

21 BOYNTON STREET



Full cut # 020R - Half cut # 0202R - Third cut # 0203R - Fifth cut # 0205R

CITY OF PORTLAND
HEALTH DEPARTMENT
HOUSING DIVISION



Loc. 19-21 Boynton St.
Loc w/i S
Bldg H: Fire Elec Other
Issued October 22, 1957
Expires November 22, 1957

Edith E. Leonard
19 Boynton St.
Portland, Maine.

Dear Sir: On June 20, 1957 an examination was made of the premises located at 19-21 Boynton St., Portland, Me. Non-compliance with the ordinances relating to housing conditions was found as detailed below. In accordance with the provisions of the above ordinance, you are hereby ordered to correct these defects according to specifications within the time limits allowed. Failure to comply with this notice will necessitate legal action. Some repairs or improvements required will necessitate permits which are to be obtained from the Building Inspector, Health, Fire or other City Departments. These must be obtained before the work is started. If any additional information is desired, visit or telephone the Housing Supervisor at this Office, telephone 4-1431, extension 226. kindly notify this office as soon as all corrections have been completed.

Very truly yours,
Edward W. Colby, M.D.
Health Director

By _____
Housing Supervisor

VIOLATIONS & SPECIFICATIONS

Responsibility of Owner or Agent ** Responsibility of Occupant

ELECTRICAL EQUIPMENT

Check and have repaired all defective electric wiring and electrical equipment throughout the structure.

- a) Install convenient outlets in all the rooms where there is a dangerous excessive use of extension cords. Particular attention is directed to the livingroom of the 1st fl. apt and bedrooms of the 2nd fl. apt.
- b) Repair or replace the defective light fixture in the 2nd fl. rear hallway.
- c) Replace the missing pull chain to the light fixture in the pantry of the 2nd fl. apt.
- d) Disconnect and do not connect again the temporary wiring now substituted for permanent wiring in the 3rd fl. apt.
- e) Our inspection reveals that the wiring is defective throughout the entire structure (particularly on the third floor) and should be thoroughly checked by a competent licensed electrician.

STRUCTURAL REPAIRS

Repair or replace the loose, worn, dilapidated and hazardous parts of the structure as follows:

- a) Replace the broken window panes in the cellar.
- b) Repair or replace the cracked, loose or missing plaster on the walls of the bathroom in the 2nd fl. apt. and 2nd fl. rear hallway.

The above conditions are in violation of the City Ordinances "MINIMUM STANDARDS FOR CONTINUED OCCUPANCY" AND "AUTHORITY TO VACATE BUILDINGS" and must be corrected on or before November 22, 1957.



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. #1

Portland, Maine, August 31, 1956

PERMIT ISSUED
AUG 31 1956
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 56/1391 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location 13-21 Boynton St. Within Fire Limits? Dist. No.

Owner's name and address Mrs. Merton Leonard, 19 Boynton St. Telephone

Lessee's name and address Telephone

Contractor's name and address E. T. Carignan, 1720 Forest Ave. Telephone

Architect Plans filed no No. of sheets

Proposed use of building 3-car garage No. families

Last use No. families

Increased cost of work Additional fee 50

Description of Proposed Work

To move building about two feet endways and construct 2' addition on front instead of rear of building.

To provide 4x8 headers over existing garage door openings and 4x4 headers over garage door openings in new front wall.

Details of New Work

E. T. Carignan

Is any plumbing involved in this work? Is any electrical work involved in this work?

Height average grade to top of plate Height average grade to highest point of roof

Size, front depth No. stories solid or filled land? earth or rock?

Material of foundation Thickness, top bottom cellar

Material of underpinning Height Thickness

Kind of roof Rise per foot Roof covering

No. of chimneys Material of chimneys of lining

Framing lumber—Kind Dressed or full size?

Corner posts Sills Girt or ledger board? Size

Girders Size Columns under girders Size Max. on centers

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

Joists and rafters: 1st floor 2nd 3rd roof

On centers: 1st floor 2nd 3rd roof

Maximum span: 1st floor 2nd 3rd roof

Approved: O.K. 8/31/56 - [Signature]

Signature of Owner By Mrs. Merton Leonard [Signature]

Approved: 8/31/56 [Signature]
Inspector of Buildings

INSPECTION COPY

C-10-154-3C-Marks

August 29, 1956

AP 19-21 Boynton Street

Mr. E. T. Carignan
1720 Forest Avenue

Copy to Mrs. Merton C. Leonard
19-21 Boynton Street

Dear Mr. Carignan:-

Building permit for relocation on same property of existing three car garage at above location and for construction of an addition 2 feet by 30 feet on the rear of it is issued herewith. As discussed with you, relocation of the building is to be such that the front corner and rear wall of addition will not be closer than 3 feet at any point to any lot line.

It is also understood that the concrete block trench foundation wall is to be provided under walls of existing building as well as under those of addition, and that all necessary repairs and straightening of building are to be cared for. It is not permissible to use cinder concrete blocks in construction of these walls.

Very truly yours,

Albert J. Sears
Deputy Inspector of Buildings

AJS/G

file
copy

August 22, 1936

AP - 19-21 Boynton Street

Mr. E. T. Carignan
1720 Forest Avenue

Copy to Mrs. Merton C. Leonard
19-21 Boynton Street

Dear Mr. Carignan:-

More information is needed before a permit can be issued for construction of an addition on rear of garage at the above location, as follows:-

1. Will front corner of building and rear wall of addition be at least three feet from lot lines at all points? To do this it looks as if building will need to be moved endwise as well as forward. - 3'

2. Is the concrete block trench foundation wall to be provided under walls of existing building as well as under those of addition? - *yes*

3. Are general straightening and repairs, including those to roof covering, to be made?

Very truly yours,

Albert J. Sears
Deputy Inspector of Buildings

AJS/G



APARTMENT HOUSE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine Aug. 21, 1956

PERMIT ISSUED
01391
AUG 20 1956
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to alter the following building in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 19-21 Boynton St. Within Fire Limits? YES Dist. No.
Owner's name and address Mrs. Mert Leonard, 19-21 Boynton St. Telephone
Lessee's name and address
Contractor's name and address E. T. Carignan, 1720 Forest Ave. Telephone 2-1169
Architect Specifications Plans YES No. of sheets 1
Proposed use of building 3-car garage No. families
Lat use " " No. families
Material wood No. stories 1 Heat Style of roof Roofing
Other buildings on same lot house Fee \$ 4.00
Estimated cost \$ 1,000.

General Description of New Work

To move existing 3-car frame garage forward 2' and construct 2' x 30' addition on rear of garage. To remove rear wall. see Amend. Front

Permit Issued with Letter

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately and in the name of the heating contractor. PERMIT TO BE ISSUED TO E. T. Carignan

Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work?
Is connection to be made to public sewer? If not, what is proposed for sewerage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of pia' : 8'6" Height average grade to highest point of roof 9'
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation concrete blocks at least 4' below grade Thickness, top 8" bottom 8" cellar no
Material of underpinning Height with footing Thickness
Kind of roof shed Rise per foot Roof covering Asphalt Class C Und Lab
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing lumber—Kind hemlock Dressed or full size? dressed
Corner posts 4x4 Sills 4x8 Girt or ledger board Size
Girders Size Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor dirt 2nd 3rd roof 2 1/2"
On centers: 1st floor 2nd 3rd roof 2 1/2"
Maximum span: 1st floor 2nd 3rd roof 21'
If one story building with masonry walls, thickness of walls? height?

If a Garage

No. cars now accommodated on same lot 3 to be accommodated 3 number commercial cars to be accommodated no
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? no

Miscellaneous

Will work require disturbing of any tree on a public street? no
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? YES

APPROVED:
with letter by AGJ

Mrs. Mert Leonard
Signature of owner by: E. T. Carignan

NOTES

8-22-56 Rear wall now
 2'-6" from fence - has
 6" outward bulge.
 Front corner now about
 3 ft from side lot line
 4" x 6" flat sill?
 Dirt floor
 hip roof 2" x 4" - 25' oc.
 wall 2" x 4" - 18" oc.
 Fire charing section
 rear wall & roof
 9-10-56 location OK
 OK to pour 10" wall
 with one course blocks
 hold down balke & clip.
 CP
 9-14-56 leveling floor
 CP
 9-20-56 Completed
 except doors & floor
 CP

9.10 9-14.
 9-20

Permit No. 56/1391
 Location 19-21 Baynton St.
 Owner Mrs. Merv Leonard
 Date of permit 8/30/56
 Notif. closing-in
 Inspn. closing-in
 Final Notif.
 Final Inspn.
 Cert. of Occupancy issued
 Staking Out Notice
 Form Check Notice 9/10/56 9:16

Vertical lines for notes or stamps.

Handwritten mark resembling a stylized 'Z' or '7'.



(A) APARTMENT HOUSE ZONE
APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
 Portland, Maine, June 2, 1952

PERMIT ISSUED
 00874
 JUN 5 1952
 CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to alter, repair, or reconstruct all the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 21 Boylston Street Within Fire Limits? yes Dist. No. 3
 Owner's name and address Mrs. Merton Leonard, Albion, Maine Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address C. H. Palmer, 9 Bradford Street Telephone 3-3013
 Architect _____ Specifications _____ Plans no No. of sheets _____
 Proposed use of building Tenement No. families 3
 Last use _____ " _____ No. families 3
 Material frame _____ No. stories 3 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____ Fee \$ 2.00
 Estimated cost \$ 400.

General Description of New Work

To demolish existing 3-story side rear piazza 8'x3'6" and 8'x11' and
 To construct 3-story piazza on left side of building 8'x3'6"

Permit Issued with Letter

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. **PERMIT TO BE ISSUED TO** C. H. Palmer

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
 Is connection to be made to public sewer? _____ If not, what is proposed for sewer? _____
 Height average grade to top of plate 29' Height average grade to highest point of roof _____
 Size, front _____ depth _____ at least 4' below grade _____ solid or filled land? _____ earth or rock? _____
 Material of foundation concrete piers Thickness, top 8" bottom 10" cellar _____
 Material of underpinning _____ Height _____ Thickness _____
 Kind of roof to remain as is Rise per foot _____ Roof covering _____
 No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
 Framing lumber—Kind hemlock and some second hand Dressed or full size? _____ Size _____
 Corner posts 4x6 Sills 6x6 upright _____ Columns under girders _____ Size _____ Max. on centers _____
 Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
 Joists and rafters: 1st floor 2x6, 2nd 2x6, 3rd 2x6, roof as is
 On centers: 1st floor 16", 2nd 16", 3rd 16", roof _____
 Maximum span: 1st floor 3'6", 2nd 3'6", 3rd 3'6", roof _____
 If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

No. cars now accommodated on same lot _____, to be accommodated _____ number commercial cars to be accommodated _____
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

Miscellaneous

Will work require disturbing of any tree on a public street? no
 Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes Mrs. Merton Leonard

APPROVED:

with letter by CJP

Signature of owner By: Charles H. Palmer

INSPECTION COPY

AP 21 Boynton Street

June 5, 1952

Mr. C. H. Palmer
9 Bradford Street
Portland, Maine

c.c. Mrs. Merton Leonard
Albion, Maine

Dear Mr. Palmer:-

Building permit for rebuilding of the existing three story piazza 3'-6" x 8' on the left side of the apartment house at 21 Boynton Street is issued herewith, subject to the conditions listed below. If for any reason you are unable or unwilling to provide the construction indicated, no work is to be started and the permit is to be returned to this office for adjustment. Conditions under which the permit is issued are as follows:-

- 1 - Metal pins or dowels are to be placed in the tops of the concrete piers over which the cedar posts may be set for anchorage.
- 2 - The 4x6 sills in the first floor framing are required to be all one piece in cross section (not built up of two pieces of 2x6), and are required for all three outer edges of the first floor platform.
- 3 - The 2x6 floor timbers in the framing of all floors are required to be supported either on top of the sills and carrying members or notched over not less than 2x3 nailing strips spiked to the sides of these members at all floor levels.
- 4 - The 2x6 members supporting the floor timbers in the framing of the second and third floors are to be let in their full thickness into the 4x6 corner posts. We suggest that for this reason the corner posts be placed with the longer dimension running the short way of the piazza instead of as shown.
- 5 - Corner posts are to run from sill to plate in one length, with lapped splices of at least 18" in length, instead of 12", allowed. If splices are used, they should be located just above one of the floor levels where the bracing effect of the railing may be used.
- 6 - Rails on the piazza and stairs are to be at least 34" high, instead of 30" as indicated.

Very truly yours,

Warren McDonald
Inspector of Buildings

AJS/G



Location, ownership, and detail must be correct, complete and legible.
Separate application required for every building.

Separate appli-
cation required for every building.

APPLICATION FOR PERMIT TO BUILD A PRIVATE GARAGE

Portland, Me. April 10, 1924 19

To THE
INSPECTOR OF BUILDINGS

The undersigned hereby applies for a permit to build, according to the following Specifications:—

Location 18-21 Boynton Street Fire Districts no Ward 7
Name of owner is? M C Leonard Address 146 Frances Street
Name of mechanic is? OW. D. F. Address
Proposes occupancy of building (purpose)? Private garage for three
cars only, and no space to be let.

Not nearer than two feet from any lot line, will not obstruct windows of adjoining property.

A Pyrene fire extinguisher to be kept in garage.

Size of building, No. of feet front? 18ft; No. of feet rear? 18ft; No. of feet deep? 30ft

No. of stories? 1

No. of feet in height from the mean grade of street to the highest part of the roof? 12ft

Floor to be? cinder

Will the roof be flat, pitch, mansard, or hip? pitch Material of roofing? asphalt

Will there be a chimney? no Will the flues be lined? No stoves to be used.

Will the building conform to the requirements of the law? yes

Will the building be as good in appearance as other surrounding buildings? yes

Have you or any person acting for you previously applied for a permit to build a private garage? no

If so, state the particulars

Estimated Cost,

\$ 450.

Signature of owner or authorized representative,

M. C. Leonard

Address, 146 Frances St

19-21 Boynton St.



SHAW-WALKER
MADE IN U.S.A.
8203R T-100



CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION
COMPLAINT

Location: 19 - 21 Boynton St.

INSPECTION COPY

COMPLAINT NO 69-104

Date Received November 25, 1969

Location 19 - 21 Boynton St. Use of Building dwelling

Owner's name and address Edward Young 21 Boynton St. Telephone _____

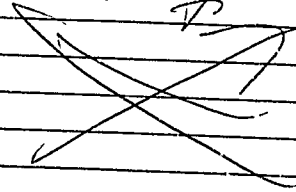
Tenant's name and address _____ Telephone _____

Complainant's name and address _____ Telephone _____

Description: Garage in back of dwelling in delapidated condition. The house at the first floor landing is in question.

NOTES:

Garage removed, some repair made to first flr landing. EY



19 - 21 Boynton St.

November 23, 1969

C
O
P
Y

Mr. Edward Young
21 Boynton St.
Portland, Maine

Dear Mr. Young:

Our inspector reports that a garage in the back of the dwelling is in a very dilapidated condition. Pieces of which have fallen into the yard at 248 Park Ave. damaging a car parked in the area.

Also it is reported the first floor lanuing on the side of the house is in question. Repairs were noted to have been made by nailing a 2 x 4 to strengthen the corner post.

A closer check should be made to assure the safety and condition of this structure. The garage should be boarded up repaired or demolished.

No permit is needed to make repairs or boarding up of the building.

However if you consider demolition it is necessary to acquire a permit from this department. Another inspection will be made within 30 days.

Very truly yours,

R. Lovell Brown
Director

RLB/1

19 - 21 Boynton St.

November 26, 1969

Mr. Edward Young
21 Boynton St.
Portland, Maine

Dear Mr. Young:

Our inspector reports that a garage in the back of the dwelling is in a very dilapidated condition. Pieces of which have fallen into the yard at 248 Park Ave. damaging a car parked in the area.

Also it is reported the first floor landing on the side of the house is in question. Repairs were noted to have been made by nailing a 2 x 4 to strengthen the corner post.

A closer check should be made to assure the safety and condition of this structure. The garage should be boarded up repaired or demolished.

No permit is needed to make repairs or boarding up of the building.

However if you consider demolition it is necessary to acquire a permit from this department. Another inspection will be made within 30 days.

Very truly yours,

R. Lovell Brown
Director

RLB/1

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 3709 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. Gra
Dir.

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.