

23 Boynton Street

ADMINISTRATIVE DECISION

City of Portland
Department of Urban Development
Housing Inspections Division
Telephone: 775-5451 - Ext. 311 - 318

Date November 16, 1983

Nancy & Norman Walck
364 Water Street
Hallowell, Maine 04347

Re: Premises located at 23 Boylston St. 53-A-15 WE

Dear Mr. & Mrs. Walck:

You are hereby notified that a reinspection and your request for additional time on October 25, 1983, regarding our "Notice of Housing Conditions", at the above referred premises, resulted in the decision noted below.

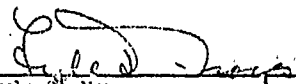
x Expiration time extended to November 25, 1983 in order to complete the work in progress to correct the remaining 29 Housing Code violations as listed on attached Notice of Housing Conditions.

 Notice modified as follows:

Please notify this office if all violations are corrected before the above mentioned dates, so that a "Certificate of Compliance" may be issued.

Very truly yours,

Joseph E. Gray, Jr., Director of
Planning & Urban Development

By 
Lyle N. Noyes
Inspection Services Division

In Attendance:

Mr. Walck
Arthur Rowe

Encl.

jmr

HOUSING INSPECTION REPORT

OWNER: Nancy & Norman Walck

CODE ENFORCEMENT OFFICER - Arthur Rowe (8)

23 Boynton Street, Portland, Maine

53-A-15 NCP-WE Notice of Housing Conditions

DATED: May 23, 1983

EXPIRES: August 23, 1983

ITEMS LISTED BELOW ARE IN VIOLATION OF "CHAPTER 307 OF THE MUNICIPAL CODES - MINIMUM STANDARDS FOR HOUSING" AND MUST BE CORRECTED.

1. SECOND FLOOR - window - broken storm window.	SEC. (S)
2. FRONT HALL - stairs - missing balusters.	3-c
3. REAR HALL - ceiling - peeling paint.	3-d
4. REAR HALL - stairs - missing handrails.	3-b
5. CELLAR - missing automatic furnace shutoff.	3-d
6. CELLAR - stairs - missing handrails.	9-c
7. CELLAR - stairs - loose treads..	3-d
8. CELLAR - window - broken glass.	3-d
<u>FIRST FLOOR</u>	
9. KITCHEN - window - broken glass.	3-c
10. KITCHEN - window - missing sash cords.	3-c
11. BATHROOM - wall - damaged.	3-c
12. BATHROOM - window - broken glass.	3-b
13. BATHROOM - floor - worn.	3-c
14. RIGHT FRONT BEDROOM - window - missing sash cords.	3-c
15. RIGHT REAR BEDROOM - window - missing sash cords.	3-c
16. FRONT BEDROOM - window - missing sash cords.	3-c
17. FRONT BEDROOM - window - broken glass.	3-c
<u>THIRD FLOOR</u>	
18. KITCHEN - sink - worn.	3-c
19. LIVING ROOM - ceiling - peeling paint.	6-d
20. LIVING ROOM - window - missing glazing.	3-c
21. LIVING ROOM - window - missing sash cords.	3-c
22. BATHROOM - ceiling - peeling paint.	3-c
23. DINING ROOM - window - loose sash.	3-c
<u>SECOND FLOOR</u>	
24. KITCHEN - floor - worn.	3-c
25. LIVING ROOM - window - missing sash.	3-c
26. RIGHT REAR BEDROOM - window - broken glass.	3-c
27. RIGHT REAR BEDROOM - window - loose sash.	3-c
28. RIGHT REAR BEDROOM - ceiling - peeling paint.	3-c
29. PANTRY - floor - worn.	3-c

NOTICE OF HOUSING CONDITIONS

CL BB

CITY OF PORTLAND, MAINE

Department of Planning & Urban Development
Inspections Services Division
Tel. 775-5451 - Ext. 311 - 318 - 319

Nancy & Norman Walck
36 Water Street
Hallowell, Maine 04347

DU 3

Ch. 53 Blk. A Lot 15
Location: 23 Boynton St.

Project: NCP-WE
Issued: May 23, 1983
Expires: Aug. 23, 1983

Dear Mr. & Mrs. Walck:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 23 Boynton Street, Portland, Maine by Code Enforcement Officer Arthur Rowe. Violations of Chapter 307 of the Municipal Codes (Minimum Standards for Housing) were found as described in detail on the attached "Housing Inspection Report".

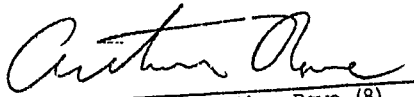
In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects on or before August 23, 1983. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from 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 Code Standards.

Please contact this office if you have any questions regarding this Notice.

Your cooperation will aid this Department in it's goal to maintain decent, safe, and sanitary housing for all of Portland's residents.

Very truly yours,
Joseph E. Gray, Jr., Director of
Planning & Urban Development

By _____
Lyle D. Noyes,
Inspection Services Division


Code Enforcement Officer - Arthur Rowe (8)

Attachments:

jmr

HOUSING INSPECTION REPORT

OWNER: Nancy & Norman Walck

CODE ENFORCEMENT OFFICER - Arthur Rowe (8)

23 Boynton Street, Portland, Maine 53-A-15 NCP-WE Notice of Housing Conditions
DATED: May 23, 1983 EXPIRES: August 23, 1983

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NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

Department of Planning & Urban Development
Inspections Services Division
Tel. 775-5451 - Ext. 311 - 318 - 319

Nancy & Norman Walck
364 Water Street
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In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects on or before August 23, 1983. 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 Code Standards.

Please contact this office if you have any questions regarding this Notice.

Your cooperation will aid this Department in its goal to maintain decent, safe, and sanitary housing for all of Portland's residents.

Very truly yours,
Joseph E. Gray, Jr., Director of
Planning & Urban Development

By Lyle D. Noyes
Lyle D. Noyes,
Inspection Services Division

Arthur Rowe
Code Enforcement Officer - Arthur Rowe (8)

Attachments:

jmr

HOUSING INSPECTION REPORT

OWNER: Nancy & Norman Walck

CODE ENFORCEMENT OFFICER - Arthur Rowe (8)

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City of Portland

Housing Inspection Division

STRUCTURE INSPECTION SCHEDULE

1) Insp. Name Rowe

2) Insp. Date 9/19/83 3) Insp. Type NCP 4) Proj. Code WLL 02 5) Assr's: Chart 53 6) Bl. A 7) Lot 15 8) Census: Tract 8 9) Blk. 8 10) Insp. 8 11) Form No. 8

12) House No. 23 13) Sec. H. No. 13 14) Suff. 13 15) Direct. 13 16) Street Name Sargent 17) St. Design. ST

18) Owner or Agent: Norman Wack 19) Status ABO 20) Bldg's Rat. 2

21) Address: 364 Water St. Zip Code: 04397

22) City and State: Hallowell Me

23) D. Units 3 24) Occ. D. U. s 3 25) Rm. Units 12 26) Occ R. U. s 12 27) No. Occupants 12 28) Com'l U. - 29) Bldg. Type De 30) Stories 3 31) Const. Mat. Wood 32) O. Bs 10

33) C. H. NO 34) Photo NO 35) Zoned For NPS 36) Actual Land Use res 37) D. D. Yes 38) Lks. Ad. Bth. Fac. NO 39) Disp. NO 40) Closing Date

Viol. No.	Remedy	Cond.	Violation Description	Fl. No.	Room Type	Area Type	Resp. Party	Code Sect. Viol.	Viol. Rem. Date
1		BR	Stom	2		WI	2	3c	
2		MT	Balustras		FR HA	SR	2	3d	
3		PE	Paint		RE HA	CL	2	3b	
4		MT	Handrails		RE HA	SR	2	3d	
5		MT	automatic furnace shutoff			CE	2	9c	
6		MT	hand rails		SR	CE	2	3d	
7		LO	Trails		SR	CE	2	3d	
8		BR	glass		CE	WI	2	3c	

City of Portland

INSPECTION SERVICES DIVISION

Housing Inspection

DWELLING UNIT SCHEDULE

3) FORM NO

1) INSP DATE: 9/19

2) INSP: 8

5) Flr #: 1

6) Location: -

7) Rmg. Tp: DU

8) #Rms: 5

9) #Peo: 6

10) #All'g: 6

11) Slp: 3

TENANT'S NAME: McKee

12) Child Under 10: 1

13) Child 1-6: 1

14) 14)

15) Rent

16) Rent Code

17) Furn.

18) Heat: off

19) Hot Water: off

20) Dual Egress: 4

21) Ck'ng: el

22) Lav

23) Bath: P

24) Flusl: P

Viol No	Remedy	Cond.	Violation	18) Heat Location	19) Hot Water Room Type	20) Dual Egress Area Type	21) Ck'ng Resp Party	Code Sect Violated	Violation Rem. - Date
9		BR	glass		WI	WI	2	3c	
10		MI	Sash cords		WI	WI	2	3c	
11		Damaged			BA	WA	2	3b	
12		BR	glass		BA	WI	2	3c	
13		WO	Sash Cords		FR	BE	WI	2	3c
14		MI	Sash Cords		FR	BE	WI	2	3c
15		MI	Sash Cords		FR	BE	WI	2	3c
16		MI	Sash Cords		FR	BE	WI	2	3c
17		BR	glass						

City of Portland

INSPECTION SERVICES DIVISION

Housing Inspection

DWELLING UNIT SCHEDULE

1) INSP. DATE: 4/19

2) INSP. #: 8

3) FORM NO.:

4) TENANT'S NAME: Campbell N, Susan

5) Flr #: 3

6) Location: DU

7) Rmg. Tp: 5

8) #Rms: 1

9) #Peo: 1

10) #All'd: 1

11) Slp: 1

12) Child Under 10: 1

13) Child 1-6: 1

14) 14)

15) Rent:

16) Rent Code:

17) Furn.:

18) Heat Location: off

19) Hot Water Room Type: off

20) Dual Egress Area Type: 7

21) Ck'ng Resp Party: 9

22) Lav: 1

23) Bath: 1

24) Flus: 1

Viol No	Remedy	Cond.	Violation	Location	Room Type	Area Type	Resp Party	Code Sect Violated	Violation Rem. - Date
18		PE	WORN		KI	SK	2	4d	
19		PE	Paint		LI	CL	2	3c	
20		MI	glazing		LI	WI	2	3c	
21		MI	Sash Conds		LI	WI	2	3c	
22		PE	Paint		BA	CL	2	3c	
23		LO	Sash		DI	WI	2	3c	

City of Portland

INSPECTION SERVICES DIVISION

Housing Inspection

DWELLING UNIT SCHEDULE

1) INSP. DATE: 4/18

2) INSP. 8

3) FORM NO.

4) TENANT'S NAME: Peters

5) Flr #: 2

6) Location: Du

7) Rmg. Tp: 5

8) #Rms: 5

9) #Peo: 5

10) #All'd: 3

11) Slip

12) Child Under 10: 14)

13) Child 1-6: 14)

15) Rent

16) Rent Code

17) Furn.

18) Heat Location

19) Hot Water Room Type

20) Dual Egress Area Type

21) Resp. Party

22) Lav

23) Bath

24) Flush

Code Sect Violated

Violation Rem.-Date

Viol No	Remedy	Cond.	Violation	Location	Room Type	Area Type	Resp. Party	Code Sect Violated	Violation Rem.-Date
24		WO			HI	FI	2	3c	
25		WI	sash		LI	WI	2	3c	
26		BA	glass	RIR	BE	WI	2	3c	
27		LO	sash	RIR	BE	WI	2	3c	
28		PE	Paint	RIR	BE	CL	2	3c	
29		WO	pantry			FI	2	3c	

CERTIFICATE
OF
COMPLIANCE /

CITY OF PORTLAND

May 15, 1978

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

Mr. Norman D. Walck
RFD # 1
Chester Springs, Penn. 19425

Re: Premises located at 23 Boynton Street, Portland, Maine NCP-West End 53-A-15

Dear Mr. Walck:

A re-inspection of the premises noted above was made on May 11, 1978
by Housing Inspector M. Leary.

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 Nov. 9, 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 1983.

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

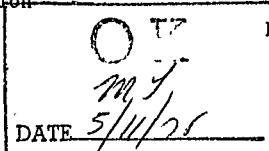
By Lyle D. Noyes
Lyle D. Noyes,
Chief of Housing Inspections

Inspector M. Leary
M. Leary

ADMINISTRATIVE HEARING DECISION

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

Mr. Norman D. Walck
RFD # 1
Chester Springs, Penn. 19425



Date February 23, 1978

Re: Premises located at 23 Boynton Street, Portland, Maine NCP-West End 53-A-15

Dear Mr. Walck:

You are hereby notified that as a result of a reinspection

on Feb. 21, 1978, regarding our "Notice of Housing Conditions" at the above referred premises resulted in the decision noted below.

XX Expiration time extended to April 25, 1978 in order to complete the work now in progress to correct the remaining eight (8) Housing Code violations as shown on the attached "Notice of Housing Conditions" dated Nov. 9, 1977.

Notice modified as follows: _____

Please notify this office if all violations are corrected before the above mentioned dates, so that a "Certificate of Compliance" may be issued.

In Attendance:

Mr. Walck

Merlin Leary

Encl.

vw

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

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

NOTICE OF HOUSING CONDITIONS ✓

DU 3

City of Portland
 Department of Neighborhood Conservation
 Housing Inspections Division
 Tel. 775-5451 - Ext. 354 - 448

Norman D. & Nancy H. Walck Jts.
 RFD # 1
 Chester Springs, Penn. 19425

Ch.-Bl.-Lot: 53-A-15
 Location: 23 Boynton Street
 Project: NCP-West End
 Issued: November 9, 1977
 Expired: Feb. 9, 1978

Dear Mr. & Mrs. Walck:

An examination was made of the premises at 23 Boynton Street, Portland, Maine, by Housing Inspector Leary. 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 Feb. 9, 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 M. Leary
 M. Leary

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

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

Section(s)	Description
3a	1. THIRD FLOOR REAR PORCH ROOF - replace missing boards.
3a	2. THIRD FLOOR REAR PORCH ROOF - replace missing shingles.
3d	3. FRONT PORCH - replace missing lattice work.
3d	4. SECOND FLOOR REAR HALL STAIRWAY & CEILING - repair or replace broken plaster.
3a	5. FRONT CELLAR FOUNDATION - replace missing mortar.
3c	6. REAR CELLAR CEILING - repair inoperative light fixture.
3c	7. REAR CELLAR CEILING - repair loose light fixture.
FIRST FLOOR	
3b	8. BATHROOM WALLS - replace missing tiles.
6d	9. BATHROOM - remedy the conditions that cause the flush toilet to run constantly.
3c	10. LIVING ROOM & PANTRY WINDOWS - secure the glass by replacing the points and reglazing.
3c	11. LIVING ROOM WINDOW - replace missing parting bead.

continued
 vw

23 Boynton Street, Portland, Maine NCP-West End 53-A-15 11/9/77

5-11/FIRST FLOOR CONT.

- ~~17. RIGHT REAR BEDROOM WINDOW - replace missing stop/~~ 3c
- ~~19. RIGHT REAR BEDROOM WINDOW - replace missing counter balance cords allowing window sash to remain elevated when opened.~~ 3c

SECOND FLOOR

- ~~14. LIVING ROOM - RIGHT REAR BEDROOM WINDOWS - secure the glass by replacing points and/or reglazing.~~ 3c
- ~~* 15. LIVING ROOM & RIGHT REAR BEDROOM WINDOWS - repair or replace broken sash.~~ 3c
- ~~16. BATHROOM TUB - correct the condition at the fixture that causes a cross connection at the bathtub.~~ 6d
- ~~5-11 17. REAR AND MIDDLE HALL CEILINGS - remove loose and peeling paint.~~ 3b
- ~~* 18. LEFT FRONT AND RIGHT FRONT BEDROOM CEILINGS - repair inoperative light fixtures.~~ 6c

THIRD FLOOR

- ~~19. BATHROOM CEILING - remove loose and peeling paint.~~ 3b
- ~~20. BATHROOM & DINING ROOM - repair or replace broken sash & RIGHT REAR BEDROOM WINDOWS " " " " " "~~ 3c
- ~~21. BATHROOM TUB - correct the condition at the fixture that causes a cross connection at the bathtub.~~ 6d
- ~~22. LIVING ROOM, DINING ROOM & RIGHT REAR BEDROOM WINDOWS - secure the glass by replacing points and/or reglazing.~~ 3c
- ~~23. LIVING ROOM, RIGHT REAR BEDROOM WINDOWS - replace missing counter balance cords allowing window sash to remain elevated when opened.~~ 3c
- ~~* 24. RIGHT FRONT BEDROOM WINDOW - replace broken glass.~~ 3c

* WHEN MAKING YOUR REPAIRS, FIRST PRIORITY IS TO BE GIVEN TO ITEMS WITH ASTERSIKS, 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.

NOTICE OF HOUSING CONDITIONS

DU 3

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

Ch.-Bl.-Lot: **53-A-15**
 Location: **23 Boynton Street**
 Project: **NCP-West End**
 Issued: **November 9, 1977**
 Expired: **Feb. 9, 1978**

Norman D. & Nancy H. Walck Jts.
RFD # 1
Chester Springs, Penn. 19425

Dear **Mr. & Mrs. Walck:**

An examination was made of the premises at 23 Boynton Street, Portland, Maine, by Housing Inspector Leary. 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 Feb. 9, 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 M. Leary

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

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

- | | |
|---|----|
| 1. THIRD FLOOR REAR PORCH ROOF - replace missing boards. | 3a |
| 2. THIRD FLOOR REAR PORCH ROOF - replace missing shingles. | 3a |
| 3. FRONT PORCH - replace missing lattice work. | 3d |
| 4. SECOND FLOOR REAR HALL - STAIRWAY & CEILING - repair or replace broken plaster. | 3d |
| 5. FRONT CELLAR FOUNDATION - replace missing mortar. | 3a |
| 6. REAR CELLAR CEILING - repair inoperative light fixture. | 8a |
| 7. REAR CELLAR CEILING - repair loose light fixture. | 8a |
| <u>FIRST FLOOR</u> | |
| 8. BATHROOM WALLS - replace missing tiles. | 3b |
| * 9. BATHROOM - remedy the conditions that cause the flush toilet to run constantly. | 6d |
| 10. LIVING ROOM & PANTRY WINDOWS - secure the glass by replacing the points and reglazing. | 3c |
| 11. LIVING ROOM WINDOW - replace missing parting bead. | 3c |

continued
 vv

ued

23 Boynton Street, Portland, Maine NCP-West End 53-A-15

11/9/77

FIRST FLOOR CONT.

- 12. RIGHT REAR BEDROOM WINDOW - replace missing stop/ 3c
- 13. RIGHT REAR BEDROOM WINDOW - replace missing counter balance cords allowing window sash to remain elevated when opened. 3c

SECOND FLOOR

- 14. LIVING ROOM - RIGHT REAR BEDROOM WINDOWS - secure the glass by replacing points and/or reglazing. 3c
- * 15. LIVING ROOM & RIGHT REAR BEDROOM WINDOWS - repair or replace broken sash. 3c
- 16. BATHROOM TUB - correct the condition at the fixture that causes a cross-connection at the bathtub. 6d
- 17. REAR AND MIDDLE HALL CEILINGS - remove loose and peeling paint. 3b
- * 18. LEFT FRONT AND RIGHT FRONT BEDROOM CEILINGS - repair inoperative light fixtures. 3c

THIRD FLOOR

- 19. BATHROOM CEILING - remove loose and peeling paint. 3b
- 20. BATHROOM & DINING ROOM - repair or replace broken sash. 3c
- * 21. BATHROOM TUB - correct the condition at the fixture that causes a cross-connection at the bathtub. 6d
- 22. LIVING ROOM, DINING ROOM & RIGHT REAR BEDROOM WINDOWS - secure the glass by replacing points and/or reglazing. 3c
- 23. LIVING ROOM, RIGHT REAR BEDROOM WINDOWS - replace missing counter balance cords allowing window sash to remain elevated when opened. 3c
- * 24. RIGHT FRONT BEDROOM WINDOW - replace broken glass. 3c

* 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.

REINSPECTION RECOMMENDATIONS

INSPECTOR M Leary

LOCATION 23 Boynton St

PROJECT NCP West End

OWNER Norman Walk

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
<u>11-9-77</u>	<u>2-9-78</u>				

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

DATE	RECOMMENDATION
<u>5/11/78 ms</u>	ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE" POSTING RELEASE
<u>2/21 ms</u>	SATISFACTORY Rehabilitation in Progress Time Extended To: <u>April 25, 1978</u> 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>2/14 ms</u> <u>2/21 ms</u> <u>5/11/78 ms</u>	INSPECTOR'S REMARKS: <u>Included on 11-9-77</u> <u>9 violations remain</u> <u>All violations corrected</u>
	INSTRUCTIONS TO INSPECTOR: _____ _____ _____

P 032 224 875

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL

(See Reverse)

Re: 23 Boynton St. -Marland Wing

Housing

* U.S.G.P.O. 1984-448-014

PS Form 3800, Feb. 1982

Sent to William Dowd	
Street and No. 446 Fore St.	
P.O., State and ZIP Code Portland, ME 04101	
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	

23 Baynton St. - Maryland - Housing

SENDER: Complete items 1, 2, 3 and 4.

Put your address in the 'RETURN TO' space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fee and check box(es) for service(s) requested.

- 1. Show to whom, date and address of delivery.
- 2. Restricted Delivery.

3. Article Addressed to:
 William Dowd
 446 Fore St.
 Portland, ME 04101

Type of Service:	Article Number
<input type="checkbox"/> Registered	224 875
<input checked="" type="checkbox"/> Certified	
<input type="checkbox"/> Express Mail	
<input type="checkbox"/> Insured	
<input type="checkbox"/> COD	

Always obtain signature of addressee or agent on **DATE DELIVERED.**

6. Signature - Addressee
X

8. Signature - Agent
X *[Handwritten Signature]*

7. Date of Delivery
6/29/88

5. Addressee's Address (ONLY)

PS Form 3811, July 1983 487-045

POSTAGE RETURN RECEIPT



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

June 20, 1988

William Dowd
446 Fore Street
Portland, Maine 04101

Re: 23 Boynton Street

Dear Mr. Dowd:

We recently received a complaint and an inspection was made by Code Enforcement Officer Marland Wing of the property owned by you at 23 Boynton Street, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

1. LIVINGROOM - window - broken glass. 108-3
2. BATHROOM - floor - rotted boards. 108-2
3. BATHROOM - ceiling - tiles sagging 108-2
4. BATHROOM - wall - loose tub enclosure. 108-2

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 July 20, 1988.

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 Hoffses
P. Samuel Hoffses
Chief of Inspection Services

Marland Wing
Marland Wing, Code Enforcement Officer (1)

jmr



CITY OF PORTLAND, MAINE

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

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

Date: June 20, 1988

William Dowd
446 Fore Street
Portland, Maine 04101

Re: Smoke Detectors

Dear Mr. Dowd:

During a recent inspection of the property owned by you at 23 Boynton Street, it was noted that smoke detectors were missing/inoperable in some locations.

25 MRSA 2464 requires that approved smoke detectors be installed in each apartment in the immediate vicinity of the bedrooms. When actuated, 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.

Re-inspection of your property will be made in ten (10) days. 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.

Sincerely yours,

Joseph E. Gray, Jr., Director
Planning & Urban Development

By: P. Samuel Hoffses
P. Samuel Hoffses
Chief of Inspection Services

Marland Wing
Marland Wing (I)
Code Enforcement Officer

jmr

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

~~APRIL 11, 1997~~

NGUYEN TRI C
23 BOYNTON ST
PORTLAND ME 04102

Re: 23 BOYNTON ST
CBL: 053- - A-015-001-01
CU: 3

Dear Mr. Nguyen:

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. EXT - 2ND/3RD FLRS - REAR PORCHES | 108.40 |
| FLOOR BOARDS LOOK WEAK | |

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,

Handwritten signature of David Jordan in cursive.

David Jordan
Code Enforcement Officer

Handwritten signature of Tammy Munson in cursive.

Tammy Munson
Code Enfc.Offc./ Field Supv.

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

APRIL 11, 1997

NGUYEN TRI C
23 BOYNTON ST
PORTLAND ME 04102

Re: 23 BOYNTON ST
CBL: 053 -- A-015-01-01
DU: 3

Dear Mr. Nguyen:

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 93-1 - March 10, 1993 - from the State Fire Marshall's office.

Sincerely,

David Jordan
Code Enforcement Officer

Tammy Munson
Code Enfc. Offr./ Field Supv.