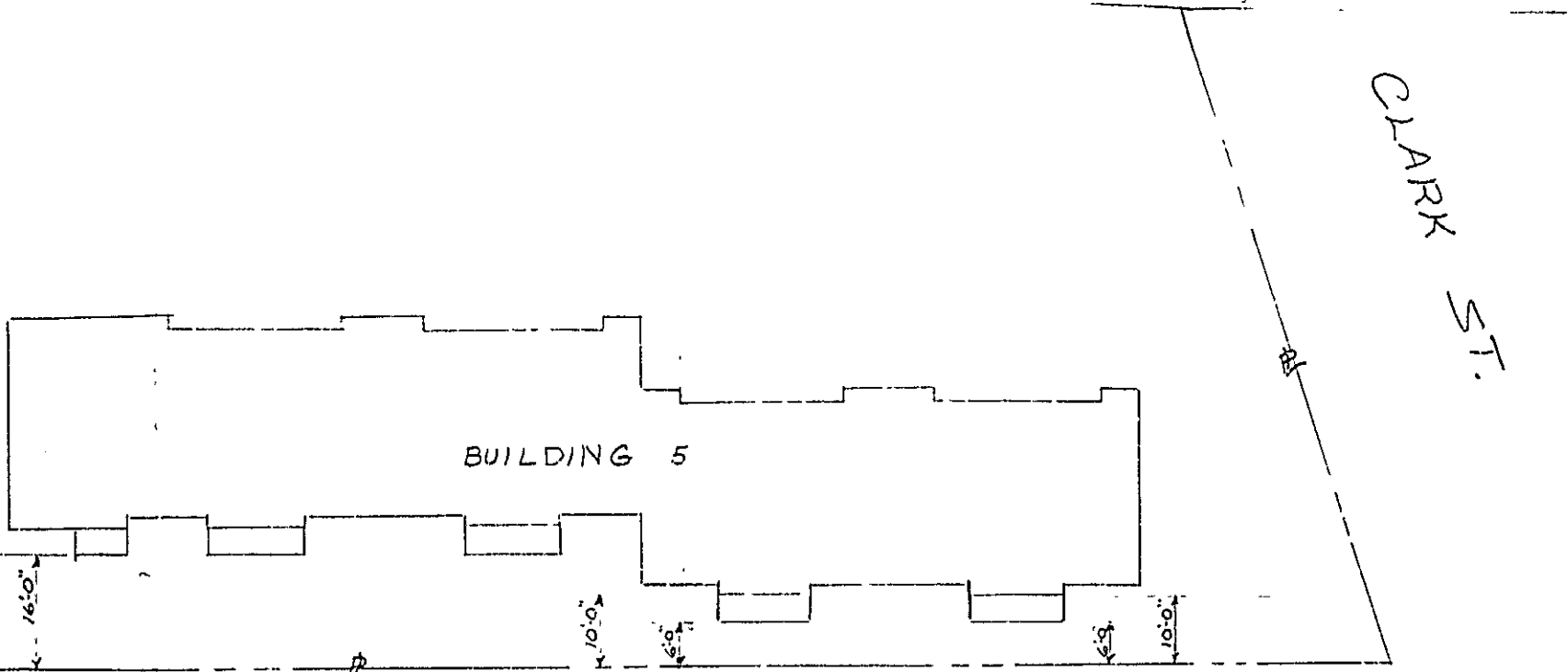


213-231 Danforth St - Bldg. #5  
Danforth St. Proj.



DANFORTH STREET

SEPPALA & AHO CONSTR. CO.  
NEIGHBORHOOD DEVELOPMENT  
228 DANFORTH STREET  
PORTLAND, MAINE 04102  
ATTN. KIRBY R WOOD

PLAN SHOWING BUILDING #5  
SETBACKS FROM  
DANFORTH STREET  
PORTLAND MAINE  
BY D. L. ROSE 1/24/73

Re: 213-239 Danforth St.

February 15, 1973

Codman-Portland, Ltd.  
211 Congress Street  
Portland, Maine

*Boston, Maine*

cc to: Seppala & Aho Construction Co.  
Peterborough Rd.  
New Ipswich, New Hampshire  
Corporation Counsel

Gentlemen:

Building permit to construct two canopys on the front of this building at the above named location (called Bldg. #5) in the R-6 Residential Zone in which this property is located is not issuable under the Zoning Ordinance because these canopys will be only 6' from the street line instead of the 8' allowed. (Section 602.19.D).

We understand that you would like to exercise your appeal rights in this matter. Accordingly, you or your authorized representative should come to this office in Room 113, City Hall to file the appeal on forms which are available here. A fee of \$5.00 shall be paid in this office at the same time the appeal is filed. If fee has been paid and appeal filed prior to this letter, then consider this letter a matter of formality.

Very truly yours,

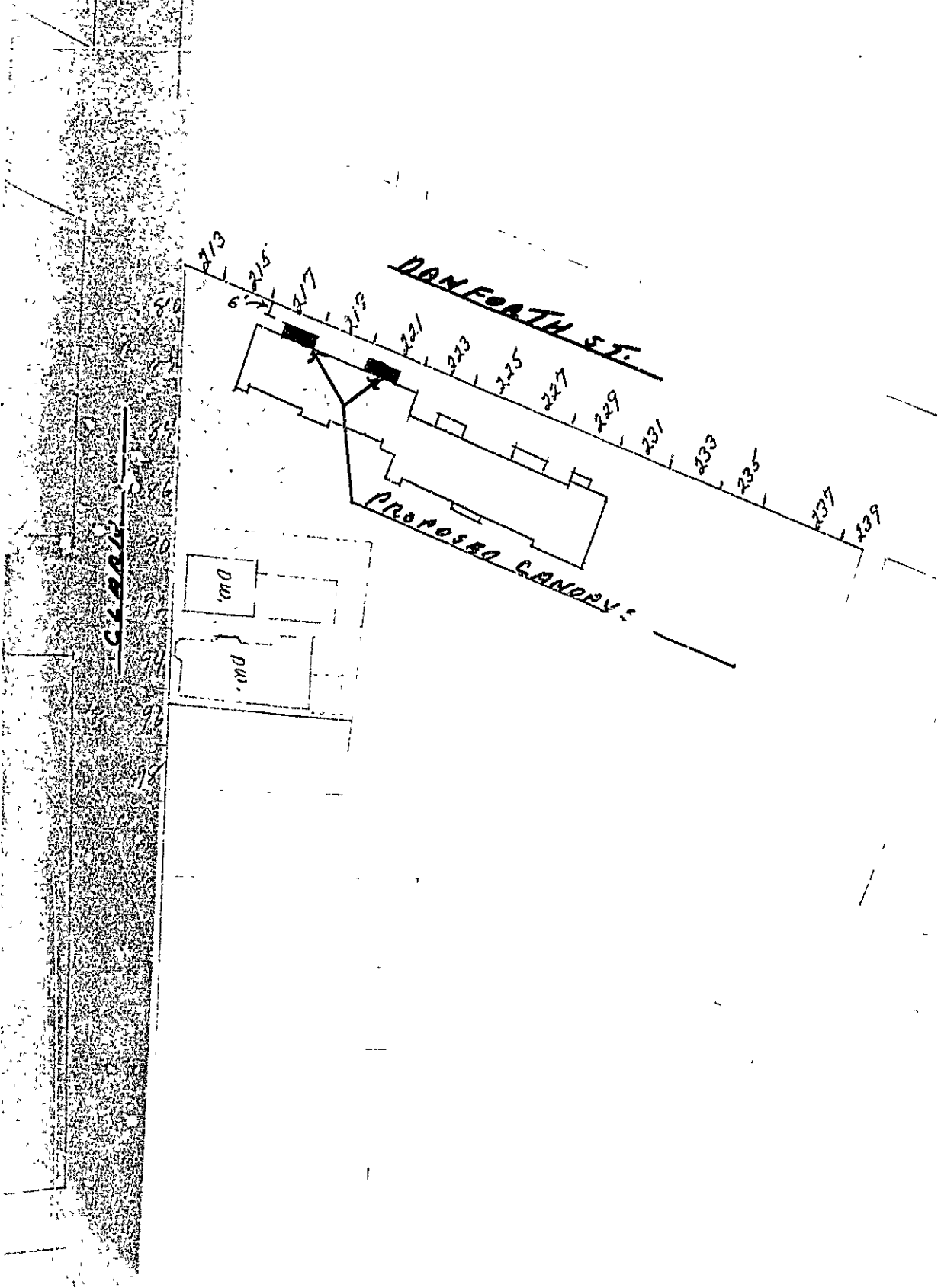
A. Allan Soule  
Assistant Director

AAS/c

213-2391  
COR 80-86 CLIFTON ST

12-1-13

11-1-13



CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

March 12, 1973

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in Room 209, City Hall, Portland, Maine on Thursday, March 15, 1973 at 4:00 p.m. to hear the appeal of Codman-Portland, Ltd. requesting an exception to the Zoning Ordinance to permit the construction of two canopys on the front of the Building (called Bldg. #5) in the R-6 Residential Zone at 213-239 Danforth Street.

This permit is presently not issuable under the Zoning Ordinance because these canopys will be only 6' from the street line instead of the 8' allowed. (Section 602.19.D).

All persons interested either for or against this appeal will be heard at the above time and place.

BOARD OF APPEALS

William B. Kirkpatrick  
Chairman

cc to: H. Rundin  
90 Clark St.  
B. Amabile  
96 Clark St.  
F. & A. Malec  
98 Clark St.

March 12, 1973

Codman-Portland, Ltd.  
211 Congress St.  
Boston, Mass.

March 15, 1973

cc to: Seppala & Aho Construction Co.  
Peterborough Rd.  
New Ipswich, New Hampshire

**CITY OF PORTLAND, MAINE**  
DEPARTMENT OF BUILDING INSPECTION



R. LOVELL BROWN  
DIRECTOR  
A. ALLAN SOULE  
ASSISTANT DIRECTOR

Re: 213-239 Danforth St.

February 15, 1973

Codman-Portland, Ltd.  
211 Congress Street  
Portland, Maine  
*Coston, Maine*

cc to: Seppala & Aho Construction Co.  
Peterborough Rd.  
New Ipswich, New Hampshire  
Corporation Counsel

Gentlemen:

Building permit to construct two canopys on the front of this building at the above named location (called Bldg. #5) in the R-6 Residential Zone in which this property is located is not issuable under the Zoning Ordinance because these canopys will be only 6' from the street line instead of the 8' allowed. (Section 602.19.D).

We understand that you would like to exercise your appeal in this matter. Accordingly, you or your authorized representative should come to this office in Room 113, City Hall to file the appeal on forms which are available here. A fee of \$5.00 shall be paid in this office at the time the appeal is filed. If fee has been paid and appeal filed prior to this letter, then consider this letter a matter of formality.

Very truly yours,

*A. Allan Soule*

A. Allan Soule  
Assistant Director

AAS/c

CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

February 23, 1973

Codman-Portland, Ltd.  
211 Congress Street *Boston*

Gentlemen:

The Board of Appeals will hold a public hearing  
in Room 209, at City Hall, Portland, Maine on Thursday  
March 1, 1973 at 1:00 p.m., to hear your appeal  
under the Zoning Ordinance.

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

BOARD OF APPEALS  
William B. Kirkpatrick  
Chairman

2/28/73-

*Codman-Portland, Ltd  
notified by telephone*



8/11/70

Bob,  
I talked with Wobfield  
of the Casco Bay Contractors Co. and he  
says he doesn't intend to fill lot with  
any more fill than is there now.

Carl

85.00 Pd. 2/13/73

CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

*Granted*

MISCELLANEOUS APPEAL

*3/15/73*

Codman-Portland, Ltd., owner of property at 213-239 Danforth St. under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to permit: construction of two (2) canopys on the front of the building at 213-239 Danforth Street (called bldg. #5). This permit is presently not issuable under the Zoning Ordinance because these canopys will be only 6' from the street line instead of the 8' allowed in the R-6 Residential Zone in which the property is located. (Section 602.19.D)

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals find that enforcement of the terms of the Ordinance would result in undue hardship and desirable relief may be granted without substantially departing from the intent and purpose of the Ordinance.

*[Signature]*  
APPELLANT  
Codman-Portland Limited

DECISION

After public hearing held March 1, 1973, the Board of Appeals finds that enforcement of the terms of the Ordinance would result in undue hardship and desirable relief may be granted without substantially departing from the intent and purpose of the Ordinance.

It is, therefore, determined that such permit may be issued.

BOARD OF APPEALS

*[Signature]*  
*[Signature]*  
*[Signature]*

Re: 213-239 Danforth St.

February 15, 1973

Codman-Portland, Ltd.  
211 Congress Street  
~~Portland, Maine~~

*Boston, Mass*

cc to: Seppala & Aho Construction Co.  
Peterborough Rd.  
New Ipswich, New Hampshire  
Corporation Counsel

Gentlemen:

Building permit to construct two canopys on the front of this building at the above named location (called Bldg. #5) in the R-6 Residential Zone in which this property is located is not issuable under the Zoning Ordinance because these canopys will be only 6' from the street line instead of the 8' allowed. (Section 602.19.D).

We understand that you would like to exercise your appeal rights in this matter. Accordingly, you or your authorized representative should come to this office in Room 113, City Hall to file the appeal on forms which are available here. A fee of \$5.00 shall be paid in this office at the time the appeal is filed. If fee has been paid and appeal filed prior to this letter, then consider this letter a matter of formality.

Very truly yours,

A. Allan Soule  
Assistant Director

AAS/c

CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

February 23, 1973

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in Room 209, City Hall, Portland, Maine, on Thursday, March 1, 1973 at 4:00 p.m. to hear the appeal of Codman-Portland, Ltd. requesting an exception to the Zoning Ordinance to construct two (2) canopies on the front of the building at 213-239 Danforth Street (called Bldg. #5).

This permit is not issuable under the Zoning Ordinance because these canopies will be only 6' from the street line instead of the 8' allowed in the R-6 Residential Zone in which the property is located. (Section 602.19.D)

All persons interested either for or against this appeal will be heard at the above time and place.

BOARD OF APPEALS

William B. Kirkpatrick  
Chairman

Hazel Kandin  
90 Clark Street

Bello Amabile  
96 Clark St.

Ferdinand & Albin Malec  
98 Clark Street

CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

February 23, 1973

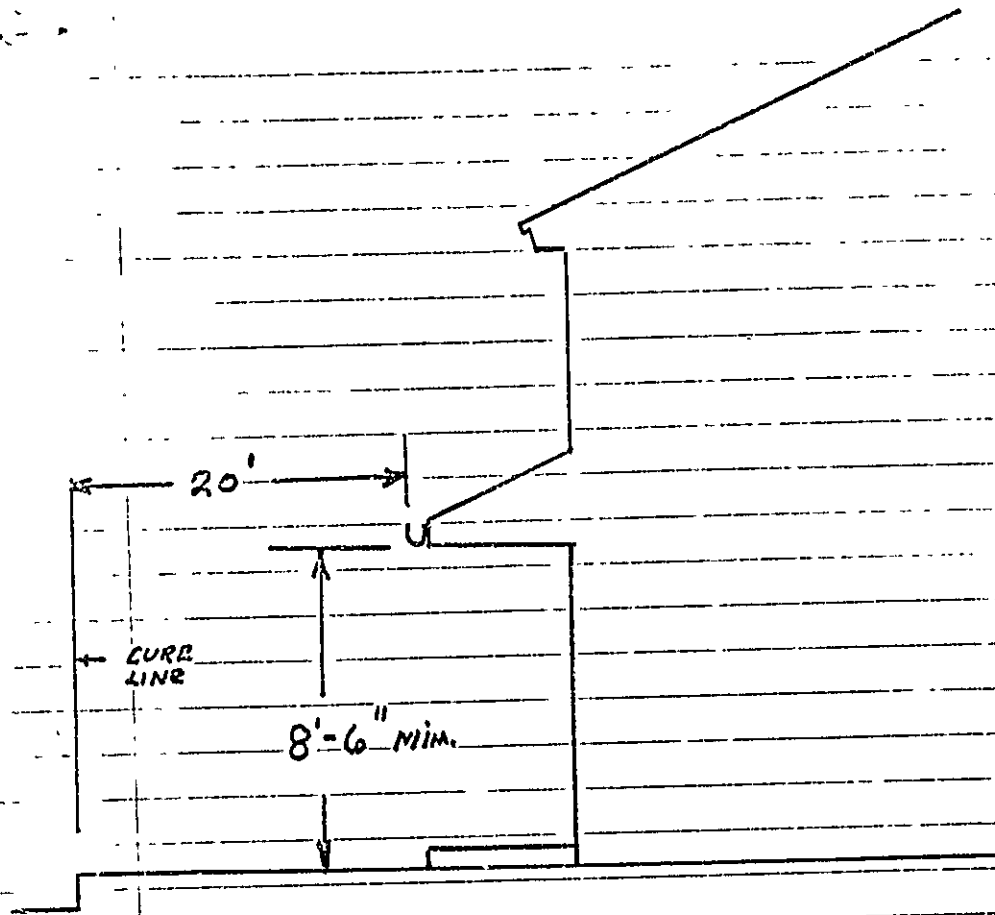
Codman-Portland, Ltd.  
211 Congress Street

Gentlemen:

The Board of Appeals will hold a public hearing  
in Room 209, at City Hall, Portland, Maine on Thursday  
March 1, 1973 at 4:00 p.m., to hear your appeal  
under the Zoning Ordinance.

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

BOARD OF APPEALS  
William B. Kirkpatrick  
Chairman



BLDG # 5

*Seppala*  
3749  
972 //

SEPPALA & AHO CONSTR. CO,  
NEIGHBORHOOD DEVELOPMENT  
223 DANFORTH STREET  
PORTLAND, MAINE 04102  
ATTN: KIRBY R. WOOD



# APPLICATION FOR PERMIT

PERMIT ISSUED

MAR 16 1973  
00245

CITY OF PORTLAND

Class of Building or Type of Structure \_\_\_\_\_

Portland, Maine, Feb. 13, 1973

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 225 Danforth St. Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_  
 Owner's name and address Codman-Portland Ltd. 211 Congress St. Telephone \_\_\_\_\_  
Boston, Mass Telephone \_\_\_\_\_  
 Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Contractor's name and address Seppala and Aho Constr. Peterborough Rd. Telephone \_\_\_\_\_  
New Ipswich, N.H. Plans \_\_\_\_\_ No. of sheets \_\_\_\_\_  
 Architect \_\_\_\_\_ Specifications \_\_\_\_\_  
 Proposed use of building \_\_\_\_\_ No. families \_\_\_\_\_  
 Last use \_\_\_\_\_ No. families \_\_\_\_\_  
 Material \_\_\_\_\_ No. stories \_\_\_\_\_ Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
 Other buildings on same lot \_\_\_\_\_ Fee \$ 3.  
 Estimated cost \$ 200.

## General Description of New Work

To construct two canopies as per plan.

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

Appeal sustained 3-15-73

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** owner

## 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? \_\_\_\_\_  
 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

NOTED:

3/16/73 - alle

Codman-Portland Ltd.

ON COPY

Signature of owner

By:

*[Signature]*

Permit No. 73/ 245  
Location 225 Montfort St  
Owner C. Brown - Portland, OR  
Date of permit 3/16/73  
Notif. closing-in \_\_\_\_\_  
Inspn. closing-in \_\_\_\_\_  
Final Notif. \_\_\_\_\_  
Final Inspn. \_\_\_\_\_  
Cert. of Occupancy issued \_\_\_\_\_  
Staking Out Notice \_\_\_\_\_  
Form Check Notice \_\_\_\_\_

*Learn*

NOTES

3-16-73 Completed  
*[Signature]*

Lined area for notes, currently blank.





FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, Jan. 9, 1973

PERMIT ISSUED JAN 15 1973 00950 CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 213-231 Danforth St. Bldg #5 Use of Building Dwelling No. Stories New Building "Existing" Name and address of owner of appliance Codman-Portland Ltd., 83 Atlantic Ave. Installer's name and address Milford Heating, Cooling Inc. 31 Granite St. Telephone Milford, Mass 01757

General Description of Work

To install gas fired forced warm air heating system

IF HEATER, OR POWER BOILER

Location of appliance Any burnable material in floor surface or beneath? If so, how protected? Kind of fuel? Minimum distance to burnable material, from top of appliance or casing top of furnace From top of smoke pipe From front of appliance From sides or back of appliance Size of chimney flue Other connections to same flue If gas fired, how vented? Rated maximum demand per hour Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion?

IF OIL BURNER

Name and type of burner Labelled by underwriters' laboratories? Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? Type of floor beneath burner Size of vent pipe Location of oil storage Number and capacity of tanks Low water shut off Make No. Will all tanks be more than five feet from any flame? How many tanks enclosed? Total capacity of any existing storage tanks for furnace burners

IF COOKING APPLIANCE

Location of appliance Any burnable material in floor surface or beneath? If so, how protected? Height of Legs, if any Skirting at bottom of appliance? Distance to combustible material from top of appliance? From front of appliance From sides and back From top of smokepipe Size of chimney flue Other connections to same flue Is hood to be provided? If so, how vented? Forced or gravity? If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

CLIMATROL FURNACE MODEL NO. 174-0-065-21 - Gas furnace for 3 bdrm. - 9 units.

Amount of fee enclosed: \$90. (\$2.00 for one heater etc., \$1.00 additional for each additional heater, etc., in same building at same time)

APPROVED: O.K. E.S. 1/12/73

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

Milford Heating, Cooling Ltd.

Signature of Installer: [Signature]

CH 300

INSPECTION COPY

NOTES

8-20-73

O.K. *[Signature]*

~~\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_~~

Permit No. 73 / 50 8119 5

Location 215 - 23 / Alameda St

Owner Costantino + Randall

Date of permit 1 / 15 / 73

Notif. closing-in \_\_\_\_\_

Inspn. closing-in \_\_\_\_\_

Final Notif. \_\_\_\_\_

Final Inspn. \_\_\_\_\_

Cert. of Occupancy issued Done

(COPY)

CITY OF PORTLAND, MAINE  
Department of Building Inspection



## Certificate of Occupancy

LOCATION 215-231 Danforth St., Bldg#5

Issued to **Codman-Portland Ltd**

Date of Issue **July 18, 1973**

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. **72/1216**, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

**entire building**

APPROVED OCCUPANCY

**multiple dwelling**


Limiting Conditions:

This certificate supersedes  
certificate issued

Approved:

(Date)

Inspector

  
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

PERMIT ISSUED

OCT 5 1972

01216

CITY of PORTLAND



APPLICATION FOR PERMIT

Class of Building or Type of Structure Sept. 26, 1972

Portland, Maine,

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 213-231 Danforth Street # 3 Within Fire Limits? Dist. No.

Owner's name and address Codman-Portland Ltd., 683 Atlantic Ave., Boston Telephone 772-3749

Lessee's name and address Telephone

Contractor's name and address Seppala & Aho, New Ipswich, N.H. Telephone

Architect Specifications Plans yes No. of sheets

Proposed use of building Dwelling No. families 9

Last use No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated cost \$ 138,000. Fee \$ 415.00

General Description of New Work

To construct 2-story frame dwelling (9 units) as per plans

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? yes 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 chimney of lining Kind of heat fuel air gas

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:

Permit 4-9/28/72 - zoning - G.B. - W. B. [Signature]

Miscellaneous

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

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

Seppala & Aho

[Signature]

CS 301

INSPECTION COPY

Signature of owner By:

NOTES

10-11-72 GAVE PERMISSION  
TO PLACE CONCRETE FOOTING  
AND WALL

11-10-72 PLACED CONCRETE  
SLAB, SLUMP BAR AND  
FOREMAN STEELING FLORIN  
5" SLUMP.

11-28-72 SLAB IN.  
1-9-73 STARTED SETTING  
PANELS, TOLD FOREMAN  
TO WATCH ANCHOR BOLTS.  
ALSO OF CRACK IN  
SLAB.

1-11-73 STARTED SECOND  
FLOOR.

2-7-73 FRAMING  
COMPLETED.

2-14-73 TOLD SUPT.  
WOOD TO REPLACE OR  
SOCKET STEEL PLATES ON  
FLOOR JOISTS WHERE  
PLUG CUT OVER 1/5 OF  
DIM.

2-27-73 PLACING  
WALL - GAVE PERMISSION  
TO CLOSE-IN -

3-8-73 SAME

3-29-73 SAME

5-29-73 DRING FINISH  
WORK.

7-18-73 Final insp.  
made.  
C. J. O.

5

Location Montfort St. 344 #5

Owner Carlman Portland

Date of permit 10/15/72

Notif. closing-in

Inspn. closing-in 2-21-73

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Setting Form-Notice Same

Form Check Notice

774-562