

72-98 BOYD STREET



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



are responsible for complying with the law, whether you know the requirements or not. **Location, ownership, and detail must be correct, complete and legible. Separate application required for every building.**

This Application and Get All Questions Settled BEFORE Commencing Work. **APPLICATION FOR PERMIT TO BUILD A PRIVATE GARAGE**
 Failure to Comply May Prove **EXPENSIVE!**

Portland, Me., ²³ May 29, 1925 19

To THE INSPECTOR OF BUILDINGS

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

Location 76 Boyd Street Fire Districts NO Ward ... 2
 Name of owner is? H H Dukett Address 187 Pearl Street
 Name of mechanic is? owner Address
 Proposes occupancy of building (purpose)? Private garage for three
 cars only, and no space to be let. including the eaves
 Not nearer than two feet from any lot line, will not obstruct windows of adjoining property.
 A Pyrene fire extinguisher to be kept in garage.
 Size of building, No. of feet front? 18ft; No. of feet rear? 18ft; No. of feet deep? 20ft
 No. of stories? 1
 No. of feet in height from the mean grade of street to the highest part of the roof? 12ft
 Floor to be? cinder
 Will the roof be flat, pitch, mansard, or hip? pitch Material of roofing? asphalt
 Will there be a chimney? NO Will the flues be lined? No stoves to be used.
 Will the building conform to the requirements of the law? yes
 Will the building be as good in appearance as other surrounding buildings? yes
 Have you or any person acting for you previously applied for a permit to build a private garage? NO
 If so, state the particulars
 Vacant lot

Estimated Cost,

\$ 200. Signature of owner or authorized representative, H H Dukett
 Address, 187 Pearl St

APPROVED
Oliver P. Sawyer
 CHIEF OF FIRE DEPT.



APPLICATION FOR PERMIT

Permit No. 2173

Class of Building or Type of Structure Third Class

Portland, Maine, September 27, 1930

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 Sly Side of Boyd St. bet. Box and Anderson Lane (only bldg.) Ward 3 Within Fire Limits? yes Dist. No. 1
Owner's or Lessee's name and address H. H. Dukett, 14 Mayo St. Telephone F 7016
Contractor's name and address Owner Telephone
Architect's name and address
Proposed use of building 2 car garage No. families
Other buildings on same lot none

Description of Present Building to be Altered

Material wood No. stories 1 Heat Style of roof pitch Roofing asphalt
Last use 2 car garage No. families

General Description of New Work

To build one story frame addition 8' x 6' on rear of building

ALL EXTERIOR EXPOSED WOODWORK EXCEPT WINDOW SASHES AND DOORS TO BE COVERED WITH METAL

Details of New Work

Size, front depth No. stories Height average grade to highest point of roof 8'
To be erected on solid or filled land? solid earth or rock? earth
Material of foundation brick piers Thickness, top bottom
Material of underpinning Height Thickness
Kind of roof flat 2" to foot Roof covering As- metal
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? Size of service
Corner posts 4x4 Sills 4x8 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 concrete, 2nd, 3rd, roof 2x4
On centers: 1st floor, 2nd, 3rd, roof 16"
Maximum span: 1st floor, 2nd, 3rd, roof 6'

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

If a Garage

No. cars now accommodated on same lot 2, 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 \$ 30. Fee \$.50

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 owner H. H. Dukett

INSPECTION COPY

Oliver T. Sanborn

CHIEF OF FIRE DEPT.

PERMIT ISSUED

OCT 1 1930

2173



APPLICATION FOR PERMIT

PERMIT ISSUED
0603

Class of Building or Type of Structure Third Class

MAY 13 1936

Portland, Maine, May 13, 1936

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 Anderson Lane (72-98 Royal Ward 5 Within Fire Limits? yes Dist. No. 1

Owner's or Lessee's name and address Philip O. Clifford, 250 Foyd Est. Telephone _____

Contractor's name and address F. N. Harewell, 137 Oxford St. Rear Telephone no

Architect's name and address _____

Proposed use of building _____ No. families _____

Other buildings on same lot _____

Plans filed as part of this application? _____ No. of sheets _____

Estimated cost \$ _____ Fee \$ ~~1.00~~ 1.50

Description of Present Building to be Altered

Material wood No. stories 1 Heat _____ Style of roof _____ Roofing _____

Last use Fish House (make house) No. families _____

General Description of New Work

To demolish building app. 18' x 30'

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

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

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

Material of foundation _____ Thickness, top _____ bottom _____

Material of underpinning _____ Height _____ Thickness _____

Kind of Roof _____ Rise per foot _____ Roof covering _____

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

Kind of heat _____ Type of fuel _____ Is gas fitting involved? _____

Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____

Material columns under girders _____ Size _____ Max. or 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 _____, 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 _____

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 the State and City requirements pertaining thereto are observed? yes

Philip O. Clifford, Agent

Signature of owner F. R. W. [unclear]

INSPECTION COPY



(B) LIMITED BUSINESS ZONE
CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

COMPLAINT NO. C-50-63

COMPLAINT

INSPECTION COPY

Assessor: 24B1

Date Received 6/8/50

Location 72-98 Boyd St., Corner Anderson Lane

Use of Building Auto repair

Owner's name and address Isabel A. Damon Est., & Philip G. Clifford Telephone Interest each 1/2

Tenant's name and address Kaplan & Silverman, 67 Boyd St. Telephone 5-0873

Complainant's name and address Mr. Albert H. Chandler, R 195 Franklin St. Telephone 129 57

Description:

6/8/50 There were from a dozen to twenty wrecks of automobiles on this lot and evidently someone had been wrecking them to get the parts out.

6/8/50 From the owner I found out that the lot was being used by Kaplan and Silverman, junk and secondhand automobile dealers. Upon phoning Mr. Kaplan he blamed the wrecking of the cars onto boys, intimated that they had no intention of having an automobile graveyard there, and promised faithfully that he would have all of the cars and material removed from the lot without fail before June 22. W McD

8/16/50 - Explained to Mr. Silverman allowable use of lot and the appeal rights. He said he would again clear up. W McD

1951 Buick open Kaplan & Silverman Co.

Barney Kaplan

Samuel Silverman 747 Bar Carter

5/26/50 - 5 pass cars left + one small truck and 600 truck body

5/23/50 Mr. Chandler says they will clean up lot. P. H.

C/50/63
72/98 Boyd Street

WMCD/5/24/51

Mr. Barney Kaplan
17 Lancaster Street
Mr. Samuel Silverman
17 Lancaster Street

May 21, 1951.

Copies to: Isabel A. Bacon Est.
Phillip Q. Clifford, Trustee
57 Exchange Street
Corporation Council

Gentlemen:

Inspection of the lot at 72-98 Boyd Street, corner of Anderson Lane shows that each of you as members of the firm of Kaplan & Silverman Company are again responsible for using this lot in violation of the Zoning Ordinance as applied to the Limited Business Zone in which the lot is located—and this despite the fact that the application of the Zoning Ordinance to this lot with regard to this type of business was fully explained to each of you in June 1950 when you had a dozen or more wrecks of automobiles on the lot and someone (you claimed it was boys) was wrecking the cars bit by bit to get the parts out.

Inspection today discloses that there are nine former passenger cars in various states of incapacity, three motor trucks in similar condition and one old truck body besides one or more parts of motor vehicles on the ground.

You are both well aware that the retail sale of goods from this lot is allowable; but also that the parking of more than one commercial automobile there in any condition and the taking the cars apart either all at one time or bit by bit is not allowable under the Zoning Ordinance.

On a former occasion all of this was explained to each of you, but experienced such delay and at least one fruitless process before we got the lot cleared up. Now it is back in the same or a worse condition.

As I am required to do by law, the situation is being reported to the Corporation Council with the recommendation that if all of the wrecked automobiles and trucks are not removed from the premises before Friday, May 25, 1951, proceedings be started against you without further notice for violation of the Zoning Law.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMCD/B

Barney: Bob and I seemed to learn in Municipal Court on Saturday that the best thing for us to do in cases of violation of the Zoning Ordinance or the Building Code is not to give violators more than one chance to clear up and then take the matter over there without delay—thus to counteract the impression that orders and notices from your office and from this department can be taken very lightly.

Warren McDonald

Complaint 72-98 Boyd Street,
corner of Anderson Lane

May 21, 1951

Mr. Albert H. Chandler
Rear 195 Franklin Street
Portland, Maine

Dear Mr. Chandler:

There are a few quirks about the situation at 72-98 Boyd Street, corner of Anderson Lane which make it a little difficult to proceed against Kaplan & Silverman and fairly easy for them to violate the Zoning Law and keeping us from proving that they are violating it.

This lot is in a Limited Business Zone where retail sale of goods is allowable whether automobiles, automobile parts or anything else.

I examined the lot this morning and find there nine former passenger cars in various conditions besides three trucks and one former truck body in similar condition. The storage of more than one commercial automobile there is clearly in violation of the Zoning Ordinance, so there is no doubt about the violation as far as that act is concerned. They are likely to claim however that they are selling these wrecks as they are. If that were true they would have a right to do it under the Zoning Ordinance; but I doubt if it is true. I have an idea that they are taking parts out of the cars or trucks to sell, and I believe the act of taking the cars or trucks apart, whether done in one complete wrecking job or bit by bit is contrary to the Zoning Ordinance.

Before when we were after these people they claimed that they were not taking anything from the cars, but that boys were wrecking them. Perhaps that was and is true as far as damage by boys is concerned.

If this case comes to a show-down, however, and we mean to keep after it, our case will be strengthened immeasurably if we can have testimony ready to use (we probably will not have to use it) that at a certain time one of the partners or one of their employees was seen either taking cars or trucks apart or taking parts out of them.

Perhaps you are more effected by this situation than anyone else, and it would be appreciated if someone in your household would observe the situation frequently and if anyone is seen taking anything from the cars or taking them apart in any way note the time and who it was, if you know, or at least try to identify the party as being responsible to Kaplan & Silverman. If you are able to do this I hope the information will be written down so that there will be no doubt about it. We do not want to go ahead on insignificant evidence, but we do mean to clear up this irritating situation.

I tried to reach you by phone without success, therefore this letter.

Very truly yours,

W McD/B

Warren McDonald, Inspector of Buildings.

July 24, 1956

Inq. 55-61 Lancaster St., corner of Boyd St. & 72-98 Boyd St., corner of Fox St.,
concerning possible use for trucking terminal

Mrs. Isabelle C. Damon
Buckfield, Maine

Copy to Director of Planning
Robert B. Hotaling

Dear Mrs. Damon,

Your letter of July 16 inquires whether the land at 55-61 Lancaster St., corner of Boyd St. (64-68) with a frontage of 100 feet on Lancaster St. and 75 feet on Boyd St. (7,514 sq. feet), and the land at 72-98 Boyd St., corner of (128-136) Fox St. with frontage of 350 feet on Boyd and 108 feet on Fox (35,966 sq. feet)—both lots owned jointly by Richard Anderson, Isabelle Damon, and Charles Coleman, could be used for a trucking terminal, since you have a chance to sell the land for that purpose.

This department has the duties of interpreting and applying the Zoning Ordinance, and both of these lots are located in a zone classified as Limited Business. Use as a trucking terminal does not seem to fit into any of the allowed uses in such zones. It could hardly be classified as a retail business or service which is the principal characteristic of Limited Business Zones. In such zones parking or storage of commercial motor vehicles is limited to only one at any one time except as authorized otherwise by the Board of Appeals—which would seem to exclude the use on that point alone.

In your letter you asked if the Planning Board would offer any objection to the property being used for commercial purposes. The Planning Board would hardly enter into the question unless you were to seek an exception to the requirements of the Zoning Ordinance from the Zoning Board of Appeals which is your right. In case of such an appeal the Planning Board often makes recommendations to the Appeal Board.

In event you feel that the property is not properly classified as to zone under the Zoning Ordinance, then your approach would be to Director of Planning Robert B. Hotaling whom, I feel sure, would be glad to consider any proposition which you may make for reference to the Planning Board.

Very truly yours,

Warren McDonald
Inspector of Buildings

WiscD/B

30

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

April 14, 1960

Portland Redevelopment Authority
389 Congress Street
Portland, Maine

Gentlemen:

With relation to permit applied for to demolish a building or portion of building at 80 Boyd Street it is unlawful to commence demolition work until a permit has been issued from this department.

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

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

Very truly yours,

Albert J. Sears

Albert J. Sears
Inspector of Buildings

AJS/H

Eradication of this building has been completed.

Norman M. Winch



RS RESIDENCE ZON.

APPLICATION FOR PERMIT

Class of Building or Type of Structure

Portland, Maine

April 12 1960

PERMIT ISSUED

00365

APR 15 1960

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair demolish install the following building structure equipments 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 80 Boyd St. Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Portland Redevelopment Authority, 389 Congress St. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Bay State Wrecking Inc. Boston, Mass. Telephone _____
 Architect _____ Specifications _____ Plans _____ No. of sheets _____
 Proposed use of building _____ No. families _____
 Last use _____ Fisherman's Bldg. No. families _____
 Material _____ No. stories 1 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ _____ Fee \$ 50

General Description of New Work

To demolish existing 1-story building (fisherman's shack)

No sewer connections.

Excluded from letter dated 4-14-60
 It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. **PERMIT TO BE ISSUED TO** contractor

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
 Is connection to be made to public sewer? _____ If not, what is proposed for sewage? _____
 Has septic tank notice been sent? _____ Form notice sent? _____
 Height average grade to top of plate _____ Height average grade to highest point of roof _____
 Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
 Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
 Material of underpinning _____ Height _____ Thickness _____
 Kind of roof _____ Rise per foot _____ Roof covering _____
 No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
 Framing Lumber—Kind _____ Dressed or full size? _____ Corner posts _____ Sills _____
 Size Girder _____ Columns under girders _____ Size _____ Max. on centers _____
 Kind and thickness of outside sheathing of exterior walls? _____
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
 Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
 On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
 Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
 If one story building with masonry walls, thickness of walls? _____ height? _____

Is a Garage

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

APPROVED:

Miscellaneous

Will work require disturbing of any tree on a public street? NO
 Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? YES

Portland Redevelopment Authority
 Bay State Wrecking Inc.

INSPECTION COPY

Signature of owner

by: *[Signature]*

F.M.

NOTES

4/29/60 *Remedial work*
at the site of Allan

Lined area for handwritten notes, containing a large handwritten 'X' mark.

Permit No. 601 365
 Location So. Bay Dr.
 Owner William C. Lovelace, Jr.
 Date of permit 4/15/60
 Notif. closing-in _____
 Inspn. closing-in _____
 Final Nat'l _____
 Cert. of Occupancy issued _____
 Staking Out Notice _____
 Form Check Notice _____

W. C. Lovelace, Jr.