

22-24 NOTION STREET

SHAW-WALKER

Full cut # 920R • Half cut # 9202H • Third cut # 07333 • Firm cut # 0205H

CITY OF PORTLAND, MAINE
BUILDING & INSPECTION SERVICES

CITY OF PORTLAND
MAINE

JUL 08 1981

ENVIRONMENTAL
HEALTH SERVICES

Date July 8, 1981

To: Erebus, Inc.
(contractor)
52 Center Street

With relation to permit applied for to demolish a dwelling with storage shed
at (address) 24-26 Cotton Street ^{20' x 44'} belonging to
(owner) Erebus, Inc.. It is unlawful to
commence demolition work until a permit has been issued from this
department.

Section 6 of the Ordinance for rodent and vermin control provides,
"It shall be unlawful to demolish a building or structure unless
provision is made for rodent and vermin eradication. No permit
for the demolition of a building or structure shall be issued by
the Building and Inspection Services Department until and unless
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 obli-
gation 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.

NOTICE - PER MUNICIPAL CODE
A PERMIT TO DEMOLISH OR REMOVE A
STRUCTURE SHALL EXPIRE THIRTY
(30) DAYS AFTER THE DATE OF
ISSUANCE.

Very truly yours,

Walter W. Hilton
Walter W. Hilton
Chief Building Inspector

Health Department comments:

7/9/81
(7:00 AM)
NO ONE
ARGUMENT
NO EVIDENCE OF VERMIN
ON 1ST + 2ND FLOORS - TOO MUCH RUBBISH IN
CELLAR - NO ROBERT EVIDENCE
NOTED.

Copies to:

- 2 - Health - Environ. (Mr. Vandoloski)
- 1 - Health - (Mr. Noyes)
- 1 - Public Works (Phil Mullin)
- 1 - Fire Dept.

Ch. [Signature]

EK

BUILDING INSPECTIONS
CITY OF PORTLAND, MAINE
DEPARTMENT OF URBAN DEVELOPMENT
DEMOLITION APPLICATION

_____ hereby requests
permission to EREGUS INC.
Demolish & Remove 26 Cotton St.
beginning on the following date: 6-20-81
at: _____

The contractors are hereby required to notify and meet the following departments on the site of proposed demolition.

UTILITY APPROVAL:

Central Maine Power Co. Jennifer - Mrs. Reichert Date 6-15
Line Dept. 772-7411
New England Telephone Co. Cherlene Wesley Date 6-15
Mr. Jones 797-1195/797-1943
Northern Utilities, Inc. MR. Mellen Date 6-15
Mr. Gorey 797-8000 ext. 42
Portland Water District Mary Casey Date 6-15
Dispatcher 774-5961 ext. 31
Public Cable TV Phil Desrochers Date 6-15
Mr. Smith/Mr. DesRochers 775-3431

CITY OF PORTLAND:

Sewer Division Collins Bob Worcester Date 6-15
797-5302/775-5451 ext. 470
Sidewalk Division Collins Date 6-15
Public Wks. ext. 488/489
Traffic Division Ishikawa Date 6-15
775-5451 ext. 468/469
Fire Alarm S. Cecours Date 6-15
Mr. Allen 775-6361 ext. 321
Forestry _____ Date _____
Keith Jones 775-2921 ext. 33

Have contacted ALL the above Utility companies and/or City Departments for locations of Utilities and they have signed this sheet.

Signature: _____ Date _____

IF AN EMERGENCY, THE DATE OF THE EMERGENCY: _____



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION _____ PORTLAND, MAINE, June 15, 1981

JUL 13 1981

651
CITY of PORTLAND

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION ... ~~18~~ ... 24-26 Cotton Street ... 65 ... Fire District #1 #2

1. Owner's name and address Erebus Inc. - ~~from 52~~ Center St. Telephone 774-3961

2. Lessee's name and address Telephone

3. Contractor's name and address Jones Destruction - Manchester, N. H. Telephone

4. Architect Specifications Plans No. of sheets

Proposed use of building ~~residential~~ No. families 2x

Last use 1 family & storage

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated contractual cost \$ 1,000 Fee \$ 5.50

FIELD INSPECTOR—Mr. GENERAL DESCRIPTION demo fee 25.00

This application is for: @ 775-5451 30.50 PD

Dwelling Ext. 234 7-8-81

Garage

Masonry Bldg. To demolish 2 story 1 family with storage

Metal Bldg. building, 40' x 22', utilities called

Alterations from office

Demolitions Stamp of Special Conditions

Change of Use

Other

HOLD, WILL PICK UP PERMIT.

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanical.

PERMIT IS TO BE ISSUED TO 1 2 3 4

DETAILS OF NEW WORK

Is any plumbing involved in this work? Is any electrical work involved in this work?

Is connection to be made to public sewer? If not, what is proposed for sewage?

Has septic tank notice been sent? Form notice sent?

Height average grade to top of plate Height average grade to highest point of roof

Size, front depth No. stories solid or filled land? earth or rock?

Material of foundation Thickness, top bottom cellar

Kind of roof Rise per foot Roof covering

No. of chimneys Material of chimneys of lining Kind of heat fuel

Framing Lumber—Kind Dressed or full size? Corner posts Sills

Size Girder Columns under girders Size Max. on centers

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

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

On centers: 1st floor 2nd 3rd roof

Maximum span: 1st floor 2nd 3rd roof

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

IF A GARAGE

No. cars now accommodated on same lot, to be accommodated ... number commercial cars to be accommodated ...

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY: DATE

BUILDING INSPECTION—PLAN EXAMINER

ZONING:

BUILDING CODE:

Fire Dept.:

Health Dept.: John E. Vanek 7-10-81

Others:

MISCELLANEOUS

Will work require disturbing of any tree on a public street?

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

Signature of Applicant Michael Kelly Phone # 774-9149

Type Name of above Michael Kelly

FIELD INSPECTOR'S COPY

3

1 2 3 4

NOTES

7-13-81 Spitzer Stepp
 Some minor exterior work -
 not the 1/2" S. 11 S.T.
 7-14-81 Demo started - Most of '02
 is down (Should be completely down
 by end of Day) -
 7-16-81 Rubble mostly removed -
 no cleaning out foundation - to be
 filled -
 7-20-81 completed - filled.

Permit No. 81/651
 Location 52 Center St
 Owner E. L. L. L. L. L. L.
 Date of permit 7-13-81
 Approved Demo

CITY OF PORTLAND
 MAINE

JUL 08 1981

ENVIRONMENTAL
 HEALTH SERVICES

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Mr. John E. McNaris, Asst. City Manager

DATE: February 24, 1965

FROM: Albert J. Sears, Building Inspection Director

SUBJECT: Partly demolished building at 22 Cotton Street

In 1947 a permit for demolition of this building was issued to Mr. Zakarian and a very small start was made towards its demolition. Under the Building Code if work is started under a permit, it remains in effect as long as a period no longer than five months elapses without some work being done on the project.

On October 22, 1961 the City Council ordered the building demolished and no other permit was secured at that time because Mr. Zakarian claimed he had been slowly demolishing it and had done work frequently enough to keep his permit in effect. Following this order, demolition proceeded at a not much faster pace and the building continued to appear in the records of the Housing Coordinating Committee until the meeting of August 28, 1962 when it was removed from the list of buildings being worked on.

The building demolished was a wood frame structure, with brick walls along the rear lot line and extending about three feet toward the front on the sides. This property abuts at the rear with other property owned by Mr. Zakarian which fronts on Center Street. As I recall, several years ago Mr. Zakarian stated that he had in mind erecting another building at this location and planned to incorporate the existing brick walls in it. It is for this reason probably that a portion of the wood frame part of the building to which the brick walls are attached has not been demolished in order to provide support for the masonry until the new building is constructed.

The open cellar hole extending out to the street line has been left without protection and while that part of the structure left may not be immediately dangerous, it is likely to become so very soon. The existing conditions as regards the cellar hole are in violation of Section 307-a-2 of the Building Code which requires it to be filled in.

As far as I can determine from questioning office personnel, we have never received any complaints about it, although several months ago one of the department inspectors called my attention to it; but due to the press of other matters it is one of the many things I have been unable to attend to.

It seems to me that concerted action towards getting the situation cleared up needs to be taken, but I hesitate to take action alone without assurance that backing will be forthcoming to see the thing through. As you know, Mr. Zakarian is going to resist doing anything and will claim all kinds of legal technicalities why he should do nothing. For this reason I think we should plan a careful course of action under guidance of the Legal Department.

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Mr. Albert J. Sears, Building Inspection Director DATE: May 14, 1965
FROM: Warren J. Turner, Planner I
SUBJECT: Notice of Hazardous Condition at 24 Cotton Street

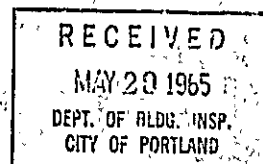
While walking along Cotton Street on survey work for the General Neighborhood Renewal Program in the Downtown area, I noticed that there is a dangerous condition existing at 24 Cotton Street, where about two-thirds of a house has been removed, leaving an unfilled cellar hole which extends close to the sidewalk. Although the demolition work has apparently not been finished, I believe this condition has persisted for some time.

Perhaps the owner of the property should be notified that the unfilled cellar hole is hazardous to pedestrians during the day, and especially at night, when there is likelihood of some one falling into it and incurring personal injuries. Since the owner of the property would probably be liable for any such injuries which might result, it seems that he should also be responsible for restoring the lot to proper grade level, and completion of the demolition as well.

Sincerely,

Warren J. Turner
Warren J. Turner

P.S. If the cellar hole is permitted to remain, then it should be properly fenced along the sidewalk line for the safety of people passing through the area.





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, July 26, 1919 191

The undersigned applies for a permit to alter the following-described building:—

Location 22 Cotton St Ward, 4 in fire-limits? Yes
 Name of Owner or Lessee, John E Frates Address 22 Cotton St
 " Contractor, not let
 " Architect,

**Descrip-
 tion of
 Present
 Bldg.**

Material of Building is wood Style of Roof, pitch Material of Roofing, shingles
 Size of Building is 65 ft feet long; 25 ft feet wide. No. of Stories, 2 1/2
 Cellar Wall is constructed of stone is _____ inches wide on bottom and batters to _____ inches on top.
 Underpinning is brick is _____ inches thick; is _____ feet in height.
 Height of Building, 25 ft Wall, if Brick: 1st, _____ 2d, _____ 3d, _____ 4th, _____ 5th, _____
 What was Building last used for? dwelling No. of Families? 2
 What will Building now be used for? same

DETAIL OF PROPOSED WORK

Build cement wall 12 inches thick in rear of shed.
To comply with the building ordinance

Estimated Cost \$350.

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? _____ Proposed Foundations _____
 No. of feet high from level of ground to highest part of Roof to be? _____ Party Walls _____
 How many feet will the External Walls be increased in height? _____

IF ANY PORTION OF THE EXTERNAL OR PARTY WALLS ARE REMOVED

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

Signature of Owner or
 Authorized Representative

John E Frates

Address _____

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK



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

Complaint No. 47/56

INSPECTION COPY

COMPLAINT

Date Received April 3, 1947

Location: 22-24 Court Street

Use of Building _____

Owner's name and address: John E. Frates, 187 Spring Street

Telephone _____

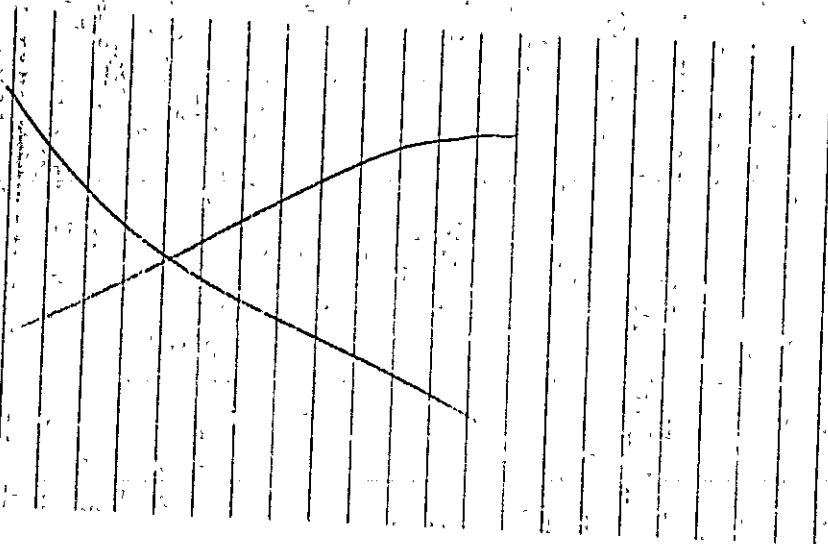
Tenant's name and address _____

Telephone _____

Complainant's name and address _____

Telephone _____

Description: Two family dwelling house illegally converted to lodging house.





APPLICATION FOR PERMIT

Class of Building or Type of Structure Initial Class

Portland, Maine, Sept. 27, 1947

02525

SEP 28 1947

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 Ordinances of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 22 Cotton Street Within Fire Limits? yes Dist. No. 1

Owner's name and address Security Realty Co., Inc., 65 Center St. Telephone _____

Lessee's name and address _____ Telephone _____

Contractor's name and address owner Telephone _____

Architect _____ Specifications _____ Plans no No of sheets _____

Proposed use of building _____ No. families _____

Last use Dwelling No. families 1

Material frame No. stories 2 1/2 Heat _____ Style of roof pitch Roofing _____

Other buildings on same lot _____

Estimated cost \$ _____ Fee \$ 1.00

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 Dep. of Public Works of the City of Portland?

Yes

Lapsed

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? _____

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 _____ cular _____

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) 2x4-12" 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

Security Realty Co.

Signature of owner By

Joseph J. Johnson

INSPECTION COPY

Permit No. 47/2625

Location 220 Central

Owner Security Realty Co

Date of permit 9/27/47

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn. 11/18/48

Cert of Occupancy issued max 2

NOTES

1/2/48 - 1st opening in
wall in work in table
1/9/48 - 2nd opening in
studied E.S.D.
11/18/48 - 1st opening
in roof E.S.D.

Approved



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, Sept. 27 1917191

The undersigned applies for a permit to alter the following-described building:—

Location22 Cotton.....Ward, .. 4..... in fire-limits? Yes.....

Name of Owner or Lessee,John E. Prates..... Address 22 Cotton St......

" " Contractor, Not let..... "

" " Architect,

**Descrip-
tion of
Present
Bldg.**

Material of Building is wood..... Styl of Roof, pitch..... Material of Roofing, shingles.....

Size of Building is40..... feet long;33..... feet wide. No. of Stories, 2 1/2.....

Cellar Wall is constructed of stone..... is .. inches wide on bottom and batters to inches on top.

Underpinning is brick..... is inches thick; is feet in height.

Height of Building, ... 40 ft...... Wall, if Brick; 1st, 2d, ... 3d, 4th, ... 5th,

What was Building last used for? dwellng..... No. of Families? two.....

What will Building now be used for? dwellng..... Estimated Cost, \$35.00.....

DETAIL OF PROPOSED WORK

Reshingle ~~the~~ roof with wooden shingles which are now on the whole roof.

To comply with Ordinance.....

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? Proposed Foundations

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? Party Walls

IF ANY PORTION OF THE EXTERNAL OR PARTY WALLS ARE REMOVED

Will an opening be made in the Party or External Walls?..... in Story.

Size of the opening? How protected?

How will the remaining portion of the wall be supported?

Signature of Owner or
Authorized Representative

John E. Prates

Address

22 Cotton St.

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK