

11-13 COVE STREET (EAST)

SHAW-WALKER

Full cut # 920R - Half cut # 9202R - Third cut # 9203R - Fifth cut # 9205R



## APPLICATION FOR PERMIT

PERMIT ISSUED  
01122

SEP 4 1964

CITY of PORTLAND

Class of Building or Type of Structure Third Class

PORTLAND, MAINE -- September 4, 1964

To the INSPECTOR OF BUILDINGS, Portland, Me.

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

Location 11 East Cove St.

Owner's name and address William Cantin, 11 East Cove St.

Telephone

Contractor's name and address Hubert Hughes, 48 Pitt St.

Telephone

Use of building—Present Dwelling

Proposed Dwelling

No. of Stories 2

Style of roof pitch

Type of present roof covering Asphalt

Type and Grade of roofing to be used Asphalt Class C Under Label.

No. plies

### GENERAL DESCRIPTION OF NEW WORK

To cover half of roof.

Fee \$ 150

INSPECTION COPY

Signature of Owner

by:

Mary H. Cantin

C23 155-40 Marks

# PERMIT TO INSTALL PLUMBING

11827

PERMIT NUMBER

Date Issued 8-10-62  
PORTLAND PLUMBING INSPECTOR

Address 11 East Cove Street  
Installation for William L. Canton  
Owner of Bldg William L. Canton  
Owner's Address 11 East Cove Street  
Plumber Ramsey Kate Date: 8-10-62

By J. P. Welch

APPROVED FIRST INSPECTION

Date 8-10-62

By J. P. Welch

APPROVED FINAL INSPECTION

Date 8-17-62

JOSEPH P. WELCH

By

☐ TYPE OF BUILDING

☐ COMMERCIAL

☐ RESIDENTIAL

☐ SINGLE

☐ MULTI FAMILY

☐ NEW CONSTRUCTION

☐ REMODELING

NEW	REPL	PROPOSED INSTALLATIONS	NUMBER	FEE
	1	SINKS	1	\$ 2.00
		LAVATORIES		
		TOILETS		
		BATH TUBS		
		SHOWERS		
		DRAINS		
		HOT WATER TANKS		
		TANKLESS WATER HEATERS		
		GARBAGE GRINDERS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS (Conn. to house drain)		
1		Washing Machine	1	2.00

PORTLAND HEALTH DEPT. PLUMBING INSPECTION

TOTAL ► \$ 4.00

CITY OF PORTLAND  
HEALTH DEPARTMENT  
HOUSING DIVISION



Loc 13 COR. SPRING  
Loc # 1 8580  
Bldg # Fire # Elec # Other  
Issued March 11, 1960  
Expires April 11, 1960

Mr. Peter Kene  
13 Cove Street  
Portland, Maine

Dear Sir:

On October 28, 1959

at 13 Cove Street, Portland, Maine an examination was made of the premises located

Non-compliance with the ordinances relating to housing conditions was found as detailed below.

In accordance with the provisions of the above ordinance, you are hereby ordered to correct these defects according to specifications within the time limits allowed. Failure to comply with this notice will necessitate legal action.

Some repairs or improvements required will necessitate permits which are to be obtained from the Building Inspector, Health, Fire or other City Departments. These must be obtained before the work is started.

If any additional information is desired, visit or telephone the Housing Supervisor at this Office, Spruce 4-8221, extension 226. Kindly notify this office as soon as all corrections have been completed.

Very truly yours,  
Douglas H. Brown, M. D.  
Health Director

By \_\_\_\_\_  
Housing Supervisor

VIOLATIONS & SPECIFICATIONS

# Responsibility of Owner or Agent \*\* Responsibility of Occupant

GENERAL

Repair and put in good order all dilapidated and hazardous parts of the structure as follows:

- Repair the missing bricks and point up the loose joints on the left side front and on the right and left sides of the structure.
- Putty the loose window panes, tighten the loose window sashes throughout the structure.
- Repair, replace, or demolish the dilapidated metal garage.
- Determine the reason and remedy the condition which now causes the house foundation to settle on the right and left side.
- Determine the reason and remedy the condition which now causes the decay in the cellar of the structure.
- Repair or replace the loose, worn, broken, dilapidated, and hazardous parts of the cellar stairs.
- Repair or replace the dilapidated parts of the bulkhead walls.
- Replace the broken window pane on the front of the cellar.
- Repair or replace the cracked, loose, or missing plaster and/or paint on the walls of the kitchen, rear bedroom, and middle bedroom of the 1st floor apt.

ELECTRICAL

Check and have repaired all defective electric wiring and electrical equipment throughout the structure.

- Locate and properly connect the ground wire.
- Repair or replace the defective fixture in the kitchen of the 1st floor apt.
- Install convenience outlets where there is a dangerous excessive use of extension cords in the rear bedroom, middle bedroom, and front bedroom of the 1st floor apt., and in the front bedroom and middle bedroom of the 2nd floor apt.

PLUMBING

Check and have repaired all defective plumbing and plumbing fixtures throughout the structure.

- Repair or replace the missing safety valve on the hot water tank in the 1st floor apt.

- b. Repair or replace the defective taped waste line from the bathroom of the 1st floor apt.
- c. Install a private bath or shower within the structure that may be shared by not more than four apartments, providing that the occupants who must share do not have to pass through another dwelling unit in order to gain access to the bathroom or shower.

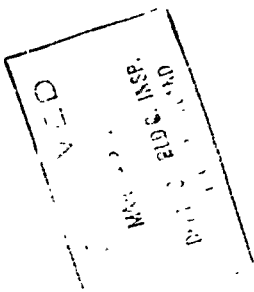
REPAIRS:

- a. Redo the loose joints in the front chimney above the roof line.

REPAIRS TO BE MADE BY OWNER:

- a. Accomplish a general clean-up of the cellar by removing and properly disposing of all trash, filth, litter, and debris.

The above mentioned conditions are in violation of the City Ordinance, HIGHER STANDARDS FOR DOWNTOWN OCCUPANCY, and AMERICAN CITY NO. 100-100-100, and must be corrected on or before April 11, 1960.



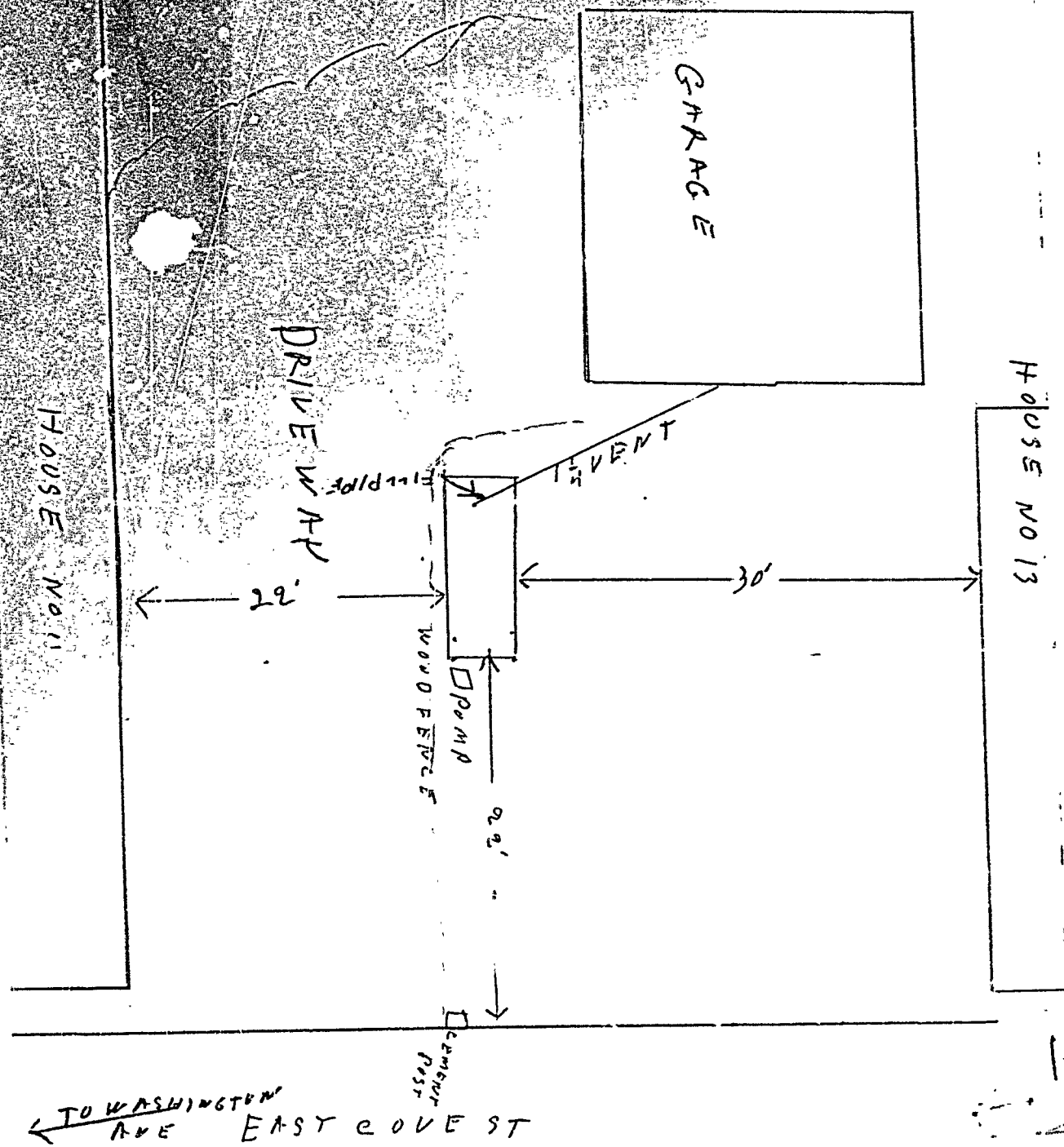
Telephone 2-7004

M. J. ERSKINE

24 Bishop Avenue, So. Portland, Maine

24-Hour Service for the Oil Dealer

PROPOSED INSTALLATION OF  
1000-GAL. U.G. GASOLINE TANK  
ELECTRIC PUMP FOR NUNSID  
TAPPI FOR CONSUMER USE  
ONLY



AP 13 East Cove Street-I

June 23, 1950

Mr. Nunzi Toppi  
34 Washington Avenue  
Mr. M. J. Erskine  
24 Bishop Street  
South Portland, Maine

Gentlemen:

Following my joint letter to you of June 16 relating to application for permit to install 1,000 gallon gasoline tank on the Toppi land at East Cove Street, Mr. Toppi came into the office with a representative of Cities Service and talked with our clerk. He said that he had kept four or five dump trucks in the two garages on this property practically all of the time since he bought the property seventeen years ago. He was sure that he was keeping the dump trucks there in 1938.

This is important information and answers the question which I asked Mr. Toppi in a note written at the bottom of my letter of June 16, copy of which Mr. Erskine did not get.

According to Mr. Toppi's information, as above, the use of the property for the storage of these trucks, if existing in 1938 would be what is called a non-conforming use in the Apartment House Zone where the property is located in the sense that it would not be allowed to be started now, and that use would be allowed to continue because it was being carried on in 1938 when the Zoning Ordinance became effective.

However the installation of the gasoline tank and pump would still not be allowable under the Zoning Ordinance because it is an additional non-conforming use not included in the allowable uses in an Apartment House Zone.

To be sure the Zoning Ordinance does allow some uses of property as uses accessory to the major use of the property, but this allowance is only applicable when the major use of the property (this is the storage of trucks) conforms with the provisions of the Ordinance—in other words could be allowed to be started now.

Since this is not the case the permit for installation of the gasoline tank, pipes and pump is not issuable. Whether or not the Board of Appeals would grant a special right to install the equipment, I do not know, but if Mr. Toppi desires to find out, and will so notify this office, we will certify the case to the clerk of the Board of Appeals and inform Mr. Toppi by letter how to proceed with his appeal.

Very truly yours,

Warren McDonald  
Inspector of Buildings

WMcD/G



At 13 East Cove Street-1

June 16, 1950

Mr. Nunzi Toppi  
34 Washington Avenue  
Mr. H. J. Erskine  
24 Bishop Street  
South Portland, Maine

Copy to:  
A. Edwin Smith, City Clerk

Gentlemen:

The permit to install one 1,000 gallon tank for gasoline underground on the Toppi land on East Cove Street which Mr. Erskine has applied for is not issuable because storage of gasoline is not an allowable use of property, according to Section 1 of the Zoning Ordinance applying to the Apartment House Zone where the property is located.

There is some confusion of street numbers on East Cove Street, the lot officially numbered 1 to 5 being owned by Nunzio Toppi, the lot officially numbered 6 and 7 being owned by Ripalda Toppi and the lot at official number 4 being owned by Nunzio Toppi. It seems clear that the gasoline tank and pump is proposed on the last numbered lot. All of the Toppi property is more than 100' from Washington Avenue and therefore is located in an Apartment House Zone.

If Mr. Erskine will return the receipt for the fee paid to this office within ten days of the date of this letter, the money will be refunded by voucher.

Very truly yours,

Warren McDonald  
Inspector of Buildings

WMC/D/G

Dear Mr. Toppi:

For the same reason as given above I am unable to approve the application for storage license for gasoline on this property which you filed at the office of City Clerk, and I am returning the application to the City Clerk without approval.

One naturally wonders what the purpose of installing the tank for containing such a large amount of gasoline might be. Since this property is located in an Apartment House Zone, the use of it is limited to any non-conforming use that might have been conducted there in 1938 and otherwise to a very limited number of uses permitted in the Apartment House Zone.

Will you be kind enough to advise me to what use you are putting the property or what use you have in mind, so that we may check up on the matter under the Zoning Ordinance.

Dear Mr. Smith:

Warren McDonald

Please note the above. The application for storage license for gasoline is returned to you herewith without approval because the property is in an Apartment House Zone.

Warren McDonald





(1) APARTMENT HOUSE ZONE

# APPLICATION FOR PERMIT

Class of Building or Type of Structure Installation

Portland, Maine, June 12, 1950

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect also provide with 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 13 E. Cove Street (C-24) Within Fire Limits?        Dist. No.         
Owner's name and address Nunzi Toppi, 34 Washington Avenue Telephone         
Lessee's name and address        Telephone         
Contractor's name and address M. J. Erskine, 24 Bishop St., So. Portland Telephone         
Architect        Specifications        Plans yes No. of sheets 1  
Proposed use of building        No. families         
Last use        No. families         
Material        No. stories        Heat        Style of roof        Roofing         
Other buildings on same lot         
Estimated cost \$        Fee \$ 1.00

## General Description of New Work

To install 1-1000 gallon gasoline tank. Storage to be for private use. Tank will 3' underground and painted with asphaltum. Tank bears underwriters label. New installation. 1 electric pump to be installed. 1 1/2" piping from tank to pump.

*Nunzi Toppi*  
*Referral*  
1-5 (12 F 10)  
5-7 (12 F 11)  
9 (12 F 10)

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 H. J. Erskine**

## Details of New Work

Is any plumbing involved in this work?        Is any electrical work involved in this work?         
Height average grade to top of plate        Height average grade to highest point of roof         
Size, front        depth        No. stories        solid or filled land?        earth or rock?         
Material of foundation        Thickness, top        bottom        cellar         
Material of underpinning        Height        Thickness         
Kind of roof        Rise per foot        Roof covering         
No. of chimneys        Material of chimneys        of lining        Kind of heat        fuel         
Framing lumber—Kind        Dressed or full size?         
Corner posts        Sills        Girt or ledger board?        Size         
Girders        Size        Columns under girders        Size        Max. on centers         
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.  
Joists and rafters: 1st floor       , 2nd       , 3rd       , roof         
On centers: 1st floor       , 2nd       , 3rd       , roof         
Maximum span: 1st floor       , 2nd       , 3rd       , roof         
If one story building with masonry walls, thickness of walls?        height?       

## If a Garage

No. cars now accommodated on same lot       , to be accommodated        number commercial cars to be accommodated         
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?       

APPROVED:

*Chas. J. Erskine*  
*June 12, 1950*

## 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

Nunzi Toppi

INSPECTION COPY

Signature of owner by: *M. J. Erskine*

Permit No. 501  
Location 13 E. Case St.  
Owner Quincy S. Apple  
Date of permit 1/15/50  
Notif. closing: 1  
Inspn. closing: 1  
Final Notif. 1  
Final Inspn. 1  
Cert. of Occupancy issued 1

NOTES

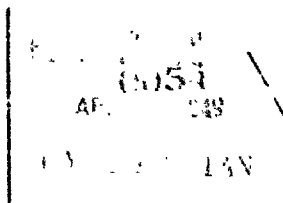
Refused 7/17/50



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR  
HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine. 4/23/49



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 11 East Cove St. Use of Building dwelling No. Stories 1 New Building Existing  
Name and address of owner of appliance John Mulligan - same  
Installer's name and address Randall & McAllister, 84 Commercial Street Telephone 3-2941

General Description of Work

To install oil burning equipment in connection with existing gravity warm air heating system

IF HEATER, OR POWER BOILER

Location of appliance or source of heat basement Type of floor beneath appliance concrete  
If wood, how protected? no Kind of fuel oil  
Minimum distance to wood or combustible material, from top of appliance or casing top of furnace 18 inches  
From top of smoke pipe 18 inches From front of appliance 18 inches From sides or back of appliance 18 inches  
Size of chimney flue 12 inches Other connections to same flue no  
If gas fired, how vented? no Rated maximum demand per hour 100,000 Btu

IF OIL BURNER

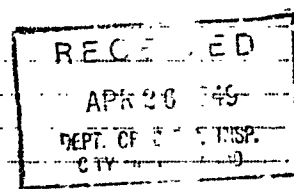
Name and type of burner Timken Rotary Labelled by underwriter's laboratories? yes  
Will operator be always in attendance? no Does oil supply line feed from top or bottom of tank? bottom  
Type of floor beneath burner cement  
Location of oil storage cellar Number and capacity of tanks 1 - 275 gallon  
If two 275-gallon tanks, will three-way valve be provided? no  
Will all tanks be more than five feet from any flame? yes How many tanks fire proofed? none  
Total capacity of any existing storage tanks for furnace burners 275 gallons

IF COOKING APPLIANCE

Location of appliance basement Kind of fuel oil Type of floor beneath appliance concrete  
If wood, how protected? no  
Minimum distance to wood or combustible material from top of appliance 18 inches  
From front of appliance 18 inches From sides and back 18 inches From top of smokepipe 18 inches  
Size of chimney flue 12 inches Other connections to same flue no  
Is hood to be provided? no If so, how vented? no  
If gas fired, how vented? no Rated maximum demand per hour 100,000 Btu

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:

OK 4.26.49 PM

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

INSPECTION COPY

Signature of Installer

Randall & McAllister  
A. RILEY

17 WASH. D.C.

Permit No. 49/546

Issued by John Mulligan

Date of permit 4/27/44

Approved 6/24/44

NOTES

- 1. Fuel Pipe
- 2. Vent Pipe
- 3. Kind of Heat
- 4. Burner Rating & Support
- 5. Name & Label
- 6. Stack Control
- 7. High Pressure Control
- 8. Remote Control
- 9. Piping Diagram & Protection
- 10. Valves in Supply Line
- 11. Capacity of Tank
- 12. Tank Rating & Support
- 13. Tank Location
- 14. Oil Cut
- 15. Inspector's Card

Telephone 3-2157

COMPLETE HOME  
MODERNIZATION

**P. E. TRITES CO.**

Plumbing & Heating Contractors

66 Coyle Street  
Portland 5, Maine

OIL BURNER  
INSTALLATION

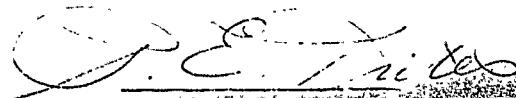
March 8, 1948m

Mr. Harold Modes  
12 East Cove Street,  
Portland, Maine.

Dear Mr. Modes:

In regards to chimney the P. E. Trites Co.,  
figures the chimney is adequate to heating plant as is;  
we will assume responsibility if proven different otherwise.

Very truly yours,



copy to Mr. Mc Donald  
Building Inspector,  
City Hall, Portland, Maine.

C-48-12-I

2/26/48/T

February 21, 1948

Mr. G. L. Nichols  
Scarborough, Maine

Subject: Question of work under-  
way at 11 E. Cove Street with-  
out a building permit as re-  
quired by the Building Code

Dear Mr. Nichols:

While looking over proposed installation of a heating system in a dwelling at the above location, our inspector noted considerable construction work by way of erection of one or more partitions in the basement, change in floor joists and relocation of stairway, and we have no record of a building permit having been secured for this work.

It was reported that you are in charge of the work. If that is the truth, please explain without delay how it happens to have been started without a permit and how it happens also that some of the work has been closed in without any notice to this department.

Very truly yours,

Inspector of Buildings

WMCD/S





(A) APARTMENT HOUSE ZONE

Complaint No. 48/12

Location: 11-13 East Cove Street

Date Received 2/21/48

Date Disposed of

Sup

NOTES

3/2/48 - Messrs. Trates  
and Nichols were  
in about this job.  
Mr. Nichols is to  
have chimney  
opened up and  
notify us for  
inspection.

3-6-48 Mr. M. & B. J.  
made inspection today.  
Found: Interlocked  
Chimney  
Partition in front of  
furnace removed.

3-9-48 Mr. M. & B. J.  
made another inspection  
today.

#4



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR  
HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, February 20, 1948

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 11 E. Cove Street Use of Building Dwelling house No. Stories 1 ☒ New Building  
Existing "☐  
Name and address of owner of appliance Harold Modes, 11 E. Cove Street  
Installer's name and address P. E. Trites, 66 Coyle St. Telephone 3-2157

General Description of Work

To install forced warm air heating equipment and oil burning equipment in place of stove heat

IF HEATER, OR POWER BOILER

Location of appliance or source of heat concrete cellar Type of floor beneath appliance concrete  
If wood, how protected? oil shield  
Minimum distance to wood or combustible material, from top of appliance or casing top of furnace 24"  
From top of smoke pipe 24" From front of appliance over 4' From sides or back of appliance 20"  
Size of chimney flue 8x8 Other connections to same flue none  
If gas fired, how vented? covered with metal Rated maximum demand per hour

IF OIL BURNER

Name and type of burner Viking vitamin Labelled by underwriter's laboratories? yes  
Will operator be always in attendance? concrete Does oil supply line feed from top or bottom of tank? bottom  
Type of floor beneath burner concrete  
Location of oil storage cellar Number and capacity of tanks 1-275 gal.  
If two 275-gallon tanks, will three-way valve be provided? yes How many tanks fire proofed? none  
Will all tanks be more than five feet from any flame? yes  
Total capacity of any existing storage tanks for furnace burners none

IF COOKING APPLIANCE

Location of appliance cellar Kind of fuel oil Type of floor beneath appliance concrete  
If wood, how protected? oil shield  
Minimum distance to wood or combustible material from top of appliance 24"  
From front of appliance 24" From sides and back 20" From top of smokepipe 20"  
Size of chimney flue 8x8 Other connections to same flue none  
Is hood to be provided? yes If so, how vented? covered with metal  
If gas fired, how vented? covered with metal Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Amount of fee enclosed? 1.00 (\$1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED:

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

Signature of Installer

INSPECTION COPY

Permit No. 48/ 7/14/49

Location H.C. Core St.

Owner Harold Warden

of permit 148

APPROVED

NOTES

3-13-48 PM 1:15  
Installed 710S. Term.  
Today, that it would  
be all right to  
exit from.

7/14/49

11-20-49 All installed  
Permit - 1 of 12  
Sec. Comp. 48-12 1 P. 11

File A. P. 11 E. Cove St. I Heating Install.

Telegram 3/10/48

Viking Manufacturing Corp.  
1747 Chester Ave.  
Cleveland 14, O.

Is it safe to connect Vikimatic 601 to 5 inches by 9 inches  
masonry flue? Answer collect.

wmod

Insptr. of Bldg.

*834  
To note and  
change as  
file as above*

*3-2961*

# WESTERN UNION

**CLASS OF SERVICE**  
This is a full-rate Telegram or Cablegram unless its deferred character is indicated by a suitable symbol above or preceding the address.

**SYMBOLS**  
DL - Day Letter  
NL - Night Letter  
LC - Deferred Cable  
NLT - Cable Night Letter  
Ship Radiogram

PA266

The date line on telegrams and day letters is STANDARD TIME at point of origin. Time of receipt is STANDARD TIME at point of destination.

P. HB178 27 COLLECT 2 EXTRA CLEVELAND OHIO 10 147P

WARREN MC DONALD INSPECTOR OF BUILDINGS

PORTLAND ME *Call*

1948 MAR 10 PM 2 07

RECOMMEND FLUE 8" X 8" X 30' INSIDE DIMENSIONS FOR 601.

FLUE 5" X 9" X 30' MAY RESULT IN NOISY OPERATION

OTHERWISE SATISFACTORY

J G BAKER

CHIEF ENGINEER

THE VIKING MFG CORP.

*Rec'd  
3/10/48  
WMM*

8" 8" 30' 601 5" 9" 30'

THE COMPANY WILL APPRECIATE SUGGESTIONS FROM ITS PATRONS CONCERNING ITS SERVICE

E. Cove St. ( Modes)

RMT:

The following were transmitted to Mr. Nichols by telephone message-to be done on the Moes job on E. Cove St.:

1. To remove woodwork from the masonry of the chimney and to fill with sound masonry, making sure that the framing of the first floor is not weakened.
2. To remove all wood or other combustible material too close to the outside wall of the chimney, again making sure that the first floor framing is not weakened.
3. To provide 2 cast iron cleancut door and frame at the bottom of the chimney flue.

The following I inadvertently left out of my message, but they have to be done:

4. See that the chimney flue is thoroughly cleaned out.
5. See that all burnable material is removed that may be closer than 2 inches to the top of any wall register box in the building, leaving the space open for our inspection before covering with non-burnable material.
6. Provide incombustible fire stop around chimney wall in cellar.

No. 1 to 5 inclusive I communicated to Mrs. Edward Finn, half sister of Mr. Modes for their information, but neglected to speak about No. 6. No. 6 Has to be cared for however.

RMT: Pls. note and leave with P. H. so that if Mr. Nichols should call up or come in in which case she can read this entire message to him, noting that she has done so.

wncd

3/8/48