  
Portland, Maine 04103

Re: Premises located at 108 Coyle Street, Portland, Maine NCP-Oakdale 125-J-15

Dear Mr. & Mrs. Lamontagne

A re-inspection of the premises noted above was made on May 24, 1979  
by Housing Inspector Bartlett.

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. 13, 1978.

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 May 1984.

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

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

Inspector H. Bartlett  
G. Bartlett

VW

NOTICE OF HOUSING CONDITIONS

DU 2

City of Portland  
Department of Neighborhood Conservation  
Housing Inspections Division  
Tel. 775-5451 - Ext. 358 - 448  
Marc C. & Sharon Lamontagne  
133 Coyle Street  
Portland, Maine 04103

Ch.-Bl.-Lot: 125-J-15  
Location: 108 Coyle Street  
Project: NCP-Dakdale  
Issued: 12-13-78  
Expired: 3-13-79

773-9611 HOME OK  
772-7421 WORK  
BY GB  
DATE 5/24/79

Dear Mr. & Mrs. Lamontagne:

An examination was made of the premises at 108 Coyle Street, Portland, Maine, by Housing Inspector Bartlett. 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 13, 1979. You may contact this office to arrange a satisfactory repair schedule if you are unable to make such repairs within the specified time. We will assume the repairs to be in progress if we do not hear from you within ten days from this date and, on reinspection within the time set forth above, will anticipate that the premises have been brought into compliance with Code Standards. Please contact this office if you have any questions regarding this notice.

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

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

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

Inspector M. Bartlett  
Bartlett

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

- ~~1. First Floor  
DINING ROOM - window - repair or replace broken glass. 3-c~~
- ~~2. Remove illegal extension cord running from right rear bedroom wall outlet to kitchen. 8-e~~
- ~~3. Second Floor  
LIVING ROOM - window - repair or replace broken glass. 3-c~~
- ~~4. LIVING ROOM - ceiling - remove peeling paint. 3-b~~
- ~~5. BATHROOM - ceiling - remove peeling paint. 3-b~~
- ~~6. FRONT STORAGE ROOM - window - repair or replace broken glass. 3-c~~

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

We suggest you contact the City of Portland Building Inspection Department, 389 Congress Street, tel. 775-5451 - to determine if any of the items listed above require a building or alteration permit.



P 755 083 989

**RECEIPT FOR CERTIFIED MAIL**

NO INSURANCE COVERAGE PROVIDED  
NOT FOR INTERNATIONAL MAIL

(See Reverse)

Re: 108 Coyler St. - Fred Williams - Hous.

Sent to	Marc Lamortagne
Street and No.	922 Baxter Blvd.
P.O., State and ZIP Code	Portland, ME 04103
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to whom and Date Delivered	
Return receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	\$
Postmark or Date	

PS Form 3800, Feb. 1982  
\* U.S.P.O. 1983-423-517





# CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

October 23, 1985

Marc Lamontagne  
922 Baxter Blvd.  
Portland, ME 04103

Re: 108 Coyle Street - Apt. #1 - 125-J-15

Dear Mr. Lamontagne:

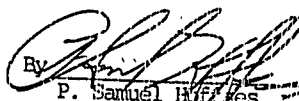
We recently received a complaint and an inspection was made by Code Enforcement Officer Fred Williams of the property owned by you at 108-Coyle St., #1, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

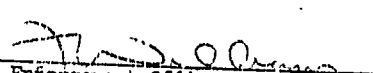
1. LIVING ROOM - leaking wall and ceiling, cracked window.
2. DEN - No sash cords in window.
3. REAR BEDROOM - damaged ceiling, no sash cords in windows.
4. FRONT BEDROOM - broken window.

The above mentioned conditions are in violation of Article V of the Municipal Code of the City of Portland, Maine, and must be corrected on or before November 23, 1985.

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   
P. Samuel Hennessey  
Chief of Inspection Services

  
Code Enforcement Officer - Fred Williams (9)

jmr

Inspection Services  
Samuel P. Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

October 24, 1991

Sanborn Properties Inc.  
9 Johnson St Rear  
Portland, ME 04102

5 YEAR INSPECTION

Re: 106-112 Coyle St  
CBL #: 125-J-15  
DU: 4

Dear Sir:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 106-112 Coyle St by Code Enforcement Officer Arthur Rowe. Violations of Article V of the Municipal Ordinance (Housing Code) were found as described in detail on the attached "Housing Inspections Report".

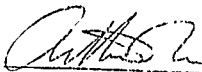
In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects on or before December 24th, 1991. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within 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.

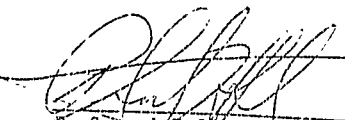
Please Note: You should consult this department to insure that any corrective action you should undertake complies with the building, plumbing, electrical, zoning and other Article of the City Code.

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 residence.

Sincerely,

  
Arthur Rowe  
Code Enforcement Officer

  
Samuel P. Hoffses  
Chief of Inspection Services

HOUSING INSPECTION REPORT

Location: 106-112 Coyle St  
Owner: Sanborn Properties Inc.  
Housing Conditions Date: October 24, 1991  
Expiration Date: December 24, 1991

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 - Front Porch - Missing Balusters 108-4
- 2. Ext - Rear Porch - Handrail 108-4
- 3. Ext - Trim - Peeling Paint 103-5

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph B. Gray Jr.  
Director

CITY OF PORTLAND

NOVEMBER 19, 1996

PROPRIA INC  
ATTN: WM T POTTS  
115 LEXINGTON AVE  
PORTLAND ME 04103

Re: 108 COYLE ST  
CBL: 125- - J-015-001-01  
DU: 3

Dear Mr. Potts:

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

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

- |  |        |
|--|--------|
| 1. INT - CELLAR - FURNACE  | 114.30 |
| RELIEF VALVE EXTENSION IS MISSING                                    |        |
| 2. INT - 1ST FL - APT #1 - LAUNDRY ROOM                              | 108.20 |
| CEILING IS PEELING - THE PAINT IS CRACKED/BUCKLED                    |        |
| 3. INT - 2ND FLR - -   | 116.30 |
| HALL IS USED FOR STORAGE   |        |
| 4. INT - OVERALL -   | 113.00 |
| HARD-WIRED BATTERY BACK/UP SMOKE DETECTORS ARE REQUIRED IN EACH UNIT |        |

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,

*Merle Leary*

Merle Leary  
Code Enforcement Officer

*Tammy Munson*

Tammy Munson  
Code Enfc.Off./ Field Supv.

Inspection Services  
P. Samuel Hoffson  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

NOVEMBER 21, 1996

CITY OF PORTLAND

PROPRIA INC  
ATTN: WM T POTTS  
115 LEXINGTON AVE  
PORTLAND ME 04103

Re: 112 COYLE ST  
CBL: 125- - J-015-001-03  
DU: 3

Dear Mr. Potts:

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 specific 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 reinspection 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 its goal to maintain decent, safe, and sanitary housing for all of Portland's residents.

Sincerely,

*Marie Leary*  
Marie Leary  
Code Enforcement Officer

*Tammy Munson*  
Tammy Munson  
Code Enfc. Offr./ Field Supv.

## HOUSING INSPECTION REPORT

Location: 112 COYLE ST

Housing Conditions Date: November 21, 1996

Expiration Date: January 20, 1997

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

- |  |        |
|--|--------|
| 1. INT - CELLAR -<br>STORAGE OF FLAMMABLES NEXT TO FURNACE                     | 116.10 |
| 2. INT - CELLAR - STAIRS<br>TREADS ARE BROKEN & WORN                           | 113.40 |
| 3. INT - CELLAR -<br>FURNACE IS MISSING EXTENSION FOR RELIEF VALVE             | 114.30 |
| 4. INT - CELLAR - HOT WATER TANKS<br>RELIEF VALVE EXTENSIONS ARE MISSING       | 111.30 |
| 5. INT - 2ND FLR - REAR HALL<br>STAIRWAY IS MISSING RAILINGS                   | 108.40 |
| 6. INT - 1ST FL - APT #1 - MIDDLE HALL<br>CEILING PLASTER IS CRACKED & BUCKLED | 108.20 |

PRIORITY VIOLATIONS: #'s 3, 5

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

NOVEMBER 21, 1996

CITY OF PORTLAND

PROPRIA INC  
ATTN: WM T POTTS  
115 LEXINGTON AVE  
PORTLAND ME 04103

Re: 112 COYLE ST  
CBL: 125-- J-015-001-C3  
DU: 3

Dear Mr. Potts:

During a recent inspection of the property owned by you at the above-referred address, it was noted that smoke detectors were missing/inoperable in some locations.

25 MRSA 2464 required that approved smoke detectors be installed in each apartment in the immediate vicinity of the bedrooms. When activated, the detector shall provide an alarm suitable to warn the occupants within the individual unit. Failure to comply with this statute may result in a fine of up to \$500 for each violation.

Reinspection of your property will be made in twenty-four (24) hours. Lack of compliance will result in referral of the matter for legal action.

Loss control is a responsibility of your management. Our observations are intended to assist you. Recommendations are a result of conditions observed at the time of our visits. They do not necessarily include every possible loss potential code violation, or exception to good practice.

Please read and implement the attached formal code interpretation or determination. - Number 92-1 - March 10, 1993 - from the State Fire Marshall's office.

Sincerely

*Merle Leary*

Merle Leary  
Code Enforcement Officer

*Tammy Munson*

Tammy Munson  
Code Enfc. Offr./ Field Supv.

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and U. Development  
Joseph E. Gray Jr.  
Director

## CITY OF PORTLAND

OCTOBER 1, 1997

PROPRIA INC  
ATTN: WM T POTTS  
115 LEXINGTON AVE  
PORTLAND ME 04103

Re: 112 COYLE ST  
CBL: 125 - J-015-001-01  
DU: 3

Dear Mr. Potts:

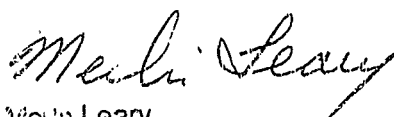
A reinspection at the above-referred property was made on September 25, 1997.

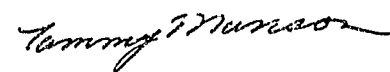
This is to certify that you have complied with our request to correct the violations of the Municipal Code relating to housing conditions noted on our letter dated November 21, 1996.

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,

  
Maile Leary  
Code Enforcement Officer

  
Tammy Munson  
Code Enfr. Offr./ Field Supv.



Inspection Services  
P. Samuel Hoffses  
Chief

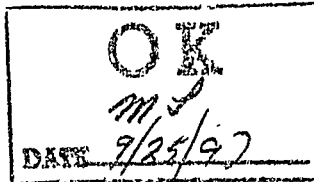


Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

NOVEMBER 21, 1996

PROPRIA INC  
ATTN: WM. T. POTTS  
115 LEXINGTON AVE  
PORTLAND ME 04103



Re: 112 COYLE ST  
CBL. 125 - J-015-J01-03  
DU: 3

Dear Mr. Potts:

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 reinspection 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 its goal to maintain decent, safe, and sanitary housing for all of Portland's residents.

Sincerely,

*Merle Leary*  
Merle Leary  
Code Enforcement Officer

*Tammy Munson*  
Tammy Munson  
Code Enfc. Offr./ Field Supv.

## HOUSING INSPECTION REPORT

Location: 112 COYLE ST

Housing Conditions Date: November 21 1996

Expiration Date: January 20, 1997

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

1. ~~INT - CELLAR -~~ 146.10  
STORAGE OF FLAMMABLES NEXT TO FURNACE
2. ~~INT - CELLAR - STAIRS~~ 108.40  
TREADS ARE BROKEN & WORN
3. ~~INT - CELLAR -~~ 114.30  
FURNACE IS MISSING EXTENSION FOR RELIEF VALVE
4. ~~INT - CELLAR - HOT WATER TANKS~~ 144.30  
RELIEF VALVE EXTENSIONS ARE MISSING
5. ~~VINT - 2ND FL - REAR HALL~~ 108.40  
STAIRWAY IS MISSING RAILINGS
6. ~~VINT - 1ST FL - APT #4 - MIDDLE HALL~~ 108.20  
CEILING PLASTER IS CRACKED & BUCKLED

PRIORITY VIOLATIONS: #'s 3, 5