

51-59 DANFORTH STREET



Full cut #120R - Half cut #9402R - Thud cut #103R - Full cut #9205R

64 UNION STREET

PORTLAND, MAINE 04111

Scribner & Iverson, Inc.
Plumbing and Heating
774-6167

DONALD O. McCUBREY

AREA CODE 207
EVENINGS: 781-2226

**CERTIFICATE OF APPROVAL
FOR INTERNAL PLUMBING**

THE TOWN/CITY OF Portland

TOWN/CITY CODE: 05170 LPI NUMBER: 00123 DATE ISSUED: 8/2/80 Certificate of App. Number: 44471 IC

Installer's Name: HAMSON F.I.M.I. RW Installer Code: 2

Owner: Arthur Pomeroy Address: 53 Danforth Street

(Location where plumbing was done and inspected)

- Certificate of App. Number
1. Owner
 2. Licensed Master Plumber
 3. Licensed Oil Burnerman
 4. Employee of Public Utility
 5. Manufactured Housing Dealer
 6. Manufactured Housing Mechanic
 7. Limited License

THE INTERNAL PLUMBING INSTALLED PURSUANT TO THE ABOVE CERTIFICATE OF APPROVAL NUMBER HAS BEEN TESTED IN MY PRESENCE, FOUND TO BE FREE FROM LEAKS, AND WAS INSTALLED IN COMPLIANCE WITH THE MUNICIPAL AND STATE PLUMBING RULES.

OWNER'S COPY

Signature of LPI _____
Date Inspected: SEP 19 1980

INTERNAL PLUMBING PERMIT FOR THE TOWN/CITY OF

THE TOWN/CITY OF Portland

Town/City Code: 05170 LPI Number: 00123 Date Issued: 8/2/80 INSTALLERS: 44471 IP

Address: 53 DANFORTH STREET Installer Code: 2

Name of Owner: ARTHUR POMEROY F.I.M.I. 277 Zip Code: _____

Type of Construction	1 New	2 Remodeling	3 Addition	4 Remodeling & Addition	5 Replacement of Hot Water Heater	6 Hook-up of Mobile Home	7 Hook-up of Modular Home	8 Other (Specify)
Plumbing To Serve	1 Single (Res)	2 Multi-Fam/Res	3 Mobile Home	4 Modular Home	5 Commercial	6 School	7 Other (Specify)	
Number of Fixtures or Hook-Ups	Sink(s) <u>1</u>	Toilet(s) <u>2</u>	Bath(s) <u>1</u>	Lavatory(s) <u>1</u>	Shower(s) <u>1</u>	Urinal(s) <u>1</u>	Hot Water Heaters <u>1</u>	Floor Drains <u>1</u>

TOWN'S COPY

SEP 3
AUG 21 1980
AUG 26 1980
AUG 29 1980

IMPORTANT Note the following conditions:
1. This permit is non-transferable to another person or party.
2. If construction has not started within 6 months from the date of issue, this permit becomes invalid.
SEP 8 - 1980

Dept. of Human Services
Div. of Health Engineering

Fixture Fee: 127.50
Hook-Up Fee: 00
Total Fee: 127.50

If Double Fee Check Box

Signature of LPI _____



APPLICATION FOR PERMIT

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION 00-647
ZONING LOCATION F-2B PORTLAND, MAINE, Aug. 15, 1980

PERMIT ISSUED
AUG 19 1980
CITY OF PORTLAND

To the DIRECTOR 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 51-59 Danforth St. - parking & storage at Assessor's Lot 25
1. Owner's name and address Lot 13 Offices & Shop J. B. Brown - 57 Exchange St. Telephone 781-2226
2. Lessee's name and address Scribner & Iverson - 64 Union St. Telephone
3. Contractor's name and address
4. Architect Specifications Plans No. of sheets
Proposed use of building plumbing & heating No. families
Last use
Material No. stories Heat Style of roof roofing
Other buildings on same lot Fee \$ 15.00
Estimated contractual cost \$

FIELD INSPECTOR—Mr. GENERAL DESCRIPTION
This application is for: @ 775-5451 Ext. 234 Lot 25 parking & storage
Lot 13 Offices & shop
Change of use from maintenance shop to
Plumbing, heating & air conditioning
company. Stamp of Special Conditions

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

PERMIT IS TO BE ISSUED TO 1 3 5 4
Other:

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 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:
BUILDING INSPECTION—PLAN EXAMINER
ZONING: O.R. M.C.O. 8/15/80
BUILDING CODE:
Fire Dept.:
Health Dept.:
Others:

MISCELLANEOUS
Will work require disturbing of any tree on a public street?
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?

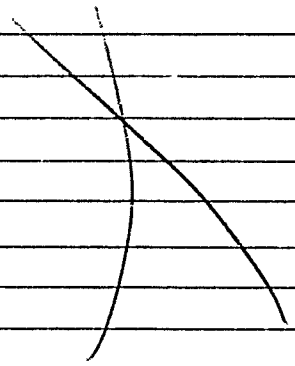
Signature of Applicant Donald O. McCubrey Phone # same
Type Name of above Donald O. McCubrey 1 2 3 4
Scribner & Iverson I Other
and Address

FIELD INSPECTOR'S COPY

NOTES

9-29-80 Completed - see main permit -
issue 1.0 -

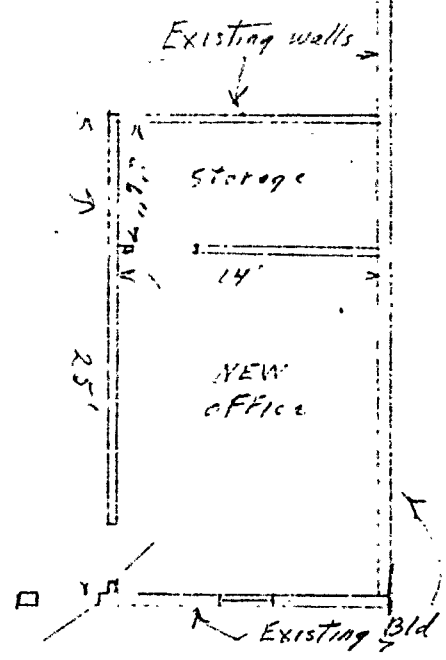
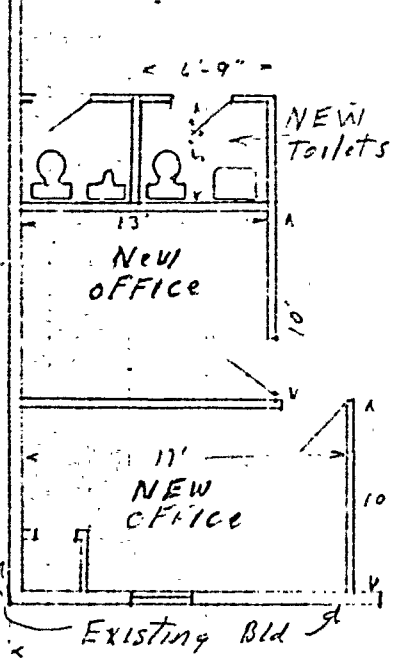
Permit No. 801 647
Location 51-59 (Davenport) Ill.
Owner J. B. Davenport
Date of Permit 8-15-80
Approved 8-19-80



RECEIVED
 AUG 15 1930
 DEPT. OF BLDG. INSP.
 CITY OF PORTLAND

Existing
 open area

add stud walls
 partition floors
 hung ceiling



53 DANFORTH ST.

F.P. & CH. MURPHY



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

AUG 15 1980

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION PORTLAND, MAINE, Aug. 15, 1980

CITY of PORTLAND

To the DIRECTOR 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 53 & Danforth St. Fire District #1 [] #2 []
1. Owner's name and address J.B. Brown Telephone
2. Lessee's name and address Scribner & Iverson Telephone
3. Contractor's name and address F.P. & C.H. Murray Box 2297 Telephone 799-8136
4. Architect Specifications Plans No. of sheets
Proposed use of building office and warehouse No. families
Last use art school No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ 8,000. Fee \$ 37.00

FIELD INSPECTOR-Mr. GENERAL DESCRIPTION
This application is for: @ 775-5451
Dwelling Ext. 234 erect interior office partitions as per plan
Garage
Masonry Bldg.
Metal Bldg. Stamp of Special Conditions
Alterations
Demolitions
Change of Use
Other

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

PERMIT IS TO BE ISSUED TO 1 [] 2 [] 3 [x] 4 []
Other:

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 width 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?
ZONING:
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 Wayne Murray Phone #
Type Name of above Wayne Murray 1 [] 2 [] 3 [] 4 []
Other
and Address

FIELD INSPECTOR'S COPY



APPLICATION FOR PERMIT
 DEPARTMENT OF BUILDING INSPECTIONS SERVICES
 ELECTRICAL INSTALLATIONS

Date 4-24, 1978
 Receipt and Permit number 10619

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:
 The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: 59 Danforth St.
 OWNER'S NAME: J. B. Brown & Sons ADDRESS: 57 Exchange St.

OUTLETS: (number of)
 Lights _____
 Receptacles _____
 Switches _____
 Plugmold _____ (number of feet)
 TOTAL _____ FEES _____

FIXTURES: (number of)
 Incandescent _____
 Fluorescent _____ (Do not include strip fluorescent)
 TOTAL _____
 Strip Fluorescent, in feet _____

SERVICES:
 Permanent, total amperes 100
 Temporary _____ FEES 3.00

METERS: (number of) 1 FEES .50

MOTORS: (number of)
 Fractional _____
 1 HP or over _____

RESIDENTIAL HEATING:
 Oil or Gas (number of units) _____
 Electric (number of rooms) _____

COMMERCIAL OR INDUSTRIAL HEATING:
 Oil or Gas (by a main boiler) _____
 Oil or Gas (by separate units) _____
 Electric (total number of kws) _____

APPLIANCES: (number of)
 Ranges _____
 Cook Tops _____
 Wall Ovens _____
 Dryers _____
 Fans _____
 Water Heaters _____
 Disposals _____
 Dishwashers _____
 Compactors _____
 Others (denote) _____
 TOTAL _____

MISCELLANEOUS: (number of)
 Branch Panels 1 FEES 1.00
 Transformers _____
 Air Conditioners _____
 Signs _____
 Fire/Burglar Alarms _____
 Circus, Fairs, etc. _____
 Alterations to wires _____
 Repairs after fire _____
 Heavy Duty, 220v outlets _____
 Emergency Lights, battery _____
 Emergency Generators _____

FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT INSTALLATION FEE DUE: _____
 FOR REMOVAL OF A "STOP ORDER" (304-16.b) DOUBLE FEE DUE: _____
 FOR PERFORMING WORK WITHOUT A PERMIT (304-9)
 TOTAL AMOUNT DUE: 4.50

INSPECTION:
 Will be ready on _____, 19__; or Will Call

CONTRACTOR'S NAME: Corey Elec. Co.
 ADDRESS: P.O. Box 653 No. Windham, Me.
 TEL.: 892-3630

MASTER LICENSE NO.: 998
 LIMITED LICENSE NO.: _____

SIGNATURE OF CONTRACTOR

Stephen M. Corey

INSPECTOR'S COPY



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date March 13, 19 79
 Receipt and Permit number A 10488

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: 57 Danforth St. (Old Iron Works)
 OWNER'S NAME: J. B. Brown & Son ADDRESS: 57 Exchange St.

OUTLETS: (number of) 1-30
 Lights _____
 Receptacles _____
 Switches _____
 Plugmold _____ (number of feet)
TOTAL _____ **3.00**

FIXTURES: (number of)
 Incandescent _____
 Fluorescent 20 (Do not include strip fluorescent)
TOTAL _____ **4.00**
 Strip Fluorescent, in feet _____

SERVICES:
 Permanent, total amperes _____
 Temporary _____
METERS: (number of) 3 service is already there **1.50**

MOTORS: (number of)
 Fractional _____
 1 HP or over _____

RESIDENTIAL HEATING:
 Oil or Gas (number of units) _____
 Electric (number of rooms) _____

COMMERCIAL OR INDUSTRIAL HEATING:
 Oil or Gas (by a main boiler) _____
 Oil or Gas (by separate units) _____
 Electric (total number of kws) _____

APPLIANCES: (number of)
 Ranges _____
 Cook Tops _____
 Wall Ovens _____
 Dryers _____
 Fans _____
 Water Heaters _____
 Disposals _____
 Dishwashers _____
 Compactors _____
 Others (describe) _____
TOTAL _____

MISCELLANEOUS: (number of) 2 **2.00**
 Branch Panels _____
 Transformers _____
 Air Conditioners _____
 Signs _____
 Fire/Burglar Alarms _____
 Circus, Fairs, e.c. _____
 Alterations to wires _____
 Repairs after fire _____
 Heavy Duty, 220v outlets _____
 Emergency Lights, battery _____
 Emergency Generators _____

INSTALLATION FEE DUE: _____
 FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT DOUBLE FEE DUE: _____
 FOR REMOVAL OF A "STOP ORDER" (304-16.b) _____
 FOR PERFORMING WORK WITHOUT A PERMIT (304-9) _____
TOTAL AMOUNT DUE: 10.50

INSPECTION:
 Will be ready on _____, 19____; or Will Call XX

CONTRACTOR'S NAME: Corey Electric
 ADDRESS: P. O. Box 653 No. Windham, Me.
 TEL.: 893-3630
 MASTER LICENSE NO.: 998 SIGNATURE OF CONTRACTOR: Stephen M. Corey
 LIMITED LICENSE NO.: _____

INSPECTOR'S COPY

ELECTRICAL INSTALLATIONS —

Permit Number

10448

Location

517 Duane St S

Owner

20613720

Date of Permit

3-13-78

Final Inspection

7-12-78

By Inspector

J. Kelly

Permit Application Register Page No. 132

INSPECTIONS: Service _____ by Kelly

Service called in 3-27-78

Closing-in _____ by _____

BT

PROGRESS INSPECTIONS: 3-26-78 rework

4-20-78 _____

4-28-78 _____

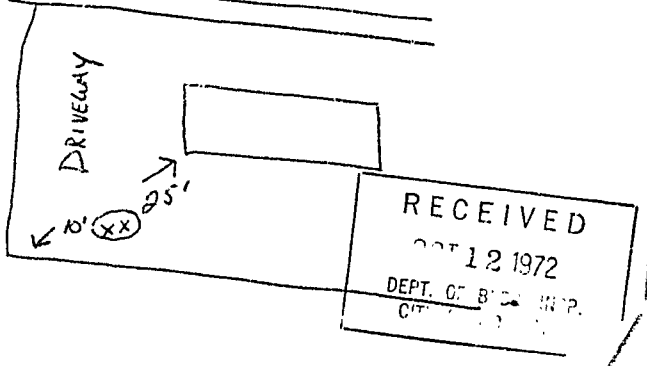
7-12-78 _____

CODE
COMPLIANCE
COMPLETED
DATE 7-12-78

DATE:	REMARKS:
<u>3-27-78</u>	<u>Call on Smith Street Metal</u>
<u>4-28-78</u>	<u>Trenching Co. master</u> <u>at #10619</u>

(1441 in Ground)

Portland Fine Arts School
53 Danforth St.
Portland, Me.





APPLICATION FOR PERMIT

Class of Building or Type of Structure _____
Portland, Maine, Oct. 12, 1972

PERMIT ISSUED
OCT 18 1972
01270
CITY OF PORTLAND

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 53 Danforth St. Within Fire Limits? same Dist. No. _____
 Owner's name and address Portland Fine Art School, Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Suburban Propane Gas Co., Thompsons Point Telephone _____
 Architect _____ Specifications _____ Plans _____ No. of sheets _____
 Proposed use of building school No. families _____
 Last use " No. families _____
 Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ _____ Fee \$ 3.00

General Description of New Work

To install two - 100 gal. tanks propane gas. To be set on 4x4x16 cement blocks

Sent to Fire Dept. 10/12/72
Rec'd from Fire Dept. 10/17/72

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** _____ contractor

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? _____

APPROVED:

Frederic O'Donnell 10-17-72
D.K. E.S. 10/17/72

Miscellaneous

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

Suburban Propane Gas Co.

CS 301

INSPECTION COPY

Signature of owner By: Thomas [Signature]

Permit No. 72 / 1270

Location 53 Alexander St

Owner Paul & Ann Marie DeLuca

Date of permit 10/18/72

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

HUGH

NOTES

Notes section with horizontal lines and a large handwritten 'X' across the entire area.

PERMIT TO INSTALL PLUMBING

Date Issued **9-18-72**
 Portland Plumbing Inspector
 By ERNOLD R. GOODWIN

App. First Insp.
 Date ERNOLD R. GOODWIN
 By CHIEF PLUMBING INSPECTOR

App. Final Insp.
 Date ERNOLD R. GOODWIN
 By CHIEF PLUMBING INSPECTOR

- Type of Bldg.
- Commercial
 - Residential
 - Single
 - Multi Family
 - New Construction
 - Remodeling

Address **53 Danforth St.** PERMIT NUMBER **721**
 Installation For:
 Owner of Bldg:
 Owner's Address: **J.B. Brown & Sons -499 1/2 Congress St.**
 Plumber: **Scribner & Iverson** Date: **9-18-72**
64 Union St.

NEW	REPL.		NO	FEE
		SINKS		
	2	LAVATORIES		4.00
	2	TOILETS		4.00
	1	BATH TUBS		2.00
	1	SHOWER Set Tub		
		SHOWERS		
		DRAINS FLOOR SURFACE		
		HOT WATER TANKS		
		TANKLESS WATER HEATERS		
		GARBAGE DISPOSALS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS		
		AUTOMATIC WASHERS		
		DISHWASHERS		
		OTHER		
1		Drinking fountain		.60
			TOTAL	10.60

Building and Inspection Services Dept., Plumbing Inspection

(COPY)



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 57 Danforth St.

Issued to J.B. Brown & Sons
57 Exchange St.

Date of Issue August 23, 1962

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

Fourteen passenger cars
Six commercial vehicles.

Limiting Conditions:
Parking to be accessory to garage
on same property.

This certificate supersedes
certificate issued

Approved:

8/23/62 A. Allan Sault
(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.

PHILIP G. CLIFFORD
COUNSELLOR AT LAW
PORTLAND, MAINE

May 15, 1962

Mr. Albert J. Sears
City Hall
Portland, Maine

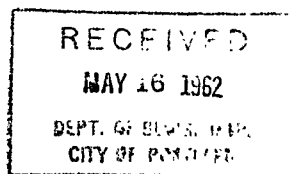
Dear Mr. Sears:

This is a note of thanks for your kindness to me in the matter of the 57 Danforth Street property. I am very ignorant in such matters and have to rely wholly on Mr. Lund, and in his absence, on you. You have given me a great deal of your time which I appreciate very much.

Thank you again.

Yours very sincerely,

Philip G. Clifford



AP- 51-59 Danforth St.

May 15, 1962

J. B. Brown & Sons
57 Exchange Street

cc to: Corporation Counsel

Gentlemen:

Certificate of occupancy for use of the southwesterly portion of the lot at the above named location for the off-street parking of passenger cars and trucks in connection with the existing major garage on the same premises is not issuable under the Zoning Ordinance for the following reasons:

1. That part of the lot where the parking is to be located is in an R-6 Residence Zone where the use to which the parking is to be accessory is non-conforming.
2. The parking is to be five feet or less from a residential structure on the adjoining lot, contrary to the provisions of Section 14-G of the Ordinance.

We understand that you would like to exercise your appeal rights in this matter as provided by Section 7-A-7d applying to the R-6 Residence Zone. Accordingly we are certifying the case to the Corporation Counsel, to whose office in Room 208, City Hall, an authorized representative should go to file the appeal.

Very truly yours,

Albert J. Sears
Building Inspection Director

AJS:m

*Granted 5/31/62
62/47*

DATE: May 31, 1962

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF J. S. Brown & Sons
AT 51-59 Danforth Street

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

BOARD OF APPEALS	VOTE	
Frederick B. Nelson	YES	NO
Franklin C. McKinley	(x)	()
Ralph L. Young	(x)	()
Harry M. Shwartz	(x)	()

Record of Hearing

No opposition

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

VARIANCE APPEAL

May 15, 1962

J. B. Brown & Sons, owner of property at 51-59 Danforth Street
under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals for a variance from the provisions of said Ordinance to permit:

Use of the southwesterly portion of the lot at this location for the off-street parking of passenger cars and trucks in connection with the existing major garage on the same premises. This permit is presently not issued for the following reasons: (1) That part of the lot where the parking is to be located is in an R-6 Residence Zone where the use to which the parking is to be accessory is non-conforming. (2) The parking is to be five feet or less from a residential structure on the adjoining lot, contrary to the provisions of Sec. 14-G of the Ordinance.

LEGAL BASIS OF APPEAL: Such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in undue hardship in the development of property which is inconsistent with the intent and purpose of the Ordinance; that there are exceptional or unique circumstances relating to the property that do not generally apply to other property in the same zone or neighborhood, which have not arisen as a result of action of the applicant subsequent to the adoption of this Ordinance whether in violation of the provisions of the Ordinance or not; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance; and that the granting of the variance will not be contrary to the intent and purpose of the Ordinance.

J. B. Brown & Sons

By: Philip G. Clifford, Trustee
APPELLANT

DECISION

After public hearing held May 31, 1962, the Board of Appeals finds that all of the above conditions do exist with respect to this property and that a variance should be granted in this case.

It is, therefore, determined that a variance from the provisions of the Zoning Ordinance should be granted in this case.

Frederick P. Nelson
Harry M. Stewart
Richard L. Tracy
BOARD OF APPEALS

ALBERT J. SEARS
INSPECTOR OF BUILDINGS

CITY OF PORTLAND, MAINE
Department of Building Inspection

AP- 51-59 Danforth St.

May 15, 1962

J. B. Brown & Sons
57 Exchange Street

✓ cc to: Corporation Counsel

Gentlemen:

Certificate of occupancy for use of the southwesterly portion of the lot at the above named location for the off-street parking of passenger cars and trucks in connection with the existing major garage on the same premises is not issuable under the Zoning Ordinance for the following reasons:

1. That part of the lot where the parking is to be located is in an R-6 Residence Zone where the use to which the parking is to be accessory is non-conforming.
2. The parking is to be five feet or less from a residential structure on the adjoining lot, contrary to the provisions of Section 14-C of the Ordinance.

We understand that you would like to exercise your appeal rights in this matter as provided by Section 7-A-7d applying to the R-6 Residence Zone. Accordingly we are certifying the case to the Corporation Counsel, to whose office in Room 208, City Hall, an authorized representative should go to file the appeal.

Very truly yours,

Albert J. Sears
Building Inspection Director

AJS:m

May 25, 1962

J. B. Brown & Sons
57 Exchange Street
Portland, Maine

Gentlemen:

May 31, 1962

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

May 21, 1962

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall on Thursday, May 31, 1962, at 4:00 P. M. to hear the appeal of J. B. Brown & Sons requesting an exception to the Zoning Ordinance to permit use of the southwesterly portion of the lot at 51-59 Danforth Street for the off-street parking of passenger cars and trucks in connection with the existing major garage on the same premises.

This permit is presently not issuable for the following reasons:
(1) That part of the lot where the parking is to be located is in an R-6 Residence Zone where the use to which the parking is to be accessory is non-conforming. (2) The parking is to be five feet or less from a residential structure or the adjoining lot, contrary to the provisions of Section 14-G of the Ordinance.

This appeal is taken under Section 24 of the Zoning Ordinance which provides such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in undue hardship in the development of property which is inconsistent with the intent and purpose of the Ordinance; that there are exceptional or unique circumstances relating to the property that do not generally apply to other property in the same zone or neighborhood, which have not arisen as a result of action of the applicant subsequent to the adoption of this Ordinance whether in violation of the provisions of the Ordinance or not; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance; and that the granting of the variance 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



RESIDENCE ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED

MAY 2 1962

Class of Building or Type of Structure Final Class
Portland, Maine, March 9, 1962

CITY OF PORTLAND

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 57 Exchange St. Within Fire Limits? _____ Dist. No. _____
 Owner's name and address J. B. Brown & Sons, 57 Exchange St. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address owners Telephone _____
 Architect _____ Specifications _____ Plans _____ No. of sheets _____
 Proposed use of building _____ No. families 2
 Last use Boarding House, Rooming House, Apt. House No. families _____
 Material Frame No. stories 2 1/2 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ _____ Fee \$ 5.00

General Description of New Work

To demolish existing rooming house at above address
to use land for parking lot

Do you agree to tightly and permanently close all sewers or drains connecting with public or private sewers from this building, under the supervision and to the approval of the Dept. of Public Works of the City of Portland.

Permit Issued with Letter

Evacuation letter sent 3-6-62

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 _____
 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? _____

APPROVED:

with letter by Agel

Miscellaneous

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

J. B. Brown & Sons

CS 101

INSPECTION COPY

Signature of owner By:

Philip Y. Clifford

720

May 3, 1962

J. B. Brown & Sons
Att: Mr. Philip G. Clifford
57 Exchange Street

Gentlemen:

We are enclosing herewith for your use an information sheet on requirements relating to applications for certificates of occupancy for use of premises and a summary of zoning ordinance requirements for off-street parking lots to assist you in preparation of plans for the proposed off-street parking lot on your property at 57 Sanforth Street.

Very truly yours,

Albert W. Sears
Building Inspection Director

AJS:m

AP-57 Danforth Street

May 2, 1962

J. B. Brown & Sons
57 Exchange Street

Gentlemen:

Permit for demolition of building at the above named location is issued herewith. Application states that vacant land left after demolition of the building is to be used as an off-street parking lot. The purpose of this letter is to let you know that the property is located in an R-6 Residence Zone, where such a use of vacant land is not permissible under the Zoning Ordinance unless authorized by the Board of Appeals. To place the matter before that Board for consideration it is necessary that an application for a certificate of occupancy be filed over the counter at this office together with a plot plan showing details of lot in compliance with Zoning Ordinance requirements. A certification letter on which an appeal may be based can then be written.

Very truly yours,

Albert J. Sears
Building Inspection Director

AJS:m

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

J.B. Brown & Sons
57 Exchange St.
Portland, Maine

March 6, 1962

Gentlemen:

With relation to permit applied for to demolish a building or portion of building at 57 Hanford 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,

Albert J. Sears

Albert J. Sears
Inspector of Buildings

AJS/H

Eradication of this building has been completed.

J. L. (ain)
14-24-62

Hotel until April 15 May 1



APPLICATION FOR PERMIT

Class of Building or Type of Structure Installation

Portland, Maine, February 15, 1957

60198
FEB 15 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 51 Danforth Street Within Fire Districts? Dist. No. _____
 Owner's name and address J. B. Brown & Sons, 57 Exchange St. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Grinnell Co., 501 Park St. Telephone _____
 Architect _____ Specifications _____ Plans **yes** No. of sheets **1**
 Proposed use of building Garage No. families _____
 Last use _____ No. families _____
 Material masonry No. stories **1** Heat _____ Style of roof _____ Roofing _____
 Other building on same lot _____
 Estimated cost \$ _____ Fee \$ **2.00**

General Description of New Work

To install wet sprinkler system for entire building as per plan.

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 Grinnell Co.**

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? _____

APPROVED:

O.N. 2/18/57 - ajs

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**

J. B. Brown & Sons
Grinnell Co.

INSPECTION COPY

Signature of owner

By: *E. N. Smith*

Permit No. 571188

Location 5110 Oak Street

Owner J. B. Adams & Son

Date of permit 1/18/57

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

NOTES

3/4/57 - Work not completed

3/24/57 - All installed

Large handwritten 'X' mark across the notes section.



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, February 12, 1957

RECEIVED
FEB 13 1957

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 51-53 Danforth St. Use of Building Garage No. Stories New Building
Name and address of owner of appliance J. B. Brown & Son, 57 Exchange St. Existing
Installer's name and address Portland Sebago Ice Co., 302 Commercial St. Telephone 3-2911

General Description of Work

To install steam heating system and oil burning equipment

IF HEATER, OR POWER BOILER

Location of appliance boiler room Any burnable material in floor surface or beneath? no
If so, how protected? Kind of fuel? oil
Minimum distance to burnable material, from top of appliance or casing top of furnace Over 15"
From top of smoke pipe Over 15" From front of appliance Over 4' From sides or back of appliance Over 3'
Size of chimney flue 8x12 Other connections to same flue none
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 Delco Labelled by underwriters' laboratories? yes
Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? bottom
Type of floor beneath burner concrete Size of vent pipe 1 1/2"
Location of oil storage boiler room Number and capacity of tanks 1-275 gal.
Low water shut off yes Make McDonnell-Miller No. 91-A
Will all tanks be more than five feet from any flame? yes How many tanks enclosed?
Total capacity of any existing storage tanks for furnace burners none

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 smokepipe
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? 2.00 (\$2.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED:

011-2/14/57- [Signature]

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

Sebago Ice Co.

617 MAINE PRINTING CO.

INSPECTION COPY

Signature of Installer

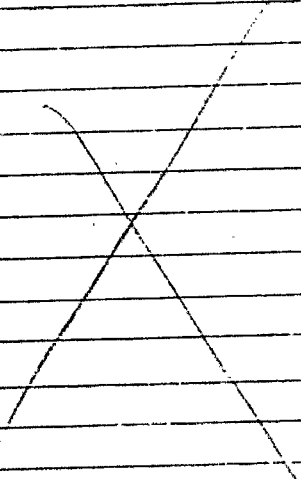
By:

[Signature]

Permit No. 57/175
Location 51-53 Danforth St
Owner J.B. Brennan
Date of permit 2/14/57
Approved 3/21/57 B. Allen

NOTES

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City of Portland, Maine
Board of Appeals
—ZONING—

*Sustained
11/16/56*

November 5, 1956, 19

56/117

To the Board of Appeals:

Your appellant, J. B. Brown & Sons, who is the owner of property at 51-53 Danforth Street, respectfully petitions the Board of Appeals of the City of Portland to permit an exception to the regulations of the Zoning Ordinance relating to this property, as provided by Section 18, Paragraph E of said Zoning Ordinance. Permit for construction of a one-story masonry building, 50 feet by 85 feet at 51-53 Danforth St. for use as a major garage for the storage of commercial motor vehicle owned by Old Tavern Farm, Inc. is not issuable under the Zoning Ordinance for the following reasons: 1. The storage of more than one commercial motor vehicle is not allowable under Sections 5A4 and 8A13a of the Ordinance applying to the Limited Business and Apartment House Zones in which the property is located unless authorized by the Board of Appeals; 2. Part of the business in connection with which the motor vehicles to be stored in the proposed building will be used is a wholesale use, which is not an allowable use in either of the Zones in which the property is located.

The facts and conditions which make this exception legally permissible are as follows:

An exception is necessary in this case to grant reasonable use of property where necessary to avoid confiscation and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

J. B. BROWN & SONS

By *Justin G. Clifford*
Appellants

After public hearing held on the 16th day of November, 1956, the Board of Appeals finds that an exception is necessary in this case to grant reasonable use of property where necessary to avoid confiscation and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

It is, therefore, determined that exception to the Zoning Ordinance may be permitted in this specific case.

Ben P. Wilson
Carlton H. Stone
Ruth W. Walsh
John W. Luke
William H. Brown
BOARD OF APPEALS

DATE: November 16, 1956

HEARING ON APPEAL UNDER THE Zoning Ordinance OF J. B. Brown & Sons
AT 51-53 Lenox Street

Public hearing on the above appeal was held before the Board of Appeals

<u>BOARD OF APPEALS</u>	<u>VOTE</u>		<u>MUNICIPAL OFFICERS</u>
	Yes	No	
Ben L. Wilson	(X)	()	
John M. Lake	(X)	()	
William A. O'Brien	(X)	()	
Ruth L. Welch	(X)	()	
Samuel I. Bernstein	(X)	()	
CHARLETON C. LANA	()	()	
	()	()	
	()	()	
	()	()	

Record of Hearing:

NO OPPOSITION

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

November 13, 1956

J. B. Brown & Sons
57 Exchange Street
Portland, Maine

Re: 51-53 Lenforth Street

Attention: Mr. P. G. Clifford

Gentlemen:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Friday, November 16, 1956, at 10:30 a. m. to hear your appeal under the Zoning Ordinance.

Please be present or be represented at this hearing in support of this appeal.

BOARD OF APPEALS

Ben B. Wilson

Chairman

K

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

November 6, 1956

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Friday, November 16, 1956, at 10:30 a. m. to hear the appeal of J. B. Brown & Sons requesting an exception to the Zoning Ordinance to authorize construction of a one-story masonry building, 50 feet by 85 feet, at 51-53 Danforth Street for use as a major garage for the storage of commercial motor vehicles owned by Old Tavern Farm, Inc.

This permit is presently not issuable under the Zoning Ordinance because the storage of more than one commercial motor vehicle is not allowable under Sections 5A4 and 8A13a of the Ordinance applying to the Limited Business and Apartment House Zones in which the property is located unless authorized by the Board of Appeals; and part of the business in connection with which the motor vehicles to be stored in the proposed building will be used is a wholesale use, which is not an allowable use in either of the Zones in which the property is located.

This appeal is taken under Section 18E of the Zoning Ordinance which provides that the Board of Appeals, by unanimous vote of its members, may permit exceptions in specific cases so as to grant reasonable use of property where necessary to avoid confiscation and without substantially departing from the intent and purpose of the Zoning Ordinance, subject always to the rule that said Board shall give due consideration to promoting public health, safety, convenience and welfare, encouraging the most appropriate use of land and conserving property values, that it shall permit no building or use injurious, noxious, offensive or detrimental to a neighborhood, and that it shall prescribe appropriate conditions and safeguards in each case.

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 law.

BOARD OF APPEALS

Ben B. Wilson

Chairman

K



(B) LIGHTED BUSINESS ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Brick
Portland, Maine, November 2, 1956

02073
NOV 29 1956

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect and construct 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 51-53 Danforth St. Within Fire Limits? Dist. No.
Owner's name and address J. B. Brown & Sons, 57 Exchange St. Telephone
Lessee's name and address Murray Cape Elizabeth Telephone 2-1621
Contractor's name and address F. P. & C. H. Murray
Architect Specifications Plans yes No. of sheets 2
Proposed use of building Storage garage No. families
Last use No. families
Material brick No. stories 1 Heat Style of roof Roofing
Other buildings on same lot apartment house
Estimated cost \$ 18,000 Fee \$ 18.00

General Description of New Work

To construct 1-story brick storage garage 50' x 85' as per plan

This application is preliminary to getting settled the question of zoning appeal. If appeal is successful, full and complete plans will be filed to show compliance with Building Code requirements.

Permit Issued with Letter

11/16/56

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 F. P. & C. H. Murray

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 concrete Thickness, top 12" bottom 12" 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 Sills Girt or ledger board? Size
Corner posts Size 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, 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

APPROVED:

with letter by J.B.B.

J. B. Brown & Sons
F. P. & C. H. Murray

Murray

Signature of owner By:

INSPECTION COPY

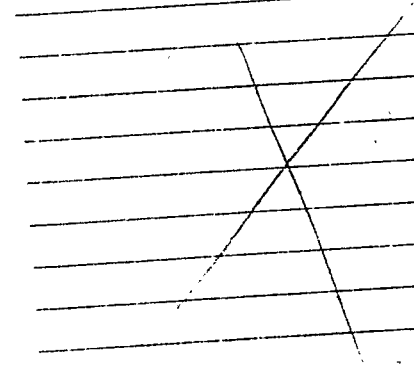
Handwritten initials or mark at the top right of the page.

NOTES

✓ Check work materials -
 ✓ Check for fire hazard in room around
 saw automatic or self-acting
 saw machine
 ✓ Check oil tank and lead beam under
 room of machine in basement
 ✓ Woodwork must be fitted
 to fit. Crown of steel beam for
 roof timbers
 ✓ Permits needed for
 ✓ Electric system
 ✓ Oil burner
 ✓ Heater

12/2/56 - Talked with
 note to remove saw from room
 before removal of saw - Allen
 12/17/56 - Work started on the
 walls - Allen
 1/7/57 - Work from room starting
 - Allen

2/4/57 - Work on roof
 Allen
 3/4/57 - Work on roof to
 roof, work on lead beam and
 roof structural - Allen
 3/26/57 - Check on work for
 started with Joe M. Clark -
 Allen
 3/29/57 - Working on it -
 Allen



Permit No. 56/2073
 Location 51-53 Danforth St.
 Owner G. B. Phinney & Sons
 Date of permit 11/23/56
 Notif. closing-in
 Inspn. closing-in
 Final Notif.
 Final Inspn. 3/27/57
 Cert. of Occupancy issued 3/29/57 W.A.P.
 Staking Out Notice
 Form Check Notice 12/3/56

CS MAINE PRINTING CO., PORTLAND

(COPY)



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 51-53 Danforth St.

Issued to J. B. Brown & Sons

Date of Issue March 29, 1957

This is to certify that the building, premises, or part thereof, at the above location, built ~~or altered~~
~~or altered~~ under Building Permit No. 56/2073, 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

Entire

APPROVED OCCUPANCY

Storage Garage

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

3/29/57

(Date)

A. Allen
Inspector

Warren
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.

November 16, 1956

AP 51-53 Danforth Street

F. P. & C. H. Murray
Cape Elizabeth, Me.

Copy to J. B. Brown & Sons
57 Exchange Street

Gentlemen:-

Examination of plan filed with application for permit for construction of a one story building for use as a storage garage at the above location discloses variances from and questions as to compliance with Building Code requirements as listed below. Before a permit can be issued it is necessary that revised plan showing compliance be filed for checking and approval. Details in question are as follows:-

1. All openings in side walls which will be closer than 30 feet to a lot line or to openings in another building or to any part of a building of wood frame construction are required to have metal sash and wire glass or fire doors. - See Section 204b4. - O.K.
2. Small doors at least 2 feet wide and 6 feet 4 inches high are required for exit purposes in front wall or in large door in that wall and in partition between storage area and repair shop. - See Section 204e2. - O.K.
3. The 4-inch cinder block enclosure of heater room is required to extend around the three inner walls of the room. - O.K.
4. Fire door on opening to heater room is required to be hung in an all metal frame, to bear the Class "C" label of Underwriters' Laboratories, Inc. or some other acceptable testing agency, and to be equipped with automatic or self-closing hardware. ?
5. A threshold at least 6 inches high is required in this doorway unless floor of heater room is made at least 6 inches higher than floor of garage. - See Section 204b4. - O.K.
6. What provision is to be made for supplying fresh air for combustion purposes to the heater room? - O.K.
7. Are any toilet facilities to be provided? - O.K.
8. What kind of heat is to be used for heating the building? - See Section 204h. - O.K.
9. Are there to be any floor drains in building? If so, an approved oil and grease separator is required in the line to the sewer. - See Section 20411. - O.K.
10. Where roof timbers bear on masonry walls, fire cuts are required on

F. F. & C. H. Murray - - - - - 2

November 16, 1956

the ends of them. Strap iron anchors attached to the bottoms of the timbers and of at least 3/8-inch by 1 1/2-inch material are required to extend into the walls at intervals of not over 8 feet, these anchors to be 10 inches long where on ends of timbers and long enough to engage three timbers where joists run parallel to the walls. - See Section 302cl.

11. What is roof covering to be?
12. Any woodwork at eave line which would otherwise be exposed to the open air is required to be covered with metal. - See Section 402a.
13. Are roof timbers to be supported on tops of steel beams or otherwise?
14. Cross bridging of at least 1x3 is required at intervals of not over 8 feet in all spans of roof timbers.

Very truly yours,

Albert J. Sears
Deputy Inspector of Buildings

AJS/G

November 2, 1956

At 51-53 Danforth Street

J. B. Brown & Sons
57 Exchange Street

Copy to F. P. & C. H. Murray
Cape Elizabeth, Me.

Copy to Corporation Counsel

Gentlemen:-

We are unable to issue a permit for construction of a one story masonry building 50 feet by 35 feet at 51-53 Danforth Street for use as a major garage for the storage of commercial motor vehicles owned by Old Tavern Farm, Inc. for the following reasons:-

1. The storage of more than one commercial motor vehicle is not allowable under Sections 5A1 and 5A13a of the Zoning Ordinance applying to the Limited Business and Apartment House Zones in which the property is located unless authorized by the Board of Appeals.

2. Part of the business in connection with which the motor vehicles to be stored in the proposed building will be used is a wholesale use, which is not an allowable use in either of the zones in which the property is located.

We understand that you would like to exercise your appeal rights concerning this matter. Accordingly we are enclosing an outline of the appeal procedure and are certifying the case to the Corporation Counsel who serves as clerk for the Board of Appeals. In order for the appeal to be considered at the earliest opportunity, it is important that it should be filed not later than Monday, November 5, 1956.

Very truly yours,

Warren McDonald
Inspector of Buildings

AJS/G

Enclosure: Outline of appeal procedure

P. 5. We are able to do nothing toward checking the plans against the Building Code pending results of your appeal. Only a casual examination of the plans indicates that more complete details will be needed to establish compliance with the Code. Certainly the plans would have to be blueprints with all of the information on them printed from the original, and would have to bear the signed statement of design, signed by the designer-called for by Section 104 of the Code.

November 23, 1956

AP 51-53 Danforth Street

F. F. & C. H. Murray
Cape Elizabeth, Me.

Copy to J. B. Brown & Sons
57 Exchange Street

Gentlemen:-

Appeal under the Zoning Ordinance having been sustained, building permit for construction of a one story masonry building for use as a storage garage at the above location is issued herewith based on revised plan filed Nov. 21, 1956, but subject to the following conditions:

1. Fire door on opening to heater room is to be provided either with automatic or self-closing hardware.
2. It should be noted that, if fuel oil tank is to be located inside the building, it is required to be within the boiler room enclosure.
3. A wood plate or shoe bolted to top flange of steel beams is required for support of roof timbers.
4. Separate permits issuable only to the actual installers are required for installation of heater and oil burner and for the automatic sprinkler system, which is required because of the use and construction of the building.
5. The usual notices are required for inspection of forms before concrete for foundation walls is poured, before any "closing-in" of partitions or ceiling is done, and before building is occupied.

Very truly yours,

Albert J. Sears
Deputy Inspector of Buildings

AJS/G

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

September 20, 1956

3-22-57
J. B. Brown & Sons
57 Exchange St.

Copy to: Health Director

Gentlemen:

With relation to permit applied for to demolish a building or portion of building at 51-53 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,

Warren McDonald
Inspector of Buildings

WicD/H

Eradication of this building has been completed.

Edward W. Kelly
Health Director

Date 28 Sept 56



(G) GENERAL BUSINESS ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third & Second
Portland, Maine, Sept. 20, 1956

PERMIT ISSUED

01656
SEP 21 1956

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to demolish 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: 51-53 Danforth St. Within Fire Limits? yes Dist. No. 1
Owner's name and address: J. B. Brown & Sons, 57 Exchange St. Telephone
Lessee's name and address Telephone
Contractor's name and address owners Telephone
Architect Specifications Plans no No. of sheets
Proposed use of building No. families
Last use apartment house No. families 4
Material wood & brick No. stories 3 1/2 Heat Style of roof Roofing
Other buildings on same lot
Estimated cost \$ Fee \$ 1.00

General Description of New Work

To demolish 3 1/2-story frame and brick apartment house 32' x 42'.

(New building to be constructed)

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

Ordination letter sent 9/20/56

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?

Miscellaneous

Will work require disturbing of any tree on a public street?
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?

APPROVED:

[Signature lines for approval]

Signature of owner

J. B. Brown & Sons
Per A. J. Lind

INSPECTION COPY

NOTES

10/15/56 - *Work started*
 10/15/56 - *Work started - all*
 11/5/56 - *Work going on - all*
 11/20/56 - *Work shifted to 3 walls & strong high. These walls will be part of the new building - all*

[The following section of the notes is crossed out with a large 'X']

Permit No. 5611636
 Location 51-53 *San Francisco*
 Owner *J. B. [unclear]*
 Date of permit 9/28/56
 Notif. closing-in
 Inspn. closing-in
 Final Notif.
 Final Inspn.
 Cert. of Occupancy issued
 Staking Out Notice
 Form Check Notice

[Faint, mostly illegible text from the reverse side of the page, including a signature and date.]



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date December 20, 1985
 Receipt and Permit number 022876

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: 53 Danforth St.

OWNER'S NAME: Scribner & Iversen ADDRESS: same

	FEES
OUTLETS:	
Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL _____	
FIXTURES: (number of)	
Incandescent _____ Fluorescent _____ (not strip) TOTAL _____	
Strip-Fluorescent _____ ft. _____	
SERVICES:	
Overhead <input checked="" type="checkbox"/> Underground _____ Temporary _____ TOTAL amperes <u>200</u> 2-Phase	3.00
METERS: (number of) <u>1</u>	.50
MOTORS: (number of)	
Fractional _____	
1 HP or over _____	
RESIDENTIAL HEATING:	
Oil or Gas (number of units) _____	
Electric (number of rooms) _____	
COMMERCIAL OR INDUSTRIAL HEATING:	
Oil or Gas (by a main boiler) _____	
Oil or Gas (by separate units) _____	
Electric Under 20 kws _____ or 20 kws _____	
APPLIANCES: (number of)	
Ranges _____ Water Heaters _____	
Cook Tops _____ Disposals _____	
Wall Ovens _____ Dishwashers _____	
Dryers _____ Compactors _____	
Fans _____ Others (denote) _____	
TOTAL _____	
MISCELLANEOUS: (number of)	
Branch Panels _____	
Transformers _____	
Air Conditioners Central Unit _____	
Separate Units (windows) _____	
Signs 20 sq. ft. and under _____	
Over 20 sq. ft. _____	
Swimming Pools Above Ground _____	
In Ground _____	
Fire/Burglar Alarms Residential _____	
Commercial _____	
Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____	
over 30 amps _____	
Circus, Fairs, etc. _____	
Alterations to wires _____	
Repairs after fire _____	
Emergency Lights, battery _____	
Emergency Generators _____	
INSTALLATION FEE DUE: _____	
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT DOUBLE FEE DUE: _____	
FOR REMOVAL OF A "STOP ORDER" (304-16.b) _____	
TOTAL AMOUNT DUE: <u>5.00</u>	

INSPECTION:

Will be ready on Dec. 23, 1985 or Will Call _____

CONTRACTOR'S NAME: Eastern Elec.

ADDRESS: P.O. Box 346, Portland

TEL.: 772-82 6762

MASTER LICENSE NO.: 3279 SIGNATURE OF CONTRACTOR: _____

LIMITED LICENSE NO.: _____

INSPECTOR'S COPY — WHITE
 OFFICE COPY — CANARY
 CONTRACTOR'S COPY — GREEN

