

66-70 BEDFORD STREET

SHAW-WALKER

MEMORANDUM FROM DEPARTMENT OF BUILDING INSPECTION, PORTLAND, MAINE

Date July 24, 1967

TO: Commissioner of Public Works

FROM: Inspector of Buildings

SUBJECT: Moving building from #70-72 Bedford St. to  
out of town limits (Westbrook Me.)

We have application for permit to move 1-car frame garage 18' x 25' (under 15' high)  
as above.

We are checking the proposition against Zoning Ordinance and Building  
Code and will delay issuance of the permit until we hear from you  
that the permit for moving through the streets is cleared sufficiently.  
When that point is reached, will you be kind enough to write "OK to  
issue building permit" on the bottom of this memorandum and return.

*Albert J. Sears*  
Inspector of Buildings

Moving requirements approved.  
Department of Public Works

JUL 24 1967

RECEIVED

JUL 24 1967

DEPT. OF BLDG. INSP.  
CITY OF PORTLAND



R6 RESIDENCE ZONE

# APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class  
Portland, Maine, July 24, 1967

**PERMIT ISSUED**  
JUL 24 1967  
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 70-72 Bedford St.  
Owner's name and address John P Powell, 150 Main St. Westbrook Me. Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_  
Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
Contractor's name and address Glayton Copp, Cumberland Maine Telephone \_\_\_\_\_  
Architect \_\_\_\_\_ Telephone \_\_\_\_\_  
Proposed use of building \_\_\_\_\_ Specifications \_\_\_\_\_ Plans no No. of sheets \_\_\_\_\_  
Last use \_\_\_\_\_ No. families \_\_\_\_\_  
Material \_\_\_\_\_ No. stories \_\_\_\_\_ Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ No. families \_\_\_\_\_  
Other buildings on same lot \_\_\_\_\_ Roofing \_\_\_\_\_  
Estimated cost \$ \_\_\_\_\_

### General Description of New Work

Fee \$ 5.00

To Move 1-story (1-car) frame garage 18' x 25' (under 15' feet) from #70-72 Bedford St. out of town limits (Westbrook Me.)

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 \_\_\_\_\_ Kind of heat \_\_\_\_\_ fuel \_\_\_\_\_  
No. of chimneys \_\_\_\_\_ Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_ Sills \_\_\_\_\_  
Framing Lumber—Kind \_\_\_\_\_; Dressed or full size? \_\_\_\_\_ Corner posts \_\_\_\_\_  
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:  
N. E. M.

### 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

INSPECTION COPY

Signature of owner by:

John P Powell  
John P. Powell

31



# APPLICATION FOR PERMIT

RS RESIDENCE ZONE

Class of Building or Type of Structure

Third Class

Portland, Maine, July 20, 1967

PERMIT ISSUED  
JUL 20 1967  
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 66 Bedford Street  
 Owner's name and address State of Maine Within Fire Limits?  Dist. No. \_\_\_\_\_  
 Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Contractor's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Architect Santino Viola, 84 Payson St. Telephone \_\_\_\_\_  
 Proposed use of building \_\_\_\_\_ Specifications \_\_\_\_\_ Plans \_\_\_\_\_ No. of sheets \_\_\_\_\_  
 Last use \_\_\_\_\_ No. stories \_\_\_\_\_ Heat \_\_\_\_\_ No. families \_\_\_\_\_  
 Material frame \_\_\_\_\_ Dwelling \_\_\_\_\_ No. families 2  
 Other buildings on same lot \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
 Estimated cost \$ \_\_\_\_\_ Fee \$ None

## General Description of New Work

To demolish existing 2-story frame dwelling for future parking lot

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** Viola

## 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 \_\_\_\_\_ solid or filled land? \_\_\_\_\_  
 Material of foundation \_\_\_\_\_ No. stories \_\_\_\_\_ Thickness: top \_\_\_\_\_ bottom \_\_\_\_\_ earth or rock? \_\_\_\_\_  
 Kind of roof \_\_\_\_\_ Rise per foot \_\_\_\_\_ Roof covering \_\_\_\_\_ of lining \_\_\_\_\_ Kind of heat \_\_\_\_\_ fuel \_\_\_\_\_  
 No. of chimneys \_\_\_\_\_ Material of chimneys \_\_\_\_\_ Dressed or full size? \_\_\_\_\_ Corner posts \_\_\_\_\_ Sills \_\_\_\_\_  
 Framing Lumber—Kind \_\_\_\_\_ 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: \_\_\_\_\_  
 On centers: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
 Maximum span: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
 If one story building with masonry walls, thickness of walls? \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_ height? \_\_\_\_\_  
 (0. 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? \_\_\_\_\_

## If a Garage

## 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

APPROVED:

*B. E. M.*

INSPECTION COPY

Signature of owner

*A. Viola*



R6 RESIDENCE ZONE  
CITY OF PORTLAND, MAINE  
DEPARTMENT OF BUILDING INSPECTION  
**COMPLAINT**

INSPECTION COPY

COMPLAINT NO. 61/18

Date Received April 4, 1961

Location: 66 Bedford Street

Location 66 Bedford Street

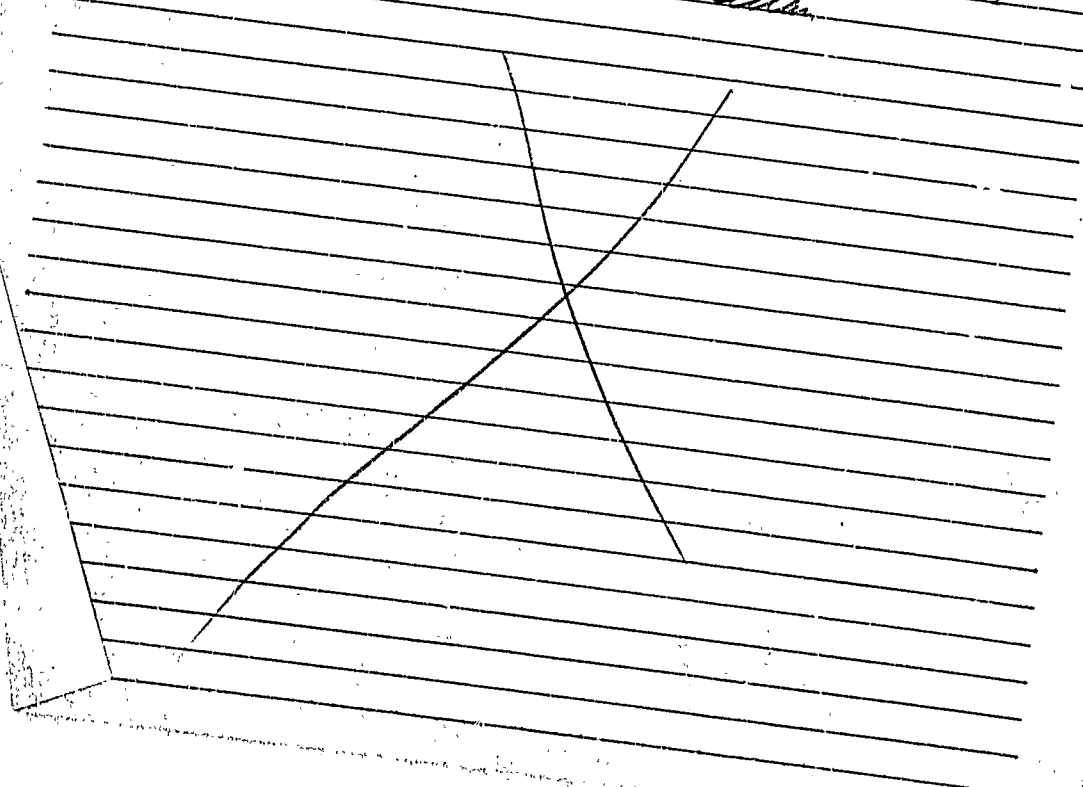
Owner's name and address Myron Finkelman, 19 Spruce St. Use of Building Dwelling

Tenant's name and address \_\_\_\_\_ Telephone \_\_\_\_\_

Complainant's name and address neighbor on Grand St. Telephone \_\_\_\_\_

Description: Old bus has been moved onto property and is being used for sheet metal shop.

NOTES: 4/6/61 - Phone number on the bus is SA 3-1560. One old unlicensed car in this lot - Owner - George Walteman, 66 Bedford St. - Mr. Walteman does not want to drive the bus to the job - Allen  
4/12/61 - George Walteman, 17 Surrenden St. Bus is at 66 Bedford St. - Allen



MAINE PRINTING CO., PORTLAND

CITY OF PORTLAND  
HEALTH DEPARTMENT  
HOUSING DIVISION



Loc. 66 BEDFORD STREET  
Loc w/i S  H.S.C.  
Bldg  Fire  Elec  Other  
Issued  
Expires

Mr. Byron Finckman  
19 Spruce Street  
Portland, Maine

Dear Sir: On March 1, 1960 an examination was made of the premises located at 66 Bedford Street, Portland, Maine.  
Non-compliance with the ordinances relating to housing conditions was found as detailed below.  
In accordance with the provisions of the above ordinance, you are hereby ordered to correct these defects according to specifications within the time limits allowed. Failure to comply with this notice will necessitate legal action.  
Some repairs or improvements required will necessitate permits which are to be obtained from the Building Inspector, Health, Fire or other City Departments. These must be obtained before the work is started.  
If any additional information is desired, visit or telephone the Housing Supervisor at this Office, Spruce 4-8221, extension 226. Kindly notify this office as soon as all corrections have been completed.

Very truly yours,  
Douglas H. Brown, M. D.  
Health Director

By \_\_\_\_\_  
Housing Supervisor

*Mr. Finckman  
These are abandoned cars  
in the driveway.*

REGULATIONS & SPECIFICATIONS  
## Responsibility of Owner or Agent    \*\* Responsibility of Occupant

- STRUCTURAL**  
Repair and put in good order all dilapidated and hazardous parts of the structure as follows:
- a. Repair or replace the dilapidated parts of the front and rear stairs and porches.
  - b. Replace the missing bricks and point up the loose joints at the right rear of the foundation.
  - c. Repair or replace the loose or missing shingles and clapboards.
  - d. Repair or replace the missing gutter molding on the rear side of the structure.
  - e. Replace the broken window panes in the cellar and attic of the structure, in the living room and bedrooms of the 1st floor apt., and in the living room and bedroom of the 2nd floor apt.
  - f. Putty the loose window panes, tighten the loose window sashes throughout the structure.
  - g. Repair or replace the severed wash cords throughout the structure. Particular attention is directed to the bedroom of the 1st floor apt., and in the living room and bedroom of the 2nd floor apt.
  - h. Repair or replace the cracked, loose, or missing plaster on the walls of the front hall and in the kitchen of the 1st floor apt.
  - i. Repair or replace the cracked, loose, or missing plaster on the ceiling of the kitchen, bedroom and living room of the 1st floor apt., and in the bedroom of the 2nd floor apt.
  - j. Determine the reason and remedy the condition which now causes the ceiling to buckle in the kitchen of the 1st floor apt.
  - k. Repair or replace the missing balusters in the front hall of the structure.
  - l. Repair or replace the missing door knobs in the kitchen of the 1st floor apt., and in the bedroom of the 2nd floor apt.
  - m. Determine the reason and remedy the condition which now causes the dampness in the cellar of the structure.

**ELECTRICAL EQUIPMENT**  
Check and have repaired all defective electric wiring and electrical equipment throughout the structure.  
a. Repair or block off the open fixture connections in the ceiling of the kitchen and bedroom of the 2nd floor apt.

HEATING:

- a. Clean the clearout in the collar by removing and properly disposing of all soot and debris.

PLUMBING:

- Check and have repaired all defective plumbing and plumbing fixtures throughout the structure.
- a. Repair or replace the missing trap base in the collar of the structure.

UNSAFETY AND UNSANITARY CONDITIONS:

- a. Accomplish a general clean-up of the yard and cellar by removing and properly disposing of all trash, filth, litter, and debris.

The above mentioned conditions are in violation of the City Ordinance, MINIMUM STANDARDS FOR CONTINUED OCCUPANCY, and AUTHORITY TO VACATE BUILDINGS, and must be corrected on or before

RECEIVED  
MAR 28 1960  
DEPT. OF BLD'G. INSP.  
CITY OF PORTLAND

R6 RESIDENCE ZONE  
CITY OF PORTLAND, MAINE  
DEPARTMENT OF BUILDING INSPECTION  
COMPLAINT

Location:  
66 Bedford Street



INSPECTION COPY

COMPLAINT NO. 60/24

Date Received March 28, 1960

Location 66 Bedford Street

Use of Building \_\_\_\_\_

Telephone \_\_\_\_\_

Owner's name and address Fyron Finkleman, 19 Spruce St.

Telephone \_\_\_\_\_

Tenant's name and address \_\_\_\_\_

Telephone \_\_\_\_\_

Complainant's name and address Health Dept.

Telephone \_\_\_\_\_

Description: Several abandoned cars on this property.

NOTES:

3-29-60. about 2:15 p.m. One car  
parked in the lot. [initials]  
5-9-60. Only one car. 5-9-60. [initials]



Reg. Mail  
Return Receipt

November 9, 1955

AAS 11/16/55

Complaint 66 Bedford St.--Violation of Zoning Ordinance

Mr. Myron Finkelman  
19 Spruce St.

Dear Mr. Finkelman:

It appears that a part of the open lot at 66 Bedford St., which you are reported to own or control, has been used for some time for parking or storage of numerous automobiles and one or more trucks, some of them probably used cars and some of them not licensed for operation.

This practice is in violation of the Zoning Ordinance in the Apartment House Zone where the property is located, and you are expected to have this violation completely and permanently cleared up before November 16, 1955.

When violation of the Zoning Ordinance is found, the Ordinance directs that we shall notify the Corporation Counsel of the City, who is authorized and directed to compel compliance. As a matter of practical operation, however, we try to get violations cleared up without recourse to the Legal Department. If this one is cleared up before the date named we shall not report to the Legal Department, otherwise we shall and the matter will be out of the hands of this department.

For your information and guidance, the Zoning Ordinance allows the parking or storage on this land of only three actively licensed motor vehicles and only one of these may be a truck or commercial vehicle. The Ordinance is interpreted to mean that all motor vehicles not licensed as passenger cars are commercial vehicles.

Very truly yours,

Warren McDonald  
Inspector of Buildings

W McD/B

HA

36-58 Photo taken sun to-day,  
Three trucks and a pleasure car.  
RMM

Cmplt - 66 Bedford St.

3-7-58

tenant

Mr. Green admitted that the three trucks are his and that he deals in trucks, having only one truck of his own which he uses in his business. He was told that he cannot conduct this business in any way at the location. He was told that he could have the truck which he uses in his business and not more than two passenger cars -- a total of three vehicles -- on the property at any one time. He was told that he must have the excess trucks removed from the property by 3 P.M. today. He said that would work quite a hardship on him and asked that we extend the time until Mon., and thereupon with my assent he agreed to have all of the trucks except his own removed from the property before noon on Monday, March 10, and that he would hereafter refrain from conducting any business on the property and from parking vehicles of any kind there, contrary to the Zoning Ordinance.

Mr. Warren McDonald

3-11-58 One Commercial vehicle and one  
pleasure car on this lot. The  
Commercial is a panel truck  
something like E. J. Watkins trucks  
RMM

Bedford St. 66  
24-627-7-23

WMcD 8/5/57

July 29, 1957

Cmpit. 66 Bedford St.--Parking motor vehicles in violation of the  
Zoning Ordinance

Mr. Myron Finkelman  
19 Spruce St.

Dear Mr. Finkelman:

On at least two occasions when driving by the property which you are reported to own at 66 Bedford St., corner of Grand St., I have noticed that two motor trucks were parked and one passenger car on the side of the lot toward Surrenden St. and at least two passenger cars at the rear of the lot (down Grand St.). We also have reports that as high as eight or ten motor vehicles are parked at times on the lot and that rental is being charged for this parking.

All of this is in violation of the Zoning Ordinance as applied to the R-6 Residence Zone where the property is located, the limit imposed by the Ordinance being not more than a total of three motor vehicles, not more than one of which is allowed to be a commercial motor vehicle or truck and that not larger than two and one-half tons gross vehicle weight. (See Section 14 of the Zoning Ordinance).

It also became evident on one occasion that some person was repairing the wheels of one of the trucks, which is also in violation.

It is expected that this violation of the Zoning Ordinance will be permanently corrected before August 5, 1957. If not the assistance of the Corporation Counsel of the City will be requested to compel compliance with the Ordinance.

Very truly yours,

Warren McDonald  
Inspector of Buildings

WMcD/B

8A



cc-I

IN APARTMENT HOUSE ZONE  
CITY OF PORTLAND, MAINE  
DEPARTMENT OF BUILDING INSPECTION  
COMPLAINT

Location  
66 Bedford St.

INSPECTION COPY

COMPLAINT NO. 55/138 Date Received 11/8/55

Location 66 Bedford St. Use of Building \_\_\_\_\_

Owner's name and address Myron Pinkelman, 19 Spruce St. Telephone \_\_\_\_\_

Tenant's name and address \_\_\_\_\_ Telephone \_\_\_\_\_

Complainant's name and address Office Telephone \_\_\_\_\_

Description: 15 or more used cars and one truck have been parked on the rear of this lot for about three months contrary to Zoning Ordinance.

BS

NOTES: 11/9/55 - Better - Wilson

11/15/55 - One unlicensed car and 3 trucks; one of these is also unlicensed repair man on this lot - Allen

11/25/55 - 3 trucks have been removed. Everything is alright - Wilson

Post Office Department  
OFFICIAL BUSINESS

NOV 10  
3 33 PM  
1956  
MAINE

PENALTY FOR PRIVATE USE TO AVOID PAYMENT OF POSTAGE, FIVE TIMES THE POSTAGE DUE.

DEPARTMENT OF DEFENSE  
SERVICE

Return to Dept. of Building Inspection  
(use or address)

Street and Number, or Post Office Box, Room 110, City Hall

REGISTERED ARTICLE  
No. 52577

INSURED PARCEL

PORTLAND,

MAINE



# APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class  
Portland, Maine, May 29, 1952

PERMIT ISSUED  
00791  
MAY 29 1952  
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ demolish ~~and~~ the following building ~~structure~~ 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 66 Bedford Street Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_  
Owner's name and address Myron Finkelman, 19 Spruce Street Telephone \_\_\_\_\_  
Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
Contractor's name and address owner (Edwin Gatchell, 66 Bedford Street) Telephone \_\_\_\_\_  
Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans no No. of sheets \_\_\_\_\_  
Proposed use of building \_\_\_\_\_ No. families \_\_\_\_\_  
Last use Storage No. families \_\_\_\_\_  
Material wood No. stories 2 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
Other buildings on same lot dwelling house  
Estimated cost \$ \_\_\_\_\_ Fee \$ 1.00

### General Description of New Work

To demolish 2-story frame storage building 36' x 60'. No sewer connection.

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and at the expense 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? \_\_\_\_\_  
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 'ul' 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 \_\_\_\_\_  
Is 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

INSPECTION COPY

Signature of owner

*Myron Finkelman*

AP 66 Bedford Street-I

October 30, 1951

Mr. Myron Finkelman  
19 Spruce Street  
Portland, Maine

Dear Mr. Finkelman:

Permit for installation of oil burning equipment in connection with the existing forced hot water heating system in the building at 66 Bedford Street is issued herewith. The permit is issued on the understanding that you are to have a competent mechanic in charge of the work, but since you have applied for the permit for the installation, we must look to you to make good any defects in the installation.

Very truly yours,

Warren McDonald  
Inspector of Buildings

AJS/G



FILL IN AND SIGN WITH INK

# APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, October 12, 1951

**PERMIT ISSUED**  
02198  
OCT 30 1951  
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 66 Bedford Street Use of Building Dwelling 2-fam. No. Stories 1 Building Existing Existing  
Name and address of owner Myron Finkelman, 19 Spruce St. Telephone 2-2586  
Installer's name and address owner

To install oil burning equipment in connection with existing forced hot water heat

### IF HEATER, OR POWER BOILER

Location of appliance or source of heat ..... Type of floor beneath appliance .....  
If wood, how protected? ..... Kind of fuel .....  
Minimum distance to wood or combustible material, from top of appliance or casing top of furnace .....  
From front of appliance ..... From sides or back of appliance .....  
From top of smoke pipe ..... Other connections to same flue ..... Rated maximum demand per hour .....

### IF OIL BURNER

Name and type of burner Sun Ray Labeled by underwriters' laboratories? yes  
Will operator be always in attendance? ..... Does oil supply line feed from top or bottom of tank? bottom  
Type of floor beneath burner concrete Number and capacity of tanks 1-275 gal.  
Location of oil storage basement How many tanks fire proofed? .....  
If two 275-gallon tanks, will three-way valve be provided? .....  
Will all tanks be more than five feet from any flame? yes .....  
Total capacity of any existing storage tanks for furnace burners none .....

### IF COOKING APPLIANCE

Location of appliance ..... Type of floor beneath appliance .....  
If wood, how protected? .....  
Minimum distance to wood or combustible material from top of appliance ..... From top of smokepipe .....  
From front of appliance ..... From sides and back .....  
Size of chimney flue ..... Other connections to same flue ..... Rated maximum demand per hour .....

### MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Amount of fee enclosed? 2.00 (\$2.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)  
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

APPROVED: [Signature]  
Inspector of Buildings





(A) APARTMENT HOUSE ZONE  
 CITY OF PORTLAND, MAINE  
 DEPARTMENT OF BUILDING INSPECTION  
**COMPLAINT**

COMPLAINT NO. 51/88

Date Received June 15, 1951

INSPECTION COPY

Location 66-70 Bedford Street - 114-A -> Use of Building Barn  
 Owner's name and address Myer Finkelman, 19 Spruce Street Telephone \_\_\_\_\_  
 Tenant's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Complainant's name and address W McD Telephone \_\_\_\_\_

Description: Barn in dilapidated and dangerous condition.

6/22/51 - Order by letter - WMR  
7/24/51 - Mrs Cross who lived here several  
years says bldg. has been vacant for  
years 10 years. Before that several old  
cars were kept there. She had a complaint  
about this in P.H. Mrs. Cross moved from  
here about 3 years ago and bldg. was  
vacant then.  
7/24/51 - Mrs. 1924 survey used as garage 5 cars + 1 auto - 28,379  
est. def 75% - Avord value 709. --- Mrs. 1930 - 34928  
est. value 525. --- 1933 - Avord N. 275 - 1930 A.D. 300  
7/20/51 - Mrs Cross letter of 7/20/51  
7/21/51 - letter to WMR  
5/12/52 - Memo to Corp. Counsel - WMR (over)

(A) APARTMENT HOUSE ZONE  
Complaint No. 51/88  
apt 66-7 Bedford Street  
Date Received 6/12/51  
Date Disposed of

up a little  
better.  
7/30/52 - better. W.D.

NOTES

5/10/52 - Mr. Gumbel  
on Mrs. Gumbel  
chambers. Understudy  
to see if it cleared  
up before June 1

6/1/52 - Gumbel  
Mr. Gumbel  
in court this morning  
reg. ground rents  
and costs. \$10.00

about 7/1/52 - we had  
comp. out for  
roughing things  
this morning got  
is danger to  
small children  
on the street - W.D.  
7/23/52 - The debris  
is to be cleaned

C 51/88 66-70 Bedford Street

September 15, 1952

Mr. Myron Finkelman  
19 Spruce Street  
Portland, Maine

Dear Mr. Finkelman:-

Will you be good enough to take one look at the enclosed photograph, and tell me what steps you think we have to take to get this condition cleared up? It certainly is no longer a structural hazard, but do I have to go to the Fire Department and the Health Department to get relief for the neighborhood?

In view of the approaching Holidays, why not get it completely cleared up before then?

Very truly yours,

Warren McDonald  
Inspector of Buildings

WHed/G  
Encl: One photo.

C-52/88 66-70 Bedford Street  
8/12/52 WMS

July 30, 1952

Mr. Myron Finkelstein  
19 Spruce Street  
Portland, Maine

Copy to: Robert W. Donovan  
Assistant Corporation Counsel

Dear Mr. Finkelstein:

About six weeks have gone by since you were told by the Recorder of the Municipal Court that you were to proceed with dispatch to comply with my order of more than a year ago relating to the dilapidated and dangerous building at 66-70 Bedford Street, and that, if you did not do so, and the City had occasion to come to the Municipal Court again, he would adhere strictly to the intent of the law in imposing a new penalty.

You told us at the Court House that it would take about a week to demolish the building. We are receiving complaints from the neighborhood as to the dangers of the situation, especially to small children who are thoroughly fascinated by such an operation. I pass by the location frequently, and the only description I can think of is that it is not only an unsightly mess and obnoxious to the neighborhood, but it represents considerable of a fire hazard in this dry time, and at times a menace to persons on the public sidewalks, some of the material being piled in a most careless manner close to the sidewalk and parts of it sometimes projecting over the public sidewalk.

It is evident that there is no orderly method of disposing of the material as it comes from the building. It is also evident that the lot is so crowded, at least on the street front, that there is no room for the material taken from the building so that the balance of the building can be demolished in the usual orderly fashion. Since you are not permitted to store lumber or other material from the building on the lot for any extended length of time, you are not permitted to sell the second hand material from these premises, it is clear that you should be hauling the material from the building to some place allowed by the zoning law as fast as any appreciable amount of the material accumulates outside the building.

If these conditions are not all corrected, and, if the building is not completely demolished and the material therefore disposed of in a manner in compliance with the Zoning Ordinance, I shall again have the assistance of the Corporation Counsel with the thought that we will again go to Court about the matter.

Very truly yours,  
Warren McDonald  
Inspector of Buildings

WMS/3

C-51-88-I  
(66-70 Bedford Street,  
corner of Grand Street)  
7/17/51/RMT  
Reg. Mail, Return Receipt

June 22, 1951

Mr. Myer Finkelman  
19 Spruce Street  
Portland, Maine

Dear Mr. Finkelman:

The former barn or garage or storage building on the property at 66-70 Bedford Street, but the building facing Grand Street, is found to be broken, weakened and out of repair so as to be unsafe or dangerous.

As authorized and directed by Section 109 of the Building Code of Portland (copy enclosed), you are hereby ordered to have this dangerous condition permanently corrected before July 18, 1951.

You have asked whether or not some type of business or a commercial garage could not be established on this spot, but that is not allowable under the Zoning Ordinance because the property is located in an Apartment House Zone where such uses are not allowable and because whatever rights the building may have had, due to prior use for a non-conforming purpose, have evidently been dissipated because the building has not been actively used for more than two years. Even if the building still had such rights, they would be cancelled unless special authorization were received from the Board of Appeals because of the bad structural condition into which the building has fallen by decay or otherwise.

The interior of the building is in danger of collapse, and it is my belief that the only remedy is to demolish the building, an operation which requires a permit from this department before the demolition is started, and of course, the debris must be removed from the property and could not be sold from there as a matter of business.

Very truly yours,

Warren McDonald  
Inspector of Buildings

WMD/G

Enclosure: Section 109 of the Building Code of Portland

Myron Finkelman.....in said County of Cumberland, on the 31st day of May in the year of our Lord one thousand nine hundred and fifty-two, at said Portland, being then and there the owner of a certain one and one-half story wooden frame storage building about 36 feet by 60 feet located at 66 Bedford Street, corner of Grand Street, in said Portland, did then and there allow the building to remain broken, weakened or out of repair, so as to be unsafe or dangerous, and that, after having been notified and ordered by the Building Inspector of the City of Portland on June 23, 1951 to make such change, repair or alteration as deemed necessary to permanently correct such dangerous condition, failed to conform to such order, against the peace of the State and contrary to the form of the Ordinance of the City of Portland in such case made and provided.

Myron Finkelman.....in said County of Cumberland, on the 31st day of May in the year of our Lord one thousand nine hundred and fifty-two, at said Portland, being then and there the owner of a certain one and one-half story wooden frame storage building about 36 feet by 60 feet located at 66 Bedford Street, corner of Grand Street, in said Portland, did then and there allow the building to remain broken, weakened or out of repair, so as to be unsafe or dangerous, and that, after having been notified and ordered by the Building Inspector of the City of Portland on June 23, 1951 to make such change, repair or alteration as deemed necessary to permanently correct such dangerous condition, failed to conform to such order, against the peace of the State and contrary to the form of the Ordinance of the City of Portland in such case made and provided.

INTER-OFFICE CORRESPONDENCE

66 Bedford St.

CITY OF PORTLAND, MAINE

BUILDING INSPECTOR

May 12, 1952

Mr. Earnett I. Shur,  
Corporation Counsel

Copy to: Health Officer

From: Warren McDonald  
Inspector of Buildings

SUBJECT: Proposed proceedings against Myron Finkelman on account of dangerous building at 66 Bedford Street, corner Grand Street

Mr. Finkelman, who lives at 19 Spruce Street, is nominated as the Building Department candidate for the initial Municipal Court conference on Thursday, May 15th, on account of his failure to perform in connection with the above building.

As the attached photographs will bear out (taken in June, 1951) the building is in a dilapidated and dangerous condition and is certainly a fire hazard. It is in worse condition now for it is my belief that the second floor is in danger of collapse which would probably force the outside walls outwards and collapse the roof, threatening any persons or children who might be close to the building at the time and threatening Mr. Finkelman's dwelling on the same lot.

On June 22nd he was sent an order under the Building Code, directing him to have the dangerous condition permanently corrected before July 18, 1951. He was told then that the interior of the building is in danger of collapse and that demolition appeared to be the only remedy.

On July 20th he filed an inadequate proposal for strengthening the building, among other things insisting that the roof is well trussed, bolted and stayed.

He then sought delay because he had filed an appeal seeking to have a filling station on the property—an appeal which failed or was withdrawn because of the large opposition of the neighborhood.

He repeatedly put me off on various pretexts, among them the fact that he was renting the building to a Bangor contractor, and that his attorney told him that he was not permitted to enter the building.

In addition, the building is a non-conforming use in the Apartment House Zone since the property is located in the non-conforming use was a garage which existed in 1940, has been discontinued for more than two years, and there has been no other use of the property in the interim.

W. McDonald  
Inspector of Buildings

*Warren McDonald*  
Inspector of Buildings





INTER-OFFICE CORRESPONDENCE

C- 66 Bedford St.

CITY OF PORTLAND, MAINE  
BUILDING INSPECTOR

May 12, 1952

To: Harnett I. Shur,  
Corporation Counsel

Copy to: Health Officer

From: Warren McDonald  
Inspector of Buildings

Subject: Proposed proceedings against Myron Finkelman on account of dangerous building at 66 Bedford Street, corner Grand Street

Mr. Finkelman, who lives at 17 Spruce Street, is nominated as the Building Department candidate for the initial Municipal Court conference on Thursday, May 15th, on account of his failure to perform in connection with the above building.

As the attached photographs will bear out (taken in June, 1951) the building is in a dilapidated and dangerous condition and is certainly a fire hazard. It is in worse condition now for it is my belief that the second floor is in danger of collapse which would probably force the outside walls outwards and collapse the roof, threatening any persons or children who might be close to the building at the time and threatening Mr. Finkelman's dwelling on the same lot.

On June 22nd he was sent an order under the Building Code, directing him to have the dangerous condition permanently corrected before July 18, 1951. He was told then that the interior of the building is in danger of collapse and that demolition appeared to be the only remedy.

On July 20th he filed an inadequate proposal for strengthening the building, among other things insisting that the roof is well trussed, bolted and stayed.

He then sought delay because he had filed an appeal seeking to have a filling station on the property--an appeal which failed or was withdrawn because of the large opposition of the neighborhood.

He repeatedly put me off on various pretexts among them the fact that he was renting the building to a Bangor contractor, and that his attorney told him that he was not permitted to enter the building.

In addition, the building is a non-conforming use in the Apartment House Zone where the property is located, the non-conforming use was a garage which existed in 1938, has been discontinued for more than two years; and there can be no doubt that the building is deteriorated in excess of three-quarters of its fair value.

WMM/m  
Attachments  
3

*Warren McDonald*  
Inspector of Buildings

C- 66 Bedford St.

Barnett I. Shaw,  
Corporation Counsel

May 12, 1952

Warren McDonald  
Inspector of Buildings

Copy to: Health Officer

Proposed proceedings against Myron Finkelman on account of dangerous  
building at 66 Bedford Street, corner Grand Street

Mr. Finkelman, who lives at 19 Spruce Street, is nominated as the  
Building Department candidate for the initial Municipal Court conference on  
Thursday, May 15th, on account of his failure to perform in connection with the  
above building.

As the attached photographs will bear out (taken in June, 1951) the  
building is in a dilapidated and dangerous condition and is certainly a fire  
hazard. It is in worse condition now for it is my belief that the second floor  
is in danger of collapse which would probably force the outside walls outwards and  
collapse the roof, threatening any persons or children who might be close to the  
building at the time and threatening Mr. Finkelman's dwelling on the same lot.

On June 22nd he was sent an order under the Building Code, directing him  
to have the dangerous condition permanently corrected before July 18, 1951. He was  
told then that the interior of the building is in danger of collapse and that demolition  
appeared to be the only remedy.

On July 20th he filed an inadequate proposal for strengthening the building,  
among other things insisting that the roof is well trussed, bolted and stayed.

He then sought delay because he had filed an appeal seeking to have a filling  
station on the property--an appeal which failed or was withdrawn because of the large  
opposition of the neighborhood.

He repeatedly put me off on various  
reasons the building is in danger of collapse and that demolition

July 24, 1951

Mr. Myron Finkelman

The garage there in 1938 was in non-conformity with the Zoning Ordinance and still is. Section 14C of the Zoning Ordinance provides that if a non-conforming use of a building is discontinued for a period of two years, such discontinuance shall constitute an abandonment of the use. After such abandonment, the building shall not be used except as allowed by the Ordinance, unless so authorized by Board of Appeals after the usual appeal procedure.

Even if the building had been used as a garage up to the time the present use began, the Zoning Ordinance would not allow it to be changed to a storage building except by successful appeal. Therefore present use is unlawful.

Again, Section 14B provides that a building of non-conforming use, which may be damaged by decay or otherwise to an extent that the estimated cost of restoration exceeds three-quarters of its fair valuation immediately prior to such damage, the building shall not be restored unless restoration is authorized by Board of Appeals after usual appeal procedure.

We shall not press this matter until the results of your current Zoning appeal for a gasoline filling station are known. If they are unfavorable, we shall expect you to be prepared with a positive proposal about the building in the light of its unsafe condition and its non-conformity with the Zoning Ordinance.

Complaint  
66 Bedford Street,  
corner of Grand Street

July 24, 1951

Mr. Myron Finkelman  
19 Spruce Street  
Portland, Maine

Dear Mr. Finkelman:

I have your letter of July 20th in reply to order from this department to make safe the dangerous condition of the former garage at 66 Bedford Street, corner of Grand Street. This repair and strengthening work is so extensive, that a building permit will be required before it is started, and with the application for the permit a framing and foundation plan to scale must be filed either as a blueprint or in duplicate. The new covering for the roof should also be included in the application for the permit and the roofing would have to be that type known as Class "C" and labelled by Underwriters' Laboratories, Inc., as such.

Several of the details of the proposed strengthening which you have indicated are quite questionable--for instance 4x6 posts on 10' spans. Also the concrete footings proposed would have to extend at least 4' below the grade of the ground instead of the 3' which you propose.

Before you undertake to have plans made, however, it would be well to see what the true use of the building in December 1938 and since develops as to the application of the Zoning Ordinance to the use of the building. As soon as time affords we will endeavor to find out just how this use applies under the Zoning Ordinance, and we will let you know. You told me that the present use was by a building contractor for storage of materials, but unless the building has been so used since 1938, it is doubtful if this use is allowable.

Also, before you have plans made of your proposal, it would be best for you to make arrangements to let me into the building so that I can make a more careful examination of the true condition. From the looks of the building from the outside and from looking in the window, I should think that much more work was needed and of a different character to make the building

~~PARTMENT HOUSE ZONE~~

# APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class  
Portland, Maine, July 12, 1951

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.  
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 66 Bedford Street Within Fire Limits? no Dist. No. \_\_\_\_\_  
Owner's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
Lesseo's name and address Myron Finkelman, 19 Spruce Street Telephone \_\_\_\_\_  
Contractor's name and address not let Specifications yes Plans yes No. of stories 6  
Architect \_\_\_\_\_ No. families \_\_\_\_\_  
Proposed use of building Service Station Roofing \_\_\_\_\_  
Last use \_\_\_\_\_ Heat \_\_\_\_\_ Style of roof \_\_\_\_\_  
Material \_\_\_\_\_ No. stories \_\_\_\_\_ No. families \_\_\_\_\_  
Other buildings on same lot \_\_\_\_\_  
Estimated cost \$ 15,000. Fee \$ 15.00

## General Description of New Work

To construct 1 story masonry service station 28'8" x 44'8" as per plans.

*Myron Finkelman*  
*3/3/51*  
*Ref 6/7/51*

It is understood that this permit does not include installation of heating apparatus which - to be taken out separately by and in the name of the heating contractor.

## Details of New Work

Is any plumbing work 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 \_\_\_\_\_ Thickness \_\_\_\_\_  
Material of underpinning \_\_\_\_\_ Rise per foot \_\_\_\_\_ Roof covering \_\_\_\_\_ Kind of heat \_\_\_\_\_ fuel \_\_\_\_\_  
Kind of roof \_\_\_\_\_ Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_ Dressed or full size? \_\_\_\_\_ Size \_\_\_\_\_  
No. of chimneys \_\_\_\_\_ Framing lumber—Kind \_\_\_\_\_ Sill \_\_\_\_\_ Girt or ledger board? \_\_\_\_\_ Max. on centers \_\_\_\_\_  
Corner posts \_\_\_\_\_ Size \_\_\_\_\_ Columns under girders \_\_\_\_\_ Size \_\_\_\_\_ roof \_\_\_\_\_  
Girders \_\_\_\_\_ 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 \_\_\_\_\_, height? \_\_\_\_\_  
If one story building with masonry walls, thickness of walls? \_\_\_\_\_

## 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

APPROVED:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature of owner Myron Finkelman

INSPECTION COPY

PH

AP 66 Bedford Street-I

July 16, 1951

Mr. Myron Finkelman  
19 Spruce Street  
Portland, Maine

Copy to Corporation Counsel

Dear Mr. Finkelman:

Building intended to cover construction of one story masonry motor vehicle service station building (Service Garage as defined by the Building Code) about 29' x 15' and installation of gasoline tanks, pumps and piping at 66 Bedford Street, corner of Grand Street, is not issuable under the Zoning Ordinance because the party is located in an Apartment House Zone where, according to Section 8A of the zoning ordinance applicable to such zones, such a use of land and building is not allowable.

You may indicate your desire to seek an exception from the Board of Appeals, which is attached, an outline of the appeal procedure.

If you desire to receive an answer from the Board of Appeals at the earliest possible date, it is important that your appeal be filed at the office of Corporation Counsel before close of business on Thursday, July 19.

Your attention is again called to the portion of the appeal clause of the Ordinance which applies to such cases as yours and which reads: "(The Board of Appeals) 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 this Ordinance....."

It seems natural to imply from this clause that the Board would not have authority to grant your appeal unless you are able to establish to the satisfaction of all of the members of the Board that the property could not reasonably be used for some conforming use.

Very truly yours,

Warren McDonald  
Inspector of Buildings

WMD/G  
Enclosure: Outline of appeal procedure

P. S. Among the six plans which you filed with the application for the permit I have found no location or plat plan applying to your particular lot and showing the precise location which you propose for the building, the tanks and pumps and other features in connection with the proposed station. It is important that you file such a plat or location plan showing the proposal accurately with relation to the interior lot lines and the lot lines represented by the street lines of the two streets before Tuesday, July 24, which is the last day on which notices must be sent out of the public hearing, if the public hearing is to be held on the earliest possible date.

HIGH PRESSURE COMBINATION CLEANERS ■ STEAM VAPOR CLEANERS ■ DAIRY STERILIZERS

## Malsbary Manufacturing Co.

845 92ND AVENUE, OAKLAND 3, CALIFORNIA ■ TRINIDAD 2-7272

RAYMOND F. SIMPSON  
87 NOTTINGHILL ROAD  
BRIGHTON, MASS.  
ALGONQUIN 4-1920

Brighton, Mass.

August 1, 1951

*File  
with letter  
to him  
8/9/51*

Mr. Warren McDonald,  
Inspector of Buildings,  
Portland Maine.

Dear Mr. McDonald:-

Thank you very much indeed for your nice letter of July 13th in regard to the restrictions pertaining to the installation of all types of so-called "steam cleaners" in hazardous locations.

Your letter will enable me to offset the nasty competition experienced from a few unethical distributors of other similar cleaners when they make the claim that their cleaner is approved while Malsbary Cleaners are disapproved.

In return for this co-operation I will give you my word of honor that I will never be a party to any attempt to sell anyone in the City of Portland a Malsbary Steam Cleaner without advising him that they are not approved for use indoors in any type of hazardous location with particular stress on such places as garages etc. We will, of course, always understand that the use of such a machine will be subject to your zoning regulations.

Malsbary Cleaners are simple in design, rugged in construction and are built to stand a lot of abuse in the hands of almost ANY type of garage employee. They are safe to operate as the necessary precautions have been taken to protect the operator and other employees.

We wish to co-operate with you in every respect and appreciate your fairness and impartiality.

Very truly yours,

*Ray Simpson*  
Eastern Representative

RFS/s





File  
INQUIRY BLANK

ZONE I  
FIRE DIST. None

CITY OF PORTLAND, MAINE  
DEPARTMENT OF BUILDING INSPECTION

Verbal  
By Telephone

Date 8/1/57

LOCATION 1004 Congress Street OWNER \_\_\_\_\_

MADE BY Mr. Herbert O. Pion, Mgr. TEL. 3-0297

ADDRESS 45a Free Street

PRESENT USE OF BUILDING Vacant

CLASS OF CONSTRUCTION Second NO. OF STORIES 1

REMARKS: Checked on plans of building to secure information necessary to give answer.

8/9/57 INQUIRY: 1- Can the partitions enclosing stairway to cellar where heaters located be removed and a trap door left provided in opening in floor? Trap door not to be in public space but behind counter. Garage section to be used for storage only. No motor vehicles to be kept in any part of building.

ANSWER: 1- Apparently no reason why it is not allowable. Shipping room into which stairway opens is cut off from garage section by masonry walls and fire doors. If the raised threshold now in the doorway in partition leading to stairway were to be built in the doorway covered by the fire doors, use as garage would still be allowable. Warned him that a permit is necessary for removal of partitions.

DATE OF REPLY 8/1/57 REPLY BY AgJ

City of Portland, Maine  
Board of Appeals

*Withdrawn  
8/3/51*

*51/73*

**--ZONING--**

To the Board of Appeals:

..... July 18, ....., 19 51

Your appellant, Myron Finkelman, who is the owner of property at 66 Bedford Street, 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 for construction of one-story masonry motor vehicle service station building about 29' x 45' and installation of gasoline tanks, pumps, and piping at 66 Bedford Street, corner of Grand Street, is not issuable under the Zoning Ordinance because this property is located in an Apartment House Zone where such a use of land and building 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.

*Myron Finkelman*  
Appellant

After public hearing held on the 3rd day of August, 19 51

Appellant asked permission to withdraw this appeal due to present building restrictions, and was given permission to withdraw without prejudice.

~~This is the form of the appeal and the exception to the Zoning Ordinance...~~

*Walter C. Frost*  
Chairman, Board of Appeals

BOARD OF APPEALS



WARREN McDONALD  
INSPECTOR OF BUILDINGS

On reply refer  
to file AP 66 Bedford Street-I

CITY OF PORTLAND, MAINE

Department of Building Inspection

July 16, 1951

WU

Copy to Corporation Counsel

Mr. Myron Finkelman  
19 Spruce Street  
Portland, Maine

Dear Mr. Finkelman:

Building intended to cover construction of one story masonry motor vehicle service station building (Service Garage as defined by the Building Code) about 29' x 45' and installation of gasoline tanks, pumps and piping at 66 Bedford Street, corner of Grand Street, is not issuable under the Zoning Ordinance because the property is located in an Apartment House Zone where, according to Section 8A of the Zoning Ordinance applying to such zones, such a use of land and building is not allowable.

You have indicated your desire to seek an exception from the Board of Appeals; so, there is enclosed an outline of the appeal procedure.

If you desire to receive an answer from the Board of Appeals at the earliest possible date, it is important that your appeal be filed at the office of Corporation Counsel before close of business on Thursday, July 19.

Your attention is again called to the portion of the appeal clause of the Ordinance which applies to such cases as yours and which reads: "(The Board of Appeals) 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 this Ordinance....."

It seems natural to imply from this clause that the Board would not have authority to grant your appeal unless you are able to establish to the satisfaction to all of the members of the Board that the property could not reasonably be used for some conforming use.

Very truly yours,

Warren McDonald  
Inspector of Buildings

WMCD/g

Enclosure: Outline of appeal procedure

P. S. Among the six plans which you filed with the application for the permit I have found no location or plat plan applying to your particular lot and showing the precise location which you propose for the building, the tanks and pumps and other features in connection with the proposed station. It is important that you file such a plat or location plan showing the proposal accurately with relation to the interior lot lines and the lot lines represented by the street lines of the two streets before Tuesday, July 24, which is the last day on which notices must be sent out of the public hearing, if the public hearing is to be held on the earliest possible date.

CITY OF PORTLAND, MAINE

BOARD OF APPEALS

July 24, 1951

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine on Friday, August 3, 1951 at 10:30 a. m. to hear the appeal of Myron Finkelman requesting exception to the Zoning Ordinance to permit construction of one-story masonry motor vehicle service station building about 29' x 45' at 66 Bedford Street.

This permit is presently not issuable because this property is located in an Apartment House Zone where such a use of land and buildings is not permissible.

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

Helen C. Frost

Chairman



APARTMENT HOUSE ZONE

APPLICATION FOR PERMIT

Third Class

Class of Building or Type of Structure Portland, Maine, May 29, 1951

PERMIT ISSUED 01013

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE change of use The undersigned hereby applies for a permit to... 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 66 Bedford Street Within Fire Limits? Dist. No. Telephone. Telephone. Telephone. Owner's name and address Myron Finkelman, 19 Spruce Street No. of sheets. Lessee's name and address Not let Specifications Plans No. families. Contractor's name and address Not let Specifications Plans No. families. Architect No. of sheets. Proposed use of building dwelling Roofing. Last use No. stories 2 Heat hot water Style of roof. Material wood No. stories 2 Heat hot water Style of roof. Other buildings on same lot Estimated cost \$ 100. 300. Fee \$ 50. 1.50. 2.00.

General Description of New Work

To change use of dwelling from single family to 2-family dwelling with one family on each floor. To partition off stairway about 9' high and 8' wide and provide door at top of second floor landing. 2x3 studs 16" o. c. to be covered on both sides with sheetrock. This is to make entrance private. Existing heater is to heat third floor is not to be used for living quarters. Existing heater is to heat both apartments.

INSPECTION NOT COMPLETED 5/20/51

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 Omdor

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 roof. 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. Thickness. Material of underpinning Rise per foot. Height. Kind of roof Material of chimney. of lining. Kind of heat. fuel. No. of chimneys Dressed or full size? Size. Max. on centers. Framing lumber—Kind Sills. Curt or ledger board? Size. Max. on centers. Corner posts. Columns under girders. Size. Max. on centers. Girders. Size. 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet. Studs (outside walls and carrying partitions) 1st floor. 2nd. 3rd. roof. Joists and rafters: 1st floor. 2nd. 3rd. roof. On centers: 1st floor. 2nd. 3rd. roof. Maximum span: 1st floor. 2nd. 3rd. height? If one story building with masonry walls, thickness of walls? 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.

APPROVED:

Signature of owner

INSPECTION COPY

NOTES

6/15/51 - Parlin in spot - pale out  
 front up - points of chimney work  
 work in attic - Fucetop - a chimney  
 level of attic around outside  
 walls and girders at cement  
 with new - but the wall  
 toward large space in case  
 near chimney - There are  
 one furnished room in attic  
 in cellar 8' x 8' front span  
 10' x - rear span 11' 8' - other  
 about 8' - clear space

Job: 16 Bedford St.  
 No: 511019  
 Owner: Myron Finkelman  
 Date of permit: 2/13/51  
 Notif. closing-in: 10/19/51  
 Inspn. closing-in:  
 Final Notif. INSPECTION NOT COMPLETED  
 Final Inspn.  
 Cert. of Occupancy issued

12-12-51 - Cellar stairs have been repaired. Not what can be called a good job. But sufficiently strong enough to carry load of building. Outside of Building chimney has not been repaired. Fixing and wall boarding not completed on third floor. WJM.

1-10-52 Fixing and wall boarding not completed. Chimneys not repaired as per letter. WJM.

2-8-52 Above work has not been done. Called Myron Finkelman give him till Tuesday Feb 12, 52. Tenant have moved. WJM.

2-12-52 Chimneys not done yet. WJM.

2-16-52 This work has not been done. WJM.

2-25-52. Called Mr. Finkelman told that work was to be done by Friday Feb 29, 1952 or I would put it in Mrs. Ma Donald's hands. WJM.

2-29-52 Work has not been started on chimney pointing up. WJM.

3-10-52 Chimney at entrance has not pointed up. WJM.

3-11-52 - Better - WJM.

3-13-52 - Not done yet. WJM.

Hand sheet "A"

BP 51/1019  
66 Bedford Street

March 11, 1952

Mr. Myron Finkelman  
19 Spruce Street  
Portland, Maine

Location - 66 Bedford Street

Owner - Myron Finkelman

Job - Dwelling - Change of Use

Dear Mr. Finkelman:

Upon inspection of the above job on March 10, 1952, our inspector reports the following omissions or defects which prevent us from issuing the certificate of occupancy—required by law to be in possession of the owner before the building may be lawfully occupied:

1. Chimneys at rear and side of this building have not been pointed up as agreed on in telephone conversation with our inspector. Joints of these chimneys are to be 'raked' out and pointed up wherever visible inside and outside of building.

This means the side chimney will have to be pointed up from grade to top, and rear chimney above roof line.

2. State and City laws require that a certificate of occupancy be issued before any part of this building is occupied.

There has been no certificate of occupancy issued for this building as yet; but the building is already being lived in - contrary to law.

It is important that the above conditions be fully corrected before March 18, 1952 to avoid action against you for violation of law without further notice.

If additional information relative to the above is desired, please phone Inspector William J. Meehan at 4-1431, extension 234, any week day but Saturday between 8:00 and 8:30 A. M.

Very truly yours,

Warren McDonald  
Inspector of Buildings

Inspector



At 66 Bedford Street-I

Mr. Myron Finkelman  
19 Spruce Street  
Portland, Maine

June 12, 1951

Copy let to owner for contractor

Dear Mr. Finkelman:

Building permit for making alterations in the single family dwelling house at 66 Bedford Street and changing it to a 2-family dwelling house is issued, herewith, subject to the following: If these conditions are not understood, or, if for any reason, you are unable or unwilling to abide by them, it is important that you refrain from starting the alteration work and return the permit card immediately for adjustment.

1. For additional support of two spans of the 6x8 center girder in the cellar (the span nearest the street and the span at the rear of the cellar) you have agreed to provide pipe columns no less than 4 inches outside diameter, supported by concrete footing no less than 8 inches deep and no less than 16 inches square--columns to be anchored to footing, to have bearing plate between column and wood girder, plate to be welded to column and lag bolted to wood girder.
2. Before any part of the new partition in second story is covered from view on either side, you are required to notify this office of readiness for inspection when the frame of the partitions is all up and when any wiring or plumbing pipes that might be in these new partitions have been installed and inspected by the respective Electrical and Plumbing Inspectors, and you are not to cover up any part of these partitions on either side until our green tag has been left at the job. By the time of that inspection it is best to have the new pipe columns all completed in the cellar and to have the following improvements taken care of as well:
  3. Provide a cast iron cleanout door and frame at the bottom of each of the two flues in the rear chimney and thoroughly clean the chimneys out. Have the joints of the brickwork of the rear chimney in the cellar thoroughly raked out and pointed up.
  4. There are various places around the outline of the building and exposed in the cellar where firestops are required to prevent any fire that might occur in the cellar from spreading quickly up through the frame of the exterior walls and thence into the floors and roof. These may be wooden firestops if desired, but they must be cut in tight.
5. A very poor job was made of supporting the wall of the cellar stairs in the first floor framing. It is necessary that a competent man properly head off the first floor timbers, doubling up both the header and trimmer beams and provide a satisfactory permanent support at this point.
6. Permanently repair defective ceilings in the dining room, kitchen in first story and the bathroom in second story and any other ceilings which appear to be defective.
7. In the attic rake out and point up the joints of both chimneys; provide tight firestops at floor level around the outside walls and firestop from the attic

Mr. Myron Fickelma

June 12, 1951

the large space running into the leaves near the rear chimney, the latter to be done by non-burnable wallboard such as gypsum lath.

8. Thoroughly repair the rear chimney above the roof.

9. When all features controlled by the Building Code have been completed, it is necessary that you notify this office of readiness for final inspection and that neither of the two apartments shall be occupied until everything has been found in order and our certificate of occupancy issued.

Very truly yours,

Warren McDonald  
Inspector of Buildings

WED/G

STATEMENT OF AGREEMENT RELATING TO ALTERATIONS IN THE SINGLE FAMILY  
DWELLING HOUSE AT 66 BEDFORD STREET AND CONVERSION OF IT  
TO A 2-FAMILY DWELLING HOUSE

June 7, 1951

1. This statement is to be considered as much a part of the application for the permit as though written on the application form, but failure to mention any requirement of the Zoning Ordinance or the Building Code herein shall not relieve the owner, contractor or any other person from compliance therewith.

2. In view of the fact that the Building Code of the City of Portland requires two well separated means of egress from any living quarters above the second story in any building newly established as a 2-family dwelling house, and in view of the fact that there is only one means of egress from the third floor of this dwelling at 66 Bedford Street, the undersigned owner hereby agrees that so long as he has control of the building no living quarters of any kind will be permitted above the second story; and that he will see to it that any prospective purchaser of the property from him will be notified of this limitation before any sale is consummated.

Witness: Beverly Lopez

Owner: Angus Fishman

66 Bedford  
3-19-51 - Partitions have been put up in office by Paul Mitchell, son  
of tenant. This is not blocked off. The children evidently have  
been using office for playing. Paul Mitchell says he thinks  
that they started building *to* *the* *floor*. And nothing was said to  
them about the third floor.

Sheet "A"

INSPECTION NOT COMPLETED

At 66 Bedford Street-1

Mr. Myron Finkelman  
17 Spruce Street  
Portland, Maine

June 7, 1951

Copy to: Mr. Finkelman

Dear Mr. Finkelman:

Additional information is needed relating to your application for a permit to make alterations in and change the use of the single family dwelling house at 66 Bedford Street to a 2-family dwelling house:

1. If you wish to lay old flooring over the stair wall at third floor level with material equal in strength to the present third floor and with a covered hatchway not more than 2' x 3' in the new floor framing, please sign and return the enclosed agreement relating to the use of the third floor, keeping the copy for your own information as to what you have signed.

2. There is an 8x8 center girder in the cellar, but the span nearest the street is about 10' and the span at the rear of the cellar is 11' or 12'—both too long to adequately support the floors and partitions above. Indicate what type of column or pier and what kind of foundation you will provide under the center of each span.

3. You plan to equip the first story pantry for a bathroom. Obviously this means installing plumbing fixtures. Certainly the estimated cost of one hundred dollars to cover all of the work is too low. Furnish reasonably correct estimated cost including all labor and materials and fixtures involved in the improvement of the building, whether you have the material or fixtures on hand or whether they are used or whether some or all of the labor is donated—then adjust the fee for the building permit in accordance with this new estimated cost. See Section 107c and d of the Code, marked copy enclosed.

Besides the above there are a number of improvements necessary in view of the fact that the building is now to accommodate two families, such as providing cleanout doors in the chimney, pointing up masonry joints, repairing top of rear chimney, providing firestops in certain places in the cellar and on third floor, repairing defective ceilings, etc. When you have furnished the above information to show compliance with the Building Code, we will be able to issue to you the building permit and with the permit will be furnished a list of these other defects to be cared for. When the work is all done, notice of readiness for final inspection is required, and it is not allowable to occupy the building for living quarters until our certificate of occupancy has been issued.

While not particularly involved with the building permit, we have had complaints of long standing about the former stable or garage on the same lot. Even a casual examination of this building shows that it is threatening to collapse and therefore dangerous. Normally, my duty requires me to send you an order to remove this dangerous building. Please notify with the return of the revised statement what you plan to do about this building and how soon. Unless you plan to have it demolished in the very near future, I shall be compelled to send you the formal order.

WCD/G

Very truly yours,

Warren McDonald  
Inspector of Buildings

STATEMENT OF AGREEMENT RELATING TO ALTERATIONS IN THE SINGLE FAMILY  
DWELLING HOUSE AT 66 BEDFORD STREET AND CONVERSION OF IT  
TO A 2-FAMILY DWELLING HOUSE

June 7, 1951

1. This statement is to be considered as much a part of the application for the permit as though written on the application form, but failure to mention any requirement of the Zoning Ordinance or the Building Code herein shall not relieve the owner, contractor or any other person from compliance therewith.

2. In view of the fact that the building Code of the City of Portland requires two well separated means of egress from any living quarters above the second story in any building newly established as a 2-family dwelling house, and in view of the fact that there is only one means of egress from the third floor of this dwelling at 66 Bedford Street, the undersigned owner hereby agrees that so long as he has control of the building no living quarters of any kind will be permitted above the second story; and that he will see to it that any prospective purchaser of the property from him will be notified of this limitation before any sale is consummated.

Witness:

Owner:

33-89-I  
Reg. Mail  
10-20-42-MCD

October 20, 1942

Mr. George W. Fletcher,  
68 Bedford Street,  
Portland, Maine

Dear Sir:

Subject: Violation of Zoning Law at  
68-70 Bedford Street by accumulating various  
refuse materials on the open lot for business  
purposes in an apt. house zone

Confirming my telephone conversation this morning with Mrs. Fletcher,  
if you do not completely clear up all of this material, remove it from the  
premises and stop doing business from this property before Saturday night,  
October 24, 1942, I shall ask the Judge of the Municipal Court to issue a  
complaint against you for violation of the zoning ordinance without any further  
notice to you.

If you do so clear up the material and stop the business from these  
premises, and later on ordinance it again I shall, as soon as it comes to my  
attention, take similar action for enforcement of the zoning ordinance which  
is my plain duty.

You are well aware that this practice is contrary to the zoning  
ordinance because it was definitely led to your attention on July 3, 1939.  
You were told at that time that such use of premises is in violation of the  
zoning ordinance in the Apartment House zone where the property is located.  
By July 15, 1939 you had pretty well cleared up the premises, but apparently  
you did not stop the business. By my own observations from time to time I  
note that you have been gradually increasing the amount of materials of red  
there until this morning you had an area at least 25 or 30 square feet  
covered.

Very truly yours,

Inspector of Buildings

C-53-93-I

7-13-33-41

July 6, 1933

Mr. G. W. Fletcher,  
66 Bedford Street,  
Portland, Maine

Dear Sir:

Confirming our conversation of July 5, 1933 relating to an unlawful use of property at 66-70 Bedford Street by way of storing, breaking up and selling certain articles, the property being in an Apartment House Zone, it is understood that you have agreed to have all of this miscellaneous materials and goods, including the wood, cleared up off of the lot at least by Saturday night, July 8, 1933; that you will not allow such articles or material to collect there again; that you understand that such a use of the property is contrary to the Zoning Law; and that you will refrain from such illegal use in the future.

Very truly yours,

Inspector of Buildings

cc: Joseph R. Fireman  
87 Middle Street