

269-271 DANFORTH STREET



Full cut • 920R • Half cut • 9202R • Third cut • 9203R • 7th cut • 3205



CITY OF PORTLAND

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

August 13, 1982

Mr. James Newell
269 Danforth Street
Portland, Maine 04102

Re: 269 Danforth Street

Dear Mr. Newell

During an inspection of the area, it came to our attention a new deck has been built at the rear of this dwelling without the required building permit.

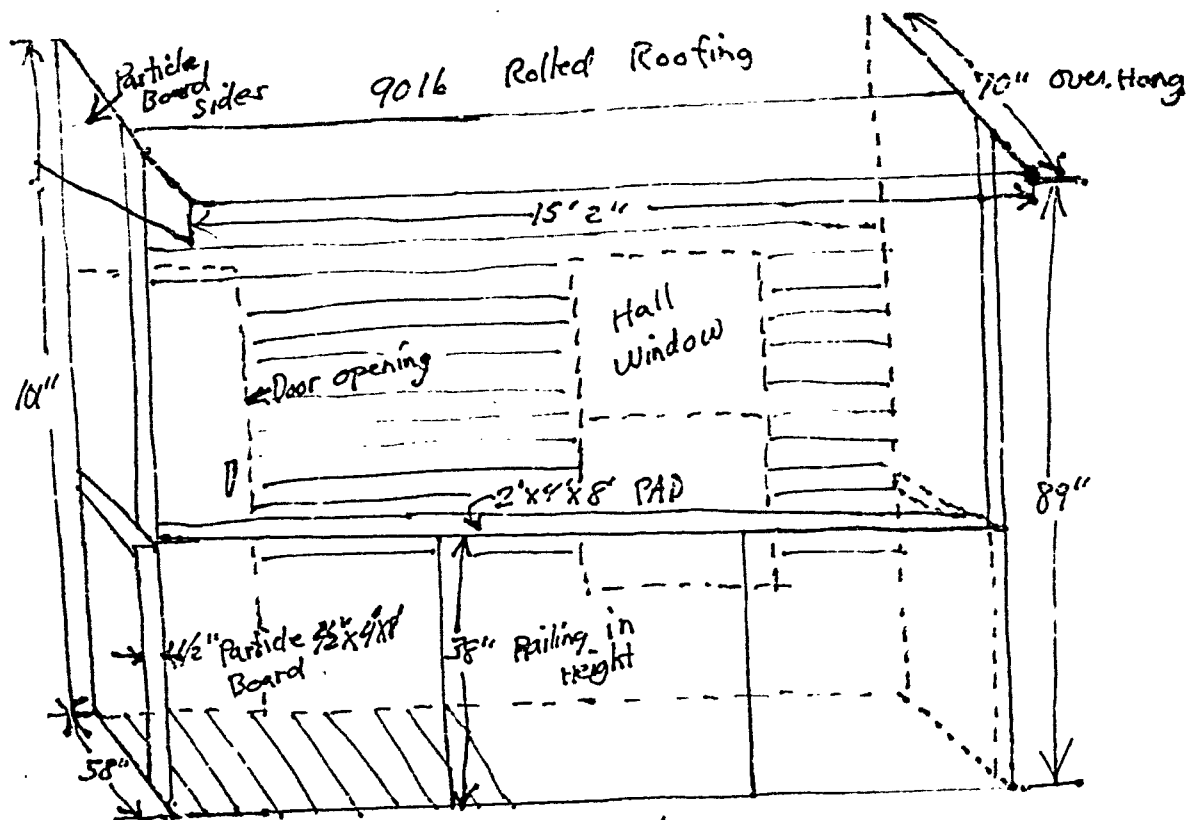
It is necessary that someone apply for the building permit not later than August 31, 1982. A plan should be submitted of the decks construction.

Should you have any questions, do not hesitate to call this office, City Hall, 775-5451, Ext. 349 or 463.

Sincerely,

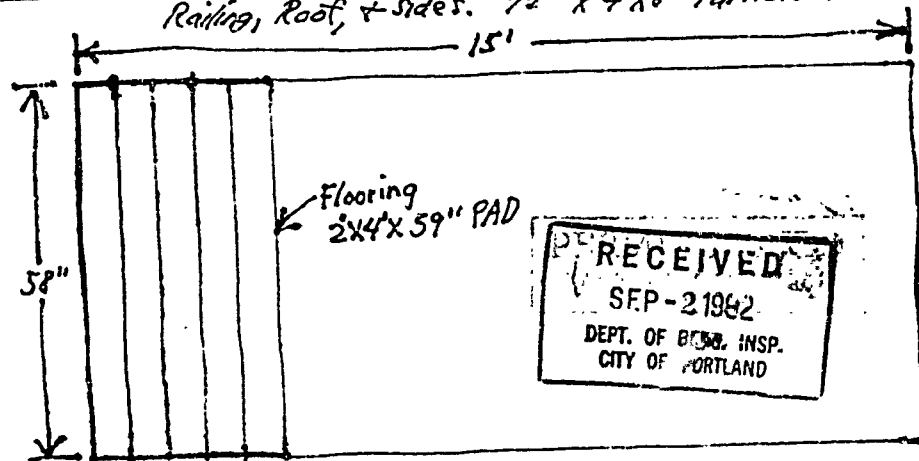
Hubert Irving
Code Enforcement Officer

HI/jmr



Note: All Framing done w/ 2'x4'x8' P.A.D.
 Bill of Material: Decking done w/ 2'x4'x8' P.A.D.
 Roof 9016 Rolled Roofing
 Nails #8 Common
 Railing, Roof, & Sides. 1/2" x 4'x8' Particle Board

Total Cost
 \$200.00



RECEIVED
 SEP-21-1962
 DEPT. OF BLDG. INSP.
 CITY OF PORTLAND

House of: James Newell
 269 Danforth Street
 Portland, Maine 04102
 2nd floor back Porch.

To replace
 existing porch.



CITY OF PORTLAND

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

September 3, 1982

Mr. James Newell
269 Danforth Street
Portland, Maine

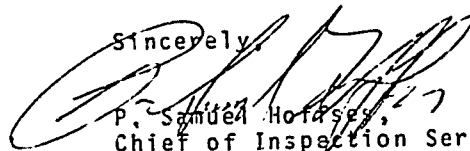
Dear Sir;

Your application for a building permit to remove, and replace a back porch at 269 Danforth Street is being issued with the following requirements.

1. The 2 X 4 joist 58" long will be placed no greater than 16" O.C.
2. Handrails will completely enclose the perimeter - Handrails shall be not less than 42 inches in height with an intermediate longitudinal rail constructed so that the clear distance between rails measured at right angle to the rail does not exceed 6 inches.
3. Support columns will be a minimum of 4 X 4 place 5' o.c.
4. Header carrying joists will be 2- 2" X 6" .

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

Sincerely,


P. Samuel Hordsey,
Chief of Inspection Services

PSH/ln

APPLICATION FOR PERMIT

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

00747

ZONING LOCATION PORTLAND, MAINE Sept. 2, 1982

PERMIT ISSUED

SEP 7 1982

CITY OF PORTLAND

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

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

LOCATION 269 Danforth St. Fire District #1 ☐ #2 ☐

1. Owner's name and address James Newell - same Telephone 774-8662

2. Lessee's name and address Telephone

3. Contractor's name and address Richard Stack 263 Danforth St. Telephone 773-9819

..... No. of sheets

Proposed use of building multi with 2nd floor porch No. families 2

Last use No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated contractual cost \$ 200.00

FIELD INSPECTOR--Mr. Appeal Fees \$

@ 775-5451 Base Fee 15.00

Late Fee

TOTAL \$ 15.00

To remove back porch on 2nd floor of dwelling
and to replace with new as per plans.
1 sheet of plans.

work has been completed and checked by H. Irving
send permit to # 104102

Stamp of Special Conditions

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

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 member--Kind Dressed or full size? Corner posts Sills
Size Girder Column 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?
Others:

Signature of Applicant James J. Newell Phone # same

Type Name of above James Newell 1 ☒ 2 ☐ 3 ☐ 4 ☐Other
and Address

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY

— day —

215422

Small Lils

1000

11-1-10

Spilota

11/11/12

[illegible]

5

20

7

67

82

8

67

NOTES

9/8/82

Completed

2211

CITY OF PORTLAND, MAINE
Application for Permit to Install Wires

Permit No. 58361
Issued 12-3-69
Portland, Maine 12-3-69, 19...

To the City Electrician, Portland, Maine:

The undersigned hereby applies for a permit to install wires for the purpose of conducting electric current, in accordance with the laws of Maine, the Electrical Ordinance of the City of Portland, and the following specifications.

(This form must be completely filled out — Minimum Fee \$1.00)

Owner's Name and Address: JAMES NEWELL 269 DANFORTH ST. Tel. 797-525
Contractor's Name and Address: J. FOLEY 1187 WASHINGTON AVE. Tel. 797-525
Location: 269 DANFORTH ST. Use of Building: RESIDENCE
Number of Families: 2 Apartments: Stores: Number of Stories:
Description of Wiring: New Work Additions Alterations
Pipe Cable Metal Molding BX Cable Plug Molding (No. of feet)
No. Light Outlets Plugs Light Circuits Plug Circuits
FIXTURES: No. Fluor. or Strip Lighting (No. feet)
SERVICE: Pipe Cable X Underground No. of Wires 3 Size 3-2
METERS: Relocated Added Total No. Meters
MOTORS: Number Phase H. P. Amps Volts Starter
HEATING UNITS: Domestic (Oil) No. Motors Phase H.P.
Commercial (Oil) No. Motors Phase H.P.
Electric Heat (No. of Rooms)
APPLIANCES: No. Ranges Watts Brand Feeds (Size and No.)
Elec. Heaters Watts
Miscellaneous Watts Extra Cabinets or Panels
Transformers Air Conditioners (No. Units) Signs (No. Units)
Will commence 19 Ready to cover in 19 Inspection 12-8-199
Amount of Fee \$ Signed [Signature]

DO NOT WRITE BELOW THIS LINE

SERVICE METER GROUND
VISITS: 1 2 3 4 5 6
7 8 9 10 11 12
REMARKS:

INSPECTED BY [Signature]
(OVER)

LOCATION *1212 S. 11th St. 12/10/67*
 INSPECTION DATE *12/10/67*
 WORK COMPLETED *12/10/67*
 TOTAL NO. INSPECTIONS
 REMARKS:

FEEES FOR WIRING PERMITS EFFECTIVE JULY 31, 1963

WIRING	
1 to 30 Outlets	\$ 2.00
31 to 60 Outlets	3.00
Over 60 Outlets, each Outlet	.05
(Each twelve feet or fraction thereof of fluorescent lighting or any type of plug molding will be classed as one outlet).	
SERVICES	
Single Phase	2.00
Three Phase	4.00
MOTORS	
Not exceeding 50 H.P.	3.00
Over 50 H.P.	4.00
HEATING UNITS	
Domestic (Oil)	2.00
Commercial (Oil)	4.00
Electric Heat (Each Room)	.75
APPLIANCES	
Ranges, Cooking Tops, Ovens, Water Heaters, Disposals, Built-in Dishwashers, Dryers, and any permanent built-in appliance — each unit	1.50
MISCELLANEOUS	
Temporary Service, Single Phase	1.00
Temporary Service, Three Phase	2.00
Circuits, Canals, Poles, etc	10.00



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, Aug. 28, 1956

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 269 Danforth St. Use of Building 2-family dwelling No. Stories ~~None~~ Building Existing "
Name and address of owner of appliance Mrs. Helen F. Ekowicki, 269 Danforth St.
Installer's name and address Harry Carvel Co., 386 Cumberland Ave. Telephone 2-7444

General Description of Work

To install steam boiler (replacement) and oil burning equipment

IF HEATER, OR POWER BOILER

Location of appliance basement Any burnable material in floor surface or beneath?
If so, how protected? Kind of fuel? oil
Minimum distance to burnable material, from top of appliance or casing top of furnace 2'
From top of smoke pipe 20" From front of appliance over 4' From sides or back of appliance over 3'
Size of chimney flue 10x12 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 Crahn 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 basement Number and capacity of tanks 1-2 75 gal.
Low water shut off yes Make McDonnell Miller No. 67
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 1-275 gal.

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:

8-28-56

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

Harry Carvel Co.

Signature of Installer by: Harry Carvel

CITY OF PORTLAND, MAINE PRINTING CO.

INSPECTION COPY

- 1 Fill Pipe
- 2 Vent Pipe
- 3 Kind of Heat
- 4 Buried in Br. & Support
- 5 Name of Book
- 6 Stack Control
- 7 High Limit Control
- 8 Pressure Antionic
- 9 Flipping and Power Protection
- 10 Valve to Stack
- 11 Capacity Book
- 12 Tank Height & Support
- 13 Tank Distance
- 14 Oil Gauge
- 15 Instruction Card
- 16 Low Water Switch

NOTES

10-4-56 Jpt all Range
R.S.B.

Permit No.	561372
Location	269 Pleasant St.
Owner	Mrs. J. L. G. Lawrence
Date of permit	8/28/56
Approved	10-56

6

15.



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR
HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, Nov. 1, 1951

PERMIT ISSUED
11-1-51
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 269 Danforth St. Use of Building 2-family dwelling No. Stories New Building
Name and address of owner of appliance Peter Ikonicki, 269 Danforth St. Existing "
Installer's name and address Peterson Oil Co., 377 Cumberland Ave. Telephone 5-7209

General Description of Work

To install oil burning equipment in connection with steam heating system
(conversion)

IF HEATER, OR POWER BOILER

Location of appliance Any burnable material in floor surface or beneath?
If so, how protected? Kind of fuel?
Minimum distance to burnable material, from top of appliance or casing top of furnace
From top of smoke pipe From front of appliance From sides or back of appliance
Size of chimney flue Other connections to same flue
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?

IF OIL BURNER

Name and type of burner ABC 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 basement Number and capacity of tanks 1-220 gal.
Low water shut off yes Make McDonnell Miller No. 69
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 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? 2.00 (\$2.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED:

G. H. S. G. M.

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

Peterson Oil Co.

Signature of Installer: J. H. Peterson

INSPECTION CO.

C17-254-1M MARKS

NOTES
11-7-54 [illegible]
[illegible]

15	Instruction Sheet
16	Low Water Section

Permit No. 54119223
Location 259 Danforth St.
Owner Peter Chernicki
Date of permit 11/1/54
Approved J. E. S. 11/1/54



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, Oct. 25, 1954

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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 269 Danforth St. Use of building 2-family dwelling No. Stories ~~Existing~~ New Building
Name and address of owner of appliance Peter J. Chiodini, 269 Danforth St.
Installer's name and address Harry Carvel Co., 366 Cumberland Ave. Telephone 2-7144

General Description of Work

To install steam boiler (replacement)

IF HEATER, OR POWER BOILER

Location of appliance basement 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 3'
From top of smoke pipe 15" From front of appliance over 4' From sides or back of appliance over 3'
Size of chimney flue 10" 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 by Peterson Oil Co.

Name and type of burner Labelled by underwriter's 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 burners

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:

[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

Harry Carvel Co.

[Signature]

Signature of Installer by:

INSPECTION COPY



(A) APARTMENT HOUSE ZONE

APPLICATION FOR PERMIT TO REPAIR BUILDING

Third Class Building

Portland, Maine, July 14, 1940

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 369 Danforth Street Within fire limits? yes Dist. No. 3

Owner's name and address John Coyne, 169 Danforth St. Telephone

Contractor's name and address Harry Lowell, 52 Spruce St. Telephone 2-8046

Use of building tenement house 3 families

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 - around chimney, middle, first floor)

on'd eff'd

2x8 16'00
11'0" span

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 No. plies

Trade name and grade of roof covering to be used

Estimated cost \$ 1,000. Fee \$ 2.00

INSPECTION COPY

Signature of owner

John Coyne

Harry Lowell

475

Permit No. 44/687
Location 269 Dainforth St.
Owner John Cufone
Date of permit 7/19/44
Notif. closing-in 9/2/44 2200.
Inspn. closing-in 9/2/44 5. T. J. J.
Final Notif. Not up.
Final Inspn. 9/2/44 2200.
Cert. of Occupancy issued 9/2/44

NOTES

7/18/44. This middle chimney to be cleaned and have clean cut down. Laths to be removed 3" from around pipe opening and other framing removed. Ceiling in new room to have new full length 2x4 between each of present floor timbers. Titled chimney to have 12" thick concrete with present inside pipe opening. All work on first floor and gas crew with Mr. Swill. J. D.

40/175-I

March 20, 1930

Home Improvement Co.,
1354 Broadway,
South Portland, Maine

Gentlemen:

Enclosed is the approved amendment covering construction of a dormer window on the roof of the building owned by Mrs. James Coyne at 263 Danforth Street, the appeal having been sustained conditionally by the Municipal Officers on March 18th, 1930.

The condition of the appeal is that contractor and owner are required to provide suitable gutters, downspouts and other appurtenances and always maintain them so that water from the roof of the new dormer will not run upon the adjoining property or so as to do damage to this or any other building.

Please be governed accordingly.

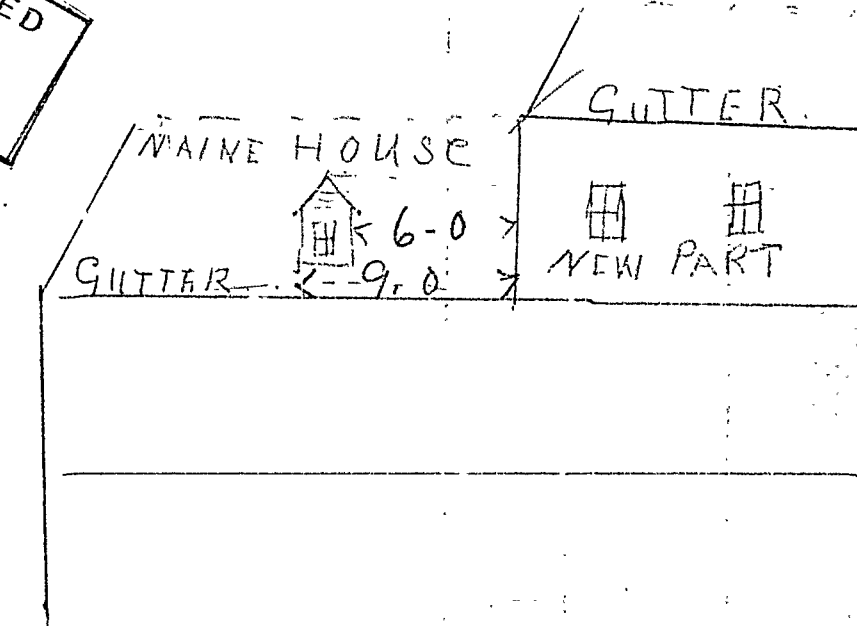
Very truly yours,

Inspector of Buildings.

McD/T.

Copy for Mrs. James Coyne,
263 Danforth St.

RECEIVED
MAR 11 1940
DEPT. OF BLDG. INSP.
CITY OF PORTLAND



Flat Roof 4" Rise
Rafters 2x6 - 24" C.



PERMIT ISSUED

Original Permit No. 49

Amendment No. 1

MAR 19 1940

AMENDMENT TO APPLICATION FOR PERMIT

Portland, Maine, March 11, 1940

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for an amendment to Permit No. 49/175 pertaining to the building or structure comprised in the original application 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 specifications:

Location 269 Danforth Street

Within Fire Limits? ☒ Dist. No. 3

Owner's or lessee's name and address Mrs. James Coyne, 269 Danforth Street

Contractor's name and address Home Improvement Co., 125 Broadway So. Portland 2-610

Plans filed as part of this Amendment ☒

No. of Sheets 1

Is any plumbing work involved in this work? ☒

Is any electrical work involved in this work? ☒

Increased cost of work 100.

Additional fee 25

Framing Lumber Kind? ☒ spruce

Dressed or Full Size? ☒ full size

Description of Proposed Work

To build 2' dormer in place of 3' dormer on ~~frank~~ main building in line with addition
now being built on sill to provide for a better stairway to third floor
flat roof, 4' rise to foot, Asphalt roofing Class 3 Und. Lab. rafters 2x6, 24"
OC, 8' span

Appeal Sustained conditionally

Approved:

Mrs. James Coyne
By Home Improvement Co.

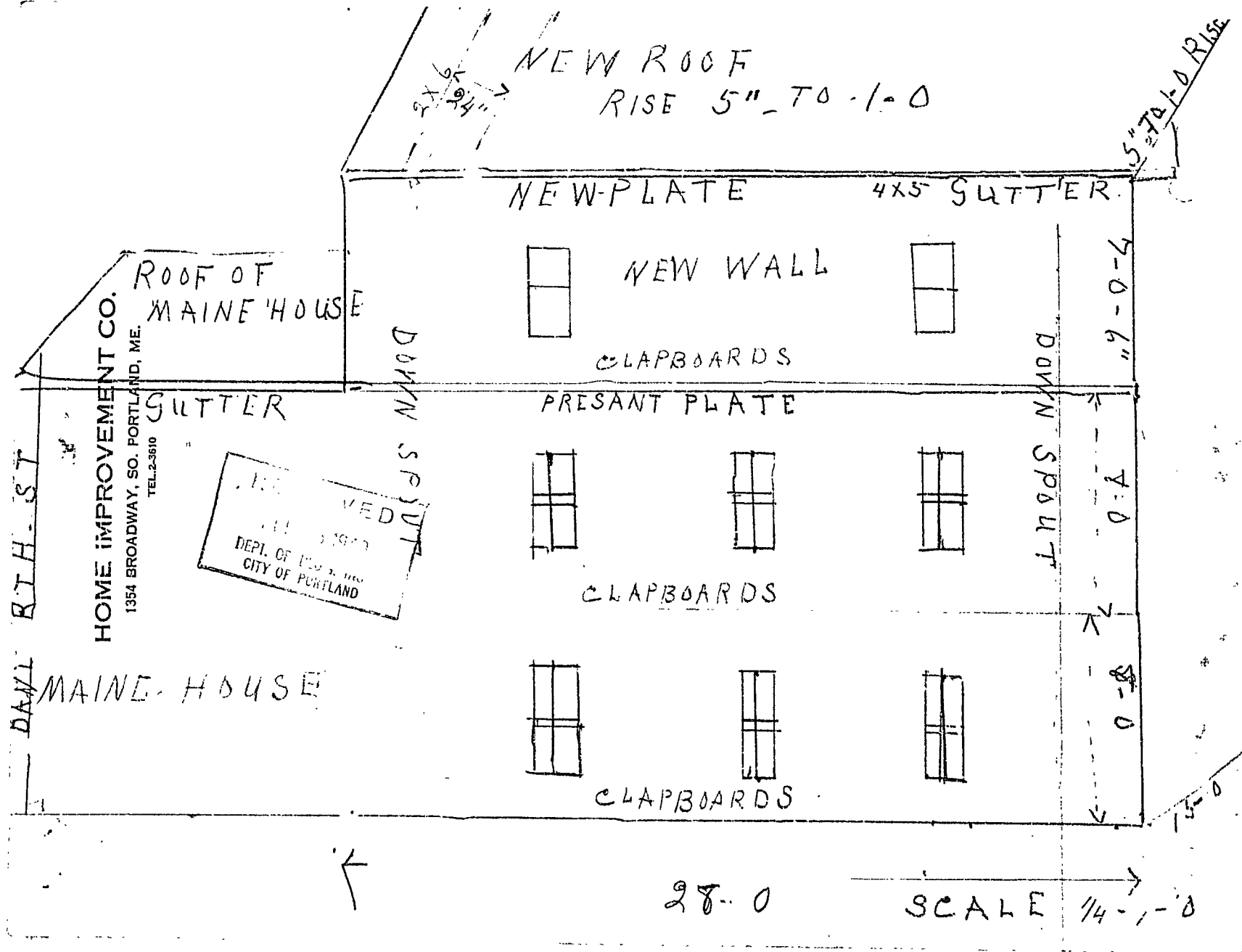
Signature of Owner *[Signature]*

Chief of Fire Department

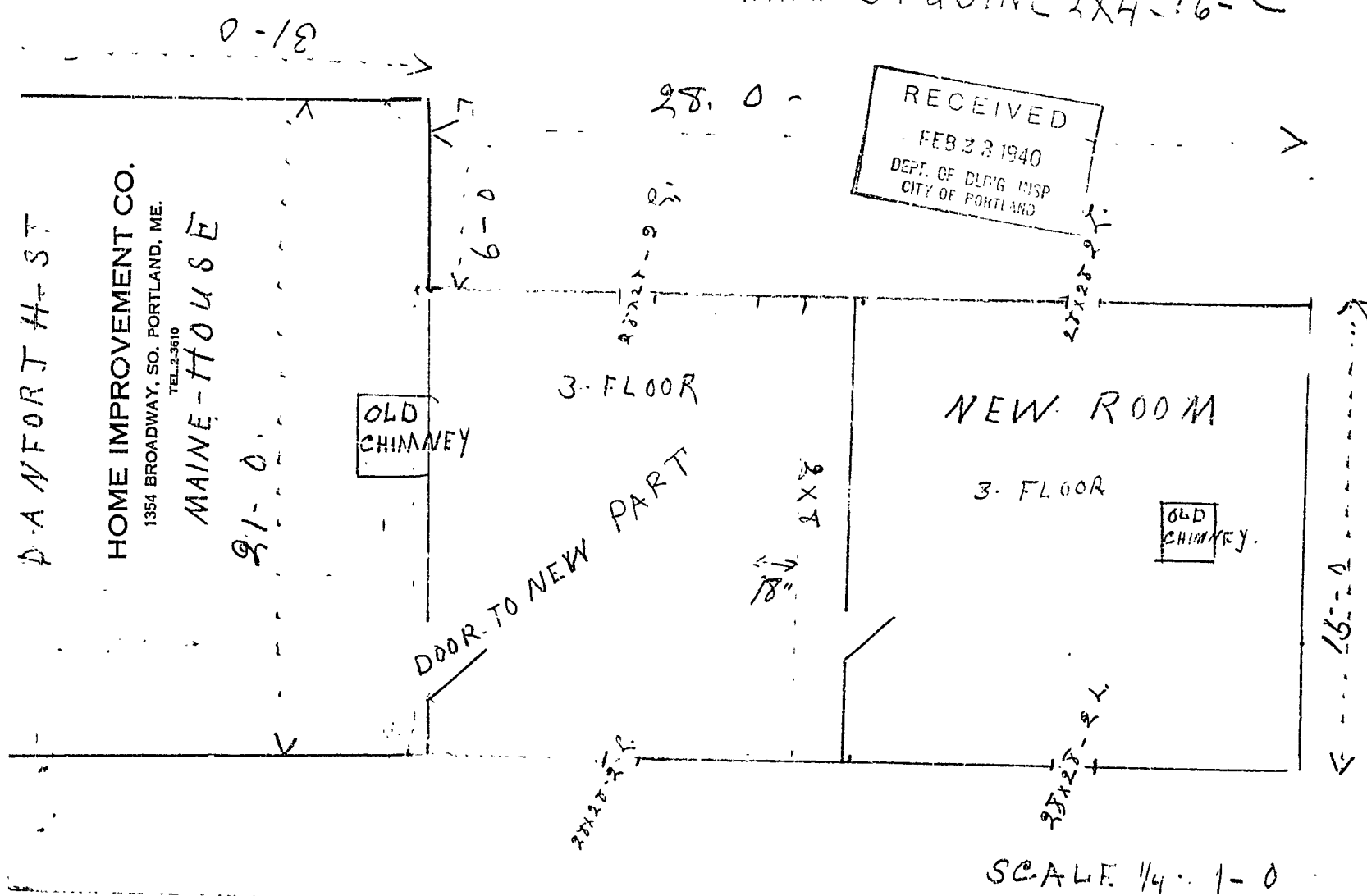
Approved: *[Signature]*

Inspector of Buildings

Commissioner of Public Works



RECEIVED
FEB 23 1940
DEPT. OF DLG & WSP
CITY OF PORTLAND



STATEMENT OF SPECIFICATIONS ACCOMPANYING APPLICATION OF
MRS. JAMES COYNE FOR BUILDING PERMIT TO COVER RAISING
ROOF OF PART OF HER BUILDING AT 289 DANFORTH STREET.

February 19, 1940

1. This statement of specification is to be considered as much a part of the application for the building permit as though written on the application form, but failure to mention any requirement of the Building Code or of the Zoning Ordinance therein shall not relieve the contractor, owner or any other persons from compliance therewith;

2. As a consideration of Zoning appeal sustained and permit granted with relation to this proposed work, the owner agreed to provide at least on the side of the new roof involved in Zoning appeal because it is closer than ordinarily allowed to the side property line, adequate gutters, downspouts, and other appurtenances and to maintain them always in good order so that water from the new roof will under no circumstances run upon the adjoining property, or so as to do damage to this or any other building.

*Signed by
Owner*

6364C-I

February 13, 1940

Home Improvement Co.,
1354 Broadway,
South Portland, Maine.

Gentlemen:

As explained to Mr. Mallett at the public hearing on last Friday, even though the Municipal Officers sustain the appeal of Mrs. Coyne at 263 Danforth Street, it will be necessary for you to furnish a clear plan to scale, preferably one-quarter of an inch to the foot, showing how you propose to frame the proposed new extended side wall and the new roof, and also showing the relationship to the existing roof of the front part of the building, before any permit can actually be issued and before the work can proceed.

The Committee have recommended that the appeal be sustained conditional upon requirements of the Building Code and upon providing adequate drainage facilities for the side of the roof so close to the adjoining property so that water from that roof will under no circumstances run upon the adjoining property. In order to get the matter clear I have provided a statement of specifications for Mrs. Coyne to sign and the original and a copy sent to her and one copy to the contractor. If she will sign the original and return it to this office, retaining the copy for her information, we shall be able to issue the permit as soon as the appeal is sustained and the above framing information is furnished.

Very truly yours,

Inspector of Buildings

P.S. The sketch which you furnished today is not adequate to give the information called for in the first paragraph above. You should show the work to scale, - quarter inch to the foot; show the size and arrangement of the plates on the present building upon which you propose to construct the addition, the amount of pitch to the foot of both the present roof and the proposed roof, the size, spacing and spans of the floor joists in the present attic, which I presume you intend to use for the third floor, and the size, spacing and spans of the joists in the new attic floor or ceiling whichever it may be.

WARREN McDONALD

Copy to Mrs. James Coyne
263 Danforth St.

Rept. 60840-1

February 1, 1940

Mrs. James Coyne,
263 Banforth Street,
Portland, Maine

Dear Madam:

I am unable to issue the building permit for which Home Improvement Company applied yesterday to cover alterations in the eil of your building at 263 Banforth Street, including increasing the height of the eil so as to make it three stories, because the new work necessary to make the increased height would be only four feet from your side property line instead of the five ordinarily required for such new work under the zoning Ordinance in the Apartment House Zone where the property is located.

You have appeal rights under these circumstances, and I should be glad to explain them to you if you will come to this office at sometime between the hours of one o'clock and three o'clock some day other than Saturday. Under the zoning law the municipal officers have the right to grant a variance from the precise terms of the law in particular cases where the law seems to work unnecessary hardship, but the Inspector of Buildings is not allowed to issue a permit that deviates from the exact provisions of the law without a successful appeal having been taken.

The work which you propose as explained to me by my inspector, apparently will require that all of the building above the eaves would have to be removed. Such a step is rather a risky one for the property owner at this time of year on account of the constant threat of bad weather. Naturally we want to see you go ahead with the work just as soon as possible, but I do not want to have you go ahead and have the weather damage the lower stories of the building and then feel that we should have warned you of the possibilities of damage.

It may be possible that your workmen can carefully cut holes through the present roof to carry the new studs and corner posts down on the plate, leaving the present roof in place, but carefully closing these holes which are necessary in the roof so that weather would not enter, then build the new work and the new roof to make it weather tight and then remove the old roof. Perhaps that is the method that your contractor intends to follow.

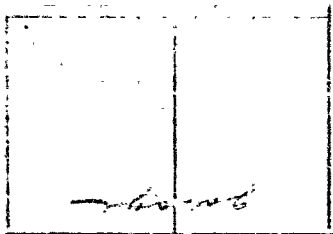
Very truly yours,

FMcD/H

Inspector of Buildings

CC: Home Improvement Co.

7-4-45



30 ft.

Call 23 feet
and to be found
the square. This square
to be used as reference

20 ft.

14' circle

15'

20 ft.

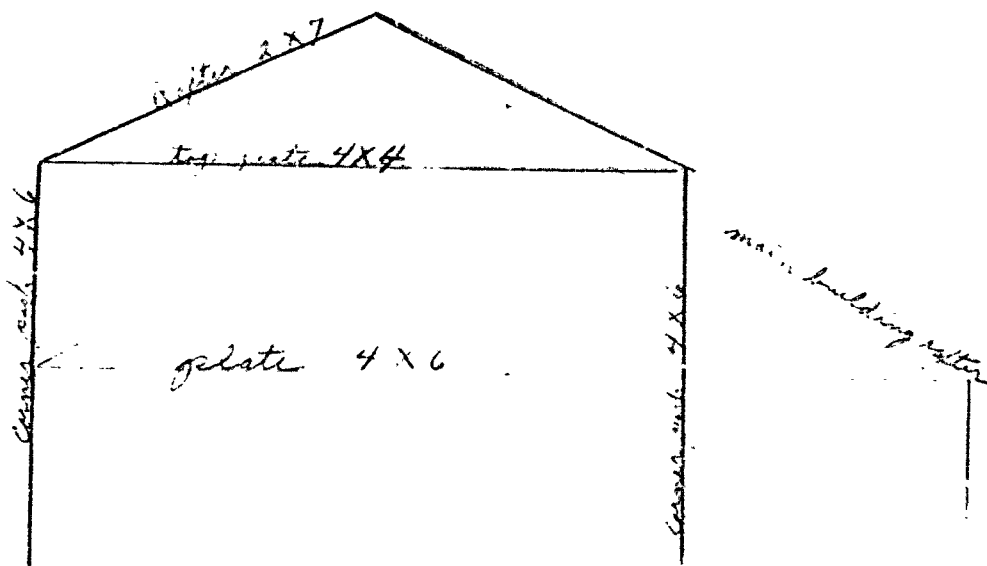
Received
JAMES J. BIRD
DEPT. OF PUBLIC WORKS
CITY OF PORTLAND

From street line

HOME IMPROVEMENT CO.

1354 BROADWAY, SO. PORTLAND, ME.

TEL. 2-3610

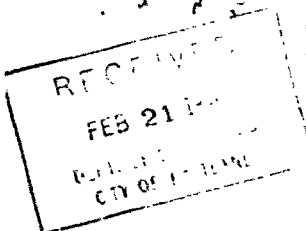


RECEIVED

FEB 19 1940

DEPT OF BLD'G INSP.
CITY OF PORTLAND

Mrs. James Cyne
269 Danforth St.



STATEMENT OF SPECIFICATIONS ACCOMPANYING APPLICATION OF
MRS. JAMES COYNE FOR BUILDING PERMIT TO COVER RAISING
ROOF OF PART OF HER BUILDING AT 269 DANFORTH STREET.

February 19, 1940

1. This statement of specification is to be considered as much a part of the application for the building permit as though written on the application form, but failure to mention any requirement of the Building Code or of the Zoning Ordinance therein shall not relieve the contractor, owner or any other persons from compliance therewith;

2. As a consideration of Zoning appeal sustained and permit granted with relation to this proposed work, the owner agrees to provide, at least on the side of the new roof involved in Zoning appeal because it is closer than ordinarily allowed to the side property line, adequate gutters, downspouts, and other appurtenances and to maintain them always in good order so that water from the new roof will under no circumstances run upon the adjoining property, or so as to do damage to this or any other building.

Mrs. James Coyne

STATEMENT ACCOMPANYING APPLICATION FOR BUILDING PERMIT

for alteration to ell of dwelling
at 269 Danforth Street

Date 1/31/40

1. In whose name in the title of the property now recorded? *Mrs. James Coyne*
2. Are the boundaries of the property in the vicinity of the proposed work shown clearly on the ground, and how? *Line and survey*
3. Is the outline of the proposed work now staked out upon the ground? If not, will you notify the Inspection Office when the work is staked out and before any of the work is commenced?
4. What is to be maximum projection or overhang of eaves or drip? *12"*
5. Do you assume full responsibility for the correctness of the location plan or statement of location filed with this application, and does it show the complete outline of the proposed work on the ground, including bay windows, porches, and other projections? *Yes*
6. Do you assume full responsibility for the correctness of all statements in the application concerning the sizes, design and use of the proposed building? *Yes*
7. Do you understand that in case changes are proposed in the location of the work or in any of the details specified in the application that a revised plan and application must be submitted to this office before the changes are made? *Yes*

*Home Improvement Co.
Lewis G. Spill*



City of Portland, Maine

*Sustained
conditionally*

B/18/43

mm

Appeal to the Municipal Officers to Change the Decision of the

Inspector of Buildings Relating to the Property Owned

by Mrs. James Coyne : 269 Danforth Street

March 11, 1943.

To the Municipal Officers:

Your appellant: Mrs. James Coyne

who is the Owner of property at 269 Danforth Street

respectfully petitions the Municipal Officers of the City of Portland to change the decision of the Inspector of Buildings relating to this property, as provided by Section 14 Paragraph 4 of the Zoning Ordinance, on the ground that the enforcement of the Ordinance in this case involves unnecessary hardship and because relief may be granted without substantially derogating from the intent and purpose of the Zoning Ordinance.

The decision of the Inspector of Buildings denies a permit to increase the face width of an existing dormer window by six feet to afford headroom for an altered inside stairway because the new work would be closer to the easterly side property line than is ordinarily permitted in the Apartment House Zone where the property is located.

The reasons for the appeal are as follows. The appellant finds it necessary to adjust the arrangement of this inside stairway and to accommodate the new arrangement additional headroom must be provided. The only way to provide it is by building a dormer on the roof and, since there is already a three foot dormer there, the most reasonable way is to extend it to make the dormer nine feet in width. It is the belief of the owner that this new work will not interfere with light and air or increase the fire hazard to neighboring property.

*Mrs. Coyne
notes for 263-267 Danforth St. to E. W. Thomas & Son
184 1/2 11 1/2 1/2*

APPEAL UNDER THE ZONING ORDINANCE OF MR. JAMES COINE AT 269 LAWFORTH STREET

March 18⁵, 1940

A public hearing on the above appeal was held before the Committee on Zoning and Building Ordinance appeals today. Present for the city were Councillors Eskilson, Ward and Martin and the Inspector of Buildings.

Mr. Lewis Millett, contractor, appeared in support of the appeal and there were no opponents present.

Warren McDonald

That the appeal under the zoning Ordinance of Mrs. James Coyne at 263 Danforth Street, relating to enlargement of a dormer window closer to the easterly side property line than ordinarily allowed, be sustained conditionally and that a building permit be granted to said appellant, subject to full compliance with all terms of the Building Code, and subject to the condition that the appellant shall provide suitable gutters, conductors and downspouts, and always maintain them so that water from the roof will not run upon the adjoining property or so as to do damage to this or any other building;

BECAUSE enforcement of the Ordinance in this specific case would cause unnecessary hardship by needless interference with the improvement of the building; and because relief may be granted without substantially derogating from the intent and purpose of the Ordinance in that the proposed new work would not interfere with light and air or increase fire hazard to the neighboring property.

40/175-I

March 29, 1949

Home Improvement Co.,
1884 Broadway,
South Portland, Maine

Gentlemen:

Enclosed is the approved amendment covering construction of a dormer window on the roof of the building owned by Mrs. James Coyne at 263 Danforth Street, the appeal having been sustained conditionally by the Municipal Officers on March 18th, 1949.

The condition of the appeal is that contractor and owner are required to provide suitable gutters, conductors and other appurtenances and always maintain them so that water from the roof of the new dormer will not run upon the adjoining property or so as to do damage to this or any other building.

Please be governed accordingly.

Very truly yours,

Inspector of Buildings.

McD/W.

Copy for Mrs. James Coyne,
263 Danforth St.

Room 21, City Hall
March 17, 1940

To Whom It May Concern:

The Committee on Zoning and Building Ordinance Appeals of the Municipal Officers will hold a public hearing at the Council Chamber, City Hall, on Friday March 15th, 1940, at two o'clock in the afternoon upon the appeal under the Zoning Ordinance of Mrs. James Coyne at 163 Fenforth Street, relating to the proposed construction of a dormer window on the easterly side of the roof of the building there.

This appellant having raised the roof of the rear all under appeal just lined a few weeks ago, now finds it necessary to make adjustment in an inside stairway which requires more headroom than is now available. To provide this headroom a new dormer window is necessary on the easterly side of the roof adjacent to that portion of the roof already raised, and since this new construction work now proposed is closer to the easterly side property line than ordinarily permitted by the precise terms of the Zoning Ordinance in the Apartment House Zone where the property is located, the Inspector of Buildings was unable to issue the permit.

All persons interested either for or against this appeal will be heard at the above time and place.

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS

W. Earle Eskilson, Chairman.

Copy for W. Earle Eskilson,
14 Hammond St.

Copy for Elias Thomas Devs.
184 1/2 Middle St.

March 18, 1940

To the Municipal Officers:

The Committee on Zoning and Building Ordinance Appeals to which was referred the appeal under the Zoning Ordinance of Mrs. James Coyne at 180 Benfortn Street, relating to the construction of a dormer window closer to the easterly side property line than ordinarily allowed in the Apartment House Zone where the property is located, reports that the appeal ought to be sustained conditionally.

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS



APPLICATION FOR PERMIT

Permit No. 13475

Class of Building or Type of Structure

Portland, Maine,

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 specifications:

Location 259 Danforth Street Within Fire Limits? yes Dist. No. 1
Owner's ~~or~~ Lessee's name and address Mrs. James Coyne, 269 Danforth St. Telephone 2-3610
Contractor's name and address Home Improvement Co., 1354 Broadway, So. Portland Telephone 2-3610
Architect _____ Plans filed yes No. of sheets 1
Proposed use of building dwelling house No. families 2
Other buildings on same lot 2 car garage
Estimated cost \$ 400. Fee \$.75

Description of Present Building to be Altered

Material wood No. stories 2-2 Heat Furn. Style of roof pitch Roofing asphalt
Last use dwelling house No. families 2

General Description of New Work

To build side walls of ell up 2' to provide two new bed rooms on third floor of ell, the new pitch roof will be about 12" higher than pitch roof on main building
on ell chimney up

2/19/40

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.

Details of New Work

CERTIFICATE OF OCCUPANCY
EQUIPMENT IS WAIVED

Is any plumbing work involved in this work? no
Is any electrical work involved in this work? yes Height average grade to top of plate 25' 28'
Size, front _____ depth _____ No. stories _____ Height average grade to highest point of roof 35'
To be erected on solid or filled land? solid earth or rock? _____
Material of foundation existing concrete Thickness, top _____ bottom _____ cellar _____
Material of underpinning existing brick Height _____ Thickness _____
Kind of Roof pitch Rise per foot 6" Roof covering asphalt roofing Class C Underlayment tar
No. of chimneys 1 Material of chimneys brick of lining tile
Kind of heat _____ Type of fuel _____ Is gas fitting involved? _____
Framing Lumber—Kind spruce Dressed or Full Size? full size
Corner posts spliced onto existing post Sills Gift 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 _____, 2nd _____, 3rd 2x8 2x8, roof 2x8 2x8
On centers: 1st floor _____, 2nd _____, 3rd 16", roof 2'
Maximum span: 1st floor _____, 2nd _____, 3rd 11' 11', 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 _____
Total 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 above work require removal or disturbing of any shade tree on a public street? no
Will there be in charge of the above work a person competent to see that all State and City requirements pertaining thereto are observed? yes
Signature of owner Mrs. James Coyne

INSTRUCTION COPY

By

Lewis A. Millitt

Permit No. 40/175
 Location 269 Danforth St.
 Owner Mrs. James Cygne
 Date of permit 2/23/40.
 Notif. closing-in 3/22/40
 Inspn. closing-in 3/22/40 - G.T.
 Final Notif.
 Final Inspn. 4/16/40
 Cert. of Occupancy issued None

NOTES

2/1/40 - There is no 3rd
 floor lotter sold in present
 there being just a chimney
 at the rear 5' high.
 The chimney is supported on
 cut in between studs
 of outside wall about
 18" below plate. I told
 Mr. Miller that
 new floor timbers
 will have to be sup-
 ported on something
 more substantial
 than these blocks
 he has decided to put
 close new timbers on
 of existing 4x6

plate, with steps leading
 up to new floor level.
 which will be higher
 than floor in rear
 house. Second floor
 ceiling will be left as
 at present. Due to old
 type of stretching
 roof is entirely new.
 Roof will be provided
 side of ell is only about

4' from side of side
 brick instead of 5' as
 now on local map.
 C.C. is supported north
 wall with brick under
 chimney + partly on
 brick piers. There seem
 to be in good condition.
 Since this is in Fire
 District #3, is such an
 addition permissible?
 This is really an addi-
 tional story on ell. C.C.
 2/27/40 - Work started on
 2/28/40 - Work was done
 3/4/40 - 2 days - 1 day



City of Portland, Maine

*Sustained
Conditionally
2/19/40*

*mur
40/9*

Appeal to the Municipal Officers to Change the Decision of the

Inspector of Buildings Relating to the Property Owned

by **Mrs. James Coyne** at **269 Danforth Street**

February 5, 1940

To the Municipal Officers:

Your appellant, **Mrs. James Coyne**

who is the **owner** of property at **269 Danforth Street**

respectfully petitions the Municipal Officers of the City of Portland to change the decision of the Inspector of Buildings relating to this property, as provided by Section 14 Paragraph d of the Zoning Ordinance, on the ground that the enforcement of the ordinance in this case involves unnecessary hardship and because relief may be granted without substantially derogating from the intent and purpose of the Zoning Ordinance.

The decision of the Inspector of Buildings denies a permit to reconstruct the roof of the present rear ell and build up the side walls about eight feet to provide a third floor on the ell because the new work would be closer to the side property line than ordinarily allowed in the Apartment House Zone where the property is located.

The reasons for the appeal are as follows: The appellant finds it necessary to provide more room in her own apartment which now includes all of the second story and two existing rooms on the third floor, the two proposed rooms making four on the third floor if the work is done. The new work proposed too close to the side property line would be merely an extension upwards of the present side wall of the existing ell which has existed closer to the side property line than the law now allows, for many years. It is the appellant's belief that the location of the addition would not decrease light and air of or increase fire hazard to the neighboring property.

*notice in 269-27 Danforth St
Ellis Greenleaf Subdivision, at the C, p. 4, line 1 m. 2. 2.*

40/9

PUBLIC HEARING ON THE APPEAL UNDER THE ZONING ORDINANCE
OF MRS. JAMES COYNE AT 269 DANFORTH STREET.

February 16th, 1940

The public hearing on the above appeal was held before the Committee on Zoning and Building Ordinance Appeals today. Present for the City were Councillors Eskilson and Martin and the Inspector of Buildings.

Mrs. Coyne and one of her contractors, Mr. Millett, appeared in support of the appeal and there were no opponents present.

The Inspector of Buildings called attention of the contractor to the fact there more information as regards the framing of the additional part of the building proposed would be required before the permit could be issued, even though the appeal were sustained.

WARREN McDONALD

40/9

City of Portland, Maine

IN BOARD OF MUNICIPAL OFFICERS

February 19, 1940

To the Municipal Officers:

The Committee on Zoning and Building Ordinance Appeals
to which was referred the appeal under the Zoning Ordinance of
Mrs. James Coyne at 269 Danforth Street, relating to new construction
closer to the easterly side property line than ordinarily permitted
in the Apartment House Zone where the property is located, reports
that the appeal ought to be sustained conditionally.

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS

cc

Chairman

40/9

City of Portland, Maine
IN BOARD OF MUNICIPAL OFFICERS

February 19, 1940

To the Municipal Officers:

The Committee on Zoning and Building Ordinance Appeals
to which was referred the appeal under the Zoning Ordinance of
Mrs. James Coyne at 269 Danforth Street, relating to new construction
closer to the easterly side property line than ordinarily permitted
in the Apartment House Zone where the property is located, reports
that the appeal ought to be sustained conditionally.

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS

53

Chairman

40/9

That the appeal under the Zoning Ordinance of Mrs. James Coyne at 269 Danforth Street, relating to new construction proposed closer to the easterly side property line than ordinarily permitted in the Apartment House Zone where the property is located, be sustained conditionally, and that a building permit be granted to said appellant, subject to full compliance with all terms of the Building Code and to the condition that the appellant shall agree on the application for the permit to provide and shall provide and always maintain in good condition all necessary gutters, conductors and other appurtenances on the easterly side of the new work, so that water from the new roof will never run upon the adjoining property or so as to damage this or any other building;

BECAUSE enforcement of the ordinance in this specific case would cause unnecessary hardship by needless interference with the planned improvement of the building; and desirable relief may be granted without substantially derogating from the intent and purpose of the ordinance in that the location of the proposed new work would not interfere with light and air or increase fire hazard to the neighboring property.

40/9

February 3, 1949

To Whom It May Concern:

The Committee on Zoning and Building Ordinance Appeals of the Municipal Officers will hold a public hearing at the Council Chamber, City Hall on Friday, February 18, 1949 at two o'clock in the afternoon upon the appeal under the Zoning Ordinance of Mrs. James Coyne, at 269 Danforth Street, relating to increasing the height of the side walls of the ell of this building so as to be about eight feet higher than at present and to reconstruct the ell on these side walls with the purpose of providing two new bedrooms on the third floor of the ell.

The Inspector of Buildings was unable to issue a building permit to cover this work because the new work is proposed closer to the easterly side property line than ordinarily allowed under the precise terms of the Zoning Ordinance in the Apartment House Zone where the property is located.

All persons interested either for or against this appeal will be heard at the above time and place.

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS

W. Earle Eskilson, Chairman

CC: W. Earle Eskilson
14 Hammond Street,
Portland, Maine

Elias Thomas Devises, et al.
184 1/2 Middle Street

