

19-21 Boynton Street

53-A-17

SHAW-WALKER
MADE IN U.S.A.

CERTIFICATE OF INSPECTION

X
DATE January 10, 1979

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

Mr. & Mrs. Edward W. Young
10 Cumberland Street
Yarmouth, Maine 04096

Re: Premises Located at 19-21 Boynton Street, Portland, Maine NCP-WE 53-A-17

Dear Mr. & Mrs. Young:

An inspection of the above referred premises was recently completed by Housing Inspector Leary.

Although the structure does not meet the minimum standards as described in the Housing Code, it has been determined that no major code deficiencies exist at this time.

Items included on the enclosed list should be corrected as part of your normal maintenance procedures in order to avoid extensive repairs in the future and to prolong the useful life of the building.

Thank you for your cooperation and your efforts to help us maintain decent, safe, and sanitary housing for all Portland residents.

Please do not hesitate to call this office if you have any questions regarding this notice.

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

Lyle D. Noyes

Inspector *Mark Leary*
H. Leary

By _____
Lyle D. Noyes,
Chief of Housing Inspections

Encl.

19-21 Boynton Street

Item noted as possible future maintenance problem:

The exterior walls of the structure should be made weathertight and watertight by painting or some other suitable means.

October 17, 1978

Mr. & Mrs. Edward W. Young
10 Cumberland Street
Yarmouth, Maine 04096

Dear Mr. & Mrs. Young: Re: 19-21 Boynton Street, Portland, Maine NCP-WE 53-A-17
As owner or agent of the above referred property, you were notified on Nov. 7, 1977, by Housing Inspector Leary to correct the certain substandard conditions in violation of Chapter 307 of the City of Portland Municipal Code "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 Oct. 13, 1978, by Housing Inspector Leary and, as a result, you are hereby ordered to correct the violations listed below on or before Nov. 17, 1978.

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

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

Inspector M. Leary
M. Leary

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

EXISTING VIOLATIONS OF CHAPTER 307 OF THE CITY OF PORTLAND MUNICIPAL CODE		SECTION(S)
1. RIGHT REAR EXTERIOR FOUNDATION	replace missing mortar	3a
2. REAR	the exterior walls of the structure, ^{weatherstripping} weathertight and watertight by painting or some other suitable means.	3e
3. THIRD FLOOR LEFT REAR PORCH DOOR	replace broken glass.	3c
4. RIGHT REAR BULKHEAD	repair or replace broken door.	3d
5. REAR CELLAR	replace illegal electrical wiring on rear cellar with approved electrical outlet that conforms with the electrical code.	6d
SECOND FLOOR		
6. KITCHEN CEILING	repair or replace cracked and broken plaster.	3b
7. KITCHEN CEILING	determine the reason & remedy the condition causing leakage.	3b
THIRD FLOOR		
8. LIVING ROOM WINDOW	repair or replace broken sash.	3c
9. LIVING ROOM WINDOW	replace missing counter balance cords allowing window sash to remain elevated when opened.	3c
10. BATHROOM CEILING	remove loose and peeling paint.	3b
11. KITCHEN CEILING	repair cracked buckled plaster.	

VW

ADMINISTRATIVE HEARING DECISION

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

Date February 23, 1978

Mr. & Mrs. Edward W. Young
10 Cumberland Street
Yarmouth, Maine 04096

Re: Premises located at 19-21 Boynton Street, Portland, Maine NCP-West End 53-A-17

Dear **Mr. & Mrs. Young:**

You are hereby notified that as a result of a telephone conversation between Mrs. Young and inspector Leary and her request for additional time on Feb. 22, 1978, regarding our "Notice of Housing Conditions" at the above referred premises resulted in the decision noted below.

XX Expiration time extended to April 26, 1978 in order to complete the work now in progress and to correct the remaining twelve (12) Housing Code violations as listed on the attached "Notice of Housing Conditions" dated Nov. 7, 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:

Mrs. Young

M. Leary

Encl.

vw

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

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

4

NOTICE OF HOUSING CONDITIONS

DU 3

City of Portland
 Department of Neighborhood Conservation
 Housing Inspections Division
 Tel. 775-5451 - Ext. 358 - 448
 Mr. & Mrs. Edward W. & Julia Young Jt.s
 10 Cumberland Street
 Yarmouth, Maine 04096

Ch.-Bl.-Lot: 53-A-17
 Location: 19-21 Boynton Street
 Project: NCP-West End
 Issued: November 7, 1977
 Expired: Feb. 4, 1978

Dear Mr. & Mrs. Young:

An examination was made of the premises at 19-21 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. 7, 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)

- | | | |
|---------------------|--|----|
| 1 | 1. RIGHT REAR EXTERIOR FOUNDATION - replace missing mortar. | 3a |
| 2 | 2. Make the exterior walls of the structure airtight and watertight by painting or some other suitable means. | 3a |
| 3 | 3. LEFT REAR PORCH - repair or replace rotted supporting member. | 3d |
| 4 | 4. LEFT REAR PORCH STAIRS - repair or replace loose treads. | 3d |
| 5 | 5. THIRD FLOOR - LEFT REAR PORCH DOOR - replace broken glass. | 3c |
| 6 | 6. RIGHT REAR CELLAR WINDOW - replace broken glass. | 3c |
| 7 | 7. RIGHT REAR BULKHEAD - repair or replace broken door. | 3d |
| 8 | 8. FRONT CELLAR FOUNDATION - replace missing mortar. | 3a |
| <u>FIRST FLOOR</u> | | |
| 9 | 9. KITCHEN WINDOW - secure the glass by replacing the points and/or reglazing. | 3c |
| 10 | 10. KITCHEN WALL - remove illegal extension cord running thru kitchen wall. | 8d |
| <u>SECOND FLOOR</u> | | |
| 11 | 11. KITCHEN CEILING - repair or replace cracked and broken plaster. | 3b |
| 12 | 12. KITCHEN CEILING - determine the reason and remedy the condition causing leakage. | 3b |
- continued
- vw

ued

19-21 Boynton Street, Portland, Maine NCP-West End 53-A-17

THIRD FLOOR

~~At the time of the survey, we were unable to gain access to the third floor apartment.
We suggest that if there are any conditions which need correcting in this apartment that you
make the repairs while doing the work on the rest of the structure.~~

* 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.

ADDITIONAL VIOLATIONS 2/23/78

- 5- 1. ✓ REAR CELLAR - replace the illegal electrical wiring on the rear cellar
with an approved electrical outlet that conforms with
the electrical code.

THIRD FLOOR

- 8 2. ✓ LIVING ROOM WINDOW - repair or replace broken sash. 8d
- 9 3. ✓ LIVING ROOM WINDOW - replace missing counter balance cords allowing window
sash to remain elevated when opened. 3c
- 10 4. ✓ BATHROOM CEILING - remove loose and peeling paint. 3c
- 11 ✓ Kitchen Ceiling Cr. Buckled Ceiling Pls 3b

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-17
 Location: 19-21 Boynton Street
 Project: NCP-West End
 Issued: November 7, 1977
 Expired: Feb. 4, 1978

Mr. & Mrs. Edward W. & Julia Young Jt.s
 10 Cumberland Street
 Yarmouth, Maine 04096

Dear Mr. & Mrs. Young:

An examination was made of the premises at 19-21 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. 7, 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

By Lyle D. Noyes
 Chief of Housing Inspections

Inspector M. Leary

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

- | | |
|--|----|
| 1. RIGHT REAR EXTERIOR FOUNDATION - replace missing mortar. | 3a |
| 2. Make the exterior walls of the structure weathertight and watertight by painting or some other suitable means. | 3a |
| 3. LEFT REAR PORCH - repair or replace rotted supporting member. | 3d |
| 4. LEFT REAR PORCH STAIRS - repair or replace loose treads. | 3d |
| 5. THIRD FLOOR - LEFT REAR PORCH DOOR - replace broken glass. | 3c |
| 6. RIGHT REAR GULLY WINDOW - replace broken glass. | 3c |
| 7. RIGHT REAR BULKHEAD - repair or replace broken door. | 3d |
| 8. FRONT GULLY FOUNDATION - replace missing mortar. | 3c |

- FIRST FLOOR
- | | |
|---|----|
| 9. KITCHEN WINDOW - secure the glass by replacing the points and/or reglazing. | 3b |
| 10. KITCHEN WALL - remove illegal extension cord running thru kitchen wall. | 3b |

- SECOND FLOOR
- | | |
|---|--|
| 11. KITCHEN CEILING - repair or replace cracked and broken plaster. | |
| 12. KITCHEN CEILING - determine the reason and remedy the condition causing leakage. | |

continued
 vw

19-21 Boynton Street, Portland, Maine NCP-West End 53-A-17

THIRD FLOOR

Eldridge

~~At the time of the survey, we were unable to gain access to the third floor apartment.
We suggest that if there are any conditions which need correcting in this apartment that you
make the repairs while doing the work on the rest of the structure.~~

* 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

LOCATION 19-21 Bowdoin St

INSPECTOR M. Leary

PROJECT HCP - Wood End

OWNER Edward V...

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
11-7-77	2-4-78				

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

DATE		
1-4-79	M	ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE" <input type="checkbox"/> POSTING RELEASE
2/23	M	SATISFACTORY Rehabilitation in Progress Time Extended To: <u>April 21, 1978</u>
5/16	M	Time Extended To: <u>June 16, 1978</u>
10/13/78	M	Time Extended To: _____
7/24/78	M	UNSATISFACTORY Progress <u>August 3 at 9:00</u> Send "HEARING NOTICE" <input checked="" type="checkbox"/> "FINAL NOTICE" <input checked="" type="checkbox"/>
		"NOTICE TO VACATE" POST Entire _____ POST Dwelling Units _____
		UNSATISFACTORY Progress "LEGAL ACTION" To Be Taken _____
2/23	M	INSPECTOR'S REMARKS: <u>Re-inspection in compliance with code</u>
5/16/78	M	<u>9 violations remaining. Contacted owner, is going to</u>
7/24/78	M	<u>apply for a loan.</u>
8-3-78	M	<u>Scheduling a hearing notice. Held letter</u>
10-13-78	M	<u>above. Show in record.</u>
10-22-78	M	<u>Mr. Young came in for hearing.</u>
1-4-79	M	<u>Summons by FD. Mr. Young failed to appear in court.</u>
		<u>Unsuccessful upon 1st try.</u>
		<u>Violations remaining, certificate of inspection</u>
		INSTRUCTIONS TO INSPECTOR: _____

HOUSING INSPECTION REPORT

OWNER: Timothy & Debra Napolitano

LOCATION: 21 Boynton St. 53-A-17 WE

CODE ENFORCEMENT OFFICER: K. A. Taylor

HOUSING CONDITIONS DATED: September 24, 1986 EXPIRES: November 24, 1986

ITEMS LISTED BELOW ARE IN VIOLATION OF ARTICLE V OF THE MUNICIPAL CODES, "HOUSING CODE", AND MUST BE CORRECTED ON OR BEFORE THE EXPIRATION DATE.

	<u>SEC.(S)</u>
1. SECOND FLOOR INTERIOR FRONT - hall - miscellaneous furniture, appliances.	108-4
2. INTERIOR REAR - hall - missing lighting.	113
3. INTERIOR REAR - stairs - missing handrail.	108-4
4. THIRD FLOOR ENTIRE - smoke detector - missing.	
5. THIRD FLOOR THROUGHOUT - ceilings - cracked and peeling plaster.	108-2

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

Department of Planning & Urban Development
Inspection Services Division
Tel. 775-5451 - Ext. 311 - 346

Timothy & Debra Napolitano
51 Lawrence Street
South Portland, ME 04106

C-88
BSL
file
DU 3

CH. 53 BLK. A LOT 17

LOCATION: 21 Boynton Street

PROJECT: NCP-WE
ISSUED: September 24, 1986
EXPIRES: November 24, 1986

Dear Mr. & Mrs. Napolitano:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 21 Boynton Street by Code Enforcement Officer K. A. Taylor. Violations of Article V of the Municipal Ordinance (Housing Code) 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 November 24, 1986. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within ten (10) days from this date, we will assume the repairs to be in progress and, on re-inspection within the time set forth above, will anticipate that the premises have been brought into compliance with the Housing Code Standards.

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

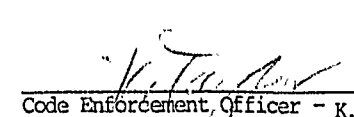
Please contact this office if you have any questions regarding this order.

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

Very truly yours,

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


By: P. Samuel Hoffses
Chief of Inspection Services


Code Enforcement Officer - K. A. Taylor (8)

Attachments

jmr



CITY OF PORTLAND

JOSEPH E. McDONOUGH
FIRE CHIEF

September 24, 1986

Timothy & Debra Napolitano
51 Lawrence Street
South Portland, ME 04106

Re: Smoke Detectors

Dear Mr. & Mrs. Papolitano:

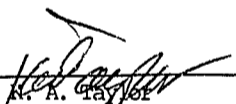
During a recent inspection of the property owned by you at 21 Boynton Street, it was noted that smoke detectors were missing in the following areas:

THIRD FLOOR - MISSING.

25 MRSA §2464 requires that approved smoke detectors be installed in each of the above listed areas. 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.

Sincerely yours,
Joseph E. McDonough
Chief of the Fire Department
City of Portland


W. A. Taylor, Code Enforcement
Officer (8)

cc: Lt. James Collins, Fire Prevention Bureau

jmr

HOUSING INSPECTION REPORT

OWNER: Timothy & Debra Napolitano

LOCATION: 21 Boynton St. 53-A-17 WE

CODE ENFORCEMENT OFFICER: K. A. Taylor

HOUSING CONDITIONS DATED: September 24, 1986 EXPIRES: November 24, 1986

ITEMS LISTED BELOW ARE IN VIOLATION OF ARTICLE V OF THE MUNICIPAL CODE, "HOUSING CODE", AND MUST BE CORRECTED ON OR BEFORE THE EXPIRATION DATE.

- | | <u>SEC. (S)</u> |
|---|-----------------|
| ✓ 1. SECOND FLOOR INTERIOR FRONT - hall - miscellaneous furniture, appliances. | 108-4 |
| ✓ 2. INTERIOR REAR - hall - missing lighting. | 113 |
| ✓ 3. INTERIOR REAR - stairs - missing handrail. | 108-4 |
| ✓ 4. THIRD FLOOR ENTIRE - smoke detector - missing. | |
| ✓ 5. THIRD FLOOR THROUGHOUT - ceilings - cracked and peeling plaster. | 108-2 |

OK 1/13/87 KAT

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

Department of Planning & Urban Development
Inspection Services Division
Tel. 775-5451 - Ext. 311 - 346

Timothy & Debra Napolitano
51 Lawrence Street
South Portland, ME 04106

DU 3

CH. 53 BLK. A LOT 17

LOCATION: 21 Boynton Street

PROJECT: NCP-WE
ISSUED: September 24, 1986
EXPIRES: November 24, 1986

Dear Mr. & Mrs. Napolitano:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 21 Boynton Street by Code Enforcement Officer K. A. Taylor. Violations of Article V of the Municipal Ordinance (Housing Code) 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 November 24, 1986. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within ten (10) days from this date, we will assume the repairs to be in progress and, on re-inspection within the time set forth above, will anticipate that the premises have been brought into compliance with the Housing Code Standards.

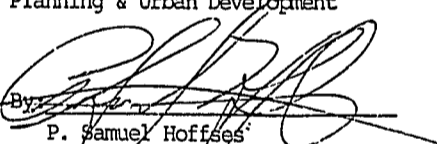
Please Note: You should consult the inspection Services Division to insure that any corrective action you undertake complies with the building, plumbing, electrical, zoning and any other Article of the City Code.


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 residents.

Very truly yours,

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

By: 
P. Samuel Hoffses
Chief of Inspection Services


Code Enforcement Officer - K. A. Taylor

Attachments

jmr

CERTIFICATE
OF
COMPLIANCE

DATE: January 27, 1987

DU: 3

CITY OF PORTLAND

Department of Planning & Urban Development
Housing Inspections Division
Telephone: 775-5451 - Extension 311 - 318

Timothy & Debra Napolitano
51 Lawrence Street
South Portland, ME 04106

Re: Premises located at 21 Boynton Street 53-A-17 District 8

Dear Mr. & Mrs. Napolitano:

A re-inspection of the premises noted above was made on January 13, 1987
by Code Enforcement Officer K. A. Taylor.

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 September 24, 1986.

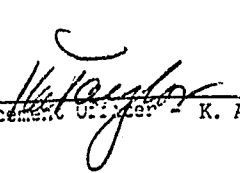
Thank you for your cooperation and your efforts to help us maintain decent, safe and
sanitary housing for all Portland residents.

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 January 1992.

Sincerely yours,

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

By: 
P. Samuel Hoffges,
Chief of Inspection Services


Code Enforcement Officer: K. A. Taylor (8)

jmr

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

MARCH 11, 1997

FLANNERY TIMOTHY A
PO BOX 6
WESTBROOK ME 04098

Re: 21 BOYNTON ST
CBL: 053- - A-017-001-01
DU: 3

Dear Mr. Flannery:

I am sending you this letter to request an inspection at the property which you own or manage at the above-referred address.

This is for the City of Portland's program to inspect all multi-family buildings in the City every three years.

Please contact me in this office at 874-8300 x 8709 between 7:00-8:00 a.m. or 3:00-3:30 p.m. to make arrangements to inspect the building.

Sincerely,

David Jordan
Code Enforcement Officer

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

MARCH 27, 1997

FLANNERY TIMOTHY A
PO BOX 6
WESTBROOK ME 04098

Re: 21 BOYNTON ST
CBL: 053- - A-017-001-01
DU: 3

Dear Mr. Flannery:

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:

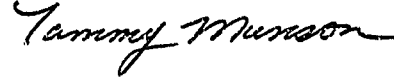
1. INT - CELLAR - 114.30
CHECK THE CHIMNEY CLEAN-OUTS

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,


David Jordan
Code Enforcement Officer


Tammy Munson
Code Enfc. Offc./ Field Supv.