

68-70 DANFORTH STREET



First cut # 9201 - Half cut # 9202 - Third cut # 9203 - Fifth cut # 9205



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

01060

PERMIT ISSUED

OCT 7 1981

Portland, Maine, Oct. 7, 1981

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 66 Danforth St. Use of Building old boys school No. Stories 2 New Building Existing
Name and address of owner of appliance St. Dominic Parish - 163 Danforth St.
Installer's name and address Radvick Tarling - 1026 Sawyer Rd. Cape Eliz Telephone 799-6865

9 section steam boiler - replacement General Description of Work
H. B. Smith 2,500 - 9 SECOND PERMIT TO CLUADE GAUDET 42 SALEM ST.

in existing boiler room HEATER, OR POWER BOILER
Location of appliance basement Any burnable material on floor surface or beneath? no
If so, how protected? Kind of fuel? # 2 fuel oil
Minimum distance to burnable material, from top of appliance or casing top of furnace 15' ft. all around
From top of smoke pipe From front of appliance From sides or back of appliance
Size of chimney flue 20 x20 Other connections to same flue none - existing one will be removed
If gas fired, how vented? Rated maximum demand per hour
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? yes

IF OIL BURNER
Name and type of burner Labeled by underwriters' laboratories?
Will operator be always in attendance? Does oil supply line feed from top or bottom of tank?
Type of floor beneath burner Size of vent pipe
Location of oil storage Number and capacity of tanks
Low water shut off Make No
Will all tanks be more than five feet from any flame? How many tanks enclosed?
Total capacity of any existing storage tanks for furnace burner.

IF COOKING APPLIANCE
Location of appliance Any burnable material in floor surface or beneath?
If so, how protected? Height of Legs, if any
Skirting at bottom of appliance? Distance to combustible material from top of appliance?
From front of appliance From sides and back From top of smoke pipe
Size of chimney flue Other connections to same flue
Is hood to be provided? If so, how vented? Forced or gravity?
If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Amount of fee enclosed? 15.00

APPROVED:

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?

CS 300

FILE COPY

3

Signature of Installer Claude J. Gaudet

Cplt.64/110 - 66-70 Danforth St.

Oct. 1, 1964

Mr. Mark Slotzky
114 Noyes Street

Dear Mr. Slotzky:

An inspector from this department reports that there are two junk cars in the parking lot at the above named location, of which you are reported to be the owner. Such a use of premises is unlawful under the Zoning Ordinance in the Residential Zone in which the property is located. It is therefore necessary that the violation of the Ordinance be corrected without delay by their removal from the premises.

Now that this matter has been called to your attention, it is hoped that we may have your cooperation in having the violation corrected without further action by this department becoming necessary.

Very truly yours,

Albert J. Sears
Building Inspection Director

AJS:m

(COPY)

CITY OF FORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION 66-70 Danforth St. Date of Issue July 2, 1959

Issued to Mark Slotsky
114 Woyes St.

Date of Issue

This is to certify that the Building premises, or part thereof, at the above location, built—altered
—changed as to use under Building Permit No., has had final inspection, has been found to conform
substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for
occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES
Area shown on plot plan.

APPROVED OCCUPANCY
Off street parking lot.

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

7/2/59 G. Allen Smith
(Date) Inspector

Albert J. Sears
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from
owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

APCO - 66-70 Danforth St.

June 24, 1959

Mr. Mark Slotsky,
111 Noyes Street

Dear Mr. Slotsky:

Although your appeal under the Zoning Ordinance has been sustained, we have been unable to issue a certificate of occupancy for use of the lot at the above named location for off-street parking because all details specified by the Zoning Ordinance for such a lot have not been completed. One of these is that a substantial continuous guard curb at least six inches high shall be provided at least five feet inside all street and lot lines. While wood curbs have been placed in some locations, they have not been provided in all places required by the Ordinance. The existing curbs apparently have not been fastened down so that they will remain in position and cannot be easily removed.

It is necessary that adequate curbs at least six inches high be provided at least five feet inside the lines of both Danforth and High Street Court, except where entrances to lot are located, and full length of lot at least five feet inside both side lot lines, including the one adjoining Palermo Road, all as indicated on plot plan which is on file at this office. Will you not have these guard curbs provided without delay and notify this office for inspection when this has been done so that a certificate of occupancy for use of the lot can be issued.

Very truly yours,

Albert J. Sears
Inspector of Buildings

AJS/H

APCO-66-70 Danforth Street

April 10, 1959

Mr. Mark Slotzky
114, Hoyus Street

cc to: Corporation Counsel
cc to: Graham S. Finney,
Planning Director

Dear Mr. Slotzky:

We are unable to issue a certificate of occupancy for the use of the vacant land at 66-70 Danforth Street for an off-street parking lot because such a use is not allowable in the R-6 Residential Zone in which the property is located without authorization of the Board of Appeals. We understand that you would like to exercise your appeal rights concerning this matter. Accordingly we are certifying the case to the Corporation Counsel, to whose office in Room 208, City Hall, you should go to file the appeal.

We note that the plan you have filed shows an entrance to the lot from High Street Court as well as from Danforth Street. Since access is to be available from more than one street, the Zoning Ordinance requires approval of the Planning Board for such an arrangement. We will present this to them for consideration.

Very truly yours,

Albert J. Sears
Inspector of Buildings

AJS/jg

114 Hoyus Street 4/14/59

APCO-66-70 Danforth Street

April 9, 1959

Mr. Mark Slotzky
Noyes Street

cc to: Corporation Counsel

Dear Mr. Slotzky:

The vacant lot at 66-70 Danforth Street, corner of Palermo Road, of which you are reported to be the owner, is being used unlawfully under the Zoning Ordinance for the parking of motor vehicles. You no doubt will recall that in 1957, while you were in the process of preparing this lot for parking so that a certificate of occupancy could be issued by this department, a decision by the Court that the part of the Zoning Ordinance then in effect in relation to off-street parking in R-6 Residential Zones was invalid made it impossible for us to authorize such a use at this location so that any off-street parking operations conducted on the lot in the past have been unlawful as is any such use of the property at the present time.

No steps were taken by this department toward requiring compliance with the Ordinance at this location pending action by the City Council on a revision of the Ordinance which was under consideration for many months. On February 19th of this year, however, there became effective a new Zoning Ordinance under which off-street parking lots are allowable in R-6 Residence Zones, but only after authorization of the Board of Appeals. It is necessary therefore that either you have parking discontinued on this lot or that you take at once the steps necessary to secure approval of the Board of Appeals for such a use of the property.

We have on file a plan of the lot furnished with your original application for a certificate of occupancy which, although deficient in some minor respects, we shall be able to use as the basis for an appeal. It is necessary that you inform this office before April 17, 1959 whether you will abandon use of the lot for off-street parking or whether you wish to seek approval from the Board of Appeals. If you wish to follow the latter course, we will send you a certification letter on which the appeal action can be based and the appeal filed.

Very truly yours,

Albert J. Sears
Inspector of Buildings

AJS/jg

17

2260 to Rantall 6/28/57

This is to be considered as
an application for a certificate
of occupancy for use of the
lot for parking by Mark
Slotky.

with

Attached:
Plan of lot by Philip
Robert, surveyor

R6 RESIDENCE

1/19/58

Robert

July 30, 1957

AP-CO 68 Danforth St.--Proposed parking lot

Mr. Mark Slotky
114 Noyes St.,

Copy to Mr. Philip Roberts
866 Riverside St.
Mr. Howard Mitchell, Div. Engineer
Dept. of Public Works

Dear Mr. Slotky,

Mr. Robert's plan of the arrangements for your parking lot proposed at the above location shows the proposition to be intended substantially in accordance with the requirements of Section 14 of the Zoning Ordinance as applied to the R-6 Residence Zone where the property is located; so this letter is notice to you that you are at liberty to proceed with the improvements of the lot (but subject to the conditions below) without further authorization from the City other than that necessary for any proposed curb cuts or other changes on the public street, which is under the control of the Department of Public Works.

Please bear in mind that when the improvements are all made, notice is to be given to this office of readiness for inspection whereupon, if all is found in order, the certificate of occupancy for use of the lot will be issued, without which it is unlawful to park motor vehicles on the lot. When this certificate is finally issued it will bear the limitation that no trucks or other commercial automobiles are to be parked on the lot.

It is not clear what is to become of the metal garage at the rear corner of the lot toward High Street Court. We shall have to know about that before the certificate is issued; so before you give notice of readiness for inspection please make up your mind what you are going to do with the garage and notify us of your intention at the same time when you give notice for inspection.

There is a note on the plan which indicates that the lot is to be drained across the public sidewalk of Danforth St., evidently with the intention of reaching the catch-basin at the curb. It is quite doubtful if this will prove a satisfactory method of draining the lot or in compliance with Section 14B3 of the Zoning Ordinance which provides: "All surface water will either drain into a natural drainage way or a catch-basin of sufficient capacity to accommodate the storm-water runoff of the lot, connecting with a public sewer where one is available." It seems likely that this reference to a catch-basin means a catch-basin on private property, rather than in the public street. Difficulty has often arisen because private property has been drained across a public sidewalk. If you think this is the best way that you could drain the lot, even in the public interest, we shall not object to your trying; but, if it proves unsatisfactory and not in the public interest from the standpoint of the Department of Public Works, you will have to provide a satisfactory drainage system. This condition will appear in your certificate of occupancy.

If you should plan any artificial lighting of the lot, note that the Zoning Ordinance provides that such lighting shall be shaded or screened so that no light source shall be visible from outside the lot and its access drives.

Very truly yours,

Warren McDonald, Inspector of Buildings

WncD/B

WMC 8/20/57

August 5, 1957

AP 60 08 Danforth St.—Proposed parking lot

Mr. Mark Slotaky
114 Noyes St.

Copy to Bryan O. Whitney
Commission of Public Works

Dear Mr. Slotaky:

On August 2 you notified this office that your lot at 68 Danforth St. was already for final inspection preparatory to issuing the certificate of occupancy for the parking lot proposed there; and you also said that you proposed to repair the metal garage on the rear of the lot and let it out.

There must be considerable misunderstanding on your part as to the requirements of the Zoning Ordinance because an inspector from this office found today that you have almost in no way improved the lot as required by Section 14 of the Zoning Ordinance or as indicated on your plan by Mr. Roberts, dated June, 1957, and filed here with your application for a certificate of occupancy on June 28.

That you may get a better understanding of the requirements of the Zoning Ordinance, a copy of page 42 of the Ordinance is enclosed with that part marked which shows the requirements for your lot. With reference to the paragraph numbered 1, the guard curbs at least six inches above the grade have not been provided at all along the frontage on Danforth St. or the frontage on High Street Court. The crude guard curbs provided along the two side lot lines are not at all points five feet from the side lot line and are not satisfactory in any way in that they are not straight, and are not adequately fastened down to the ground. While there is a picket fence along the side lot line farther from Maple St., it is leaning badly, is out of repair and will not be satisfactory as a basis on which to issue a certificate to use the lot.

With reference to paragraph numbered 3, the lot has not been smoothly graded, has various articles of waste material scattered over it, is not paved with at least a 12 inch depth of clean, hard gravel, no adequate provision has been made for surface drainage of the lot.

If you still do not understand the requirements, it would be well for you to come to this office and talk with the undersigned some afternoon other than Saturday after 2 P. M.

With regard to the drainage of the lot, we ask advice from the Department of Public Works as to what would prove adequate by way of drainage; and, from our experience with other lots, it is certain that the Commissioner of Public Works will not approve the draining the lot across the public sidewalk of Danforth St. and thence to a catch basin farther down Danforth St. at the curb. From the Lay of the land now it appears that most of the surface water would run toward High Street Court anyway. It is suggested that you contact the proper division engineer at the Department of Public Works and secure their advice as to what should be done. It appears likely that you will have to provide a surface catch basin on your own property.

Mr. Mark Slotsky-----2

August 5, 1957

and connect it to the public sewer.

A building was demolished here not long ago, and the owner or the demolition contractor was expected to notify the Department of Public Works for inspection and approval after he had sealed off the house drain from that building. If this notice was given, undoubtedly the Department of Public Works has the location of this former drain in their files in which case it would be economical to provide your surface catch basin at such a point that it could use this same connection to the public sewer, if indeed, the grade of the lot favors such a location.

Please bear in mind that it is not lawful to use the lot for parking any vehicles until all the improvements have been made and the required certificate of occupancy has been issued from this department. The only part of the metal garage which is in good condition is the roof and its frame. If you insist that you want to save this badly damaged building and use it on this lot, it will be necessary to put it in permanent good shape before we shall be able to issue the certificate for use of the parking lot.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMCD/B

Enc: Marked copy of Page 42 of the Zoning Ordinance

344B

September 17, 1957

AP CO 68 Danforth St.—Proposed parking lot

Mr. Mark Slotsky
114 Noyes St.

Copy to Mr. Slotsky
Corporation Counsel

Dear Mr. Slotsky,

Since my letters of July 10 and August 5 and our several negotiations concerning the parking lot which you propose to establish at 68 Danforth St. (the former dwelling house there having been demolished) the section of the Zoning Ordinance, on which we were relying to grant your certificate after the improvements required by the Zoning Ordinance had been made,—namely Section 7A7 of the Zoning Ordinance—has been declared by the Court to be invalid to such an extent that the Corporation Counsel of the City has instructed this department to issue no certificates of occupancy based upon that section. Thus:

A certificate of occupancy to authorize the use of a parking lot at 66-70 Danforth St. for off-street parking, is not provided for under the Zoning Ordinance because such a use of premises is not included in the list of allowed uses in Section 7A of the Ordinance applying in the R-6 Residence Zone where the property is located.

You came to the office last week and said that you had an opportunity to lease the parking lot to Calderwood's bakery for parking of employees cars, and that that company would take care of some of the improvements not already made. Upon checking again, we find out that the matters called to your attention several weeks ago have not been fixed up. Of course, it is not lawful for anyone to use any part of the lot for motor vehicles of any kind until you have in your possession a certificate of occupancy.

Under these difficult circumstances, it is suggested that you consult the Corporation Counsel of the City, whose province it is to interpret the appeal clauses of the Zoning Ordinance.

A copy of this letter is enclosed for your convenience.

Very truly yours,

Warren McDonald
Inspector of Buildings

3A
WHC/D

Granted 4/30
59/28

DATE: April 30, 1959

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF MARK SLOISKY

AT 66-70 Danforth Street

Public Hearing on the above appeal was held before the Board of Appeals.

BOARD OF APPEALS

VOTE

	Yes	No
Franklin G. Hinckley	(✓)	()
Joseph L. Gough	(✓)	()
Ralph L. young	(✓)	()

Record of Hearing:

No opposition

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

April 14, 1959

CONDITIONAL USE APPEAL

Mark Slotzky, owner of property at 66-70 Danforth Street, under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to: Permit the use of the vacant land on these premises for an off-street parking lot. This permit is presently not issuable because such a use is not allowable in the R-6 Residential Zone in which the property is located without authorization of the Board of Appeals.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that such use of the premises will not adversely affect property in the same zone or neighborhood and will not be contrary to the intent and purpose of the Zoning Ordinance.

Mark Slotzky
APPELLANT

DECISION

After public hearing held April 30, 1959, the Board of Appeals finds that such use of the premises will not adversely affect property in the same zone or neighborhood and will not be contrary to the intent and purpose of the Zoning Ordinance.

It is, therefore, determined that permit should be issued in this case.

Franklin W. Hinckley
Joseph D. Sprague
Edythe Spring
BOARD OF APPEALS

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

April 17, 1959

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Thursday, April 30, 1959, at 4:00 p.m. to hear the appeal of Mark Slotsky requesting an exception to the Zoning Ordinance to permit use of the vacant land at 66-70 Danforth Street for an off-street parking lot.

This permit is presently not issuable because such a use is not allowable in the R-6 Residential Zone in which the property is located without authorization of the Board of Appeals.

This appeal is taken under Section 24 of the Zoning Ordinance which provides that such permit may be granted only if the Board of Appeals finds that such use of the premises will not adversely affect property in the same zone or neighborhood and will not be contrary to the intent and purpose of the Ordinance.

All persons interested either for or against this appeal will be heard at the above time and place, this notice of required public hearing having been sent to the owners of property within 500 feet of the premises in question as required by the Ordinance.

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

DONALD
BUILDINGS

ALBERT J. SEARS
DEPUTY INSPECTOR OF BUILDINGS

CITY OF PORTLAND, MAINE
Department of Building Inspection

APCO-66-70 Danforth Street

April 10, 1959

Mr. Mark Slotsky
114 Noyes Street

cc to: Corporation Counsel
cc to: Graham S. Finney,
Planning Director

Dear Mr. Slotsky:

We are unable to issue a certificate of occupancy for the use of the vacant land at 66-70 Danforth Street for an off-street parking lot because such a use is not allowable in the R-6 Residential Zone in which the property is located without authorization of the Board of Appeals. We understand that you would like to exercise your appeal rights concerning this matter. Accordingly we are certifying the case to the Corporation Counsel, to whose office in Room 208, City Hall, you should go to file the appeal.

We note that the plan you have filed shows an entrance to the lot from High Street Court as well as from Danforth Street. Since access is to be available from more than one street, the Zoning Ordinance requires approval of the Planning Board for such an arrangement. We will present this to them for consideration.

Very truly yours,

Albert J. Sears
Inspector of Buildings

AJS/jg

April 27, 1959

Mr. Max Slotsky
114 Noyes Street
Portland, Maine

Dear Mr. Slotsky:

April 30

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

September 9, 1957

Mr. Mark Slotsky
114 Noyes St.

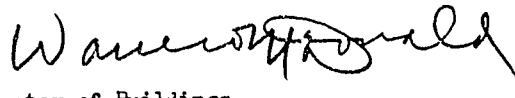
Dear Mr. Slotsky,

With relation to permit applied for to demolish a building or portion of building at ~~66-70 Danforth St.~~ it is unlawful to commence demolition work until a permit has been issued from this department.

Section 6 of the ordinance for rodent and vermin control provides: "It shall be unlawful to demolish any building or structure unless provision is made for rodent and vermin eradication. No permit for the demolition of a building or structure shall be issued by the Building Inspector until and unless provisions for rodent and vermin eradication have been carried out under supervision of a pest control operator registered with the Health Department.

The building permit for demolition cannot be issued until the provisions of this section have been satisfied. It is the obligation of owner or demolition contractor or both to take up with the Health Department the matter of complying with this section, being prepared to inform that department what registered pest control operator is to be employed.

Very truly yours,



Inspector of Buildings

WMcD/H

Eradication of this building has been completed.

9/10/57 OK Christensen

PERMIT ISSUED
11385
SEP 11 1957



APPLICATION FOR PERMIT

Class of Building or Type of Structure Metal
Portland, Maine, Sept. 9, 1957

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ ~~alter~~ ~~repair~~ ~~demolish~~ install 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 66-70 Danforth St. Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Mark Slotsky, 114 Noyes St. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address owner Telephone _____
 Architect _____ Specifications _____ Plans _____ No. of sheets _____
 Proposed use of building _____ No. families _____
 Last use 2-car metal garage. No. families _____
 Material _____ No. stories _____ Style of roof _____ Roofing _____
 Other building on same lot _____
 Estimated cost \$ _____ Fee \$.50

General Description of New Work

To demolish 2-car 1 story metal garage.

Land to be used for parking.

REINADICATION letter 9/9/57

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** owner

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 _____
 Material of underpinning _____ Height _____ Thickness _____
 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 _____
 Kind and thickness of outside sheathing of exterior walls? _____
 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? _____

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
 Mark Slotsky

APPROVED:

INSPECTION COPY Signature of owner by: Mark Slotsky F.M.



APPLICATION FOR PERMIT

Class of Building or Type of Structure _____ Class _____

Portland, Maine, November 17, 1956

02055

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect ~~alter or repair~~ demolish 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 62-73 Danforth St. Within Fire Limits? yes Dist. No. _____

Owner's name and address Lark Slotzky, 4095 St. Louis St. Telephone 1-136

Lessee's name and address _____ Telephone _____

Contractor's name and address Finley Beaton, 82 Pleasant St. Telephone _____

Architect _____ Telephone none

Proposed use of building _____ Specifications _____ Plans 10 No. of sheets _____

Last use dwelling house No. families _____

Material wood No. stories 2 1/2 Heat _____ Style of roof _____ No. families 2

Other buildings on same lot _____ Roofing _____

Estimated cost \$ _____ Fee \$ 1.00

General Description of New Work

To demolish 2 1/2-story frame dwelling house approximately 30' x 50'.

Do you agree to tightly and permanently close all sewers or drains connecting with public or private sewers from this building or structure to be demolished, under the supervision and to the approval of the Department of Public Works of the City of Portland: yes

Land to be used for parking lot.

Submitted with Letter.

Eradicating letter sub 11/19/56

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 owner

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 _____

Material of underpinning _____ Height _____ Thickness _____

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 _____ 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 _____

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? _____

APPROVED:

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

INSPECTION COPY

Signature of owner

Mark Slotzky

*Blue Prints
in about this
6/25/57
WMC*

November 23, 1956

AP 68-70 Danforth St.—Demolition of dwelling house and use of the land for
for a parking lot

Mr. Mark Slotsky
114 Noyes St.

Dear Mr. Slotsky,

Building permit for the demolition of the dwelling house at 68-70
Danforth St. is issued to you, herewith. On the application you have stated
that the land is to be used as a parking lot after the demolition is com-
pleted.

The property is located in an Apartment House Zone where, according
to Section 8A11 of the Zoning Ordinance, the open land may be only used for
parking if certain conditions recited in the Ordinance are complied with.
Otherwise it would be unlawful under the Zoning Ordinance to use the land for
parking. You can find out what these conditions are by inquiring at this
office, thus to determine whether or not you can comply with them.

At any rate it is not lawful under any circumstances to use the land
for parking or any other purpose until you have secured from this department a
certificate of occupancy authorizing the proposed use—this being a require-
ment also of the Zoning Ordinance.

Certificates of occupancy for land are applied for by letter fully
describing what is intended. If you plan to use the lot for parking after you
have found out what the conditions are which are attached by the Zoning Ord-
inance to that use, it will be necessary for you to provide a plan of the lot
to scale showing all of the arrangements, all of the conditions required by
the Zoning Ordinance and how you will comply with them, and showing the loca-
tion, width and arrangement of approaches to the lot over the public sidewalk,
this plan to be by way of a blueprint with all of the information on it printed
from the original or by way of a carbon copy duplicate. In either case a copy
of the plans should first be taken to the Traffic Engineer associated with the
Department of Public Works and secure his written approval upon it as to
approaches over the public sidewalk. When that has been done the plan contain-
ing his approval should be filed here with your letter requesting the certifi-
cate of occupancy.

Very truly yours,

WMC/D/B

Warren McDonald, Inspector of Buildings

P.S. on Page 2

Mr. Mark Slotzky ~~_____~~ 2

November 23, 1956

P. S. The cellar excavation should be filled only with solid, compact, non-burnable, non-decayable material to a level six inches below the level of the surrounding grade and the remaining six inches should be filled with gravel, sand, earth or similar material to the level of the surrounding grade.

7B

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

November 19, 1956

Copy to: Health Director

Mr. Mark Slotsky
114 Noyes St.

Dear Mr. Slotsky:

With relation to permit applied for to demolish a building or portion of building at 68-70 Danforth Street it is unlawful to commence demolition work until a permit has been issued from this department.

Section 6 of the ordinance for rodent and vermin control provides: "It shall be unlawful to demolish any building or structure unless provision is made for rodent and vermin eradication. No permit for the demolition of a building or structure shall be issued by the Building Inspector until and unless provisions for rodent and vermin eradication have been carried out under supervision of a pest control operator registered with the Health Department.

The building permit for demolition cannot be issued until the provisions of this section have been satisfied. It is the obligation of owner or demolition contractor or both to take up with the Health Department the matter of complying with this section, being prepared to inform that department what registered pest control operator is to be employed.

Very truly yours,

Warren McDonald
Inspector of Buildings

WmcD/H

Eradication of this building has been completed.

Edmond Talley
Health Director

late 21 Nov 56 *MTW*

file

Harry Marr, Fire Chief

August 12, 1955

Dr. Edward W. Colby, Health Director
By: Gordon E. Martin, Housing Supervisor
68 Danforth Street

cc: Building Inspector

This is to inform you that we have vacated and "ported" the dilapidated structure at 68 Danforth Street. The attached shed is about to collapse and the entire structure constitutes a fire hazard.

The owner of the property is alleged to be John Flaherty, 100 Park Street, Portland, Maine.

*8/14/56 - Had another complaint on this shed
but there is nothing we can do about it
because it has been reported to the Health
Dept. Called Mr. Martin about it today. P.H.*

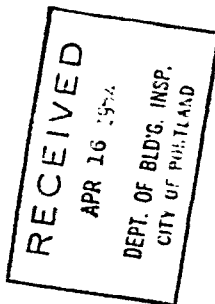
17 Structural Repairs - Cont.

- f) Repair or replace the loose or missing plaster on the ceiling in the kitchen, walls in the dining room, and ceiling in the bedroom of the second floor apartment.
- g) Install a lock on the dining room door into the hallway in the second floor apartment.
- h) Repair or replace the worn floor in the dining room of the second floor apartment.
- i) Repair or replace the defective, worn or dilapidated floor in the rear hallway.
- j) Repair or replace the loose or missing plaster on the walls in the rear hallway.
- k) Repair or replace the loose, worn and dilapidated parts of the handrail from the first to the second floor.
- l) Replace the broken and missing window sashes in the front hallway, the cellar and attic.
- m) Repair or replace the loose, worn, tilted and missing parts of the front porch and staircase.
- n) Repair or replace all the loose, worn, tilted and missing cladding on all sides of the structure.
- o) Replace the missing gutter on the front side of the structure.
- p) Replace the rotten sill on the front side of the structure.
- q) Repair or replace the defective parts of the foundation. Particular attention is directed to that portion near the built-up floor.
- r) Repair, replace or demolish the tile slated shed attached to the structure.

18 Weathering

- a) Clear chimneys by removing and properly disposing of the soot.
- b) Install weather doors at the base of the chimneys.
- c) Replace the loose or missing bricks and mortar at the chimneys.

The above work items are in violation of the City Ordinances "Minimum Standards for Occupied Dwellings" and "Authority to Vacate Buildings" and must be corrected on or before May 17, 1974.





(A) APARTMENT HOUSE ONE
 CITY OF PORTLAND, MAINE ONE
 DEPARTMENT OF BUILDING INSPECTION
COMPLAINT

Location:
68-70 Danforth Street

INSPECTION COPY

COMPLAINT NO. 52/96 Date Received 6/13/52

Location 68-70 Danforth Street Use of Building _____
 Owner's name and address John E. Flaherty, 68 Danforth Street Telephone _____
 Tenant's name and address _____ Telephone _____
 Complainant's name and address _____ Telephone _____

Description: Dangerous garage and shed.

NOTES:

*7-7-52. All work done to the building and
 out of the apartment building.*



APPLICATION FOR PERMIT TO REPAIR BUILDING

Permit No. 1228

Third Class Building

OCT 27 1942

Portland, Maine, October 27, 1942

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to repair the following described building in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 62 Danforth Street Within fire limits? yes Dist. No. 1
 Owner's name and address Michael Fisherty, 62 Danforth St. Telephone _____
 Contractor's name and address Charles Hill, 521 Cumberland Avenue Telephone 2-1254
 Use of building dwelling house 2 family
 No. stories 2 Style of roof _____ Type of present roof covering _____

General Description of New Work

To Repair after Fire to former condition. No alterations
(Cause - unknown, kitchen 2d floor)

If Roof Covering is to be Repaired or Renewed

Is any plumbing work involved in this work? _____ Is any electrical work involved in this work? _____
 Are repairs or renewal due to damage by fire? yes If so, what area damaged? _____ sq. ft.
 Area of roof to be repaired now? _____ sq. ft.
 Type of roofing to be used Asphalt roofing No. plies _____
 Trade name and grade of roof covering to be used Glaze C Dnd, Lab.
 Estimated cost \$ 150. Fee \$ _____

Michael Fisherty

Signature of owner Chas. C. Hill

INSPECTION COPY

Permit No. 42/1528

Location 68 Danforth St.

Owner Michael Flaherty

Date of permit 10/27/45

Notif. closing-in _____

Inspn. closing-in _____

Final Notif. _____

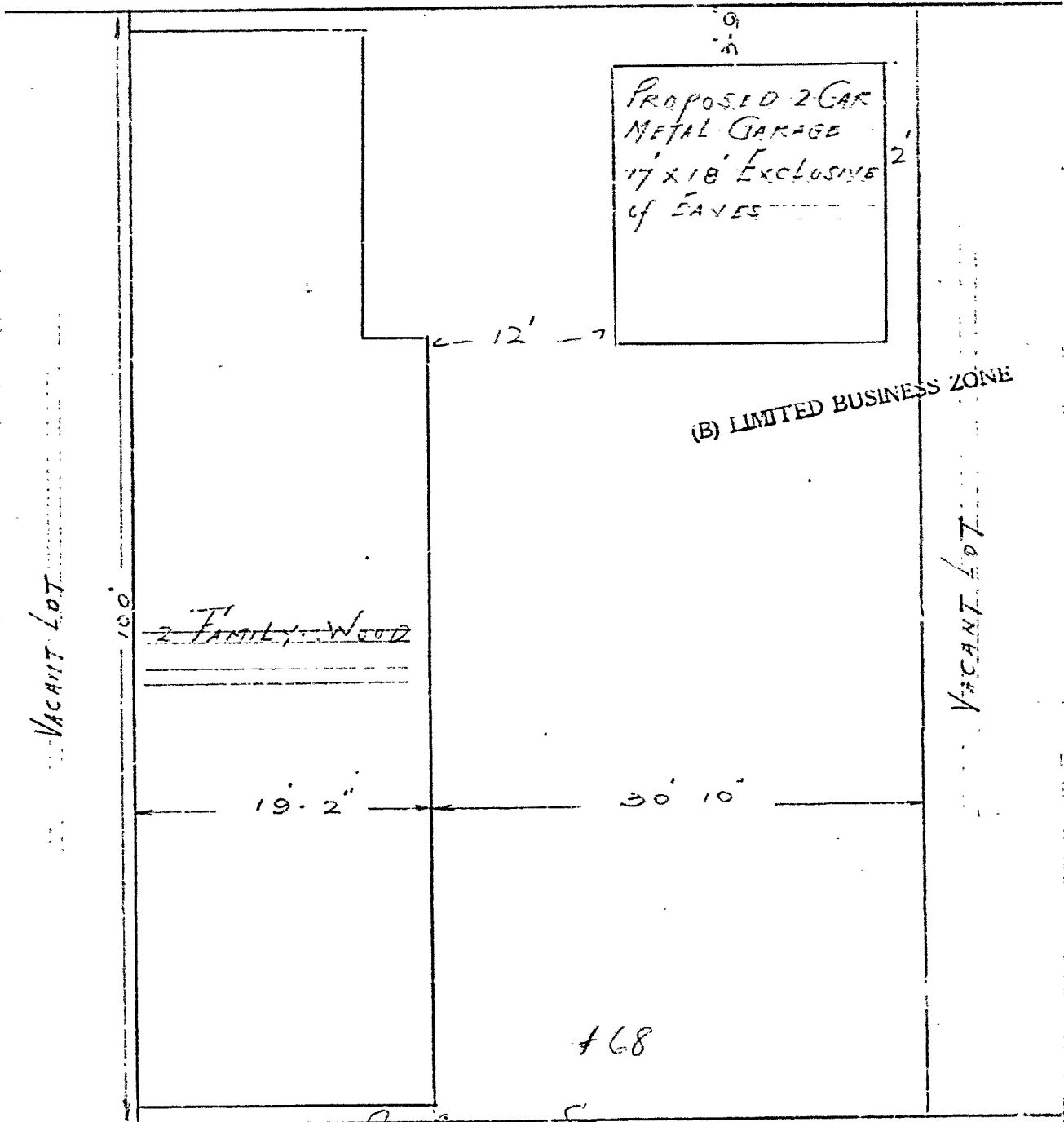
Final Inspn. INSPECTION NOT COMPLETED

Cert. of Occupancy issued _____

NOTES

10/24/45. Went to see this with
Mr. Hill. to
1/25/46. Could not get in. B

HIGH ST COURT



PROPOSED 2 CAR METAL GARAGE 17' x 18' EXCLUSIVE of EAVES

(B) LIMITED BUSINESS ZONE

2 FAMILY WOOD

19'-2"

30'-10"

#68

DANFORTH ST
PROPOSED 2 CAR PRIVATE GARAGE for



(B) LIMITED BUSINESS ZONE

APPLICATION FOR PERMIT

Permit No. _____
SEP 8 1927

Class of Building or Type of Structure 1st Class SEP 8 1927

Portland, Maine, August 1, 1927

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 68-70 Danforth Street Ward 5 Within Fire Limits? Yes Dist. No. 1
 Owner's or Lessee's name and address Michael F. Flaherty, 68 Danforth St. Telephone _____
 Contractor's name and address Osma. Not Jet Thomas, Limer Co. Telephone _____
 Architect's name and address _____
 Proposed use of building 2 car private garage No. families _____
 Other buildings on same lot 2 family dwelling house

Description of Present Building to be Altered

Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Last use _____ No. families _____

General Description of New Work

To erect 2 car private garage

Details of New Work

Size, front 18' depth 18' No. stories 1 Height average grade to highest point of roof 12'
 To be erected on solid or filled land? solid earth or rock? earth
 Material of foundation Cedar Posts Thickness, top _____ bottom _____
 Material of underpinning _____ Height _____ Thickness _____
 Kind of roof gibb Roof covering gibb
 No. of chimneys no Material of chimneys _____ of lining _____
 Kind of heat no Type of fuel _____ Distance, heater to chimney _____
 If oil burner, name and model _____
 Capacity and location of oil tanks _____
 Is gas fitting involved? no Size of service _____
 Corner posts _____ Sills 6x6 Girt or ledger board? _____ Size _____
 Material columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-16" O.C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.
 Joists and rafters: 1st floor 4x4, 2nd _____, 3rd _____, roof 12x12
 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 no, to be accommodated 2
 Total 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 above work require removal or disturbing of any shade tree on a public street? no
 Plans filed as part of this application? Yes No. sheets 1
 Estimated cost \$ 325. Fee \$.75
 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

Michael F. Flaherty

Signature of owner

By

INSPECTION COPY

NO PERMIT REQUIRED FOR THIS WORK OR CLOSING IS WAIVED
 CONTROL BY CITY OF PORTLAND

113

Ward 5 Permit No 27/566 H
L 68-70 Danforth St.
Owner M. F. Flaherty
Date of permit Sept 8/27
Notif. closing-in _____
Insp closing-in _____
Final Notif. _____
Final Insp. 10/25/27
Cert. of Occupancy/Issued _____

NOTES

Check zone

