

13 CHATHAM STREET

SPIN-WALKER

Full cut # 920R - Half cut # 920R - Full cut # 920R - Full cut # 920R

24



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, Jul 5, 1951

PERMIT ISSUED
01206
JUL 5 1951
CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~demolish~~
in accordance with the Laws of the State of Maine, the Building C.
specifications, if any, submitted herewith and the following specific. or

~~demolish~~ the following building ~~structure~~
Ordinance of the City of Portland, plans and

Location 13 Chatham Street Within Fire Limits? yes Dist. No. _____
Owner's name and address Michele Crimo, Deer Street Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Russell Haney and Lester M. Withee, 114 Park St. Telephone _____
Architect _____ Specifications _____ Plans no No. of sheets _____
Proposed use of building _____ No. families _____
Last use apartment house No. families 6
Material wood No. stories 3 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot none
Estimated cost \$ _____ Fee \$ 1.00

General Description of New Work

To demolish 3-story frame apartment house approximately 28' x 40'.
Do you agree to tightly and permanently close all sewers or drains connecting with
public or private sewers from this building or structure to be demolished, under
the supervision and to the approval of the Department of Public works of the
City of Portland? YES

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** contractors

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:

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
Michele Crimo

Signature of owner by: Lester M. Withee

INSPECTION COPY

NOTES

7/18/51 - No work started E. & S.
8/14/51 - Work started E. & S.
9-6-51. Work progressing. etc



Permit No. 51/1204
Location 1310 Graham St
Owner Michele Crino
Date of permit 7/5/51
Noif. closing-in
inspn. closing-in
Final Notif.
Final Inspn. 10-16-51, 11/18
Cert of Occupancy issued 11/18/51

April 4, 1949

Administrator, Estate of Stefano Minervino (Deceased)
41 Middle Street
Portland, Maine

Dear Sir:

This letter is being sent to you as it is our understanding that you are the administering heir for the Minervino estate located at 17 and 19 Cushman Street, Portland, Maine.

Recent inspection by our Department reveals faulty deficiencies on said premises that are in need of immediate correction. Your attorney Mr. Thomas L. Clarke has already willingly cooperated to some extent in helping eliminate considerable water in the cellar containing sewage. However much of this odor still remains as well as muck containing sewage on cellar floor.

This should be entirely removed, floor and walls thoroughly washed down, walls white washed and floor covered with chloride of lime.

Upon the first floor a toilet backed up and the contents, although partly dried still remains and this must be cleaned up sanitarily.

The present toilet fixtures are all of the short hopper type and the porcelain glaze is worn off therefore does not meet the State Plumbing Code requirements. These should be replaced with newer type fixtures, as the present kind cannot be replaced according to regulations.

All broken plaster to be repaired as well as broken windows re-set. The outside stairs are in need of repairs.

The Building, Fire and Electrical Divisions presumably will write you directly as to what may be required by them.

Kindly advise us at an early date as to your intentions in this matter. Your cooperation will be greatly appreciated.

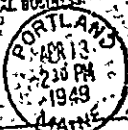
Very truly yours

Albert D. Foster, M.D.
Health Officer

CC: Thos. L. Clarke, Atty.
197 Exchange St.

Post Office Department

OFFICIAL BUSINESS



QUALITY FOR POSTAGE TO THE DEPARTMENT OF POSTAGE, INC.

UNIT
EX OF DELIVERY
CITY

Return to Department of Building Inspection
(NAME OF SENDER)

Street and Number
or Post Office Box Room 21, City Building, Portland, Maine

REGISTERED ARTICLE

INSURED PARCEL

PORTLAND,

MAINE.

Form 6500-B (Nov. 11-49)
Receipt for Registered Article No. 13343
Fee paid 25 cents. Class postage 1
Declared value M Surcharge paid, \$
Return Receipt fee 5 Spl. Del'y fee
Delivery restricted to addressee?
Person or order. Fee paid
Accepting employee with photo, his initials in space
allowing restricted delivery.
OFFICE TO SEND TO - Enter below name and address of addressee as identification. Preserve and submit
in receipt in case of inquiry or application for indemnity.
M. M. M.
(Name of addressee) (F. O. and State of address)



C-19-52-I
(13-17 Chatham Street)
Registered Mail
5/13/49/T

April 12, 1949

Mr. Samuel Minervino, Executor
Stefano Minervino Heirs
46 St. Lawrence Street
Portland, Maine

Subject: Notice and order relating to unsafe
or dangerous condition at 13-17 Chatham Street

Dear Sir:

Certain parts of the 6-apartment building at 13-17 Chatham Street and open outside porches in connection therewith are found to be broken, weakened or out of repair so as to be unsafe or dangerous—as described below. This is an order, required by Section 109 of the Building Code of Portland (copy enclosed) to change, repair or alter this building and its attached structures in such a way as to permanently correct these dangerous conditions before May 13, 1949.

You are further ordered to notify the tenants on the south side of the building (toward Fore Street) that the three story open piazza on that side is immediately dangerous and that they are to use the piazza as little as possible until the unsafe conditions are corrected, certainly to avoid having anything heavy placed upon the piazzas or carried across them, or up or down the stairs.

The front wall of the building and the exterior walls on the south side (toward Fore Street) are badly out of plumb, the top of these walls leaning outwards perhaps 10" beyond the bottom. Conditions are such in the cellar that it is difficult to determine what is the cause of this distortion of the building. Part of the concrete block underpinning at the southeast corner has been crushed in some manner.

The three story open piazza on the south side (toward Fore Street), containing stairs which as far as could be seen/present the only means of ingress and egress on that side of the building, has the sill broken away from the corner post, leaving floor joists unsupported; has intermediate post on masonry pier badly rotted and part of the sill also; second and third floor joists are not safely supported either at the outer end or against the building; dangerous piece in floor boards, second floor and other parts of the floors are weak; the center post is twisted; the center beam under the roof is not safely supported at the intermediate post at its outer end.

The three story open piazza on the other side, also with stairs in it, has the center beam on the third floor with unsafe support against the building and the same condition with regard to the cross beams under the roof. There is a hole in the second floor boards and other places of the floors are weak.

While the porch on the south side is much more dangerous than its porch on the other side, it is my belief that the only permanent remedy is to rebuild both porches. There are several conditions in connection with each porch which are so unsafe that should that particular feature fail it is quite possible that the entire porch would be collapsed. To reconstruct the porches or to make an extensive repairs, requires a permit from this department and with the application for the permit must be filed a comprehensive plan to scale showing all details as to foundations, and framing members so as to determine compliance with the Building Code before any such permit is issued.

Inside the building, the second floor apartment on the north side has a number of plastered ceilings in dangerous condition and much of the plaster on ceiling of the kitchen and bathroom has already fallen. In the second floor apartment on the south

Mr. Samuel Minervino, Executor

April 12, 1949

side the plastered ceilings on the two front rooms are in danger of falling, and some of it has fallen in the very front room.

Exposed in the cellar are some floor joists of first floor which have practically failed and some have been cut off. The iron pipe columns under the girder, being set right down in the moist earth at the floor level, are corroding badly and will eventually fail.

It is necessary that you acknowledge receipt of this letter and advise before April 19 what you intend to do to make good defects in this building and any others that may not have been noted, since all of the apartments were not examined.

Other departments of the City interested in safety may have other defects to be reported to you separately. There is enclosed herewith at the request of the Health Department a letter with regard to defects in the building from Dr. Foster, Health Officer.

Very truly yours,

Inspector of Buildings

WEd/G
Enclosure: Letter from Health Officer
CC: Mr. Thomas L. Clarke
197 Exchange Street

Dr. Albert D. Foster
Health Officer
Attn: William B. Bunting
Chief Inspector



(G) GENERAL BUSINESS ZONE
 CITY OF PORTLAND, MAINE
 DEPARTMENT OF BUILDING INSPECTION

Complaint No. C-49-52

COMPLAINT

INSPECTION COPY

Date Received 3/23/49

Location 13-17 Chatham Street Use of Building _____
 Owner's name and address Stefano Mineryno Hrs., 41 Middle Street Telephone _____
 Tenant's name and address Samuel Mineryno, Esq. 46 St Lawrence Telephone _____
 Complainant's name and address Health Dept., Telephone _____

Description: Defective outside structures, stairways, railing, flooring and plaster.

4/12/49 - Front wall 10 ft
 12 ft out of plumb - with
 wall with the same to be
 bulge at top of under
 framing - concrete floor
 and framing at end
 east corner - concrete
 3 - sections of floor joists
 with stains on both
 side - part of 1st floor
 sill broken loose for
 corner post - interior
 post - pin rotten
 part of wall - not
 3 wall for frame not
 safely and fastened at
 corner and at
 floor joists
 floor joists
 2nd floor - 2nd floor
 in floor - wash -
 center post - wood
 center beam under
 roof - roof
 and 2nd floor - at top
 and under front
 3 story of front
 west side
 Center beam (over)

(G) GENERAL BUSINESS ZONE

Complaint No. G-49-52

Location 15-17 Chatham St.

Date Received 3/23/49

Date Disposed of 2-25-50

4/12/49 - 4/25/49
under

4/9/57 - regarding front
City because of the width
of the lot, the City could
construct a garage on
this lot, garage, estimate
the following answer: Only
type of garage, service repair
garage, could be built on
this lot under the zoning
ord. because the lot is
in a general business zone
and these would
be some limitations on
the class of construction
of public bldg., a
wooden frame bldg.
not being allowed, be-
cause the property is
in Fire District No. 1.
W.M.H.

NOTES

under 3rd floor
garage
back room
fire
some
them



CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Complaint No. C-28-149

COMPLAINT

INSPECTION COPY

Date received Aug. 15, 1938

Location 15 - 17 Chatham Street Use of Building Tenement - 6 families
Owner's name and address Stano, Mariano 41 Middle St Telephone _____
Tenant's name and address _____ Telephone _____
Complainant's name and address A. J. S. Telephone _____

Description Frame building, especially two 5 story piazzas in dangerous condition.

*9/15/38 Citing with 1st floor
apartment of Edward D. Tolan,
as failing. Reason
1-2-39-48. Mrs. Miramio,
contractor, says
his attorney has
charged this property
He will get in
touch with his
attorney and find
out what is to
be done with
this property.
17/3*

Complaint No. C 38-149

Location 13-17 Chatham

Received 8/15/38

Date Disposed of

NOTES

8/15/38 - This is a building of the middle of each side of the street. It is a two-story building with a porch on the front. The porch is made of stone and has a railing. The building is in poor condition. The porch is cracked and the roof is leaking. The walls are peeling and the windows are broken. The building is located on the corner of Chatham and ...

10/25/42 - From Phillip ...

1/17 - and ...

1/28/43 - Letter ...

How on the other side. Rear wall appears to be in bad shape. The two upper divisions on each side are occupied at present. This should be given immediate attention. This was done when called. ...

1/17/38 - Letter - ...

2/6/38 - Mr. ...

1/28/43 - Letter - ...

C-38-149-1
R.M.
C-8-48-1

May 19, 1943

Subject: Dangerous condition of the building at 15-17 Cranston Street

Mr. Stefano Minervino,
41 Middle Street,
Portland, Maine

Dear Sir:

A portion of one ceiling in the above building has fallen and other ceilings in the building threaten to fall, and a number of other conditions in the building, too numerous to mention, threaten danger to the occupants of the building.

As authorized and directed by Section 208-1 of the Building Code of the City of Portland, copy attached hereto, you are hereby directed to have all of these dangerous conditions made undisturbedly and at least temporarily safe not later than June 7, 1943, and in the meantime to take every precaution to avoid injury to the occupants of the building.

Under the same section of the Building Code you are further directed to have all dangerous parts of the building made permanently safe and sound on or before July 1, 1943.

Very truly yours,

When making inspection as to temporary repairs and this ought to be attended to on June 8th, will the inspector please look over the rear piazza on which the original complaint was based and make a report so that if that must be rebuilt or thoroughly strengthened, I can write another letter to the Board of Health on that score.

Att. Mr. Warren Eddy
244 Middle St.

W.McD.

Chief Sanborn

5/27/43

Mr. McDonald:

You have somewhere a complaint - C-38-149 -
about a tenement house at 17 Chatham St. Tenant
on 3rd floor. (Joseph Phillip) says building
inside and out in terrible condition. Only
one stairway (I called Fire Dept. on this).
Tenant says Kitchen ceiling fell on stove today.
Probably from so much rain. Has three small
children (twins two weeks old) and is afraid
to have them in some of the rooms. Owner will
not do a thing. Says he can get out.

P.H.

FRED F. LAWRENCE, TREASURER
CARLOS L. HILL, ASST. TREASURER

WILLIAM W. THOMAS, PRESIDENT
ROBERT BRAUN, VICE PRESIDENT

F. BURLY SMITH
JAMES W. HOWES, JR.

MAINE SAVINGS BANK

PORTLAND - MAINE

*A.P. & Co.
pls return
this copy
and the info
copy to
with it
9/8/38*

September 2, 1938

Mr. Warren MacDonald
Building Inspector
City Hall
Portland, Maine

RECEIVED
SEP 3 1938
DEPT. OF OLD'G. INSP.
CITY OF PORTLAND

Dear Warren:

In accordance with my previous letter, I have had Mr. Lee thoroughly examine the structure at 17 Chatham Street. He reported to me today as follows:

- Concrete and cement block foundation - O.K.
- Sills - O.K.
- Foundation ends five feet inside of back wall.
- Two rotted posts, outside of rear foundation wall, are being replaced.
- Girders and lally columns in cellar - O.K.

Mr. Lee reported that the building has been remodeled quite recently.

Very truly yours,
Warren D. Eddy
Warren D. Eddy

6 (Rev. Jan. 21, 1935) **1442**
 Registered Article No.
 The Post Office indicated in the Postmark
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 Declared value N.Y. Surcharge paid, \$
 Return Receipt fee 3 Ent. Del'y fee
 Delivery restricted to addressee
 In person or order
 Accepting employee will place in mail space
 indicating restricted delivery



POSTMASTER, see the name of the addressee on back hereof as an identification preserve
 The sender should fill in case of inquiry or application for indemnity
 and submit this receipt to the post office for indemnity fee ranging from 15 cents for indemnity not
 exceeding \$5 up to \$1 for indemnity not exceeding \$1,000. The fee on domestic registered matter
 without domestic value and for which indemnity is not paid is 15 cents. Consult postmaster as to
 the specific domestic registry fee and surcharge and as to the registry fee chargeable on registered
 parcel-post packages for foreign countries. Fee on domestic registered C. O. D. mail ranges from
 25 cents to \$1.20. Indemnity claims must be filed within one year (C. O. D. six months) from date
 of mailing.

U. S. GOVERNMENT PRINTING OFFICE 68-6853

RETURN RECEIPT

Received from the Postmaster the Registered or Insured Article, the original number of which appears on the face of this Card.

(Signature or initials of addressee)

(Signature of addressee's agent)

Date of delivery

8-7-36 193

Form 3511

C-38-149-I
Reg. Mail
8-1-38-H

August 17, 1938

Giovanni Boddia,
27 Chatham Street,
Portland, Maine

Dear Sir:

An inspector from this office reports that the three story open piazzas of the building which you are reported to own at 13-17 Chatham Street are in such a bad condition as to be imminently dangerous.

As directed by section 11 of the building Code of the City of Portland, copy attached hereto, you are hereby required to have these piazzas thoroughly repaired, strengthened and rebuilt so that they will be undoubtedly and permanently safe and sound at least by August 31, 1938.

In order to avoid accidents and perhaps personal liability on your part I recommend that you post written or printed notices at all entrances to these piazzas warning the tenants and others that might use them that the piazzas are unsafe and may only be entered upon at the risk of those entering. This should be done at once. Railings, posts, and floor timbers are so badly rotted that they are in danger of collapse. It would probably be necessary or at least desirable for you to apply for a building permit to cover rebuilding these piazzas, furnishing with the application a complete plan of the structure that is proposed showing all details of members and supports.

There is something definitely wrong with the structure of the main building, also. The first story wall has a bulge on one side and a corresponding hollow on the other, and the rear wall appears to be in bad condition. I suggest that you have a competent engineer or builder go over the main building thoroughly to determine what is the cause of the trouble in the main building then take steps to correct the trouble or at least to prevent the building from going any further out of shape.

Very truly yours,

WMcD/H

Inspector of Buildings



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 for Alterations, etc.

To the INSPECTOR OF BUILDINGS: Portland, 10-11-1915

The undersigned applies for a permit to alter the following-described building: -
 Location, Whate's Ward, 3 In fire-limits? Yes
 Name of Owner or Lessee H. Kohn Address, 193 Humboldt
 " " Contractor, Joe Rosenberg " 193 Humboldt
 " " Architect, _____
 Material of Building is Wood Style of Roof, Pitch Material of Roofing, Shing.
 Size of Building is 30 feet long; 24 feet wide. No. of Stories, 2 1/2
 Cellar Wall is constructed of Stone is 20 inches wide on bottom and batters to 20 inches on top.
 Underspinning is brick is 8 inches thick; is 3 feet in height.
 Height of Building, _____ Wall if Brick; 1st, _____ 2d, _____ 3d, _____ 4th, _____ 5th, _____
 What was Building last used for? dwelling No. of Families? 3
 Building to be occupied for _____ Estimated Cost, \$ 1500

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK

DETAIL OF PROPOSED WORK

To make 3 stories and build on two porches

IF EXTENDED ON ANY SIDE

Size of Extension, No. of feet long? _____; No. of feet wide? _____; No. of feet high above sidewalk? _____
 No. of Stories high? _____; Style of Roof? _____; Material of Roofing? _____
 Of what material will the Extension be built? _____ Foundation? _____
 If of Brick, what will be the thickness of External Walls? _____ inches; and Party Walls _____ inches.
 How will the Extension be occupied? _____ How connected with Main Building? _____

WHEN MOVED, RAISED OR BUILT UPON

No. of Stories in height when Moved, Raised or Built upon? 3 Proposed Foundations? S&B
 No. of feet high from level of ground to highest part of Roof to be? _____
 How many feet will the External Walls be increased in height? 7 Party Walls _____

IF ANY PORTION OF THE EXTERNAL OR PARTY WALLS ARE REMOVED

Will an opening be made in the Party or External Walls? _____
 Size of the opening? _____ in _____ Story.
 How will the remaining portion of the wall be supported? _____

1-18-500, P. 8481.

Signature of Owner or Authorized Representative Joe Rosenberg
 Address _____