



(A) APARTMENT HOUSE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, June 24, 1930

PERMIT ISSUED
Permit No. 1314
JUN 28 1930

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect alter install the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 66 Atlantic Street Ward 1 Within Fire Limits? Yes Dist. No. 3
 Owner's or Lessee's name and address A. E. Manning, 66 Atlantic St. Telephone _____
 Contractor's name and address James E. Cook, 78 Atlantic St. Telephone 119
 Architect's name and address _____
 Proposed use of building dwelling house No. families 2
 Other buildings on same lot none

Description of Present Building to be Altered

Material wood No. stories 2 1/2 Heat _____ Style of roof _____
 Last use dwelling house

General Description of New Work

To erect platform 5' x 12' on second story floor level, as shown on plan submitted.

Where the planks is fastened to the building the weather boarding will be removed and the timbers of the planks fastened directly to the frame of the building

Details of New Work

Size, front _____ depth _____ No. stories 2 1/2 Height average grade to highest point of roof _____
 To be erected on solid or filled _____ earth or rock? _____
 Material of foundation 4x4 in bracket in center, 2x4 fastened to main bldg. Thickness, top _____ bottom _____
 Material of pinning _____ Height _____ Thickness _____
 Kind of roof no Roof covering _____
 No. of chimneys _____ Material of chimneys _____ of lining _____
 Kind of heat _____ Type of fuel _____ Distance, heater to chimney _____
 Is oil burner, name and model _____
 Capacity and location of oil tanks _____
 Is gas fitting involved? _____ Size of service _____
 Corner posts _____ Sills 2x8 Girt or ledger board? _____ Size _____
 Material columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x1-10" O.C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.
 Joists and rafters: 1st floor 2x8, 2nd _____, 3rd _____, roof no
 On centers: 1st floor 14", 2nd _____, 3rd _____, roof _____
 Maximum span: 1st floor 9', 2nd _____, 3rd _____, roof _____
 If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

No. cars row accommodated on same lot _____ to be accommodated _____
 Total 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 above work require removal or disturbing of any shade tree on a public street? Yes
 Plans filed as part of this application? Yes No. sheets 1
 Estimated cost \$ 65 Fee \$ 1.00
 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
 Signature of owner A. E. Manning

INSPECTION COPY

Signature of owner James R. Cook

32554

50-52 ATLANTIC STREET

STATEN ISLAND

Patent Office of the City of New York, New York, N.Y.

DM-7



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

PERMIT ISSUED
02084
NOV 9 1953
CITY OF PORTLAND

Portland, Maine, November 5, 1953

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 52 Atlantic St. Use of Building dwelling No. Stories 1 New Building
 Existing
Name and address of owner of appliance: Chas. W. Lewis act. of Mrs. Mary Oppediasanne
52 Atlantic St.
Installer's name and address: BALLARD OIL & EQUIPMENT CO. Telephone _____

General Description of Work

To install 1 Ballard LC 9-1 forced heat (No. 1 oil)

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 Ballard LC 9-1 Labeled by underwriter's laboratories? yes
Will operator be always in attendance? no Does oil supply line feed from top or bottom of tank? bottom
Type of floor beneath burner cement Size of vent pipe 1 1/4
Location of oil storage basement Number and capacity of tanks 1-275
Low water shut off _____ Make _____ No. _____
Will all tanks be more than five feet from any flame? yes How many tanks enclosed? _____
Total capacity of any existing storage tanks for furnace burners none

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

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.)

APPROVED:
OK 11-9-53 [Signature]

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

BALLARD OIL & EQUIPMENT CO.

Signature of Installer

BY: [Signature]

INSPECTION COPY



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, Nov. 9, 1953

PERMIT ISSUED
02033
NOV 9 1953
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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 52 Atlantic St. Use of Building 2-family dwelling No. Stories 2 Max Building Existing 1
Name and address of owner of appliance Mrs. Mary Oppedisano, 52 Atlantic St.
Installer's name and address Charles W. Lewis, R. F. D. #1, Westbrook Telephone 4-5689

General Description of Work

To install forced hot water heating system in place of hot air heating system

IF HEATER, OR POWER BOILER

Location of appliance basement Any burnable material in floor surface or beneath? no
If so, how protected? _____ Kind of fuel? oil
Minimum distance to burnable material, from top of appliance or casing top of furnace 2'
From top of smoke pipe 2' From front of appliance over 4' From sides or back of appliance over 3'
Size of chimney flue 8x10 Other connections to same flue oil-fired boiler
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? yes

IF OIL BURNER

Name and type of burner _____ Labelled by underwriter's 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 _____
Stirring at bottom of appliance? _____ Distance to combustible material from top of appliance? _____
From front of appliance _____ From sides and back _____ From top of smoke pipe _____
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

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.)

APPROVED:
Ch. 11-9-53
[Signature]

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

Charles W. Lewis
Signature of Installer

INSPECTION COPY



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, Oct 17-50

PERMIT ISSUED 102012 OCT 21 1950 CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

HT-RMT

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 52 Atlantic St Use of Building Dwelling No. Stories 2 1/2 New Building Existing Name and address of owner of appliance Mrs Mary M Coppell 52 Atlantic St Installer's name and address John J. Redge 194 Congress St Telephone 2-4707

General Description of Work

To install Oil burning equipment in connection with hot water system.

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 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

IF OIL BURNER

Name and type of burner Silent Burner Labelled by underwriter's 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 Location of oil storage basement Number and capacity of tanks 1-275 gal. If two 275-gallon tanks, will three-way valve be provided? Will all tanks be more than five feet from any flame? Yes How many tanks fire proofed? Total capacity of any existing storage tanks for furnace burners none

IF COOKING APPLIANCE

Location of appliance Kind of fuel Type of floor beneath appliance If wood, how protected? Minimum distance to wood or 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? If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

[Empty lines for miscellaneous information]

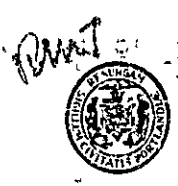
Amount of fee enclosed? 2.00 (\$2.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED: OK 10-20-50 RMT

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

SECTION COPY

Signature of Installer John J. Redge



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, Sept. 6, 1950

PERMIT ISSUED 01627 SEP 8 1950 CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND MAINE 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 52 Atlantic Street Use of Building 2-family dwelling No. Stories 2 Existing Building Name and address of owner of appliance Mrs. Mary Oppedisano, 52 Atlantic Street Installer's name and address Charles Lewis, R. F. D. #1, Westbrook Telephone 4-59689

General Description of Work

To install forced hot water heating system in place of stove heat (second floor)

IF HEATER, OR POWER BOILER

Location of appliance or source of heat basement Type of floor beneath appliance concrete If wood, how protected? Kind of fuel oil Minimum distance to wood or combustible material, from top of appliance or casing top of furnace 3' From top of smoke pipe 3' From front of appliance over 4' From sides or back of appliance over 3' Size of chimney flue 8x8 Other connections to same flue none If gas fired, how vented? Rated maximum demand per hour

IF OIL BURNER

Name and type of burner Labeled by underwriter's laboratories? Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? Type of floor beneath burner Location of oil storage Number and capacity of tanks If two 275-gallon tanks, will three-way valve be provided? Will all tanks be more than five feet from any flame? How many tanks fire proofed? Total capacity of any existing storage tanks for furnace burners

IF COOKING APPLIANCE

Location of appliance Kind of fuel Type of floor beneath appliance If wood, how protected? Minimum distance to wood or 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? If gas fired, how vented? Rated maximum demand per hour

Permit Issued with Letter

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

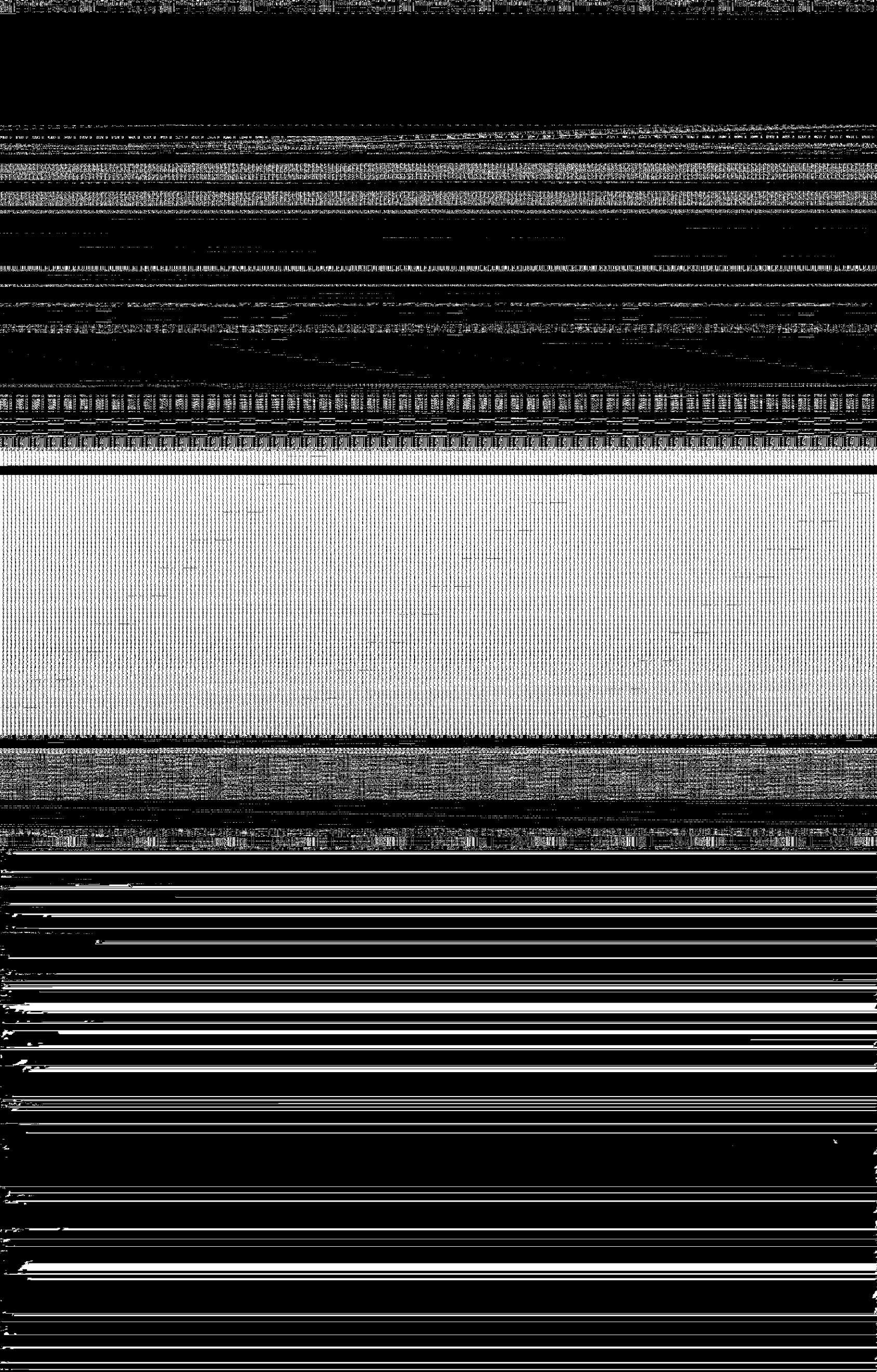
Amount of fee enclosed? 2.00 (\$2.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED: [Signature]

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 Installer Charles W. Lewis



Rept. 2532C-I

September 9, 1938

Mrs. Nellie M. Manning
58 Atlantic Street,
Portland, Maine

Dear Madam:

Your building permit is enclosed.

The Building Code provides that all stairway of a building for mercantile use shall have a handrail on at least one side. It is impossible to tell whether or not this provision is intended to include outside stairs, so that we shall not insist upon your putting on a handrail, but I suggest that it would be a good thing to do if only for your own protection in case of an accident there.

Very truly yours,

W McD/H

Inspector of Buildings

September 8, 1938

Mr. Nellie M. Mannings
56 Atlantic Street,
Portland, Maine

Dear Madam:

On September 7, 1938 the Board of Municipal Officers voted to sustain your appeal under the Zoning Ordinance relating to establishing a retail variety store at 56 Atlantic Street.

If you will now furnish the details of the alterations that you propose (a plan, to scale, is the best method of doing that) we should soon be in position to issue the actual building permit.

Very truly yours,

EMN/H

Inspector of Buildings



APPLICATION FOR PERMIT

PERMIT ISSUED
Permit No. 1126

Class of Building or Type of Structure Third Class

SEP 9 1938

Portland, Maine, August 18, 1938

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect alter install the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 56 Atlantic Street Within Fire Limits? yes Dist. No. 5

Owner's or Lessee's name and address Nellie M. Manning, 72 Atlantic St. Telephone 2-7641

Contractor's name and address Owner Telephone _____

Architect _____ Plans filed no No. of sheets _____

Proposed use of building Dwelling and retail store No. families 2

Other buildings on same lot _____

Estimated cost \$ 60. Fee \$.25 prelim. .25 add'l.

Description of Present Building to be Altered
Material frame No. stories 2 1/2 Heat stove Style of roof pitch Roofing asphalt roofing

Last use Dwelling No. families 2

General Description of New Work

To remodel the first story of the front to make a store front and to convert the front room in the first story for use as a retail variety store.

Appeal sustained and Permit Granted by Special Order of Board of Municipal Officers 9/7/38.

To cut in on new outside door into this room 12' x 17' on first floor which is to be used for a store - no other structural changes to be made.

This application is preliminary to get settled the Zoning appeal and if the appeal is sustained full information will be given and the correct fee paid based on the valuation will be paid.

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.

Details of New Work

Height average grade to top of plate _____

Size, front _____ depth _____ No. stories _____ Height average grade to highest point of roof _____

To be erected on 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 _____ Type of fuel _____ Is gas fitting involved? _____

Framing Lumber—Kind _____ Dressed or Full Size? _____

Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____

Material columns under girders _____ Size _____ Max. on centers _____

Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.

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

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 _____

Total 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 above work require removal or disturbing of any shade tree on a public street? _____

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

Signature of owner By

Mrs. Nellie Manning
Alfred E. Manning

INSPECTION COPY

1592 P.H.



City of Portland, Maine

Sutman
9/7/38 38/67
und

Appeal to the Municipal Officers to Change the Decision of the
Inspector of Buildings Relating to the Property Owned
by **Hellie M. Manning** at **56 Atlantic Street**

August 18, 19 38

To the Municipal Officers:

Your appellant, **Hellie M. Manning**

who is the **owner** of property at **56 Atlantic Street**

respectfully petitions the Municipal Officers of the City of Portland to change the decision of the Inspector of Buildings relating to this property, as provided by Section 13, Paragraph c, of the Zoning Ordinance, on the ground that the enforcement of the ordinance in this case involves unnecessary hardship and because relief may be granted without substantially derogating from the intent and purpose of the Zoning Ordinance.

The decision of the Inspector of Buildings denies a permit to make alterations in the two family dwelling on the above property ~~xxxxxx~~ and to convert the front part of the first story for use as a retail variety store because the property is located in an Apartment House Zone where such a use is not ordinarily permissible under the precise terms of the Zoning Ordinance.

The reasons for the appeal are as follows: The appellant is desirous of establishing this ~~small~~ store and operating it for the purpose of providing a livelihood for the appellant's family. It is the belief that the proposed store ~~is~~ would serve a definite need of this neighborhood which is entirely given over to residences and apartments, the proposed store being the only one of its kind to serve an area of perhaps ten city blocks. It is also the belief that the store may be established and operated without objectionable features to the neighborhood.

*Letter returned
from Harry Jackson, et al
28 Eastern Boulevard*

25732

38/67

September 7, 1938

To The Municipal Officers:

The Committee on Zoning and Building Ordinance Appeals to which was referred the appeal under the Zoning Ordinance of Nellie M. Manning at 56 Atlantic Street, relating to the establishment of a small retail store there, contrary to the terms of the Zoning Ordinance in the Apartment House Zone where the property is located, reports that the appeal ought to be sustained.

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS

Chairman

PUBLIC HEARING ON THE APPEAL OF NELLIE M. MANNING AT 56 ATLANTIC STREET

38/67

September 2, 1938

A public hearing on the above appeal was held before the Committee on Zoning and Building Ordinance Appeals today. Present for the city were Councillors Ward, Martin, Corporation Counsel Payson and the Inspector of Buildings.

Mr. W. F. Manning, son of the appellant, appeared in support of the appeal. He said that failure to secure the permit would work a very definite hardship and an unnecessary one upon his father and mother. His father is aged and was forced to give up his former employment at which he had worked all his life. He needs something to occupy his time, his mind and his hands. While the children are willing and able to support their parents, the parents are independent and desire to live upon their own resources. The proposed store would be the means of doing that. He said that the small store would not cheapen the neighborhood because there would be no essential outward changes in the building; it would not increase the fire insurance upon surrounding property, submitting a letter from Mr. Payson of John C. Payson Company, insurance agent, to substantiate that statement. Letters were read and filed from Camillo Profenno of 36 Adams Street and from E. H. McDonald favoring the appeal.

Amy M. Brooks of 60 Atlantic Street, Emily E. Chase of 68 Atlantic Street and the husband of Maggie M. Martin of 48 Atlantic Street appeared in opposition to the appeal, stating that they thought it was an opening wedge for commercializing the neighborhood and would be undesirable and damaging to their properties. A letter from A. A. Greenberg of 59 Atlantic Street was received in opposition to the appeal.

Warren McDonald

DIRECTORS
HERBERT A. KNEELAND
GERALD HENDERSON
RUDOLPH BURROUGH
ERNEST H. BLAKE
SECRETARY & MANAGER
A. M. DODGE

JOHN C. PAIGE COMPANY
INSURANCE
463 CONGRESS STREET
PORTLAND, MAINE

36/67
TELEPHONE
2-6244
40 BROAD STREET
BOSTON
115 BROADWAY
NEW YORK

September 2, 1938

Rec'd 9/2/38

Mr. Alfred E. Manning
56 Atlantic Street
Portland, Maine

Dear Mr. Manning:

Confirming our conversation of yesterday, we discussed with the New England Insurance Exchange, which is the rate making body on fire insurance matters in this state, the question of the effect of your making over the front corner room in your dwelling and using it as a variety store.

Provided you do not put in a store front but just remodel the interior, there will be no effect in the nature of exposure charges to your neighbors on either side or other property on the street. The effect on the rate on your own building would be an increase of 15¢ per \$100. per year with the use of an 80% co-insurance clause, or on a flat rate an increase of 33¢ per \$100. per year.

If you put in a store front and make a regular mercantile risk of it, then there would be exposure charges on dwellings located within eighty (80) feet of your dwelling.

Very truly yours,

JOHN C. PAIGE COMPANY

By A. M. Dodge

AMD:SLM

38/69

Portland, Maine
August 30, 1938.

Mr. W. Earle Eskilson - Chairman
Com. on Zoning and Ordinance Appeals
Portland, Maine.

Re. 1d 7/2/38
[Signature]

My Dear Mr. Eskilson:-

It has come to my attention, that a request to your committee, has been recently made, by Mrs. Hellie M. Manning, for permission to arrange, and without adding to, or enlarging, the lower portion of her present dwelling at 55 Atlantic Street, so that it may be converted into a small Variety Store.

As a property owner in this neighborhood, and realizing the probable benefit that such a store may be to her, and her family, I hereby volunteer my complete approval of the proposition.

Respectfully yours,

E. H. McDonald

E. H. McDonald.

38/07
36 Adams Street
Portland, Maine
Sept. 1, 1938

Mr. W. E. Eskilson
Committee Chairman
Portland, Maine

Rec'd 9/2/38

Dear Sir:

I heartily approve of Mrs. Nellie
M. Manning's petition to convert the front
room of her residence at 56 Atlantic Street
into a retail variety store. I see no ob-
jection to it.

Carillo Pro Anno
Respectfully yours,

Carillo Pro Anno.

RECEIVED
AUG 30 1938
DEPT. OF BLD'G. INSP.
CITY OF PORTLAND

A. A. GREENBERG
CLOTHING, FURNISHINGS
AND SHOES
177 1/2 1/2 STREET PORTLAND ME

31/67
8/30/38

Mr W. Earle Estilson, Chairman on zoning and Building ordinance appeals,

Dear Sir, In reply to your notice sent me regarding Nellie M Mannings request of your Board to grant her a permit to change a part of her Dwelling House at 52 Atlantic St. to a store, Regret to inform you that after giving this matter careful thought, and after making inquiries of disinterested men such as Real Estate Men who told me it would surely have a tendency to lessen the value of Real Estate in the neighborhood, for this reason am forced to express my opposition to your Board of granting such permit. Resp. yours. A. A. Greenberg
59 Atlantic St.

3/61

Room 21, City Hall
August 30, 1938

Mrs. Nellie M. Fanning,
56 Atlantic Street,
Portland, Maine

Dear Madam:

The Committee on Zoning and Building Ordinance Appeals of the Municipal Officers will hold a public hearing at the Council Chamber, City Hall on Friday, September 2, 1938 at 2 o'clock in the afternoon upon your appeal under the Zoning Law relating to the alterations at 56 Atlantic Street and converting a part of the dwelling house for use as a retail store.

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

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS

W. Earle Eskilson, Chairman

28/67

CITY OF PORTLAND, MAINE
BOARD OF MUNICIPAL OFFICERS
COMMITTEE ON ZONING AND BUILDING ORDINANCE APPEALS

Room 21, City Hall
August 22, 1938

To Whom It May Concern:

The Committee on Zoning and Building Ordinance appeals of the Municipal Officers will hold a public hearing at the Council Chamber, City Hall, on Friday, September 2, 1938 at 2 o'clock in the afternoon upon the appeal under the Zoning Ordinance of Nellie M. Manning, relating to a change in use of a part of the two family dwelling house at 52-54 Atlantic Street.

The appellant desires to make alterations in the first story front without increasing the volume of the building and to convert the front part of the first story for use as a retail variety store.

The Inspector of Buildings was unable to issue a permit for this change because the property is located in an Apartment House Zone where such a use as a store is not ordinarily permissible under the precise terms of the Zoning Ordinance.

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

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS

W. Earle Eskilson, Chairman

54 ATLANTIC STREET

AP-54(called 56) Atlantic Street

Nov. 29, 1961

Mr. Claire Pennall
56 Atlantic Street
Mr. Frank McEachern
Victory Road, Auburn, Maine

Gentlemen:

If we understand your proposition correctly, a building permit for construction of a platform 4 feet by 6 feet at second floor level, with steps leading to ground, on rear of dwelling at the above named location is not issuable under the Zoning Ordinance for the following reasons:

1. The platform will be only about 14 feet from the rear lot line instead of the 20 feet required for any new work by Section 7-B-1 of the Ordinance applying to the R-6 Residence Zone in which the property is located.
2. One side of the platform will be only about 6 feet from one side lot line, and the bottom of the steps about 7½ feet from the other side lot line, instead of the 10 feet required by Section 7-B-2.

While you have appeal rights concerning these discrepancies, we are unable to tell in advance what action the Appeal Board might take. If you desire to exercise your appeal rights, we will be glad to explain the appeal procedure upon request.

Very truly yours,

Albert J. Sears
Building Inspection Director

AJS:m



RG RESIDENCE ZONE
APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, Nov. 24, 1961

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 Atlantic St. Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Clair Pennell, 56 Atlantic St. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Frank McEachern, Victory Rd. Auburn Me. Telephone _____
 Architect _____ Specifications _____ Plans _____ No. of sheets _____
 Proposed use of building 2- fam. dwelling No. families 2
 Last use _____ No. families _____
 Material frame No. stories 2 1/2 Heat _____ Style of roof pitch Roofing asphalt-Class C
 Other buildings on same lot _____
 Estimated cost \$ 75.00 Fee \$ 2.00

General Description of New Work

To erect wooden fire escape from ground to second floor.
 To reopen door, approx. 6'6"x3'. Platform to be 4x6. to use 2x6 joists, 4x4 corner posts
 foundation to be concrete--7" thick. concrete cylinders. to use 4 posts.

8/24/62 - work did not go ahead - agf

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 sewerage? _____
 Has septic tank notice been sent? _____ Form notice sent? _____
 Height average grade to top of plate _____ Height average grade to highest point of roof _____
 Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
 Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
 Kind of roof _____ Rise per foot _____ Roof covering _____
 No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
 Framing Lumber--Kind _____ Dressed or full size? _____ Corner posts _____ Sills _____
 Size Girder _____ Columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
 Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
 On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
 Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
 If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

No. cars now accommodated on same lot _____, to be accommodated _____ number commercial cars to be accommodated _____
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

APPROVED:

Miscellaneous

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

CS 301

INSPECTION COPY

Signature of owner

By:

Frank McEachern

Three



R6 RESIDENCE ZONE
APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, July 3, 1959

PERMIT ISSUED
00860
JUL 8 1959
CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~reconstruct~~ 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 54 Atlantic St. Within Fire Limits? yes Dist. No. 21416
Owner's name and address Edward Pennell, 28 Cleaves St. Telephone 3-9755
Lessee's name and address _____ Telephone _____
Contractor's name and address owner Telephone _____
Architect _____ Specifications owner Plans owner No. of sheets _____
Proposed use of building Dwelling No. families 2
Last use _____ " _____ No. families 2
Material frame No. stories 2 1/2 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ 200.00 Fee \$ 2.00

General Description of New Work

To demolish (2) existing additions (rooms) on first and second floors rear of dwelling each room is 20' x 17'.

These rooms were setting on cedar post foundation. Rear wall to be clapboarded where rooms were removed. No portion of walls were altered when additions were put on.

Graduation letter sent 7-3-59

16-E-7

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 part of roof _____
Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
Material of underpinning _____ Height _____ Thickness _____
Kind of roof _____ Rise per foot _____ Roof covering _____
No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
Framing Lumber—Kind _____ Dressed or full size? _____ Corner posts _____ Sills _____
Size Girder _____ Columns under girders _____ Size _____ Max. on centers _____
Kind _____ thickness of outside sheathing of exterior walls? _____
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:

O.N. 7/7/59-ags

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
Edward Pennell

INSPECTION COPY

Signature of owner by:

Edward Pennell

FM

NOTES

7/27/59 - Work started
E.S.S.

8/5/59 - [unclear]
[unclear] E.S.S.

12/18/59 - part of 2nd
story porch is [unclear]
E.S.S.

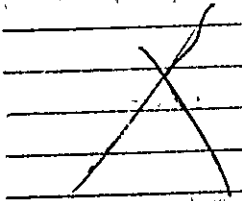
5/9/60 - Same E.S.S.

7/12/60 - Same
E.S.S.

3/28/61 - Pennell has
died - Mrs Pennell
now lives at this address
E.S.S.

3/31/61 - Mrs Pennell
said she'd take care
of it above. E.S.S.

4/18/61 - [unclear]
E.S.S.



It No. 57/860
 ation 574 Atlantic St
 Owner Edward Pennell
 Date of Permit 7/8/59
 Notif. closing-in
 Inspn. closing-in
 Final Notif.
 Final Inspn.
 Cert. of Occupancy issued
 Staking Out Notice
 Form Check Notice

[Handwritten scribbles and notes on the right side of the form, including a date '4/1/59']

[Empty lined section for additional notes or data]

- 54 Atlantic Street -

December 21, 1959

Edward Pennell
28 Cleaves Street

Dear Mr. Pennell:

In demolishing certain parts of the building at the above address it was noted that a section of the second story porch was left completely unsupported. This, therefore, is in danger of collapse, especially from a heavy snow load.

Either the demolition of it should be completed or it must be permanently supported in some manner.

If additional information relative to the above is desired, please phone Inspector Earle Smith at 4-8221, extension 234, any week day but Saturday between 8:00 and 9:00 A.M.

Very truly yours,

ESS/jg

Earle S. Smith
Field Inspector

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

July 3, 1959

Edward Pennell
26 Cleaves St.
Portland Maine

Dear Sir:

With relation to permit applied for to demolish a building or portion of building at #54 Atlantic St. it is unlawful to commence demolition work until a permit has been issued from this department.

Section 6 of the ordinance for rodent and vermin control provides: "It shall be unlawful to demolish any building or structure unless provision is made for rodent and vermin eradication. No permit for the demolition of a building or structure shall be issued by the Building Inspector until and unless provisions for rodent and vermin eradication have been carried out under supervision of a pest control operator registered with the Health Department.

The building permit for demolition cannot be issued until the provisions of this section have been satisfied. It is the obligation of owner or demolition contractor or both to take up with the Health Department the matter of complying with this section, being prepared to inform that department what registered pest control operator is to be employed.

Very truly yours,

Albert J. Sears

Albert J. Sears
Inspector of Buildings

AJS/H

Eradication of a portion of this building has been completed.

OK
akd
7/8/59

APARTMENT HOUSE ZONE



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, May 4, 1951

ISSUED
00752
MAY 8 1951
CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ ~~alter~~ ~~repair~~ ~~demolish~~ ~~relocate~~ 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 56 Atlantic Street Within Fire Limits? yes Dist. No. 3
Owner's name and address John W. Fletcher, 56 Atlantic Street Telephone 2-7641
Lessee's name and address _____ Telephone _____
Contractor's name and address Hanson & Ricker, 26 Herwick St., So. Portland Telephone _____
Architect _____ Specifications _____ Plans no No. of sheets _____
Proposed use of building Tenement house No. families 3
Last use _____ " " _____ No. families 3
Material wood No. stories 2 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ 45 Fee \$.50

General Description of New Work

To close up one door on front of building. Outside wall to be clapboarded and sheetrock on inside.
To cover entire roof with Asphalt Class C Und Lab shingles.
(Store in first story is now to be used for living quarters and door to be closed is in this portion of building)

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 Hanson & Ricker**

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
Height average grade to top of plate _____ Height average grade to highest point of roof _____
Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
Material of underpinning _____ Height _____ Thickness _____
Kind of roof _____ Rise per foot _____ Roof covering _____
No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
Framing lumber—Kind _____ Dressed or full size? _____
Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

No. cars now accommodated on same lot _____, to be accommodated _____ number commercial cars to be accommodated _____
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

APPROVED:

Miscellaneous

Will work require disturbing of any tree on a public street? no
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

John W. Fletcher

Signature of owner by: Hanson & Ricker

Substantive FILE COPY

SURVEY AND INVESTIGATION OF TENEMENT AND LODGING HOUSES
QUESTIONABLE AS TO LEGAL AND SAFE USE

1. Location 54 Atlantic St Date Investigation Commenced 5/8/51
Called 5-6
2. References: Complaints _____ Appl. BP _____ Inq. _____
3. Present Owner and Address John W. Fletcher, 54 Atlantic St
4. Present Lessee and Address _____
5. Building Permit Record: _____

Assessors' Record

6. Survey 1924: Owner _____ No. tenants _____
 No. rooms _____; Class of Use _____
7. Assessors' change record since 1924 _____

9. City Directory Record

| | |
|------|------|
| 1926 | 1939 |
| 1927 | 1940 |
| 1928 | 1941 |
| 1929 | 1942 |
| 1930 | 1943 |
| 1931 | 1944 |
| 1932 | 1945 |
| 1933 | 1946 |
| 1934 | 1947 |
| 1935 | 1948 |
| 1936 | 1949 |
| 1937 | 1950 |
| 1938 | 1951 |

CONCLUSIONS

5/8/51 Mrs. Fletcher says there have been
 3 apts here for at least 20 or 25 years.
 2 on 2nd floor and one on 1st floor.

P.H. *6/11*

Rept. 3321D-I

October 19, 1953

Marin Oppenheim,
52 Atlantic Street,
Portland, Maine

Subject: Application for building permit
to construct side one story piazza attached
near the rear of the dwelling house at 52
Atlantic Street.

A. Holbeck,
23 Winter Street,
Portland, Maine

Dear Madam and Sir:

The Zoning Law requires at least five feet between the new work of this piazza and the side lot line. In attempting to check this distance an inspector from this office finds that the side lot line is not clearly marked. There is a fence along the rear part of the side lot line and if this is the correct property line then it appears that the piazza would not be five feet from it.

It will be necessary for you to determine precisely where your side property line is and indicate it by stakes set out in opposite the piazza, then notify us again for checking the location.

The framing which Mr. Holbeck has given for the piazza seems to check out all right except that he apparently plans a doubled 2x4 plate to support the roof joists. This is not strong enough on the 10 foot span indicated, and it will be necessary to use, if the job goes ahead, no less than a 4x8 on the 10 foot span, set with the six inch dimension upright.

Very truly yours,

WMB/H

Inspector of Buildings

P.S. Obviously no work at all should be done on this project until the permit card is actually in your possession and posted upon the premises.



APARTMENT HOUSE TYPE
APPLICATION FOR PERMIT

PERMIT ISSUED
Permit No. 1987

Class of Building or Type of Structure Third Class OCT 25 1942

Portland, Maine, October 12, 1942

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect alter install the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 52 Atlantic Street Within Fire Limits? yes Dist. No. 3
Owner's or Lessee's name and address Maria Oppeliano, 52 Atlantic St. Telephone _____
Contractor's name and address A. Kolback, 23 Winter Street Telephone 2-2269
Architect _____ Plans filed yes No. of sheets 1
Proposed use of building dwelling house No. families 2
Other buildings on same lot _____
Estimated cost \$ PT. Fee \$.30

Description of Present Building to be Altered

Material wood No. stories 2 Heat _____ Style of roof _____ Roofing _____
Last use dwelling house No. families 2

General Description of New Work

To remove existing rear entrance platform (side) 4'x6' and
To rebuild as one story piazza ~~xxxxxx~~ 6' x 10' ^{plate} ~~2-2x~~ with blocking in between

C.R.D. 10/25/42, 90.

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.

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 _____
Size, front _____ depth _____ No. stories 1 Height average grade to highest point of roof 10'
To be erected on solid or filled land? solid earth or rock? earth
Material of foundation wood posts Thickness, top _____ bottom _____ cellar _____
Material of underpinning _____ Height _____ Thickness _____
Kind of roof flat Rise per foot 2" Roof covering Asphalt roofing Class 2 U.S. Pat.
No. of chimneys _____ Material of chimneys _____ of lining _____
Kind of heat _____ Type of fuel _____ Is gas fitting involved? _____
Framing lumber—Kind hemlock Dressed or full size? dressed
Corner posts 2x5 Sills 4x6 Girt or ledger board? _____ Size _____
Material columns under girders _____ Size _____ Max. on centers _____
Studs (outside walls and carrying partitions) 2x4-16" O. C. Girder: 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.

Joists and rafters: 1st floor 2x6, 2nd _____, 3rd _____, roof 2x10
On centers: 1st floor 16", 2nd _____, 3rd _____, roof 2'
Maximum span: 1st floor 10', 2nd _____, 3rd _____, roof 6'

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

If a Garage

No. cars now accommodated on same lot _____, to be accommodated _____
Total 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 above work require removal or disturbing of any shade 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 are observed? yes
Signature of owner Maria Oppeliano

INSPECTION COPY



APARTMENT HOUSE ZONE
APPLICATION FOR PERMIT

PERMIT ISSUED

Class of Building or Type of Structure Third Class

Permit No. 11417
JUL 30 1942

Portland, Maine, July 22, 1942

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect alter install the following building structure-equipments in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 52 Atlantic Street Within Fire Limits? yes Dist. No. 2
Owner's or Lessee's name and address Mr. Marie Peterson, 52 Atlantic St. Telephone _____
Contractor's name and address V. G. Cain, 49 Foyd St. Telephone _____
Architect _____ Plans filed yes No. of sheets 1
Proposed use of building dwelling house No. families 2
Other buildings on same lot none
Estimated cost \$ 100. Fee \$.50

Description of Present Building to be Altered

Material wood No. stories 2 Heat _____ Style of roof _____ Roofing _____
Last use dwelling house No. families 2

General Description of New Work

To remove existing side platform 3' x 5' and
To build new atory open piazza 5' x 10' - 4x6 plate 10' span

*2x6 on 10' span good for 628
OK - 10 x 133 x 45 = 600*

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

Details of New Work

INSTALLATION BEFORE LEAVING OF
OR CLOSING IN THE BUILDING
CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WANTED

Is any plumbing work involved in this work? _____
Is any electrical work involved in this work? _____ Height average grade to top of plate _____
Size, front _____ depth _____ No. stories _____ Height average grade to highest point of roof _____
To be erected on solid or filled land? solid earth or rock? earth
Material of foundation cedar posts Thickness, top _____ bottom _____ cellar _____
Material of underpinning _____ Height _____ Thickness _____
Kind of roof flat Rise per foot 2" Roof covering Asphalt roofing Class C Ind. Lab.
No. of chimneys _____ Material of chimneys _____ of lining _____
Kind of heat _____ Type of fuel _____ Is gas fitting involved? _____
Framing lumber—Kind spruce Dressed or full size? dressed
Corner posts 5x5 Sills 4x6 Girt or ledger board? _____ Size _____
Material columns under girders _____ Size _____ Max. on centers _____
Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.
Joists and rafters: 1st floor 2x6 2nd _____ 3rd _____ roof 2x4
On centers: 1st floor 16" 2nd _____ 3rd _____ roof 18"
Maximum span: 1st floor 10' 2nd _____ 3rd _____ roof 5'

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

If a Garage

No. cars now accommodated on same lot _____ to be accommodated _____

Total 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 above work require removal or disturbing of any shade 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

Signature of owner V. G. Cain

INSPECTION COPY