

OWNER RICHARD DUDLEY
14 BOYNTON ST

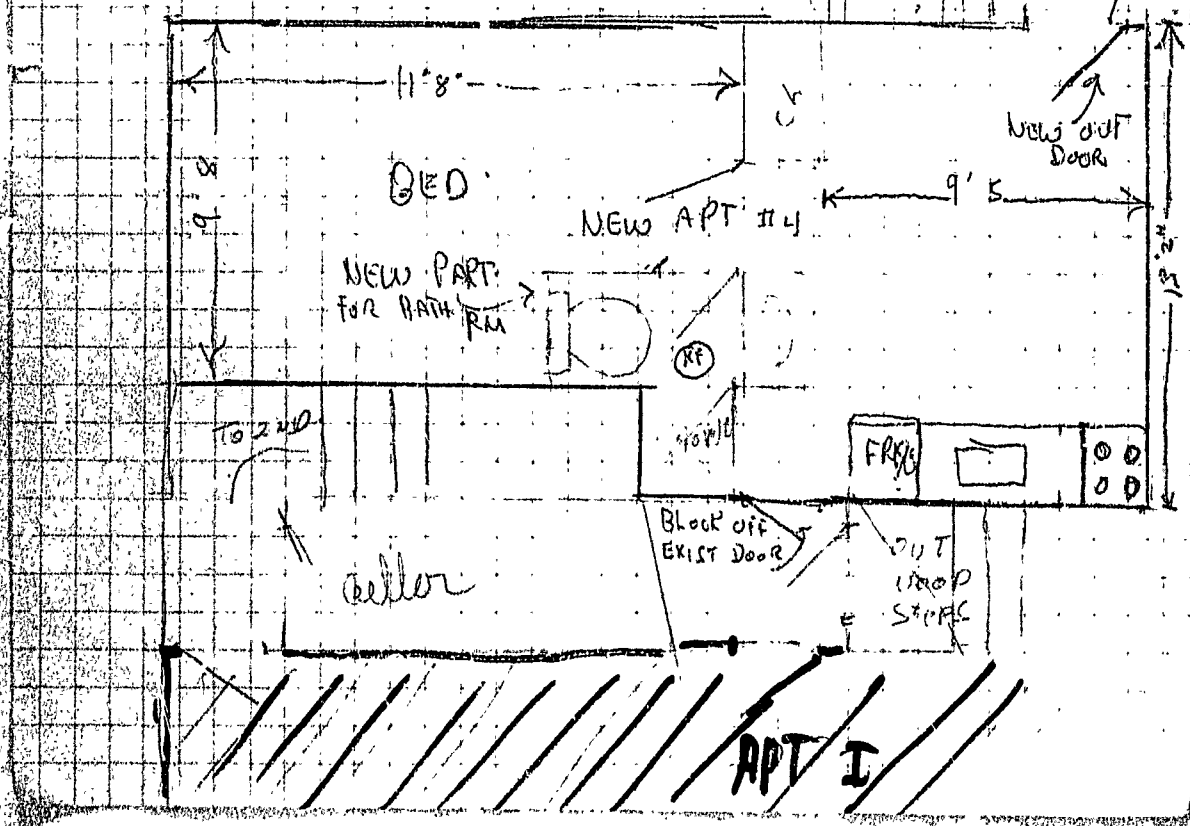
RECEIVED
AUG 17 1984
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

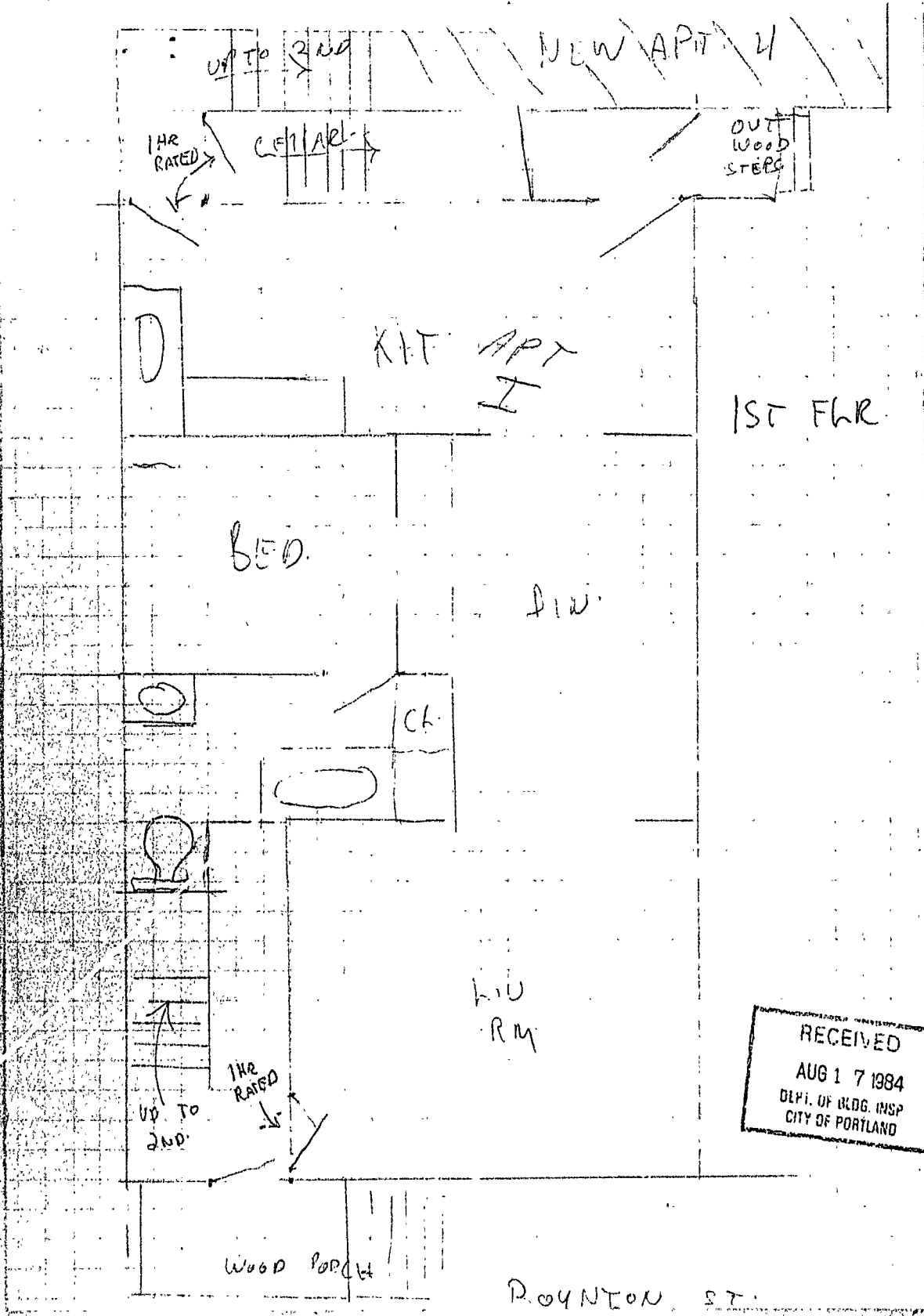
PROPOSED
CONVERSION OF
EXISTING 2 BED ROOMS
INTO EFFICIENCY APT (#4)
1ST FLOOR

CHANGE OF USE FROM 3 TO 4 UNITS
14 BOYNTON ST

CONTRACTOR
DAVID SIMATTEO
7973424

1st floor
EXIST
WOOD STAIRS





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CITY OF PORTLAND

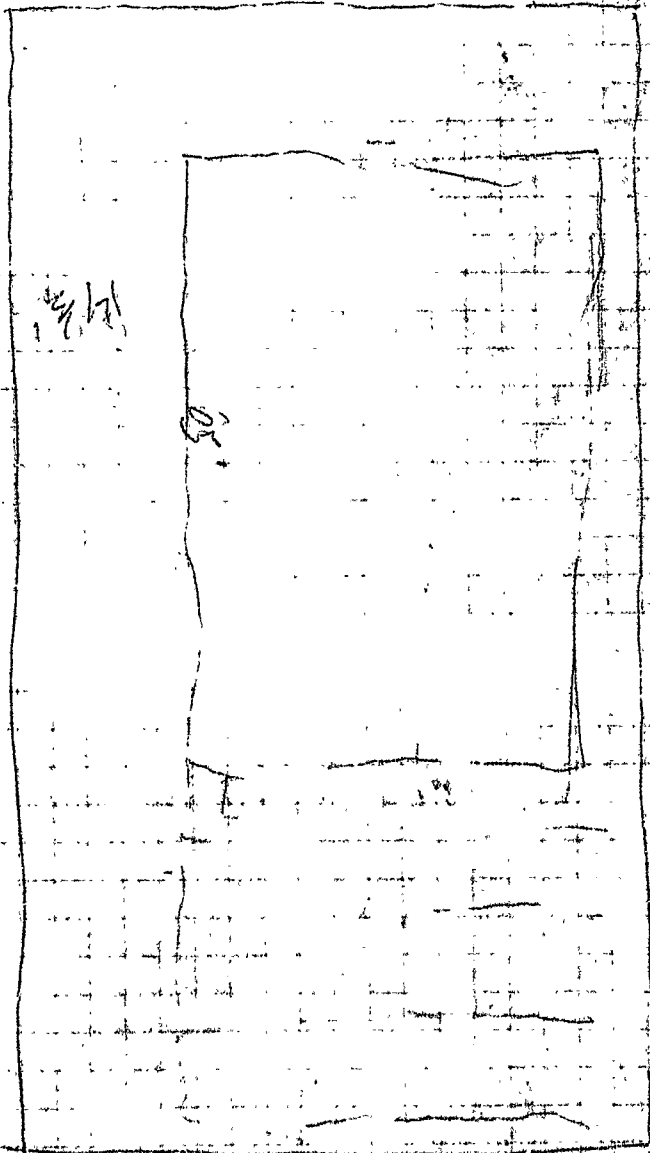
ROYNLON ST.

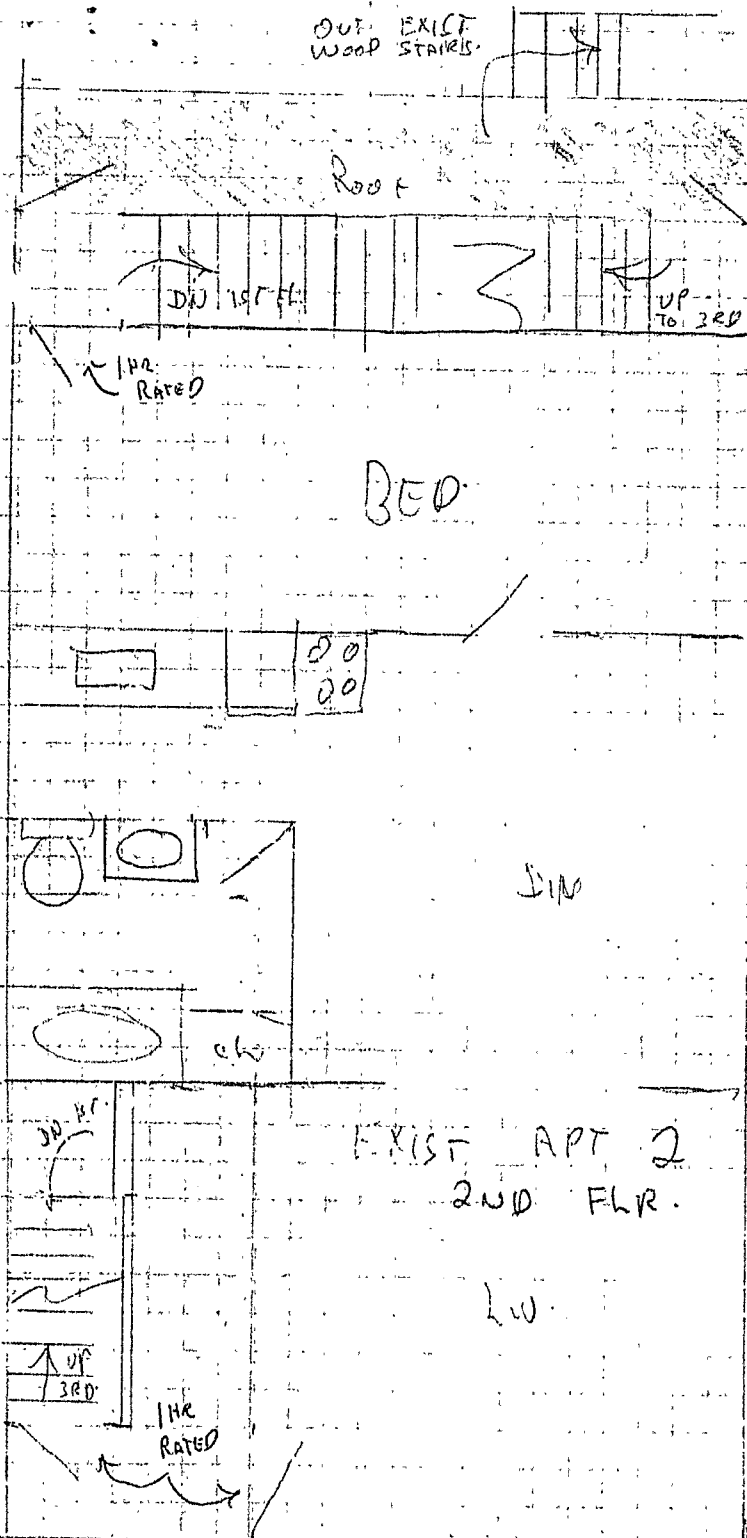
#53 I-7

4368 Sec Pt.

← 59' →

Boy N to N S.





OUT. EXIST WOOD STAIRS.

Roof

DW 19 FT.

UP TO 3RD

1 Hr. RATED

BED

00
00

SIN

sh

EXIST APT 2
2ND FLR.

LW

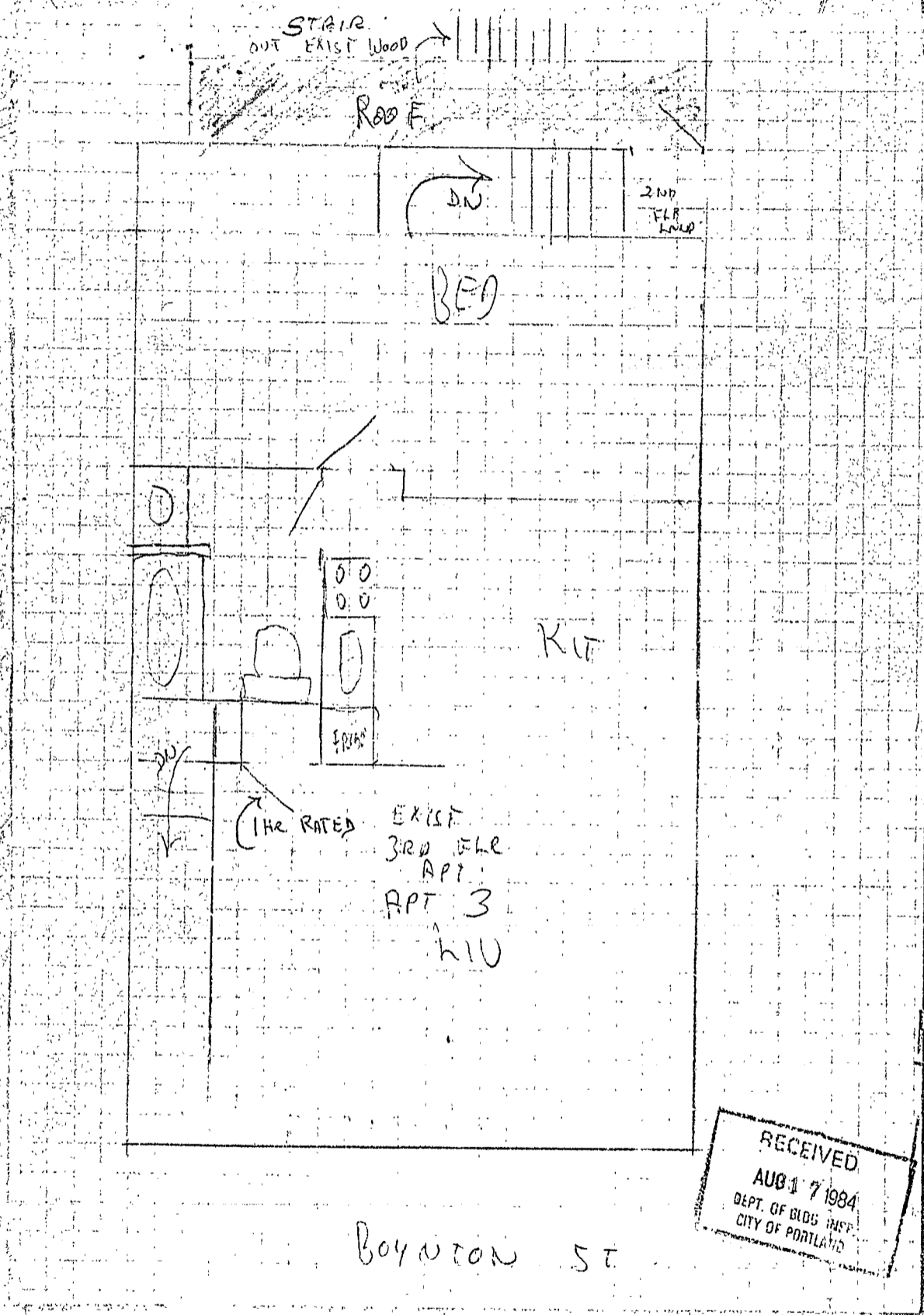
UP TO 3RD

UP TO 3RD

1 Hr. RATED

BOYNTON ST

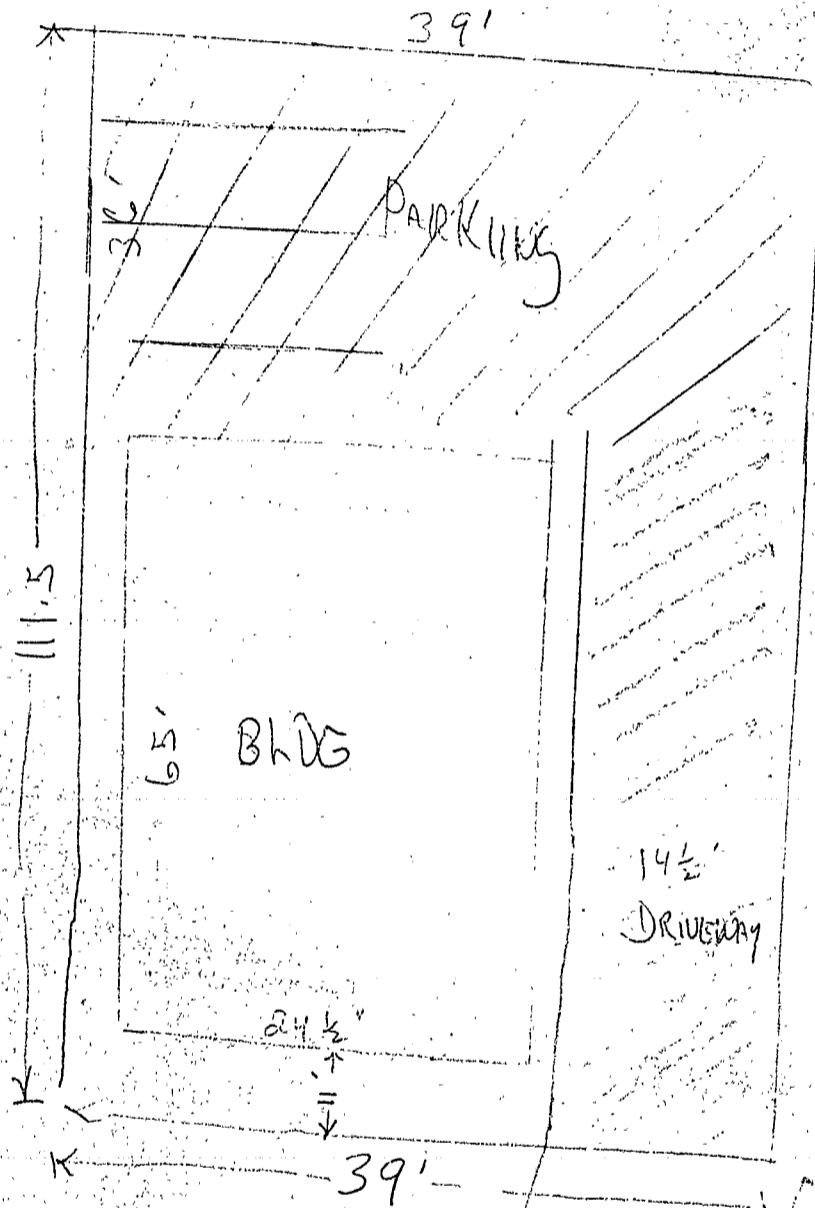
RECEIVED
AUG 17 1994
DEPT. OF BLDG. INSP
CITY OF PORTLAND



RECEIVED
 AUG 17 1984
 DEPT. OF BLDG. INSP.
 CITY OF PORTLAND

BOYNTON ST

#53^{lot} I-7: 4368 SQ FT
PHOT PHAW



#14
BOYNTON ST

RECEIVED
AUG 17 1984
DEPT. OF HIGHWAYS
TAMPA, FLORIDA



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

August 21, 1984

Daniel DiMatteo
68 Brook Rd.
Falmouth, Me. 04105

RE: 14 Boynton Street, Ptlid, Me.

Dear Sir:

Your application to change the use of 14 Boynton St. from a 3 family to a 4 family dwelling has been reviewed and a building permit is herewith issued subject to the following requirements.

1. 809.4 Emergency escape: Every sleeping room below the fourth story in buildings of Use Group R shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside opening without the use of separate tools. Where windows are provided as a means of egress or rescue, they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms must have a minimum net clear opening of 5.7 square feet (0.53m²). The minimum net clear opening height dimension shall be 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508 mm).

Bars, grilles or screens placed over emergency escape windows shall be releasable or removable from the inside without the use of a key, tool or excessive force.

2. 1716.3.4 Dwelling units: A minimum of one single station smoke detector shall be installed in each guest room suite or sleeping area in buildings of Use Group R-1 and in dwelling units within buildings of Use Groups R-2 or R-3. It shall be installed in a manner and location approved by the authority having jurisdiction. When actuated, the detector shall provide an alarm suitable to warn the occupants within the individual unit (see Section 1717.3.1).



CITY OF PORTLAND

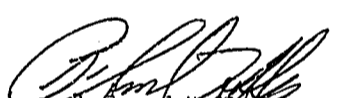
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

In buildings having basements or cellars an additional smoke detector shall be installed in the basement or cellar in a location approved by the authority having jurisdiction.

3. All vertical openings (stairways) shall be enclosed with construction having a fire rating of at least one hour including fire door with self-closers.

4. The boiler room shall be enclosed with construction having a fire rating of at least one-hour, including the ceiling, and fire door with self-closers.

Sincerely,


F. Samuel Hoopes,
Chief of Insp. Services

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION 01011

ZONING LOCATION R-6 PORTLAND, MAINE AUG. 17, 1984

AUG 21 1984

CITY of PORTLAND

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 14. Boynton Street Fire District #1 [] #2 []
1. Owner's name and address Richard Dudley - same Telephone
2. Lessee's name and address Telephone
3. Contractor's name and address Daniel DiMatteo - 1-68 Brook Rd., Fal., Me. Telephone 797-3424
Proposed use of building 4-family No. of sheets
Last use 3-family No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ 4,000.00

FIELD INSPECTOR - Mr. Rowe @ 775-5451

Change of Use with renovations.

Appeal Fees \$
Base Fee 25.00 Change of Use
Late Fee
TOTAL \$ 30.00
\$ 55.00

Stamp of Special Conditions
PERMIT ISSUED WITH LETTER

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

Is any plumbing involved in this work? Yes Is any electrical work involved in this work? yes
Is connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
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
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber - Kind Dressed or full size? Corner posts Sills
Size Girder 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
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?

APPROVALS BY: DATE MISCELLANEOUS
BUILDING INSPECTION - PLAN EXAMINER Will work require disturbing of any tree on a public street? NO.
ZONING: O.K. 8/17/84
BUILDING CODE: Will there be in charge of the above work a person competent
Fire Dept.: to see that the State and City requirements pertaining thereto
Health Dept.: are observed? YES
Others:

Signature of Applicant Daniel DiMatteo Phone #
Type Name of above Daniel DiMatteo for Richard 1 [] 2 [] 3 [] 4 []
Other Dudley
and Address

PERMIT ISSUED WITH LETTER

8 FIELD INSPECTOR'S COPY APPLICANT'S COPY OFFICE FILE COPY
MA. Rowe

NOTES

4/22/85 According to
phone conversation w/
contractor project was
never started.

Permit No. 8Y11A11

Location

Owner

Date of permit

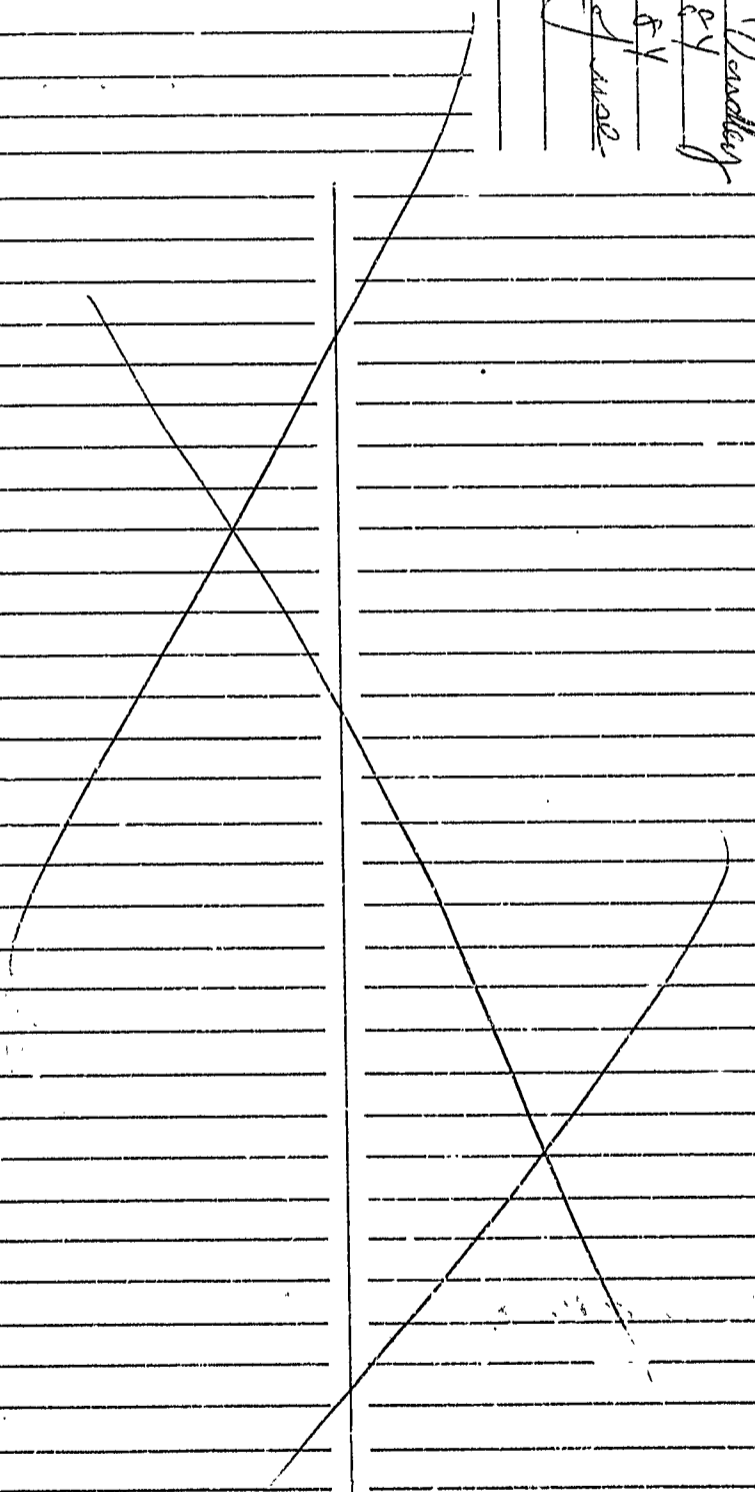
Approved

Dwelling

Garage

Alteration

1111 Hampton St.
D. S. Smith
8-17-84
Change of use



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION 00843
ZONING LOCATION R-6 PORTLAND, MAINE June 27, 1986

JUNE 27 1986

City Of Portland

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION ..14. Boynton St. Fire District #1 , #2
1. Owner's name and address ..Rosanne & Philip Flint - Rosanne..... Telephone ..772-4373
2. Lessee's name and address Telephone
3. Contractor's name and address Philip Flint - 114 MacArthur Circle Telephone ..775-3437
..... West. So. Portt. No. of sheets
Proposed use of building ..dwelling..... No. families ..3
Last use SAME No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$.....700.....

FIELD INSPECTOR—Mr.
@ 775-5451

Appeal Fees \$
Base Fee 25.00...
Late Fee
TOTAL \$

To construct retaining wall, 40' in length
and 48" in height as per
plans. 2 sheets of plans.
wall is to hold back land

send permit to # 3 04106

Stamp of Special Conditions

PERMIT ISSUED
WITH LETTER

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

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 sewage?
Has septic tank notice been sent? Form notice sent?
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
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber—Kind Dressed or full size? Corner posts Sills
Size Girder 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
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?

APPROVALS BY:

DATE

BUILDING INSPECTION—PLAN EXAMINER
ZONING: O.K. P.H.J. June 30, 1986
BUILDING CODE:
Fire Dept.:
Health Dept.:
Others:

MISCELLANEOUS

Will work require disturbing of any tree on a public street? ... D
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

Signature of Applicant ..Philip J. Flint..... Phone # ... same.....
Type Name of above ..Philip Flint..... 1 2 3 4
Other
and Address

PERMIT ISSUED
WITH LETTER

APPLICANT'S COPY

OFFICE FILE COPY

187 MS TAYLOR

NOTES

7/18/86 - wood beam retaining
wall in place OK per
plans. ~~Visit~~

Permit No. 866843
Location 14 Bay Street
Owner *[Signature]*
Date of permit 6-27-86
Approved 7-9-86
Dwelling *[Signature]*
Garage *[Signature]*
Alteration

~~[Large section of the page is crossed out with a large X]~~

[Small handwritten notes]



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

July 2, 1986

Philip Flint
114 MacArthur Circle West
South Portland, Maine

Re: 14 Boynton Street

Dear Sir:

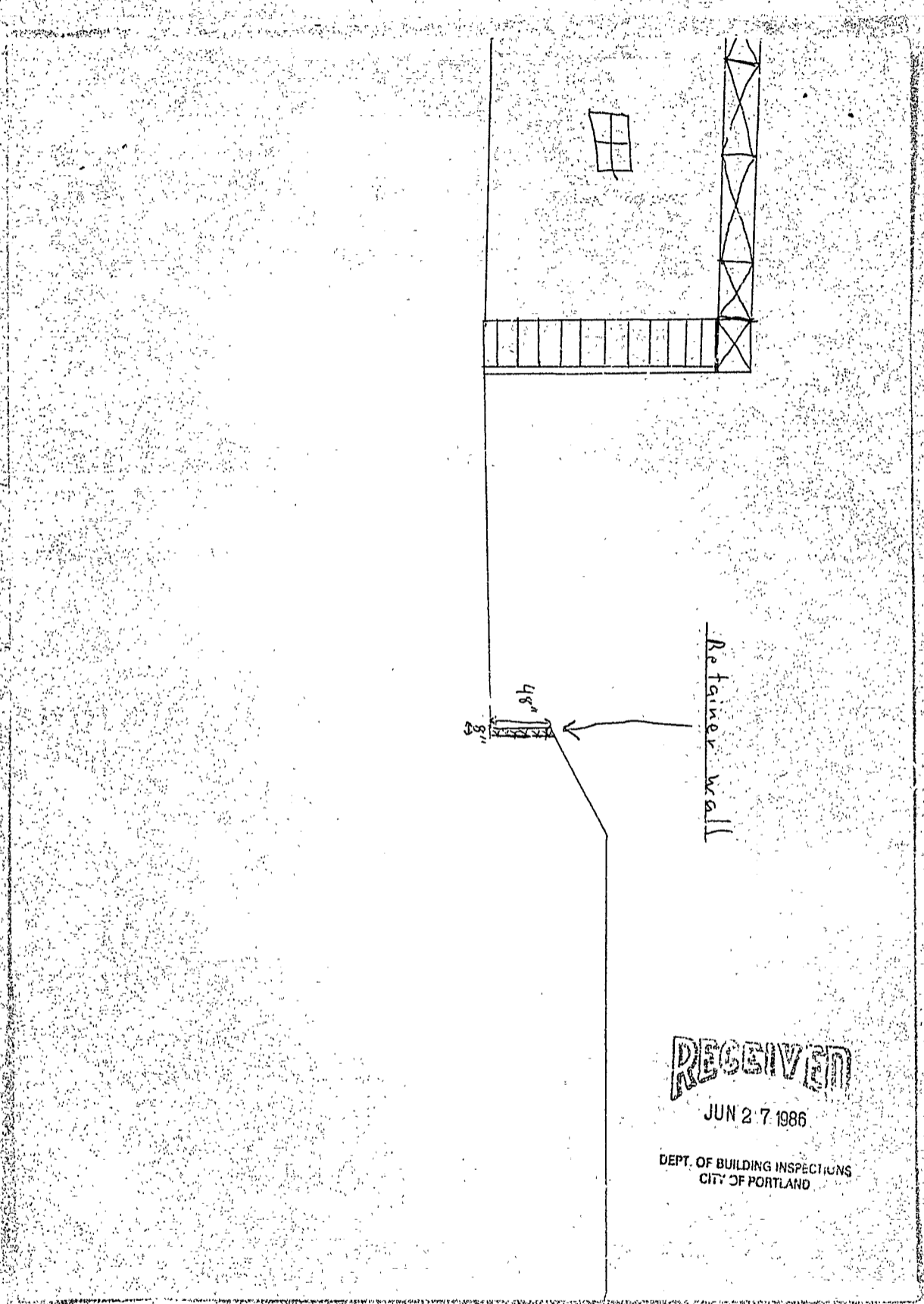
Your application to construct a 40'x48" retaining wall has been reviewed and a permit is herewith issued subject to the following requirements:

1. All masonry retaining walls other than reinforced concrete walls shall be protected with an approved capping.
2. Any retaining walls with a difference of grade level on either side of the wall in excess of 4 feet are located closer than 2 feet to a walk, path, parking lot, or driveway on the high side, such retaining wall shall be provided with a guard constructed.
3. Retaining walls shall be designed to resist the pressure of the retained material, including both dead and live load surcharge to which they may be subject, and to insure stability against overturning, sliding, excessive foundation pressure, and water uplift.

If you have any questions on these requirements please call this office.

Sincerely,

P. Samuel Hoffses
Chief of Inspection Services

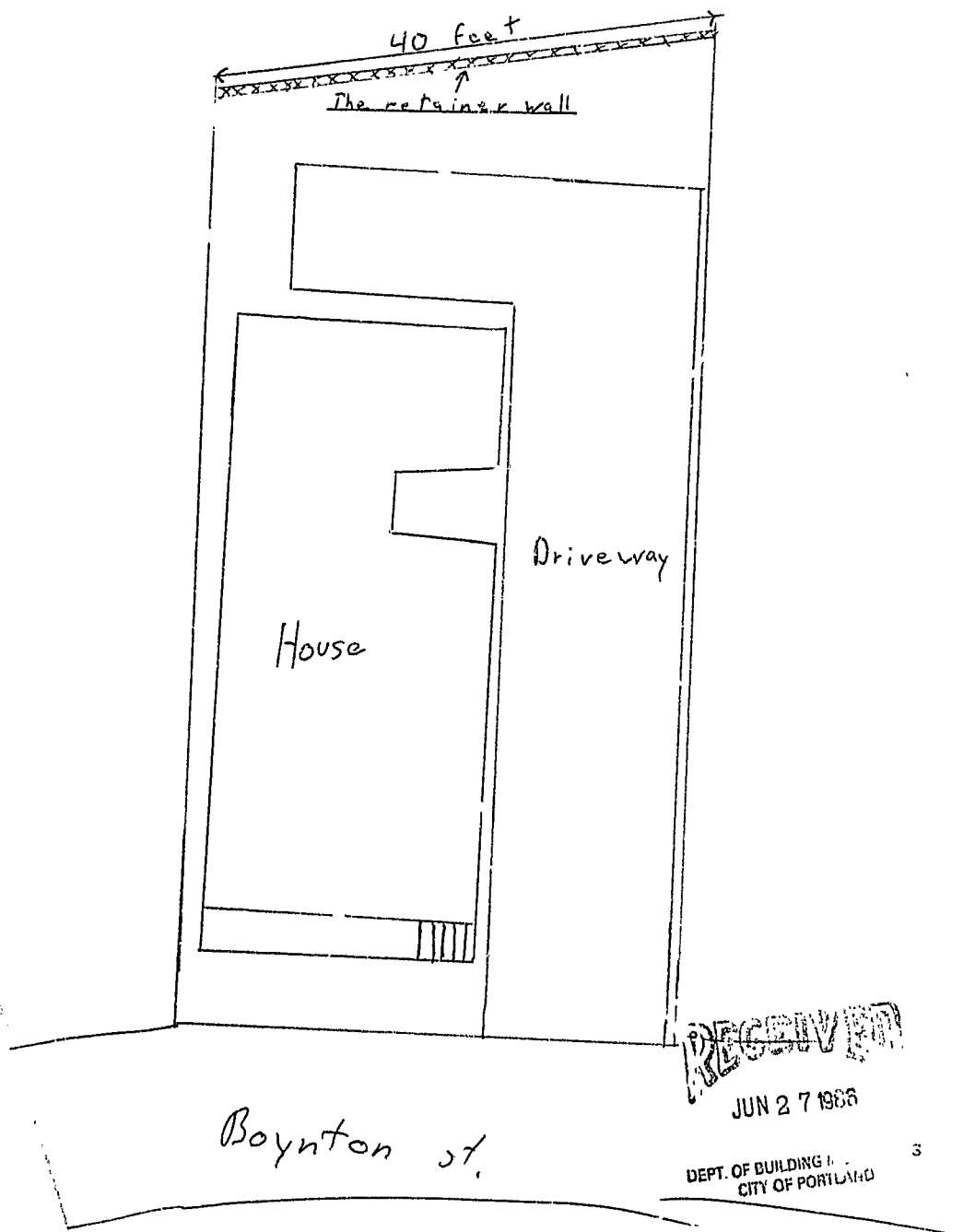


RECEIVED

JUN 27 1986

DEPT. OF BUILDING INSPECTIONS
CITY OF PORTLAND

14 Boynton. Philip Flint



RECEIVED

JUN 27 1986

DEPT. OF BUILDING &
CITY OF PORTLAND

3

14 Boynton St.

53-I-9



SHAW-WALKER

#8503-1R

Z

CERTIFICATE
OF
COMPLIANCE

CITY OF PORTLAND

June 13, 1978 ✓

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

Mr. Daniel DiMatteo
170 Belfort Street
Portland, Maine 04103

Re: Premises located at 14 Boynton Street, Portland, Maine NCP-WE 53-1-7

Dear Mr. DiMatteo:

A re-inspection of the premises noted above was made on June 8, 1978
by Housing Inspector Gough.

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 Sept. 13, 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. Gough

M. Gough

NOTICE OF HOUSING CONDITIONS

DU 2

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

Ch.-Bl.-Lot: 53-I-7
 Location: 14 Boynton Street
 Project: NCP-West End
 Issued: 9-13-77
 Expired: 12-13-77

Mr. Daniel DiMatteo
 170 Delfort Street
 Portland, Maine 04103

OK
 DATE 1/7/78

Dear Mr. DiMatteo:

An examination was made of the premises at 14 Boynton Street, Portland, Maine, by Housing Inspector Gough. 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 December 13, 1977. 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 H. Gough

By Lyle D. Noyes
 Chief of Housing Inspections

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

	Section(s)
1. FIRST FLOOR FRONT AND REAR PORCH - repair or replace the loose and rotted members.	3-d
2. FOUNDATION - overall - point up foundation.	3-a
3. ROOF - overall - replace rotted fascia-board.	3-a
4. ROOF - overall - replace missing gutters and downspouts.	3-a
5. TRIM - overall - remove peeling paint.	3-a
6. EXTERIOR WALLS - overall - replace missing siding.	3-a
7. REAR EXTERIOR WALLS - determine the reason and remedy the condition causing the walls to sag.	3-a
8. Determine the reason and remedy the condition causing fuses to blow excessively.	3-a
9. Repair inoperative furnace to second floor dwelling unit.	3-a
10. REAR WALL - repair or replace the rotted mud sill.	10
<u>First Floor -</u>	
11. LIVING ROOM AND KITCHEN - walls - remove illegal wiring.	3-a
12. KITCHEN - repair leaking sink trap.	6-d
13. RIGHT REAR BEDROOM - floor - determine the reason and remedy the condition causing the floor to sag.	3-a
14. RIGHT REAR BEDROOM - walls - replace missing plaster.	3-b
15. RIGHT REAR BEDROOM - window - repair or replace the loose and rotted sashes.	3-b
16. KITCHEN AND LIVING ROOM - replace or repair the loose and rotted sashes (window).	3-b

continued -

14 Boynton Street - continued

Second Floor

- 17. KITCHEN AND LIVING ROOM - ceiling and walls - remove illegal wiring. 8-a
- 18. KITCHEN - repair leaking sink trap. 6-d
- 19. KITCHEN - window - repair loose sashes. 3-e
- 20. REAR BEDROOM - ceiling and walls - replace missing plaster. 3-c

Third Floor

- 21. Provide a three-piece bath for this dwelling unit consisting of a lavatory, flush toilet and bathtub or shower. 6-a
- 22. KITCHEN AND BEDROOM - ceilings and walls - replace missing plaster. 3-b
- 23. KITCHEN AND BEDROOM - windows - repair loose sashes. 3-c

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

REINSPECTION RECOMMENDATIONS

INSPECTOR Yonah

LOCATION 14 BAYVIEW

PROJECT N.C.P.

OWNER DA MTTED

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
9/13/77	12/13/77				

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

DATE	RECOMMENDATION
5/27/78 M/S	ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE" <input checked="" type="checkbox"/> "POSTING RELEASE" <input type="checkbox"/>
	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 _____
5/27/78 M/S	INSPECTOR'S REMARKS: <u>Small job</u> <u>OK</u>
	INSTRUCTIONS TO INSPECTOR: _____



CITY OF PORTLAND

JOSEPH E. GRAY, JR.
DIRECTOR OF PLANNING
AND URBAN DEVELOPMENT

Sept. 19, 1986

#DU: 3

Roseann & Philip Flint
49 Broadway
Portland, ME 04103

Re: 14 Boynton Street 53-I-7 WE

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.

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

[Handwritten Signature]
By _____
P. Samuel Hoffses,
Chief of Inspection Services

[Handwritten Signature]
Code Enforcement Officer
K. A. Taylor

jmr

c File
BSV
File



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

NOTICE OF HOUSING CONDITIONS

DU: 3
CHART-BLOCK-LOT - 53-I-7
LOCATION: 14 Boynton Street

(WEST END)

DISTRICT: 8
ISSUED: October 5, 1990
EXPIRES: December 5, 1990

Phillip Flint
14 Boynton Street
Portland, ME 04102

Dear Mr. Flint:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 14 Boynton Street by Code Enforcement Officer M. Mitchell/H. Irving. 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 Dec. 5, 1990. 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 other Article of the City Code.

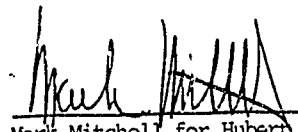
Please contact this office if you have any questions regarding this order.

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


Mark Mitchell for Hubert Irving (8)
Code Enforcement Officer

Attachments

jmr

389 CONGRESS STREET • PORTLAND, MAINE 04101 • TEL: EPHCNE (207) 775-5454 • 874-8300

HOUSING INSPECTION REPORT

OWNER: Phillip Flint

LOCATION: 14 Boynton St. 53-I-7

CODE ENFORCEMENT OFFICER: Mark Mitchell for Hubert Irving (8)

HOUSING CONDITIONS DATED: Oct. 5, 1990

EXPIRES: Dec. 5, 1990

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.

SEC.(S)

1. APARTMENT #3 - tenant in Germany.
2. FIRST FLOOR, APT. #1 - no violations.
3. SECOND FLOOR, APT. # 2 - owner occupied.
4. EXTERIOR - missing balusters.
5. INTERIOR BASEMENT - clean out chimney.
6. EXTERIOR TRIM - peeling paint.
EXTERIOR REAR DECKS AND STAIRS - inadequate balusters.

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

APRIL 11, 1997

FLINT PHILIP J
247 ALLEN AVE
PORTLAND ME 04103

Re: 14 BOYNTON ST
CBL: 053- - 1-007-001-01
DU: 5

Dear Mr. Flint:

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.

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. Offr./ Field Supv.

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

APRIL 11, 1997

CITY OF PORTLAND

FLINT PHILIP J
247 ALLEN AVE
PORTLAND ME 04103

Re: 14 BOYNTON ST
CBL: 053- - I-007-001-01
DU: 5

Dear Mr. Flint:

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.