

8-10 C-VE STREET (EAST)



SHAM-WALKS

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

Date Issued **May 20, 1975**
Portland Plumbing Inspector
By: **ERNOLD R. GOODWIN**

App. First Insp.

Date
By: **JOHN J. 1975**

App. Final Insp.
Date
By: **ERNOLD R. GOODWIN**
Type of Bldg.

- ☐ Commercial
☐ Residential
☐ Single
☐ Multi. Family
☐ New Construction
☐ Remodeling

PERMIT TO INSTALL PLUMBING

Address: **8-10 E. Cove St.** PERMIT NUMBER **4111**
Installation For: **Garage**
Owner of Bldg.: **Mr. Willford Ferrante**
Owner's Address: **88 Holm Ave.**
Plumber: **Eward C. Foley** Date: **May 20, 1975**

NEW	REPL		NO	FEE
		416 Freble St.		
		SINKS		
		LAVATORIES		
		TOILETS		
		BATH TUBS		
		SHOWERS		
		DRAINS FLOOR SURFACE		
		HOT WATER TANKS		
		TANKLESS WATER HEATERS		
		GARBAGE DISPOSALS		
		SEPTIC TANKS		
1		HOUSE SEWERS	1	2.00
		ROOF LEADERS		
		AUTOMATIC WASHERS		
		DISHWASHERS		
		OTHER		
		Base Fee		3.00
		TOTAL	1	5.00

Building and Inspection Services Dept.: Plumbing Inspection

Feb 18/75

MAINTENANCE

Some grading started

Feb 24/75 Same

Mar 6/75 Same

Mar 7/75 Same

Mar 18/75 Same

3-25-75

Owner was in wants to build up to
line: Amend - plot plan
Change & is going from a
galv. roof to a flat roof.
Will use 2x10 rafters & a
steel 12" carrying beam 42';
Plans to eventually add on a
2nd story

4/41 - Dispute being
ref to work done - Allen

Permit No. 75/161
Location 8-10 East Lane St
Owner: Fernando
Date of permit 2/13/75
Approved

[Handwritten signature/initials]

CITY OF PORTLAND, MAINE

Building & Inspection Services

February 13, 1975

8-10 East Cove St.

Mr. Wolfred A. Ferrante
88 Holm Avenue
Portland, Maine

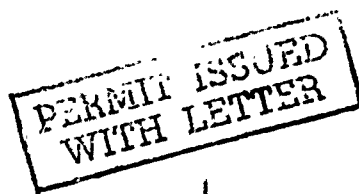
Dear Mr. Ferrante:

If you plan to use a full foundation rather than a slab then it will be necessary to extend that foundation four feet below grade.

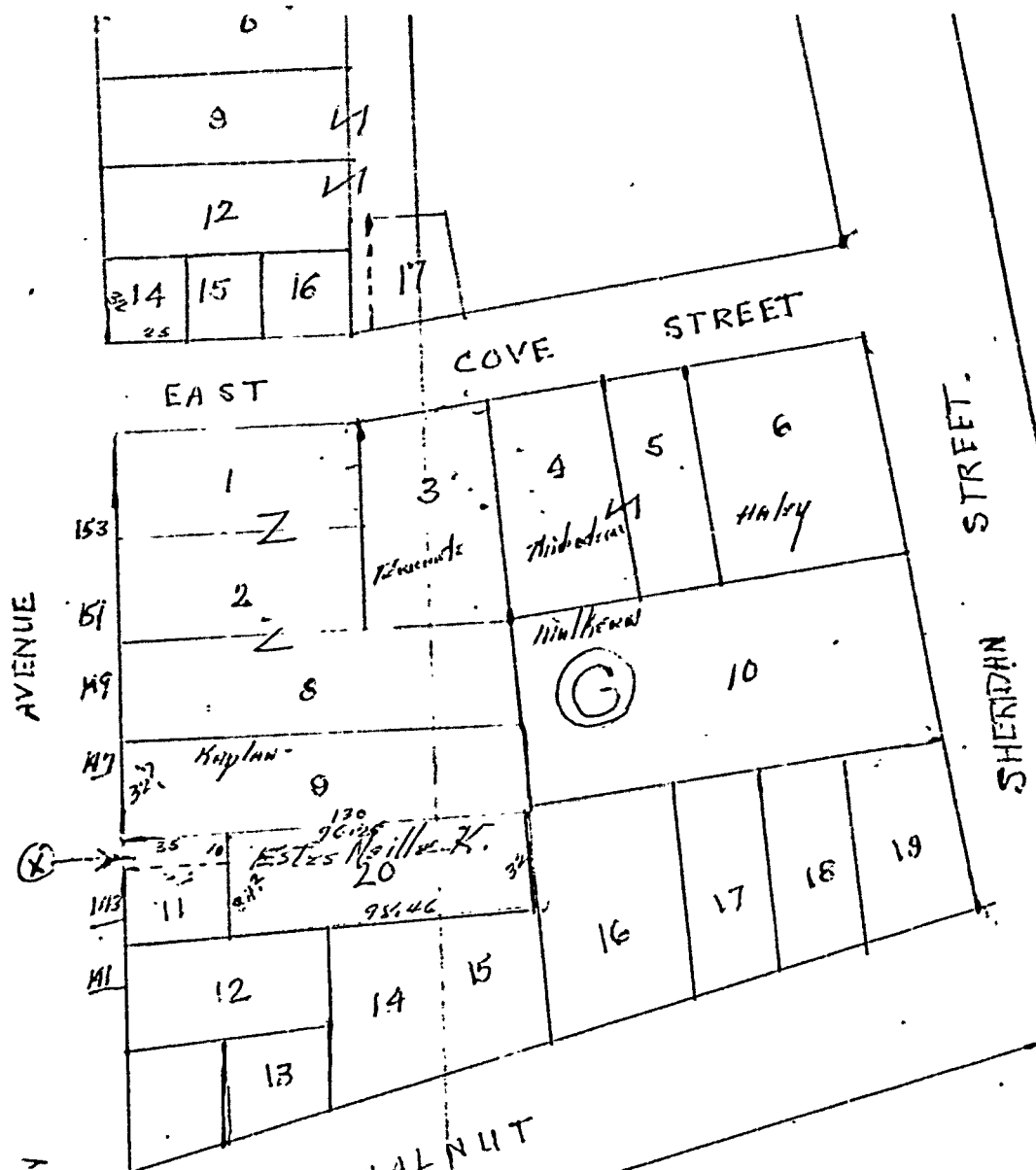
Very truly yours,

Earle S. Smith
Plan Examiner

ESS:smk



C
O
P
Y



THE DEED'S
SHOULD BE READ
ON ALL adjoining PROPERTIES
to be CERTAIN THERE ARE
NO AGREEMENTS YRS BACK
FOR A RI for WAY USE -
X → indicates - this appears to
be right of way - maybe
on their deed -
ASSESSORS MAP NO 12 -

WENT PROPERTY PLOTTED: HORIZING 122' DISTANCE
TOWARD EAST CORR STREET REFERENCES ON AERO, BUT
CONSUMING VACANT PROPERTY NOT OWNED LEGALLY.

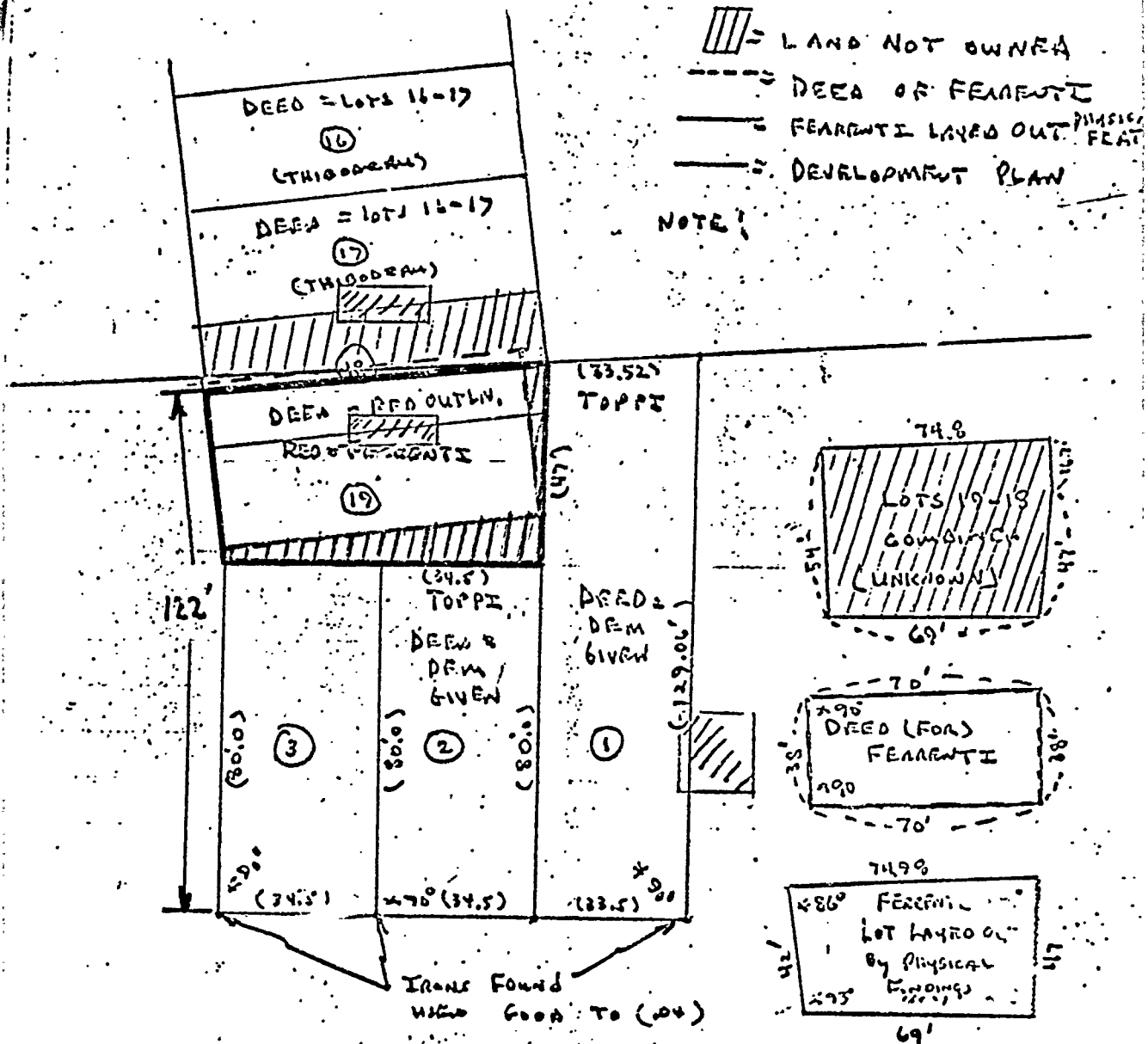
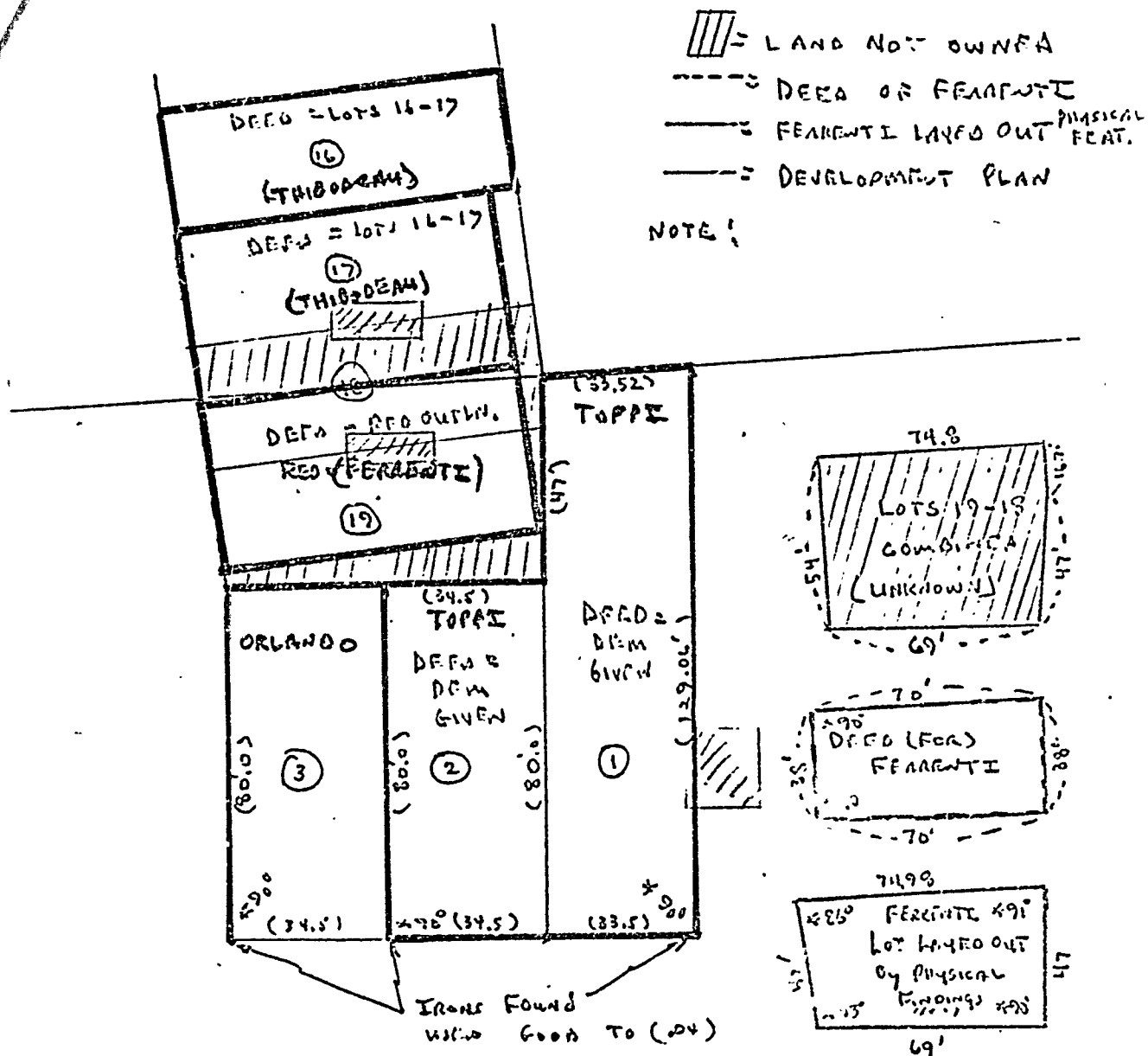
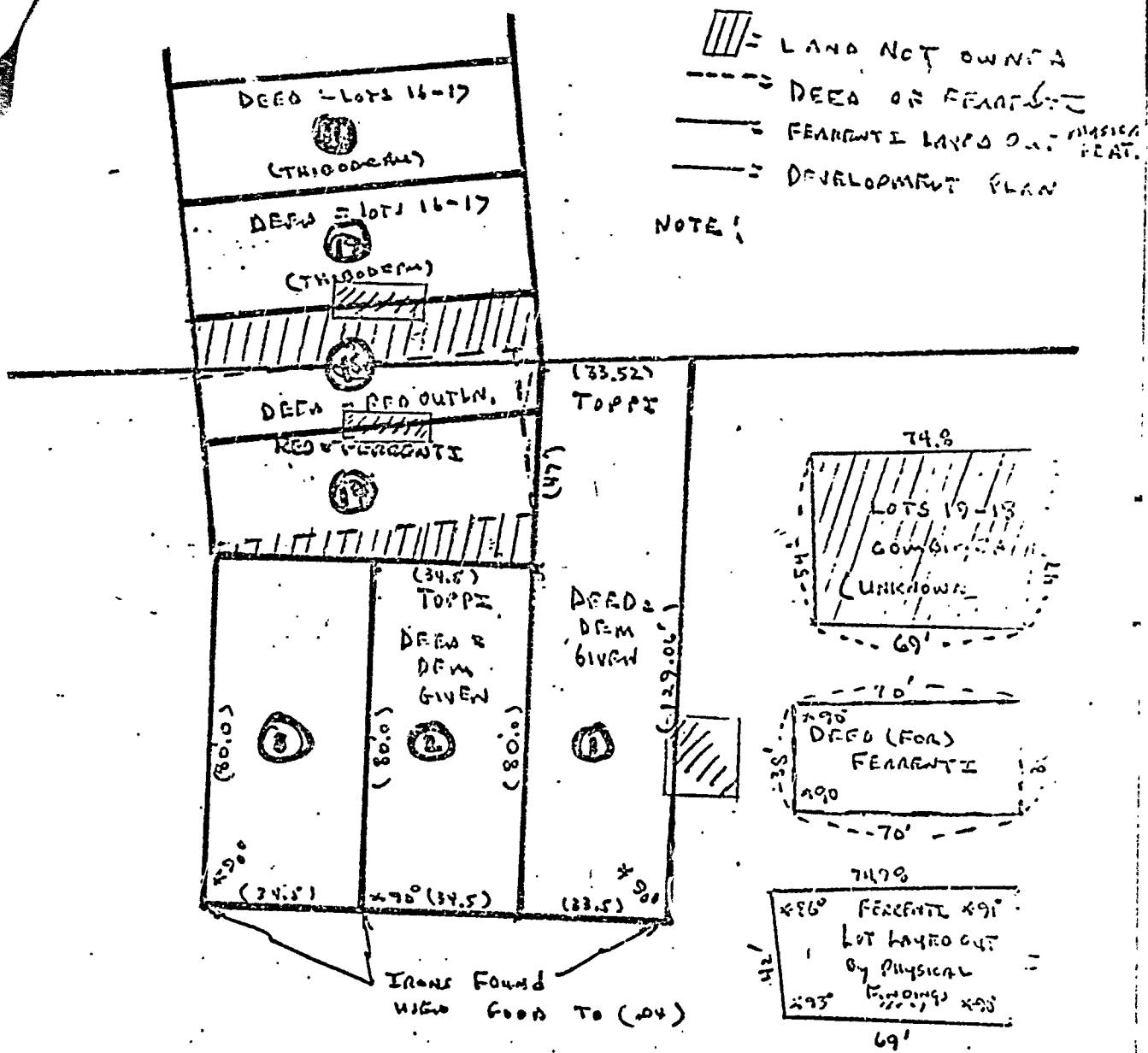


EXHIBIT II

LOTS PLOTTED PER DEED TRANSLATION



LOTS PLOTTED PER DEVELOPMENT PLAN BOOK 2 PG 54



CITY OF PORTLAND, MAINE
Building & Inspection Services

May 19, 1975

8-10 East Cove St.

Munzio Toppi
42 Washington Ave.
Portland, Maine

Dear Mr. Toppi:

In reply to your inquiry of last week about the location of a garage at the above address, our inspector in the field finds that by making measurements that the right front corner of this building will be back about 6" from the street line and about 2' back from the street line at the upper left hand corner. The inspector has measured the street and according to information as to location of the property lines has determined the above and has made a location plan of the supposed addition. This information we have on record at this office. I have checked with Mr. William Boothbay from the Public Works Department and he informs me that East Cove Street is an unaccepted street and as such by law the City cannot give a street line. If you have a question on the location of the street line in relationship to this building then this is a civil matter between you and Mr. Ferrante. You may hire your own surveyor if you so desire to find the location of the street line. This property is located in a B-2 Business Zone and meets the requirements of Section 602.20 B of the Zoning Ordinance.

Very truly yours,

A. Allan Scule, Assistant Director
Building Inspections

AAS:sk

Re: 8-10 E. Cove St

Owner -

Walter H. Ferrante.
88 Holm Ave.

5-15-75.

Am -

I measured the width of the
Street - it was 30 ft

I placed a drawing of the bldg
on the property & found it was
back of the Street line:

The temporary fence that is
along the street line will be move
back if a permanent fence placed
6" back of the street after the
yard is graded & paved;

W.H.

Allan



CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION
COMPLAINT

Location: X
8-10 Cove Street

INSPECTION COPY

COMPLAINT NO. 75/48

Date Received May 19, 1975

Location 8-10 Cove Street

Use of Building _____

Owner's name and address Wolfred A. Ferrante, 88 Holm Ave.

Telephone _____

Tenant's name and address _____

Telephone _____

Complainant's name and address Nunzio Toppi, 42 Washington Ave.

Telephone _____

Description: Garage door opening too large.

NOTES: I measured the width of the street & it was 30 ft. I placed a drawing of the building on the property & found it was back of the street line. The temporary fence that is along the street line will be moved back & a permanent fence placed 6" back of the street after the yard is graded & paved. 5-15-75 HI
5/14/75 - Letter - Allan



APPLICATION FOR PERMIT

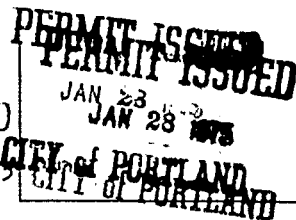
B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION

PORTLAND, MAINE, January 24, 1975

0060



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:

LOG: 2-10 East Cove
1. Owner's name and address Mr. Wilfred Farante, 88 Holm Ave. Fire District #1 ☐ #2 ☐ Telephone 775-2471
2. Lessee's name and address Telephone
3. Contractor's name and address owner Telephone
4. Architect Specifications Plans No. of sheets
Proposed use of building No. families
Last use barn No. families
Material No. stories 1 1/2 Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ Fee \$ 25.00

FIELD INSPECTOR—Mr. H. Irving GENERAL DESCRIPTION

This application is for: @ 775-5451 To demolish old barn 22x30 — no utilities
Dwelling Ext. 234
Garage
Masonry Bldg.
Metal Bldg.
Alterations
Demolitions
Change of Use
Other

Stamp of Special Conditions

at to Health Dept. 1-24-75
- cd from Health Dept

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 ☐ 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 heat fuel
Framing Lumber—Kind Dressed or full size? Corner posts Sills
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor 2nd 3rd roof
On centers: 1st floor 2nd 3rd roof
Maximum span: 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

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

APPROVALS BY: DATE

BUILDING INSPECTION—PLAN EXAMINER

ZONING:

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? Yes....

Signature of Applicant Wilfred A. Farante Phone #

Type Name of above Wilfred Farante 1 ☒ 2 ☐ 3 ☐ 4 ☐

Other and Address

FIELD INSPECTOR'S COPY

NOTES

Jan 13/75

Roof demolished

Feb 3/75

Roof demolished to ground level

Feb 4 - Cured

Feb 5 - Cleaning up the debris

Feb 18/75

Completed

Approved

Date of permit

Permit

action

No. 8/16

35/40

LA 51 (CUE-5)

1/26/75

Handwritten signature

CITY OF PORTLAND, MAINE
BUILDING & INSPECTION SERVICES

To: Wilfred Farrante
88 Holm Ave.

PERMIT ISSUED
JAN 28 1975
CITY OF PORTLAND

Date January 24, 1975

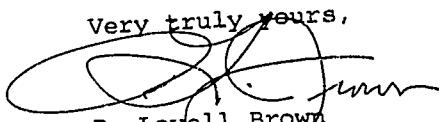
With relation to permit applied for to demolish a 1 1/2 story barn
2-10 East Cove

Wilfred Farrante, 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 a 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 and Inspection Services Department until and unless provi-
sions 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,


R. Lovell Brown
Director

Health Department comments: 27 Jan 75 No Evidence of

Repton Vermin Activity
Unit: Barn

Copies to:
Original - - - - - applicant
Health (Mr. Blain) - - - - - 2
Health (Mr. Noyes) - - - - - 1
Public Works - - - - - 1
Fire Department - - - - - 1

7860-I

October 22, 1928

8-10
Thomas Skinner Co.
127 Main Street
South Portland, Maine.

Attention Mr. James C. Fogg.

Gentlemen:

Referring to your application for a building permit to erect a two car garage for A. Modes at 12 East Cove Street, since the garage is proposed to be less than fifty feet from the street line, it will be necessary to locate the side toward the adjoining property at least five feet from the common lot line.

Please come to this office and change this dimension upon the plan and be governed accordingly in the construction work.

This application is now being sent to the Fire Chief for approval, and the permit can be issued just as soon as this approval is secured and you have changed the dimension upon the above plan.

Very truly yours,

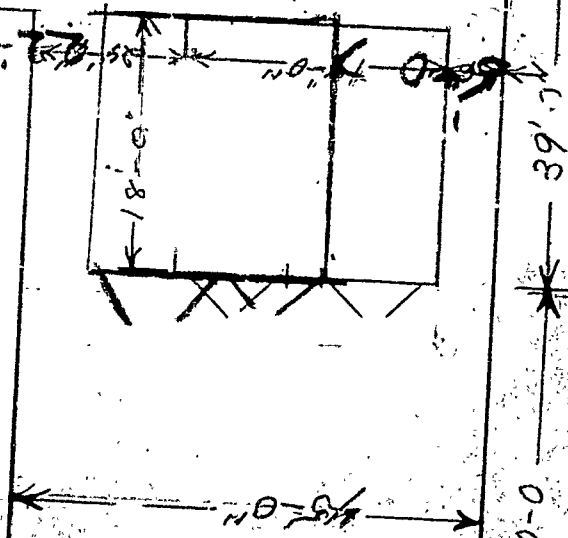
Inspector of Buildings.

WM/EP

(A) APARTMENT HOUSE ZONE

bank

*11 Dwelling
A. 7.
12 - East Cove St*



Wood Barn

12 East Cove St



APPLICATION FOR PERMIT

Class of Building or Type of Structure First Class

Permit No. 5250

OCT 24 1926

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

Portland, Maine, October 17, 1926

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 12 East Cove Street (See 8-16 Cove Street - East) Ward 1 Within Fire Limits? Yes Dist. No. 2

Owner's or Lessee's name and address A. Modes, 12 East Cove Street Telephone

Contractor's name and address Thos. Skinner Co., 127 Main St. So. Portland Telephone 7734

Architect's name and address Telephone

Proposed use of building 2 car garage No. families

Other buildings on same lot Dwelling 1 family No. families

Description of Present Building to be Altered

Material No. stories Heat Style of roof Roofing

Last use No. families

General Description of New Work

To erect 2 car metal garage, angle iron construction,

Details of New Work

Size, front depth No. stories Height average grade to highest point of roof

To be erected on solid or filled land? earth or rock?

Material of foundation Cedar posts Thickness, top bottom

Material of underpinning Height Thickness

Kind of roof pitch Roof covering metal of lining

No. of chimneys no Material of chimneys Type of fuel Distance, heater to chimney

Kind of heat no Type of fuel Distance, heater to chimney

If oil burner, name and model Distance, heater to chimney

Capacity and location of oil tanks

Is gas fitting involved? Size of service

Corner posts Sills 4x4 Girt or ledger board? Size

Material columns under girders Size Max. on centers

Studs (outside walls and carrying partitions) 2x4-16" O.C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.

Joists and rafters: 1st floor Dirt, 2nd , 3rd , roof metal

On centers: 1st floor , 2nd , 3rd , roof

Maximum span: 1st floor , 2nd , 3rd , roof

If one story building with masonry walls, thickness of walls? height?

If a Garage

No. cars now accommodated on same lot no, to be accommodated 2

Total number commercial cars to be accommodated none

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? no

Miscellaneous

Will above work require removal or disturbing of any shade tree on a public street? no

Plans filed as part of this application? yes No. sheets 1

Estimated cost \$ 275. No. sheets 1

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 fee \$.75

COPIED
INSPECTION COPY

Signature of owner

A. Modes

Oliver P. Sanborn

Thos. Skinner Co.

James E. Fogg

CITY OF PORTLAND

860

Ward 1 Permit No. 28259

870
W. East Ave St.

A. Mader

Date of permit 10/24/28

... closing-in

inspn. closing-in

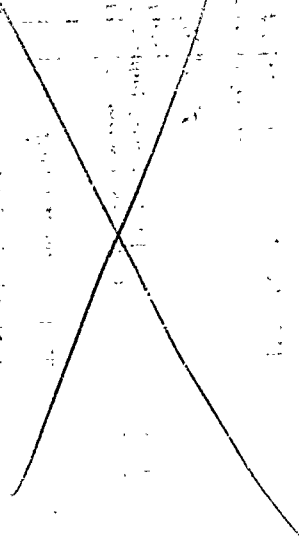
Final Notif.

Final Inspn. 12/6/28 at the

Cert. of Occupancy issued

NOTES

Of. Bann is line about O.K.



6536-

July 7, 1928.

Mr. Thomas A. Tatso
36 Vesper Street
Portland, Maine.

Dear Sir:

I find that the two car garage which you propose to build for Abraham Moses at No. 12 Cove Street is located within the limits of Fire District No. 1 where a wooden building is not permitted by the Ordinance.

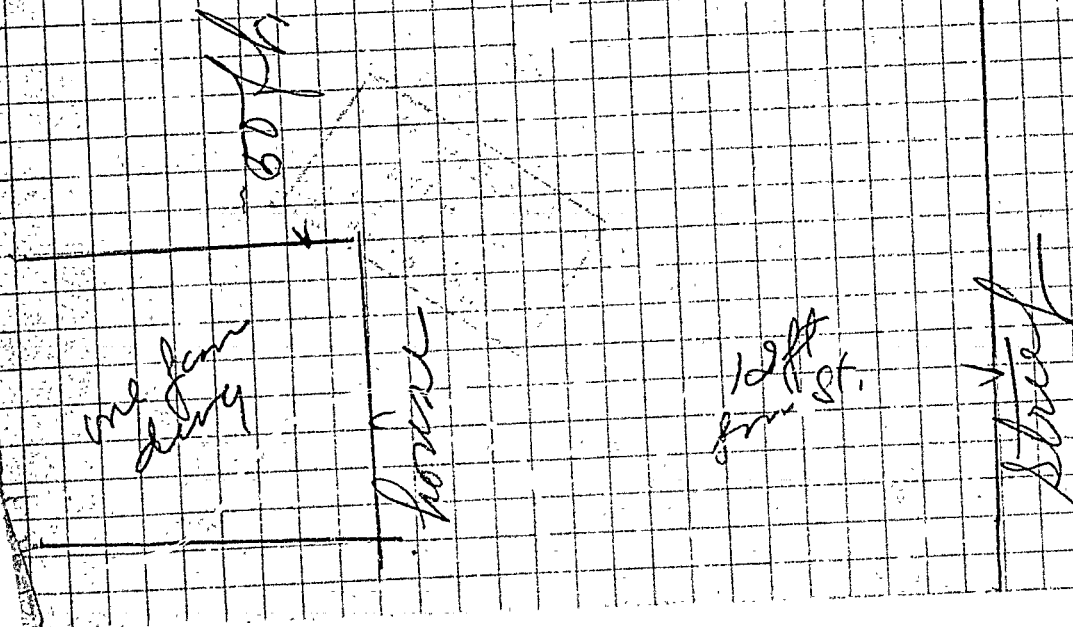
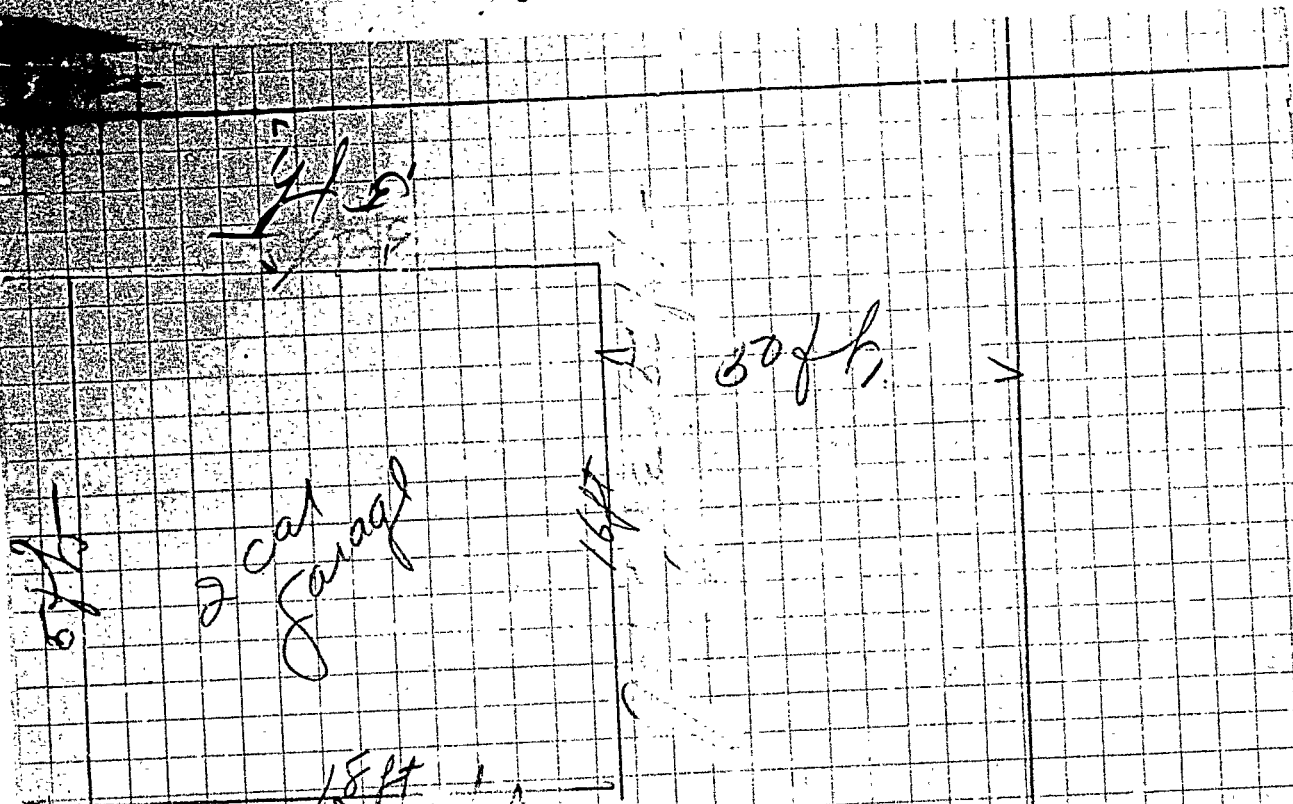
We are, therefore, unable to issue a permit for this wooden garage. The law requires that buildings in the Fire District have their outside walls built of incombustible material through their entire thickness.

If you decide to change the construction of this building to comply with the law, you should come to this office and so indicate upon the application. If, on the other hand, you decide not to proceed with the work and will return the receipt for the fee paid, your money will be refunded by voucher.

Very truly yours,

Inspector of Buildings.

TH/MP





APPLICATION FOR PERMIT

Class of Building or Type of Structure Th

Permit No. _____

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

Portland, Maine, 4

The undersigned hereby applies for a permit to erect ~~after 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 12 Cove Street, (See 5101 Cove Street - East)

Ward 9

Within Fire Limits? No Dist. No. _____

Owner's or Lessee's name and address Abraham Modes, 12 Cove St.

Contractor's name and address Thomas A. Tatro, 36 Yeager St. Telephone _____

Architect's name and address _____ Telephone P 1302 M

Proposed use of building 2 car garage No. families _____

Other buildings on same lot Dwelling house 1 family

Description of Present Building to be Altered

Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____

Last use _____ No. families _____

General Description of New Work

To erect frame 2 car garage

Details of New Work

Size, front 16' depth 18' No. stories 1 Height average grade to highest point of roof 10'

To be erected on solid or filled land? solid earth or rock? earth

Material of foundation Concrete Thickness, top _____ bottom _____

Material of underpinning _____ Height _____ Thickness _____

Kind of roof Pitch Roof covering Asphalt roofing Class C Und. Lab.

No. of chimneys no Material of chimneys _____ of lining _____

Kind of heat no Type of fuel _____ Distance, heater to chimney _____

If oil burner, name and model _____

Capacity and location of oil tanks _____

Is gas fitting involved? no Size of service _____

Corner posts 4x6 Sills 4x6 Girt or ledger board? _____

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.

Joints and rafters: 1st floor Concrete, 2nd _____, 3rd _____, roof 2x6

On centers: 1st floor _____, 2nd _____, 3rd _____, roof 24"

Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____

If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

No. cars now accommodated on same lot no, to be accommodated 2

Total number commercial cars to be accommodated no

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? no

Miscellaneous

Will above work require removal or disturbing of any shade tree on a public street? no

Plans filed as part of this application? yes No. sheets 1

Estimated cost \$ 200. Fee \$.75

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

INSPECTION COPY

Signature of owner

Abraham Modes

T.A. Tatro

Ward 2 Permit No. _____
Location 12th Cove St
Owner Abraham Moses
Date of permit _____
Notif. closing-in _____
Inspn. closing-in _____
Final Notif. _____
Final Inspn: _____
Cert. of Occupancy issued _____

NOTES



Location, ownership and detail must be correct, complete and legible. Separate application required for every building. Plans must be filed with this application.

APPLICATION FOR PERMIT TO BUILD (3D CLASS BUILDING)

Portland, Me., May 11, 1923 19

TO THE

INSPECTOR OF BUILDINGS

The undersigned hereby applies for a permit to build, according to the following

Specifications:—

Location 510 12 East Cove Street Ward 9 Fire Limits? no
Name of owner is? Josephine Gracie Address 12 E Cove Street
Name of mechanic is? Ernest Gracie Address " " "
Name of architect is? _____ Address _____
Proposed occupancy of building (purpose)? wagon shed
If a dwelling or tenement house, for how many families? _____
Are there to be stores in lower story? _____
Size of lot, No. of feet front? _____; No. of feet rear? _____; No. of feet deep? _____
Size of building, No. of feet front? 15ft; No. of feet rear? 15ft; No. of feet deep? 12ft
No. of stories, front? 1; rear? _____
No. of feet in height from the mean grade of street to the highest part of the roof? 12ft
Distance from lot lines, front? _____ feet; side? _____ feet; side? _____ feet; rear? _____
Firestop to be used? yes
Will the building be erected on solid or filled land? _____
Will the foundation be laid on earth, rock or piles? _____
If on piles, No. of rows? _____ distance on centres? _____ length of? _____
Diameter, top of? _____ diameter, bottom of? _____
Size of posts, 4 x 6 Studding 2 x 4 16 O. C. Sills 4 x 8 Roof Rafters 2 x 6 24 O. C. Girders 6 x 8
Size of girts 4 x 4
Size of floor timbers? 1st floor 2x8, 2d _____, 3d _____, 4th _____
O. C. " " " " 16, 2d _____, 3d _____, 4th _____
Span " " " " not over 16ft, 2d _____, 3d _____, 4th _____
Will the building be properly braced? _____
Building, how framed? _____
Material of foundation? _____ thickness of? _____ laid with mortar? _____
Underpinning, material of? posts height of? _____ thickness of? _____
Will the roof be flat, pitch, mansard or hip? pitch Material of roofing? asphalt
Will the building be heated by steam, furnaces, stoves or grates? _____ Will the flues be lined? _____
Will the building conform to the requirements of the law? yes
Means of egress? _____

If the building is to be occupied as a Tenement House, give the following particulars

What is the height of cellar or basement? _____
What will be the clear height of first story? _____ second? _____ third? _____
State what means of egress is to be provided _____
Scuttle and stepladder to roof? _____

Estimated Cost,

\$ 100.

Signature of owner or authorized representative,

Address,

Ernest Gracie

Plans submitted? _____

Received by? _____

PERMIT MUST BE RECEIVED BEFORE BEGINNING WORK

Plans must be submitted in duplicate, one set to be filed with the Department and the duplicate set thereof (bearing the approval of the Inspector of Buildings) shall be kept on the work and exhibited on demand.