

29 Boynton Street

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

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

Mr. Joseph Dixon
R.F.D. #3
Gorham, Maine 04038

DU 3

Ch. 53 Blk. A Lot 14
Location: 27-29 Boynton St.

Project: NCP-WE
Issued: April 22, 1983
Expires: July 22, 1983

Dear Mr. Dixon:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 27-29 Boynton St., Portland, Me. 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 July 22, 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 [Signature]
Lyle D. Hayes,
Inspection Services Division

[Signature]
Code Enforcement Officer - Arthur Rowe (8)

Attachments:

jnr

HOUSING INSPECTION REPORT

OWNER: Mr. Joseph Dixon
27-29 Boynton Street, Portland, Maine 53-A-14 WE Notice of Housing Conditions
DATED: April 22, 1983 EXPIRES: July 22, 1983

CODE ENFORCEMENT OFFICER - Arthur Rowe (8)

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

	<u>SEC. (S)</u>
1. RIGHT REAR - foundation - hole.	3-a
2. OVERALL - siding - broken, missing and loose.	3-a
3. ROOF - leaking.	3-a
4. BASEMENT - floor drain - open.	8-e
5. BASEMENT - short circuiting E wire.	
<u>FIRST FLOOR</u>	
6. KITCHEN - window - missing sash cords.	3-c
7. LIVING ROOM - window - missing sash cords.	3-c
8. BATHROOM - window - missing sash cords.	3-c
9. BATHROOM - floor - worn.	3-c
10. FRONT BEDROOM - window - broken glass.	3-c
11. FRONT BEDROOM - window - missing sash cords.	3-c
12. LEFT MIDDLE BEDROOM - window - missing sash cords.	3-c
13. LEFT REAR BEDROOM - window - missing sash cords.	
<u>SECOND FLOOR</u>	
14. KITCHEN - window - missing sash cords.	3-c
15. LIVING ROOM - window - missing sash cords.	3-c
16. LIVING ROOM - window - broken glass.	3-b
17. BATHROOM - wall - missing plaster.	3-c
18. LEFT REAR BEDROOM - window - broken glass.	3-c
19. LEFT REAR BEDROOM - window - missing sash cords.	3-c
20. LEFT MIDDLE BEDROOM - window - missing sash cords.	3-c
21. FRONT BEDROOM - window - missing sash cords.	3-c
22. FRONT BEDROOM - window - broken glass.	
<u>THIRD FLOOR</u>	
23. KITCHEN - window - missing sash cords.	3-c
24. LIVING ROOM - window - missing sash cords.	3-c
25. BATHROOM - window - missing sash cords.	3-c
26. LEFT REAR BEDROOM - window - missing sash cords.	3-c
27. LEFT MIDDLE BEDROOM - window - missing sash cords.	3-c
28. FRONT BEDROOM - window - missing sash cords.	

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Tel. 775-5451 - Ext. 311 - 318 - 319

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

By 
Lyle D. Hayes,
Inspection Services Division


Code Enforcement Officer - Arthur Rowe (8)

Attachments:

jmr

HOUSING INSPECTION REPORT

OWNER: Mr. Joseph Dixon

CODE ENFORCEMENT OFFICER - Arthur Rowe (8)

27-29 Boynton Street, Portland, Maine 53-A-14 WE Notice of Housing Conditions
DATED: April 22, 1983 EXPIRES: July 22, 1983

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City of Portland

INSPECTION SERVICES DIVISION

Housing Inspection

DWELLING UNIT SCHEDULE

1) INSP DATE: 4/12/83

2) INSP: 8

3) FORM NO.:

4) TENANT'S NAME: RAND

5) Flr #: 1

6) Location: Du

7) Rmg. To: 5

8) #Rms: 3

9) #Peo: 3

10) #All'd: 3

11) Slip:

12) Child Under 10:

13) Child 1-6:

14):

15) Rent:

16) Rent Code:

17) Furn.:

18) Heat: O.H.

19) Hot Water: O.S.F.

20) Dual Egress: Y

21) Ck'ng: el

22) Lav: P

23) Bath: P

24) Flusl: P

Viol No	Remedy	Cond.	Violation	Location	Room Type	Area Type	Resp Party	Code Sect Violated	Violation Rem. - Date
6		MI	Sash Conds		KI	WI	2	3(C)	
7		MI	Sash Conds		LI	WI	2	3(C)	
8		MI	Sash Conds		BA	WI	2	3(C)	
9		WO			BA	FL	2	3(C)	
10		BR	Glass		FR	BE	WI	2	3(C)
11		MI	Sash Conds		FR	BE	WI	2	3(C)
12		MI	Sash Conds		LEM	BE	WI	2	3(C)
13		MI	Sash Conds		LER	BE	WI	2	3(C)

City of Portland

INSPECTION SERVICES DIVISION

Housing Inspection

DWELLING UNIT SCHEDULE

1) INSP DATE: 9/12/83

2) INSP: 8

3) FORM NO: []

4) TENANT'S NAME: Miancellino

5) Flr #: 2

6) Location: DU

7) Rmg. Tp: 4

8) #Rms: 3

9) #Peo: 3

10) #All'd: 3

11) Slp: 3

12) Child Under 10: []

13) Child 1-6: []

14) Rent: []

15) Rent Code: []

16) Furn: []

17) Heat: 255

18) Hot Water: 255

19) Dual Egress: 4

20) Ck'ng: el

21) Lav: P

22) Bath: P

23) Flus: P

Viol No	Remedy	Coni.	Violation	Location	Room Type	Area Type	Resp Party	Code Sect Violated	Violation Rem. - Date
14		MT	Sash Conds		KI	WI	2	3(C)	
15		MI	Sash Conds		LI	WI	2	3(C)	
16		BR	glass		LI	WI	2	3(C)	
17		MT	Plaster		BA	WA	2	3(B)	
18		BR	glass	LER	BE	WI	2	3(C)	
19		MT	Sash conds	LER	BE	WI	2	3(C)	
20		MI	Sash conds	LEM	BE	WI	2	3(C)	
21		MT	Sash conds	FR	BE	WI	2	3(C)	
22		BR	glass	FR	BE	WI	2	3(C)	

City of Portland

INSPECTION SERVICES DIVISION

Housing Inspection

DWELLING UNIT SCHEDULE

1) INSP. DATE

4/12/93

2) INSP.

8

3) FORM NO.

4) TENANT'S NAME

HARMS M

5) Flr #

3

6) Location

DU

7) Rmg. Tp

4

8) #Rms

3

9) #Peo.

3

10) #All'd.

3

12) Child Under 10

13) Child 1-6

14)

15) Rent

16) Renc. Code

17) Furn.

18) Heat

19) Hot Water

20) Dual Egress

21) Ck'ng

22) Lav

23) Bath

24) Flus

Viol No

Remedy

Cond.

Violation

Location

Rm Type

Area Type

Resp Party

Code Sect

Violated

Violation

Rem. -Date

23

MT

Sash Cords

655

off

4

9

3(C)

24

MT

Sash Cords

LI

WI

2

3(C)

25

MT

Sash Cords

BA

WI

2

3(C)

26

MT

Sash Cords

LER

BE

WI

2

3(C)

27

MT

Sash Cords

LEM

BE

WI

2

3(C)

28

MT

Sash Cords

FR

BE

WI

2

3(C)

C File

OK
BY ML
DATE 5/5/81

March 12, 1981

797-2297

Richard Harris
25 Jackson Street
Portland, Maine

Re: 29 Boynton Street, 53-A-14, NCP-WE, Portland, Maine
Second floor apartment

Dear Mr. Harris:

We recently received a complaint and an inspection was made by Code Enforcement Officer Leary of the above referenced property owned by you. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

- ~~1. Missing light fixture second floor rear hall ceiling 8-2~~
- ~~2. Peeling paint rear hall ceilings 3-5~~

The above mentioned conditions are in violation of Chapter 307 of the municipal codes of the City of Portland, Maine, and must be corrected on or before April 12, 1981.

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
Planning & Urban Development

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

Mark Leary
Code Enf. Off. M. Leary

REINSPECTION RECOMMENDATIONS

LOCATION 29 Baynton
PROJECT NDP
OWNER Richard Harris

INSPECTOR Leary

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
<u>3-12-51</u>	<u>4-12-51</u>				

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

DATE	
	ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE" _____ "POSTING: RELEASE" _____
	SATISFACTORY Rehabilitation in Progress Time Extended To: _____ Time Extended To: _____ Time Extended To: _____
	UNSATISFACTORY Progress Send "HEARING NOTICE" _____ "FINAL NOTICE" _____
	NOTICE TO VACATE POST Entire _____ POST Dwelling Units _____
	UNSATISFACTORY Progress "LEGAL ACTION" To Be Taken _____

5-5 INSPECTOR'S REMARKS: all violations corrected

INSTRUCTIONS TO INSPECTOR:

c
Full

March 12, 1981

Richard Harris
25 Jackson Street
Portland, Maine

Re: 29 Roynton Street, 53-A-14, NCP-WE, Portland, Maine
Second floor apartment

Dear Mr. Harris:

We recently received a complaint and an inspection was made by Code Enforcement Officer Leary of the above referenced property owned by you. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

1. Missing light fixture second floor rear hall ceiling 3-e
2. Peeling paint rear hall ceilings 3-b

The above mentioned conditions are in violation of Chapter 307 of the municipal codes of the City of Portland, Maine, and must be corrected on or before April 12, 1981.

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
Planning & Urban Development

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

Merlin Leary
Code Enf. Off. M. Leary

K

CERTIFICATE
OF
COMPLIANCE

CITY OF PORTLAND

✓ April 24, 1978

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

Mr. Guy Dixon
RFD # 3
Gorham, Maine 04038

copy to: Mr. Richard Harris
25 Jackson Street
Portland, Maine 04103

Re: Premises located at 29 Boynton Street, Portland, Maine NCP-WE 53-A-14

Dear Mr. Dixon:

A re-inspection of the premises noted above was made on April 21, 1978
by Housing Inspector 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. 4, 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

OK
DATE 4/21/78
ADMINISTRATIVE HEARING DECISION

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

Date February 10, 1978

Mr. Guy Dixon copy to: Mr. Richard Harris, Agt.
RFD # 3 25 Jackson Street
Gorham, Maine 04038 Portland, Maine 04103

Re: Premises located at 29 Boynton Street, Portland, Maine NCP-WE 53-A-14

Dear Mr. Dixon:

You are hereby notified that as a result of a telephone conversation between
Mr. Harris and Inspector Leary and his request for additional time
on Feb. 9, 1978, regarding our "Notice of Housing Conditions" at the above
referred premises resulted in the decision noted below.

X Expiration time extended to April 12, 1978 in order to correct the work now in
progress and to correct the remaining twelve (12) Housing Code violations as
listed on the attached copy of "Notice of Housing Conditions" dated Nov. 4, 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. Harris
Merlin Leary

vw Encl.

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

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

X

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-14
 Location: 29 Boynton Street
 Project: NCP-West End
 Issued: November 4, 1977
 Expired: Feb. 4, 1978

Mr. Joseph Dixon
 c/o Guy Dixon
 RFD # 3
 Gorham, Maine 04038

Dear Mr. Dixon:

An examination was made of the premises at 29 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. 4, 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)
2.1	RIGHT REAR HALL DOOR - replace missing knob.	3c
3.2	SECOND FLOOR REAR HALL WALL - repair or replace broken wainscote.	3b
3.3	LEFT MIDDLE CELLAR CEILING - repair or replace leaking wasteline.	6d
3.4	LEFT FRONT CELLAR FLOOR - replace missing drain cover.	9c
3.5	REAR CELLAR CEILING - secure loose & hangily switch cover on furnace.	3d
3.6	REAR CELLAR STAIRS - repair or replace worn and broken treads.	2a
3.7	FRONT & REAR CELLAR FOUNDATION - replace missing mortar.	3a
3.8	REAR CELLAR FOUNDATION - determine the reason and remedy the conditions causing leakage.	3a
4.1	OVERALL EXTERIOR WALLS - secure loose shingles.	3c
FIRST FLOOR		
3.10	REAR LAUNDRY & KITCHEN WINDOWS - replace missing sash.	3c
3.11	KITCHEN & LEFT REAR BEDROOM WINDOWS - replace missing counter balance cords allowing window sash to remain elevated when opened.	3c
3.12	LEFT MIDDLE & LEFT REAR BEDROOM & KITCHEN WINDOWS - repair or replace broken parting beads.	3b
3.13	FRONT BEDROOM CEILING - repair inoperative light fixture.	8c

continued
 vv

11/4/77

SECOND FLOOR

* 14. KITCHEN & LIVING ROOM CEILINGS	repair or replace cracked and buckled plaster.	3b
* 15. KITCHEN WALL	repair or replace cracked and buckled plaster.	3b
16. KITCHEN WALL	secure loose duplex outlet.	8a
17. KITCHEN WALL	replace missing outletcover.	8a
* 18. LIVING ROOM & BATHROOM WINDOWS	secure the glass by replacing points and/or reglazing.	3c
* 19. BATHROOM	repair leak in supply line in toilet tank.	6d
* 20. BATHROOM	repair or replace broken toilet seat.	6d
* 21. LIVING ROOM, DINING ROOM, LEFT MIDDLE & LEFT REAR BEDROOM WINDOWS	replace missing counter balance cords allowing window sash to remain elevated when opened.	3c
* 22. LEFT REAR BEDROOM & DINING ROOM CEILINGS	secure loose and hanging light fixtures.	8a
* 23. LEFT REAR & LEFT MIDDLE BEDROOM WINDOWS	replace missing and broken glass.	3b
24. LEFT REAR BEDROOM WALL	replace missing baseboard.	8a
* 25. LEFT REAR BEDROOM WALL	repair inoperative outlet.	8a
* 26. LEFT REAR BEDROOM CEILING	repair inoperative light fixture.	3b
27. LEFT REAR BEDROOM DOOR	replace missing frame.	3b

* 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 29 Boynton
 PROJECT NCP-West End
 OWNER Guy Diver

INSPECTOR M Leary

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
<u>11-4-77</u>	<u>2-4-78</u>				

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

DATE	RECOMMENDATION
<u>4/21/78 ml</u>	ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE" POSTING RELEASE
<u>2/10/78 ml</u>	SATISFACTORY Rehabilitation in Progress Time Extended To: <u>Apr. 12, 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>2/8/78 ml</u> <u>3/27 ml</u> <u>4/21 ml</u>	INSPECTOR'S REMARKS: <u>contacted all 15 tenants within 15</u> <u>managers bedrooms 15 violations corrected</u> <u>in violation directly 3 managements</u> <u>all violations corrected</u>
	INSTRUCTIONS TO INSPECTOR: _____

REQUEST FOR SERVICE

PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	3-11-81	BY	KDN	DISTRICT	Leary
REQUEST BY	NAME	Theresa Wilson			
	ADDRESS	29 Beynon St.			
OWNER	NAME	Richard Harris		292-2297	
	ADDRESS				
CONDITIONS	ADDRESS	29 Beynon		2nd floor Apt.	
	Electrical Problems Excessive Blowing of Fuses. Not able to get heat				

COMMENTS: Missing light fixture in hallway ceiling. Peeling paint. Overamp fuses in panel. Missing 1 fuse. Dick Libby sending a letter on fuses.

SPECIAL INSTRUCTIONS: If you can't get there this morning. She will be home again after 3:30 PM.

DIVISION	SANITATION	<input checked="" type="checkbox"/> HOUSING	NURSING	BY	MW
PRIORITY	ROUTINE	SPECIAL	REPORT TO	DATE	3/11
	URGENT				

PS Form 3811, July 1983 447-845

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 fees and check box(es) for service(s) requested.

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

3. Article Addressed to:
 Mr. Joseph Dixon
 R. F. D. #5
 Gorham, ME 04038

4. Type of Service:	Article Number
<input type="checkbox"/> Registered <input type="checkbox"/> Insured <input checked="" type="checkbox"/> Certified <input type="checkbox"/> COD <input type="checkbox"/> Express Mail	224 368

Always obtain signature of addressee or agent and DATE DELIVERED.

5. Signature - Addressee
 X *Joseph Dixon*

6. Signature - Agent
 X

7. Date of Delivery
 9-4-87

8. Addressee's Address (ONLY if requested and fee paid)

DOMESTIC RETURN RECEIPT

27-29 Boynton St. - H. Irving - Housind

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

June 16, 1995

DIXON JOSEPH S
35 PENRITH RD
PORTLAND ME 04102

Re: 27 Boynton St
CBL: 053- - A-014-001-01
DU: 3

Dear Mr. Dixon:


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

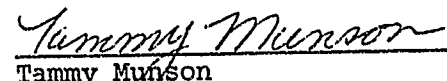
Congratulations are extended to you for the general condition of your property which was found to meet the standards established by the City's Housing Code.

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,


Marland Wing
Code Enforcement Officer


Tammy Munson
Code Enfc. Offr./ Field Supv.