

BYRD-PIECE



Full col. 9201 - Half col. 9202 - Title col. 9203 - 2nd col. 9204



R6 RESIDENCE ZONE

APPLICATION FOR PERMIT

Third Class

Class of Building or Type of Structure

Portland, Maine,

July 27, 1961

PERMIT ISSUED

00923

AUG 1 1961

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 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 1 Byrd Place Within Fire Limits? Dist. No. Owner's name and address Salvation Army, 616 Congress St. Telephone. Lessee's name and address. Telephone. Contractor's name and address Sam Serota, 43 Walton St. Telephone 3-5105. Architect. Specifications. Plans no. No. of sheets. Proposed use of building. No. families. Last use Apartment House & Laundry Use. No. families. Material frame No. stories 1 & 2 Heat Style of roof Roofing. Other buildings on same lot. Estimated cost \$ Fee \$ 5.00

General Description of New Work

To demolish existing 4 and 2 1/2-story frame building.

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 Dept. of Public Works of the City of Portland? Yes.

Land to be used for future construction.

Eradication Notice Sent 7/27/61

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. 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?

APPROVED: [Signature] 8/1/61-agg

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

Salvation Army Sam Serota

CS 301

INSPECTION COPY

Signature of owner by: [Signature]

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

July 27, 1961

Salvation Army
616 Congress St.

With relation to permit applied for to demolish a building or
portion of building at 1 Byrd Place 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 pro-
vides: "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/jg

Eradication of this building has been completed.

J. L. Klein
7-31-61



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, July 27, 1961

PERMIT ISSUED
00926
AUG. 1 1961
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 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 3-5 Byrd Place Within Fire Limits? _____ Dist. No. _____
Owner's name and address Salvation Army, 616 Congress St. Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Sara Serota, 43 Walton St. Telephone 3-5105
Architect _____ Specifications _____ Plans no. _____ No. of sheets _____
Proposed use of building _____ No. families _____
Last use Laundry Use No. families _____
Material frame No. stories 4 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ _____ Fee \$ 6 5.00

General Description of New Work

To demolish existing 4-story frame building.
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 Dept. of Public Works of the City of Portland? Yes.

Land to be used for future construction:

Amendation Notice sent 7/27/61
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 _____
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 3 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:
OW-8/1/61-ajl

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

Salvation Army
Sara Serota

CS 301

INSPECTION COPY

Signature of owner

by:

Sara Serota

NOTES

000000

8/14/61 - work started - Allan

8/28/61 - About demolished -

Allan

10/23/61 - Demolished - Allan

opening left - Allan

11/27/61 - Same - Allan

1/22/62 - Same - Allan

3/5/62 - Same - Allan

8/15/62 - Same - Allan

12/17/62 - New building - Allan

Permit No.	811926
Location	3-5 Bayard Place
Owner	Walter W. ...
Date of permit	8/11/61
Notif. closing-in	
Inspn. closing-in	
Final Notif.	
Final Inspn	
Cert. of Occupancy issued	
Staking Out Notice	
Form Check Notice	

~~8/14/61 - work started - Allan~~

~~8/28/61 - About demolished - Allan~~

~~10/23/61 - Demolished - Allan~~

~~11/27/61 - Same - Allan~~

~~1/22/62 - Same - Allan~~

~~3/5/62 - Same - Allan~~

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

July 27, 1961

Salvation Army
616 Congress Street

Gentlemen:

With relation to permit applied for to demolish a building or portion of building at 3-5 Byrd Place 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/jg

Eradication of this building has been completed.

J. L. Klein
7-31-61



R6 RESIDENCE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, July 29, 1960

PERMIT ISSUED
01020

AUG 1 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 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 Byrd Place (Assessors' Lot 33-N-23) Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Universal Wackins Laundry, Inc., 307 Cumb. Ave. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Benjamin Wrecking Co., 99 Main St., So. Port. Telephone _____
 Architect _____ Specifications _____ Plans _____ No. of sheets _____
 Proposed use of building _____ No. families _____
 Last use Dwelling No. families 2
 Material frame _____ No. stories 2 1/2 Heat _____ Style of roof pitch Roofing _____
 Other buildings on same lot _____ Fee \$ 1.00
 Estimated cost \$ _____

General Description of New Work

To demolish existing 2 1/2 story frame dwelling house.

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 Dept. of Public Works of the City of Portland?
Yes

Land to be left vacant.

Graduation letter sent 7-29-60
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 Benjamin Wrecking Co.

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? _____

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
 Universal Laundry, Inc.
 Benjamin Wrecking Co.

APPROVED:

CS 301

INSPECTION COPY

Signature of owner

James D. Benjamin

RH

NOTES

10/19/60 - 10/20/60
 10/20/60 - 10/21/60
 10/21/60 - 10/22/60
 10/22/60 - 10/23/60
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 12/26/60 - 12/27/60
 12/27/60 - 12/28/60
 12/28/60 - 12/29/60
 12/29/60 - 12/30/60
 12/30/60 - 12/31/60

8/9/60 - Work not started -
Allan

10/20/60 - Same - Allan

10/20/60 - These buildings are
not structurally hazardous
to anyone in the yard. Incident
would be quite questionable.
Called Mr. Spallholz. He
says they have not started
to demolish yet because
they have been moving
their things out of the
building. - They will start
soon - Allan

12/1/60 - No work started -
Allan

2/16/61 - Same - Allan

3/26/61 - Same - Allan

5/11/61 - Same - Allan

6/24/61 - Same - Allan

7/14/61 - New permit issued -
Allan

12/1/60 - No work started -
Allan

2/16/61 - Same - Allan

3/26/61 - Same - Allan

5/11/61 - Same - Allan

6/24/61 - Same - Allan

7/14/61 - New permit issued -
Allan

12/1/60 - No work started -
Allan

2/16/61 - Same - Allan

3/26/61 - Same - Allan

5/11/61 - Same - Allan

6/24/61 - Same - Allan

7/14/61 - New permit issued -
Allan

12/1/60 - No work started -
Allan

2/16/61 - Same - Allan

3/26/61 - Same - Allan

5/11/61 - Same - Allan

6/24/61 - Same - Allan

7/14/61 - New permit issued -
Allan

12/1/60 - No work started -
Allan

2/16/61 - Same - Allan

3/26/61 - Same - Allan

5/11/61 - Same - Allan

6/24/61 - Same - Allan

7/14/61 - New permit issued -
Allan

12/1/60 - No work started -
Allan

2/16/61 - Same - Allan

3/26/61 - Same - Allan

5/11/61 - Same - Allan

6/24/61 - Same - Allan

7/14/61 - New permit issued -
Allan

Permit No.	608/1088
Location	Broadway
Owner	Wm. J. Sullivan
Date of permit	5/1/60
Notif. closing-in	
Inspn. closing-in	
Final Notif.	
Final Inspn.	
Cert. of Occupancy issued	
Staking Out Notice	
Form Check Notice	

AP- Byrd Place-Assessors Lot No. 33-N-23

August 1, 1940

Universal Laundry, Inc.
307 Cumberland Avenue

cc to: Benjamin Wrecking Company
99 Main Street
South Portland, Maine

Gentlemen:

Permits for demolishing three buildings at the above named property are being issued to your contractor, the Benjamin Wrecking Company. It is noted that the permits indicate that the land is to be left vacant after demolition of the buildings. It seems best to inform you, if you are not already aware of the fact, that a certificate of occupancy is required under the Zoning Ordinance for any use of vacant land other than the raising of crops. This can only be issued if the proposed use is lawful in the zone in which the property is located. It is noted that while the land where one of these buildings is located is in a business zone, the locations of the other two are in an R-6 Residential Zone. Thus, if off-street parking were planned for this area, such a use, while allowable in the B-2 Business Zone, would not be allowable in the residential zone without authorization of the Board of Appeals.

Very truly yours,

Albert J. Sears
Inspector of Buildings

AJS:ia

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Universal Laundry Inc.
307 Cumberland Ave.
Portland Maine

July 29 1960

Gentlemen:

With relation to permit applied for to demolish a building or portion of building at Byrd Place 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/jg

Eradication of this building has been completed.

J. H. King
G.K. 7-24-60



F6 RESIDENCE ZC.14

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, July 29, 1960

PERMIT ISSUED
AUG 1960
01019
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 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 Byrd Place (Asstessor's Lo. 33-N-23) Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Universal Laundry, Inc., 307 Cumberland Ave. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Benjamin Wrecking Co., 99 Main St., Co. Port. Telephone _____
 Architect _____ Specifications _____ Plans _____ No. of sheets _____
 Proposed use of building _____ No. families _____
 Last use Laundry use and 2 family dwelling No. families _____
 Material frame No. stories 4 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ _____ Fee \$ 1.00

General Description of New Work

To demolish existing 4-story frame building.

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 Dept. of Public Works of the City of Portland?
yes

Land to be left vacant

Communication letter sent 7-29-60
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 Benjamin Wrecking Co.

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? _____

APPROVED: _____

Miscellaneous

Will work require disturbing of any tree on _____ street?
 Will the _____ be in charge of the above work a person can _____
 see that the State and City requirements pertaining _____
 observed? yes Universal Laundry, Inc.
 Benjamin Wrecking Co.

CS 501

INSPECTION COPY

Signature of owner

Benjamin Wrecking Co.

NOTES

9/8/60 - Work not started -
 Allen
 10/20/60 - same - Allen
 12/1/60 - No work started -
 Allen
 3/30/61 - same - Allen
 8/14/61 - New permit received -
 Allen

Permit No. 60/1019
 Location 3rd St. & 11th Ave.
 Owner W. W. ...
 Date of permit 8/11/60
 Notif. closing-in
 Inspn. closing-in
 Final Notif.
 Final Inspn.
 Cert. of Occupancy issued
 Staking, Out Notice
 Form Check Notice

10/1/60	...
10/15/60	...
10/20/60	...
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CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

July 29 1960

Universal Laundry Inc.
307 Cumberland Ave.
Portland Maine

Gentlemen:

With relation to permit applied for to demolish a building or portion of building at Byrd Place 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/jg

Eradication of this building has been completed.

J. L. Klein
At 7-29-60



B2 BUSINESS ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED

01018

AUG. 1 1960

Class of Building or Type of Structure Third Class

Portland, Maine, July 29, 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 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 Byrd Place (Assessor's Lot 33-N-23) Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Universal Laundry, Inc., 307 Cumberland Ave. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Benjamin Wrecking Co., 99 Main St., So. Fort. Telephone _____
 Architect _____ Specifications _____ Plans _____ No. of sheets _____
 Proposed use of building _____ No. families _____
 Last use Dry cleaning and apts. No. families 2
 Material frame _____ No. stories 4 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ _____ Fee \$ 1.00

General Description of New Work

To demolish existing 4-story frame building

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 Dept. of Public Works of the City of Portland?
Yes

Land to be left vacant

Graduation letter sent 7-29-60
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 Benjamin Wrecking Co.

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? _____

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

Universal Laundry, Inc.
Benjamin Wrecking Co.

INSPECTION COPY

Signature of owner

Edward D. Benjamin

P.H

NOTES

8/19/60 - Work not started -
Allan
10/20/60 - Same - Allan
12/1/60 - Work started -
Allan
3/30/61 - Same - Allan
8/14/61 - New permit issued -
Allan

Permit No.	60-10018
Location	Bay Area, Cal.
Owner	W. H. ...
Date of permit	8/11/60
Notif. closing-in	
Inspn. Closing-in	
Final Notif.	
Final Inspn.	
Cert. of Occupancy issued	
Staking Out Notice	
Form Check Notice	

~~[Table with 4 columns: Description, Date, Location, Amount]~~

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CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

July 29 1960

Universal Laundry Inc.
307 Cumberland Ave.
Portland Maine

Gentlemen:

With relation to permit applied for to demolish a building or portion of building at Byrd Place 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/jg

Eradication of this building has been completed.

J. L. Kleinf.
OK.
7-29-60

INQUIRY BLANK

Please file

ZONE B-2+R-6

FIRE DIST. 1

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Date 4/10/59

Verbal
By Telephone
By letter

LOCATION Byrd Place OWNER _____

MADE BY Walter Spallholz, Mgr. TEL. 3-7721 3-0206

ADDRESS Universal Laundry, 301 Cumberland Avenue

PRESENT USE OF BUILDING Storage + Vacant NO. STORIES _____

LAST USE OF BUILDING _____ CLASS OF CONSTRUCTION _____

REMARKS _____

INQUIRY 1- If wood frame buildings were to be torn down, could vacant land be used for off-street parking in connection with laundry?

ANSWER 1- Called Mr. Spallholz and told him that authorization from the Board of Appeals would be necessary. AJS

DATE OF REPLY 4/14/59 REPLY AJS

City of Portland, Maine
Board of Appeals
—ZONING—

Denied
5/4/56

April 16, 1956 ... 19

56/34

To the Board of Appeals:

Your appellant, Universal Laundry Inc. , who is the owner of property at Byrd Place (Assessor's Lot 33-N-23) , respectfully petitions the Board of Appeals of the City of Portland to permit an exception to the regulations of the Zoning Ordinance relating to this property, as provided by Section 18, Paragraph E of said Zoning Ordinance. Building permit intended to authorize change of use from living quarters to storage space in connection with the laundry business of the entire first floor of the remaining part of the four-story building located on Assessor's Lot No. 33-N-23 (Byrd Place), the greater part of the building having been demolished, and certificate of occupancy to allow the use of the land made vacant by demolition referred to above for the parking of company-owned motor vehicles are not issuable under the Zoning Ordinance because the property is in an Apartment House Zone where according to Section 8A of the Ordinance such uses are not allowable.

The facts and conditions which make this exception legally permissible are as follows:
An exception is necessary in this case to grant reasonable use of property where necessary to avoid confiscation and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

UNIVERSAL LAUNDRY INC.

By *Edward T. Colley*
Appellant

After public hearing held on the 4th day of May, 1956,

~~the Board of Appeals finds that an exception is~~
Since an exception to the Zoning Ordinance can be granted only by a unanimous vote of the Board of Appeals and since the vote in this case was as follows, the appeal must be denied:

IN FAVOR OF: John W. Lake
OPPOSED: Edward T. Colley, William H. O'Brien, Ruth D. Walsh & Carleton G. Lane.

It is, therefore, determined that exception to the Zoning Ordinance may not be permitted in this specific case.

Ruth D. Walsh
Acting Chairman

BOARD OF APPEALS

DATE: May 4, 1956

HEARING ON APPEAL UNDER THE Zoning Ordinance OF Universal Laundry Inc.
AT Byrd Place (Assessor's Lot 33-N-23)

Public hearing on the above appeal was held before the BOARD OF APPEALS

BOARD OF APPEALS

VOTE

MUNICIPAL OFFICERS

Edward T. Colley
William H. O'Brien
Ruth D. Walch
John W. Lake
Carleton G. Lane

Yes

No

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Record of Hearing:

IN FAVOR OF: Harry Larrabee

OPPOSED: Robert Osakes for Briggs, 12 Cedar St.
Baxter, 21 Cedar St. and
Peters, 61 Elm St.
Mrs. T. F. Hollivan, 14 Cedar
Mrs. Viola Roomery, 20 Cedar

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

May 1, 1956

Universal Laundry Inc.
307 Cumberland Avenue
Portland, Maine

Re: Hyrd Place

Gentlemen:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Friday, May 4, 1956, at 10:30 a. m. to hear your appeals at the above address under the Zoning Ordinance and the Building Code.

Please be represented at this hearing in support of these appeals.

BOARD OF APPEALS

Ben B. Wilson

Chairman

K
cc: Mr. Harry Larrabee
Mr. Forrest Johnson

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

April 24, 1956

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Friday, May 4, 1956, at 10:30 a. m. to hear the appeal of Universal Laundry Inc. requesting an exception to the Zoning Ordinance to authorize change of use from living quarters to storage space in connection with the laundry business of the entire first floor of the remaining part of the four-story building located on Byrd Place (Assessor's Lot No. 33-N-230) the greater part of the building having been demolished, and certificate of occupancy to allow the use of the land made vacant by demolition referred to above for the parking of company-owned motor vehicles.

These permits are presently not issuable under the Zoning Ordinance because the property is located in an Apartment House Zone where according to Section 8A of the Ordinance such uses are not allowable.

This appeal is taken under Section 18E of the Zoning Ordinance which provides that the Board of Appeals, by unanimous vote of its members, may permit exceptions in specific cases so as to grant reasonable use of property where necessary to avoid confiscation and without substantially departing from the intent and purpose of the Zoning Ordinance, subject always to the rule that said Board shall give due consideration to promoting public health, safety, convenience, and welfare, encouraging the most appropriate use of land and conserving property values, that it shall permit no building or use injurious, noxious, offensive or detrimental to a neighborhood, and that it shall prescribe appropriate conditions and safeguards in each case.

All persons interested either for or against this appeal will be heard at the above time and place, this notice of required public hearing having been sent to the owners of property within 500 feet of the premises in question as required by law.

BOARD OF APPEALS

Ben B. Wilson

Chairman

K



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, April 16, 1956

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair demolish install 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 ... Byrd Place (formerly Elmwood Place) Within Fire Limits? ... yes ... Dist. No.
 Assessors 33-N-23
 Owner's name and address Universal Laundry, Inc., 307 Cumberland Ave. ... Telephone
 Lessee's name and address Telephone
 Contractor's name and address Telephone ..
 Architect Specifications Pkg. No. of sheets 1..
 Proposed use of building . Storage in connection with the laundry in 1st story only No. families
 Last use Apartments No families
 Material ... wood ... No. stories ... 4 ... Heat Style of roof ... Roofing
 Other building on same lot
 Estimated cost \$ -1,500. Fee \$. 5.00 paid 4/18/56

General Description of New Work

To demolish the 2½ story portion, the 2-story portion, the open porch of the 4-story portion and all that part of the 4-story portion closer than four feet to the rear lot line.

To construct a suitable foundation under one section of the proposed exterior rear wall of 4-story portion and to close-in the remainder of the building thus left open by framing and using sheathing and weatherboard required by the Building Code.

To change the use of the remaining portion of the building in the entire 1st story only for storage in connection with the laundry and dry cleaning business. The open floors of the remaining portion will be kept vacant without any use whatever. The stairway full height will be removed and the stair well at each floor level will be floored over and made tight, providing a covered hatchway no less than 2'x3' in each stair well enclosure in order to give access in case of need

Approval denied 5/4/56

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

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 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:

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.....

Miscellaneous

Will work require discharging 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...

Universal Laundry, Inc.

Signature of owner... By: *Archie R. [Signature]*

C16-254-11-Marks

INSPECTION COPY

Byrd Place-----Universal Laundry

Zoning Appeal-Proposed condition for sustaining:

That, before any part of the building may be used for the proposed business use, the 2¹-story portion, the 2-story portion, the rear open porch of the 4-story portion, and all that part of 4-story portion closer than four feet to the rear lot line shall be demolished, suitable foundation shall be provided under one section of proposed rear exterior wall of 4-story portion, and the resulting exposed cellar excavation shall be filled with non-burnable material, properly supported, compacted and graded.

The open land made available by demolition shall not be used for any use non-conforming in an Apartment House Zone.

Building Code Appeal-proposed conditions:

All living quarters shall be permanently eliminated from the building;

All stories above the first of the portion of 4-story building remaining after demolition shall be vacated and not thereafter used for any purpose;

All stairwells above the first story shall be tightly floored over leaving in each closure only a covered hatchway no more than two feet by three feet for any necessary access to the upper floors;

Strength of first floor be brought up to a capacity of at least 80 pounds live load per square foot, and appropriate floor load signs posted accordingly;

Before certificate of occupancy for the new use is issued, the cellar excavation exposed by demolition shall have been filled with non-burnable material properly supported, compacted and graded.

Byrd Place-----Universal Laundry

Zoning Appeal-Proposed condition for sustaining:

That, before any part of the building may be used for the proposed business use, the 2 $\frac{1}{2}$ -story portion, the 2-story portion, the rear open porch of the 4-story portion, and all that part of 4-story portion closer than four feet to the rear lot line shall be demolished, suitable foundation shall be provided under one section of proposed rear exterior wall of 4-story portion, and the resulting exposed cellar excavation shall be filled with non-burnable material, properly supported compacted and graded.

The open land made available by demolition shall not be used for any use non-conforming in an Apartment House Zone.

Building Code Appeal-proposed conditions:

All living quarters shall be permanently eliminated from the building;

All stories above the first of the portion of 4-story building remaining after demolition shall be vacated and not thereafter used for any purpose;

All stairwells above the first story shall be tightly floored over leaving in each closure only a covered hatchway no more than two feet by three feet for any necessary access to the upper floors;

Strength of first floor be brought up to a capacity of at least 80 pounds live load per square foot, and appropriate floor load signs posted accordingly;

Before certificate of occupancy for the new use is issued, the cellar excavation exposed by demolition shall have been filled with non-burnable material properly supported, compacted and graded.

March 9, 1956

AP Byrd Place (formerly Elmwood Place, Assessor's Lot No. 33-N-23)—proposed
change of use of portion of apartment house to business use and
Building Code appeal relating thereto

Mr. Walter L. Spallholz
Gen. Mgr. Universal Laundry, Inc.
307 Cumberland Ave.

Copies to Corporation Counsel

Mr. Wm. B. Millward
Birch Knolls, Cape Elizabeth

Dear Mr. Spallholz:

Irrespective of compliance with the Zoning Ordinance and your appeal relating thereto, the building permit is not issuable under the Building Code in connection with the apartment house on the left hand side of Byrd Place, as one proceeds from Elm St. and located on lot bearing Assessor's Lot No. 33-N-23, intended to authorize minor alterations and change of use of all of the first story and the second story of that part of the "L"-shaped building, which is at right angles to Byrd Place, from living quarters to storage, because of those features in non-conformity with Building Code requirements:

- (1) The rear wall, being closer than five feet to the lot line, is of wooden frame construction instead of being of 2-hour fire resistance (usually an 8-inch masonry wall) as required in the Fire District.
- (2) Partitions, walls and ceiling of 1-hour fire resistance are not intended between the business part of the building and the living quarters.
- (3) Enclosure of stairways to prevent passage of fire not intended as required in business buildings more than two stories high.
- (4) Strength of framing and supports of floors proposed for storage not equal to 100 pounds per square foot live load required for light storage.

You have indicated the desire of the owner to seek exceptions from the Municipal Officers under Section 115 of the Building Code, claiming that enforcement of the Ordinance in this specific case would involve practical difficulties and unnecessary hardship and that desirable relief may be granted without substantially departing from the intent and purpose of the Ordinance. Accordingly, there is enclosed an outline of the appeal procedure. In view of all of the circumstances, it is important that you file the appeal at the office of Corporation Counsel before noon on Monday, March 12.

Your plans indicate certain improvements intended to compensate for these features of non-conformity; but to recite these in your appeal form would greatly complicate the application, thus these features are left for you to present to the Board at the hearing. For instance to compensate for the lack of fire resistance in the rear wall, you offer a partial coverage of manually operated open sprinkler system on the outside of the wall and a partial coverage of the inside with gypsum wall board; in lieu of providing the 1-hour fire resistive separations between business use and living quarters, you offer to permanently vacate all living quarters and to keep these parts vacated until such time as the situation may comply with the Building Code.

After L. Spallholz-----2

March 9, 1956

May I emphasize the fact that, in both the Zoning appeal and Building Code appeal, you are asking for specific exceptions --whatever may be granted will also be specific. It is, therefore, important that it be clear at this time just what you propose in way of use of the building as this proposed use, if allowed and as modified by the Boards, will be indicated specifically in the certificate of occupancy required from this department before the proposed use of the building could be lawful.

Your plans indicate and you stated to me that the laundry means to use for storage the entire first story of the building and the second story of that part which lies at right angles with Byrd Place, that all space above these will be unused and kept vacant and that the cellar or basement is not intended for the laundry or any other use.

Very truly yours,

Warren McDonald
Inspector of Buildings

WHcD/B

Enc: Outline of appeal procedure

February 9, 1956

If there are some of the latter features, you should communicate them in detail with any compensating features which you propose to offer whereupon you will be told how to proceed with your appeal.

Much of this was explained to you in my letter of January 25, and the following is also reiterated. You have mentioned a number of times that the owner is willing to have the apartments in the building vacated and leave them vacant. If that is your decision, you must so state it and it would be one feature of compensation to be offered to the Board in your appeal.

Another matter of great importance to safety and fire prevention is the location of the wooden wall of this proposed building very close to, if not on, the property line and probably as close as three feet to the wooden wall of an apartment house on the adjoining lot owned by others--while the Building Code stipulates that such a wall of a business place, if closer than five feet to the property line, shall have at least two-hour fire-resistance with fire windows allowed (this fire-resistance usually means a masonry wall eight inches thick). If you seek an exception to this requirement by appeal, the Board will no doubt ask the opinion of the Fire Chief, and it seems evident that some very positive compensatory features will be necessary to satisfy the Board that the situation would be consistent with the intent and purpose of the Code.

Since the Board is now aware that the building is in violation of both the Zoning Ordinance and Building Code, it is essential that these decisions be made quickly and any appeal that you intend be filed quickly. If the appeal is filed at the office of Corporation Counsel later than the close of business on Monday, February 13, it is unlikely that the appeal may be considered at the next meeting of the Board on February 17, which is the date to which the zoning appeal action was intended to be deferred.

Very truly yours,

Warren McDonald
Inspector of Buildings

whcD/B

Enc: Copy of this letter for your architect

January 25, 1956

AP Byrd Place (formerly Elmwood Place) Assessors' No. 33-4-23--Proposed change of use of portion of apartment house to business use

Mr. Walter L. Spallholz, General Manager
Universal Laundry, Inc.
307 Cumberland Ave.

Copy to Mr. Spallholz

Dear Mr. Spallholz:-

Though we do not yet have your plans to indicate the above change of use and the compliance with the Building Code in details required by the change of use, it seemed best to make a rough check against Building Code requirements well in advance of the public hearing on the zoning question and to acquaint you with some of the requirements which may escape the attention of your plan maker but will affect your plans extensively irrespective of a successful zoning appeal. Thus you and your plan maker will have a better view of the entire problem and be able to make the plans accordingly either to show full compliance with all Building Code requirements or to enable you to formulate a Building Code appeal to the Board of Municipal Officers, if that is your desire, as you are entitled to do under Sect. 115 of the Code in view of the proposed change of use of a part of the building. While this check is not of course conclusive, the following appears and references are to Sections of the Building Code applying in each case.

203b3--Ceilings, floors, partitions and the like of no less than one-hour fire-resistance are required between the parts of the building to be used for business and parts accommodated for apartment house use, using labelled Class C self-closing fire doors at all openings. In case it should occur to you that you will vacate the apartments and thus avoid these barriers to fire and smoke, we are compelled to accept the uses of the parts of the building not to be used for business as they are now and to consider the structure all as one building instead of the two which you referred to over the phone. If any other dispensation is desired, it must come from the Municipal Officers under appeal. You are at liberty to ask the Municipal Officers for any variance you desire. It should be borne in mind, however, that this is a wooden frame building three and four stories in height and that you would be much more likely to secure approval of the Board if you have something substantial to offer by way of compensation to offset the hazard implied by the Code. One such compensation often resorted to is an automatic fire alarm system, and the Board has usually accepted it, if approved by the Fire Chief.

203c, 205e--The change of use will of course necessitate review of the means of egress provisions from the upper floors of the building.

205b1--The property is in the Fire District, so note the requirements for 2-hour fire separation (usually 8-inch masonry wall) and for fire windows (metal sash and wire glass) if the walls of the business part are closer than five feet to

Alter L. Spallholz, General Manager

January 25, 1956

a private property line. If the walls are closer than five feet you have a difficult problem because the exterior walls are of wood.

205b3--Use of the third story for business purposes such as you propose is not allowable in this building of wooden frame construction (Third Class).

205f1--Since part of the building would be used for business purposes above the second story, all stairways below that level require enclosure of one-hour fire-resistance to stop passage of fire or smoke, as described in detail in Sect. 212f5.

205f2--If there is to be any fire-acuated device in the building to heat the portion to be used for business, it requires enclosure in a heater room affording one-hour fire-resistance with labelled Class C fire door made self-closing.

All of the above questions are of course in addition to the problem of probable requirement for strengthening of the floors so that portions of floors to be used for business purposes will answer up to a live load of no less than 100 pounds per square foot, the strengthening of course to be carried clear down to the ground in support of the floors thus strengthened; also in addition to the details of physical changes already made by way of entrance door, platform, foundations etc.

In event a Building Code appeal is desired, the details of it ought to be worked out and the appeal filed at the office of Corporation Counsel before noon on Monday, January 30th, if the matters are to be considered at the same time as the Zoning appeal on February 3rd. Failure to have these matters all worked out for consideration at one time will complicate the entire situation and could jeopardize or delay action on your zoning appeal.

While we desire to be of as much service as possible, it is important that you and your plan maker work out all details possible before conferring with us. The time can not be afforded to go over with you or anyone the questions raised above without further consideration on your part before such a conference.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMcD/G

January 20, 1956

AP Byrd Place—Change of Use and appeal
relating thereto

Universal Laundry, Inc.
307 Cumberland Ave.

Copy to Corporation Counsel.

Gentlemen:-

Building permit intended to authorize change of use from living quarters to storage space in connection with the laundry business in the building farther from Elm St. on the left hand side of Byrd Place (formerly Elmwood Place) as one proceeds from Elm St., located on the lot bearing Assessors' Lot No. 33-N-23 is not issuable because the property is in an Apartment House Zone where, according to Sect. 8A of the Ordinance, such a business use is not allowable. The new use has already been in effect for several months due to misunderstanding of the requirements of the Zoning Law by the owner, and this appeal is an attempt to correct the situation.

Mr. Spallholz has indicated your desire to seek an exception from the Board of Appeals; so, there is enclosed an outline of the appeal procedure. Since the use of the building is already in violation of the Zoning Ordinance, it is imperative that consideration by the Board of Appeals be secured at the earliest possible date, otherwise the use should be discontinued and the material removed pending action by the Board. To do this the appeal should be filed at the office of Corporation Counsel no later than noon of Friday, January 20th, 1956.

Very truly yours,

Warren McDonald
Inspector of Buildings

WHCD/G

Enclosure: Outline of appeal procedure



APPLICATION FOR PERMIT

Class of Building or Type of Structure... Third Class

Portland, Maine, January 19, 1956

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair demolish install 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 **Byrd Place (formerly Elmwood Place)** Within Fire Limits? **yes** Dist. No. _____
 Owner's name and address **Assessors 33-4-23) Universal Laundry, Inc., 307 Cumberland Ave.** Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address _____ Telephone _____
 Architect _____ Specifications _____ Plans **yes** No of sheets **1**
 Proposed use of building **Storage in connection with laundry & Apts** No families _____
 Last use _____ apartments _____ No. families _____
 Material frame **2, 2 1/2, 4** No. stories **4** Heat _____ Style of roof _____ Roofing _____
 Other building on same lot _____
 Estimated cost \$ _____ Fee \$ _____

General Description of New Work

To change the use from habitation by way of apartments to storage in connection with the laundry business over the major part of the first story of this "L" shaped building and the second and 3rd stories of that part of the "L" which projects toward Byrd Place parallel to Cedar St.

This application is preliminary to get settled the question of zoning appeal. After the appeal is granted full information by way of blueprinted plans will be furnished showing the parts of the building to be occupied for ~~max~~ business purposes, the framing of the floors involved for business use together with any strengthening necessary to bring them up to code requirements for the business use and including any physical changes such as the large doorway already cut in, the size and strength of header over it and information as to the loads coming upon this header, and the framing and foundations of platform and steps outside of this doorway.

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 owners**

3 sheets 2 in

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? **3/6**
 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 _____ 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 of cars habitually stored in the proposed building? _____

APPROVED.

Miscellaneous

Will work require disturbing of any trees 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**

Universal Laundry, Inc.

Carl Spurr

PT

City of Portland, Maine
Board of Appeals
—ZONING—

*Withdrawn
2/16/56*

To the Board of Appeals:

January 19, 1956, 19

Your appellant, Universal Laundry, Inc., who is the owner of property at Byrd Place, respectfully petitions the Board of Appeals of the City of Portland to permit an exception to the regulations of the Zoning Ordinance relating to this property, as provided by Section 18, Paragraph E of said Zoning Ordinance.

56/19

Building permit intended to authorize change of use from living quarters to storage space in connection with the laundry business in the building farther from Elm St. on the left hand side of Byrd Place (formerly Elmwood Place) as one proceeds from Elm St., located on the lot bearing Assessor's Lot No. 33-N-23 is not issuable under the Zoning Ordinance because the property is in an Apartment House Zone where, according to Section 8A of the Ordinance, such a business use is not allowable.

The facts and conditions which make this exception legally permissible are as follows:

An exception is necessary in this case to grant reasonable use of property where necessary to avoid confiscation and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

Universal Laundry, Inc.

By *Walter R. [Signature]*
General Manager

day of February, 1956,

After public hearing held on the third day of February, 1956, the Board of Appeals finds that an exception is

APPELLANT GIVEN LEAVE TO WITHDRAW WITHOUT PREJUDICE.

~~It is therefore determined that an exception to the Zoning Ordinance may be permitted in this specific case.~~

Barry B. Wilson
Chairman

BOARD OF APPEALS



CITY OF PORTLAND, MAINE
LEGAL DEPARTMENT

March 22, 1956

Mr. Walter L. Spallholz
General Manager
Universal Laundry, Inc.
307 Cumberland Avenue
Portland, Maine

Dear Mr. Spallholz:

Enclosed please find copy of the decision of the Board of Zoning Appeals relating to your appeal to authorize change of use of the property on the left hand side of Byrd Place. It will be noted that the Board gave you leave to withdraw this appeal without prejudice to your rights to seek a new appeal.

As you know, the feeling of the Board was that the appeal would be a difficult one to grant because of the proximity of the proposed use to apartment houses on adjoining lots. The Board was informed that you were considering modifying your request by demolishing a rear portion of the building and confining your new use to the remaining portion. The Board, therefore, gave you leave to withdraw the appeal.

As you, of course, must be aware, your present use of the property is in violation of the Zoning Ordinance and the Building Code. We feel that we must insist that all activities cease or a new appeal be taken without further delay. This will necessitate the filing of a new application for a building permit with the Building Inspector and following the same appeal procedure. Under the circumstances of this case, the City will not require a second \$10.00 filing fee. We must insist, however, that you take immediate steps to file your application and prosecute your appeal. In order

C
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RECEIVED
MAR 22 1956
CITY OF PORTLAND
CITY OF PORTLAND

RECEIVED
MARCH 22 1956
CITY OF BOSTON

Mr. Walter L. Spallholz - 2

March 22, 1956

to have this appeal heard at the earliest possible time, it will be necessary for you to see the Building Inspector no later than Tuesday, March 27th.

We do not mean to suggest that you must take the appeal. However, if you fail to do so, your use of the property will have to cease.

Very truly yours,



Robert W. Lonovan
Assistant Corporation Counsel

K
Enc.

cc: Warren McDonald ✓
Inspector of Building.

C
O
P
Y

DATE: February 3, 1956

HEARING ON APPEAL UNDER THE Zoning Ordinance OF Universal Laundry, Inc.
AT Byrd Place

Public hearing on the above appeal was held before the Board of Appeals

BOARD OF APPEALS

VOTE

MUNICIPAL OFFICERS

	Yes	No	
Ben B. Wilson	()	()	APPELLANT GIVEN LEAVE TO WITHDRAW WITHOUT PREJUDICE
Edward T. Colley	()	()	
William H. O'Brien	()	()	DECISION: March 19, 1956
Ruth D. Walch	()	()	
Perley J. Lessard	()	()	
	()	()	
	()	()	
	()	()	

Record of Hearing:

OPPOSED: Viola Rooney, 20 Cedar Street
Earl Briggs, 12 Cedar
Mrs. Daniel J. Hollivan, 12 Cedar St.
Mrs. Jack Peters, 62 Elm Street

Petition in file

*To withdraw w/o prejudice.
To come in under new appeal
eliminating part of hold - to be
denied.*

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

January 24, 1956

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Friday, February 3, 1956, at 10:30 a. m. to hear the appeal of Universal Laundry, Inc. requesting an exception to the Zoning Ordinance to authorize change of use from living quarters to storage space in connection with the laundry business in the building farther from Elm Street on the left hand side of Byrd Place (formerly Elmwood Place) as one proceeds from Elm Street, located on the lot bearing Assessor's Lot No. 33-N-23.

This permit is presently not issuable under the Zoning Ordinance because the property is in an Apartment House Zone where, according to Section 8A of the Ordinance, such a business use is not allowable.

This appeal is taken under Section 18E of the Zoning Ordinance which provides that the Board of Appeals, by unanimous vote of its members, may permit exceptions in specific cases so as to grant reasonable use of property where necessary to avoid confiscation and without substantially departing from the intent and purpose of the Zoning Ordinance, subject always to the rule that said Board shall give due consideration to promoting public health, safety, convenience, and welfare, encouraging the most appropriate use of land and conserving property values, that it shall permit no building or use injurious, noxious, offensive or detrimental to a neighborhood, and that it shall prescribe appropriate conditions and safeguards in each case.

All persons interested either for or against this appeal will be heard at the above time and place, this notice of required public hearing having been sent to the owners of property within 500 feet of the premises in question as required by law.

BOARD OF APPEALS

Ben B. Wilson

Chairman

K

Jan. 31, 1956

To Whome it may concern..

We, the undersigned, do object to the property described on opposite side of this sheet, being used as storage space.

Earl L. Briggs 12 Cedar St (owner)

R. S. Trefethen 20 Cedar St.

Viola E. Rooney 20 Cedar St (owner)

Mr. & Mrs. Thomas F. Hollwin Cedar St. (owner)

Walter Baker 9 Cedar St

Conce R. Hill 289 Cumberland Ave

Mr & Mrs Junior E. Fuesel 8 Cedar St.

Mrs Myrtle Fuesel 8 Cedar St.

Mr & Mrs Arthur V. Fuesel 295 Cumberland Ave.

Mrs Albina Hargnon 8 Cedar St.

Mrs. Gertrude H. Becklin

Mr & Mrs William A. Baxter 19-21 Cedar St

Mr George H. Wether 22 Cedar St owner

Mrs. June Young 22 Cedar St.

Marie Roberty owner

Ralph O'Brien 54 Cedar St

Alfred Goussard

James E Price

Mrs F. C. Kelch

Mrs Everett Cross

Mrs. Eva St. Michel

Mrs Rose Swanson

Chestnut St. owner

78 Chestnut St. City

74 Chestnut St City

72 Chestnut St.

154 Chestnut St. owner

Mr. Edgar Durham		
Ruford Dancy	31 Cedar St.	
Elizabeth T. Naylor	33 Cedar Street	
Cecilia Gaynor	39 Cedar St	
Joseph Gaynor	39 Cedar St	
Frank		
Albetta Nugent	291 Cumberland Ave	
Helen J. Briggs ^{prop-own}	12 Cedar St.	
	198 York St	
Arnell B. Higgins	395 County Ave	
Mr. John Meador	201 Oxford St	
Mrs. John Meador	203 Oxford St	
Mrs. Peter Fony	205 Oxford St.	
Mr. + Mrs. Jack Peters	62 Elm St. owner	
Mrs. Mary Dyer	60 Elm St. owner	
Mrs. Salma St. Pierre	63 Elm St.	
David S. McEwen	62 Elm St	
McDonalds Grubbe	62 Elm St.	
Mrs. Frances Jarnall	62 Elm St.	
Frank H. Woodberg	62 Elm St.	
Mr. + Mrs. Henry Alenton	61 Elm St.	
Louise Theobald	61 Elm St.	
Joseph Hallant	62 Elm St.	
High W. Bellidg.	61 Elm Street	
Charles M. Pippins	61 R. Elm St.	
Mrs. John D. Jarrin	63 Elm St.	
Miss Peggy Day	61 Elm St.	
Mrs. Barbara Tehauld	60 Elm St.	

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

January 31, 1956

Universal Laundry, Inc.
1307 Cumberland Avenue
Portland, Maine

Attention: Mr. Spellholz

Gentlemen:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Friday, February 3, 1956, at 10:30 a. m. to hear your appeal under the Zoning Ordinance.

Please be present or be represented at this hearing in support of this appeal.

BOARD OF APPEALS

Ken B. Wilson

Chairman

K

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

January 24, 1956

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Friday, February 3, 1956, at 10:30 a. m. to hear the appeal of Universal Laundry, Inc. requesting an exception to the Zoning Ordinance to authorize change of use from living quarters to storage space in connection with the laundry business in the building farther from Elm Street on the left hand side of Byrd Place (formerly Elmwood Place) as one proceeds from Elm Street, located on the lot bearing Assessor's Lot No. 33-N-23.

This permit is presently not issuable under the Zoning Ordinance because the property is in an Apartment House Zone where, according to Section 8A of the Ordinance, such a business use is not allowable.

This appeal is taken under Section 18E of the Zoning Ordinance which provides that the Board of Appeals, by unanimous vote of its members, may permit exceptions in specific cases so as to grant reasonable use of property where necessary to avoid confiscation and without substantially departing from the intent and purpose of the Zoning Ordinance, subject always to the rule that said Board shall give due consideration to promoting public health, safety, convenience, and welfare, encouraging the most appropriate use of land and conserving property values, that it shall permit no building or use injurious, noxious, offensive or detrimental to a neighborhood, and that it shall prescribe appropriate conditions and safeguards in each case.

All persons interested either for or against this appeal will be heard at the above time and place, this notice of required public hearing having been sent to the owners of property within 500 feet of the premises in question as required by law.

BOARD OF APPEALS

Ben B. Wilson

Chairman

K



CITY OF PORTLAND, MAINE
 DEPARTMENT OF BUILDING INSPECTION
 COMPLAINT

W/1st floor

Location
 Elmwood Place

INSPECTION COPY

COMPLAINT NO. 35

Date Received May 9, 1955

Byrd

Location Elmwood Place (33-N-23) Use of Building apartment house

Owner's name and address Universal Laundry, Inc., 307 Cumberland Ave. Telephone 3-0206

Tenant's name and address _____ Telephone _____

Complainant's name and address Viola E. Roney, 20 Cedar St., Telephone 2-0886

Description: Former apartment house is being changed in first ^{story} ~~xxx~~ to use in connection with laundry without permit. Second and third stories are occupied with living quarters.

BS

NOTES: *5/12/55 - Apartment house at Elmwood Place on rear left hand side is being used for storage of shingles or similar in violation of code. Also on taking of second floor apartment at rear of this building is vacant on the first floor. - W/1st*

1/11/56 - Mr. Roney in error - part of work are expiring again. - W/1st

1/17/56 - Better - W/1st

1/19/56 - Application approved for alterations

5/25/56 - Some work is in progress, but immediately denied (and) by the code (and) board not acted. The check on the application indicates that the work is not in accordance with the code and the application is not acceptable. The work is not in accordance with the code and the application is not acceptable. The work is not in accordance with the code and the application is not acceptable.

WMcD 1/20/56

January 16, 1956

Mr. Walter L. Spallholz
Gen. Mgr. Universal Laundry, Inc.,
307 Cumberland Ave.

Dear Mr. Spallholz:

Nothing has been heard from you since our telephone conversation last May in which I notified you that Universal is in violation of the Zoning Ordinance by using a portion of the apartment house on the left side of Byrd (formerly Elmwood) Place, being the building further from Elm St., for storage or otherwise in connection with the laundry business—a use which is not allowed in the building by the Zoning Ordinance because that part of the property is in an Apartment House Zone. At that time you promised to get the matter cleared up promptly, and indicated that the owner would like to seek a variance from the Appeal Board, and you were told how to proceed—to make belated application for a building permit to change the use, accompanied by a comprehensive plan showing just what parts of the building are being used or are proposed to be used for business, than basing your appeal on the application for the permit.

No one has any right to allow or give permission to violate the zoning law. When the matter came up again, I made a personal examination, and found that you not only had not abandoned the unlawful use, but I got the impression that you have increased the space over that used for business last May. Whether that is true or not, it is clear that you and the laundry have been in violation of the Zoning Ordinance knowingly for more than six months without any observable efforts to make good the violation.

In May you were speculating about filing an appeal seeking a variance from the Zoning Board of Appeals. If that is still the Company's desire, we shall expect you to file belated application for a building permit seeking the right to make the change of use and any physical changes proposed to lay the basis for the appeal, and that the appeal itself will be filed before the close of business on January 19.

Otherwise, we shall expect you to abandon this use of the space used unlawfully for business before January 24, 1956, or it will be my duty to report the violation to the Corporation Counsel, who is authorized by law to take steps to compel compliance.

Under the circumstances if you decide to appeal, it will be necessary for you to file with the application for the permit a comprehensive plan by way of a blue print, made after the usual manner of plans, showing the location and outline of the building and enumerating the location and size of all spaces which you are now using or which you propose to use, so that the Board of Appeals may be in position to deal intelligently with the question—also show in detail any physical changes which you may have made or which you propose, this in such a manner as to establish

Mr. Walter L. Spallholz-----2

January 16, 1956

compliance with the Building Code.

This building is "L" shaped. In the portion farther from Cumberland Ave., a comparatively new door and doorway was noted--the entrance to the first story space where you were storing garments after they have been cleaned. The conclusion is reached that this doorway and door and whatever is outside of it may have been built without the required building permit. If so, these details should now be included with full details of the size and span of header over the doorway, indication of the framing of the floors and roof above this doorway so that the loads coming upon it can be determined, and the material and framing of the steps or platform outside together with the same information for the foundation.

Very truly yours,

Warren McDonald
Inspector of Buildings

W:cD/B

89 9/13

CITY OF PORTLAND, MAINE

LEGAL DEPARTMENT

*File
to your
applied in
of dr*

April 13, 1956

C
O
P
Y

Mr. Walter L. Spallholz
General Manager
Universal Laundry, Inc.
307 Cumberland Avenue
Portland, Maine

Dear Mr. Spallholz:

Please refer to my letter to you of March 22nd on the matter of your use of the property on the left hand side of Byrd Place.

We are informed by the Office of the Building Inspector that you have not yet taken steps to obtain an appeal for your existing unauthorized use.

We feel that you must fail to understand the situation and rather than institute immediate court action, we are herewith extending to you a final opportunity to bring your use into compliance with the Zoning Ordinance. Will you, therefore, if you wish to continue your present use of the property, file your appeal no later than Friday, April 20th. If this is done, we will withhold enforcement action until the Board has acted on your appeal at its next meeting on May 4th.

If you fail to file your appeal on or before the 20th, we will have no alternative except to seek court action to enjoin the use.

Very truly yours,

Robert W. Donovan

Robert W. Donovan
Assistant Corporation Counsel

cc: Warren McDonald ✓
Inspector of Buildings

RECEIVED
APR 18 1956
DEPT OF BLD'G. INSP.
CITY OF PORTLAND



(B) LIMITED BUSINESS ZONE

APPLICATION FOR PERMIT *ajh*

PERMIT ISSUED
01236
AUG 9 1949
CITY OF PORTLAND

Class of Building or Type of Structure Third Class

Portland, Maine, June 1, 1949

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE *Plan 7/26/49 completed*
Application and fee paid 3/2/49

The undersigned hereby applies for a permit to ~~erect~~ alter ~~repair~~ ~~demolish~~ ~~finish~~ the following building structure and 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 3-5 Elmwood Place Within Fire Limits? Yes Dist. No. _____
 Owner's name and address Universal Laundry, Inc., 307 Cumberland Ave. Telephone 3-0206
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Charles Gailey & Son, 643 Forest Ave. Telephone 25600
 Architect _____ Specifications _____ Plans Yes No. of sheets 3
 Proposed use of building Dry cleaning, accessory to laundry and two apts. No. families _____
 Last use Accessory to laundry and 3 apts. No. families _____
 Material frame No. stories 4 Heat upper floors stove Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ 980. Fee \$ 4.00

General Description of New Work

To remove certain partitions, bearing and otherwise, in first story and introduce structural steel supports for the purpose of making ~~the~~ ^{upper} story substantially one large room.
 First story to be used for dry cleaning using non-inflammable solvent, second story to be used without physical change ^{accessory to general laundry use and} third and fourth floors remain ^{as they are with one apt. in each story.}

Permit Issued with Letter

This application is preliminary to get settled the question of zoning appeal. In event the appeal is sustained the applicant will furnish complete information, the estimated cost and will pay legal fee.
 appeal sustained conditionally 6/17/49

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** Universal Laundry, Inc.

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 wall 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:

with letter by ajh

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
 Universal Laundry, Inc.

Signature of owner By: *Charles H. Gailey, Gen. Mgr.*

INSPECTION COPY

NOTES

8-23-49 ~~Robert Ledger first floor~~
~~fortress down~~

Second floor started. Previous
 changes made, amendment to be
 applied for. Mr.

9-1-49. 1st floor piers in wall.

9-9-49. Second floor work done. Removing
 first floor partitions, etc.

9-26-49. Cliff Gauley in cla to remove
 new full length timbers from new steel to present

plate string beams and floor joists that had been cut.

9-29-49. Full length timbers provided under second
 floor edge.

10/19/49 - Mr. Gauley has provided stairs from 1st
 floor to basement and a 4' opening in foundation

wall. He will be in to cover with an amendment.
 Steel in place.

11/17/49 - Stopped work on wall in basement. Work
 man digging out under one of 30"x30" brick piers

which was according to amendment of Aug 25, 1949
 resting on ledge.

Talked to Mr. Gauley, pier to be extended down
 to ledge.

12/6/49 - All work completed except placing
 8" I over 4' opening.

12/29/49 - Same.

1/7/50 - Tom said there was a 3x5 across
 the 4' opening. Mr. Leary said it would
 require air-tight.

Permit No. 419/1236
 Date of permit 8/9/49
 Inspn. closing-in
 Final Notice
 Final Inspn.
 Cert. of Occupancy issued

INSPECTION NOT COMPLETED
 11/15/49

Handwritten signature or initials at the bottom of the page.