

Department Director
Lee D. Urban



Division Directors
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman
Planning

John N. Lufkin
Economic Development

DEPARTMENT OF PLANNING AND DEVELOPMENT
NOTICE OF VIOLATION

April 27, 2004

Susan Bissonette
140 William St.
Portland, Maine
04101

Re: 140 William St. (081 B011) **Cert. Mail Receipt Number 7003 3110 0002 7278**

Dear Ms. Bissonette,

An evaluation of the above property on this date by C.E.O. Kevin Carroll and myself revealed that the detached garage has been converted to a living space without benefit of approvals and permits. The living space contains kitchen facilities and a private bath and is self-contained. The City Zoning Regulation defines this condition as a dwelling unit. The property is located in the R3 and R5 Zones.

The above, described, condition is in violation of Section 14-52 and 14-463 of the Municipal Zoning Ordinance and Section 6-107.1 of the Building Code. This is a notice of violation pursuant to Section 14-56 of the Municipal Zoning Ordinance and Section 6-116.2 of the Building Code. The property must be made to conform by either obtaining required permits or eliminating the unauthorized construction. A reinspection of the premises will occur on 5/27/2004 at which time compliance is required. It should be noted that the stairs that were constructed do not comply with the building code and it appears that there are not emergency escape windows in the sleeping area, as required.

Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code and in Title 30-A M.R.S.A. ss 4452. This constitutes an appealable decision pursuant to Section 14-472 of the Municipal Zoning Ordinance and Section 121.5 of the Building Code. You have the right to appeal this decision. If you wish to exercise your right to appeal, you have 30 days from the date of this letter in which to apply. Please feel free to contact me at 874-8700, if you wish to discuss the matter or have any questions.

Yours truly,

Mike Nugent
Manager of Inspection Services

City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 140 William St		Owner: Bissonnette, Susan		Phone: 773-5626		Permit No: 990133	
Owner Address: SAA 04103		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name:		Address:		Phone:		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED FEB 22 1999 CITY OF PORTLAND </div>	
Past Use: 2-family dwelling		Proposed Use: Same w/home occ 1st floor		COST OF WORK: \$			
Proposed Project Description: Change Use Home use occupation of Susan Bissonnette and Pam Smith d/b/a "Mortgages by Design",		Signature:		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group A-3 Type: 5K BOCA 96	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Signature: <i>[Signature]</i>	
Permit Taken By:		Date Applied For: 17 Feb 99		Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Zoning Approval: <i>[Signature]</i> Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Zone:		CBL:		Date:		Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	

*MAIL permit to: DAVID A. LOUNG
189 SPANWIND AVE
CAPE ELIZ, ME 04107*

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit

18 Feb 99

SIGNATURE OF APPLICANT _____ ADDRESS: _____ DATE: _____ PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

CEO DISTRICT

3

TR/AMW

LAND USE - ZONING REPORT

ADDRESS: 140 William St DATE: 2/19/99

REASON FOR PERMIT: change of use for Home Occ. of consulting & professional

BUILDING OWNER: Susan Bissanette E.C.B.I. 81-B-11 Research Services

PERMIT APPLICANT: DAVID Louie, Esq

APPROVED: with conditions DENIED: _____

#2, #90

CONDITION(S) OF APPROVAL

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
3. The footprint of the existing _____ shall not be increased during maintenance reconstruction.
4. All the conditions placed on the original, previously approved, permit issued on _____ are still in effect for this amendment.
5. Your present structure is legally nonconforming as to rear and side setbacks. If you were to demolish the building on your own volition, you will not be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the _____ in place and in phases.
6. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
7. Our records indicate that this property has a legal use of _____ units. Any change in this approved use shall require a separate permit application for review and approval.
8. Separate permits shall be required for any signage, under home occupation guidelines
9. Separate permits shall be required for future decks, sheds, pool(s), and/or garage. see attached pre-apply.
10. This is not an approval for an additional dwelling unit. You shall not add any additional kitchen equipment, such as stoves, microwaves, refrigerators, or kitchen sinks, etc. without special approvals.
11. Other requirements of condition _____

Marge Schmuckal Marge Schmuckal, Zoning Administrator

BUILDING PERMIT REPORT

DATE: 19 February 1999 ADDRESS: 140 William ST. CBL 81/B/11
REASON FOR PERMIT: Change of use from Home occ. Consulting & research, Se
BUILDING OWNER: Susan Bissognette
CONTRACTOR: _____
PERMIT APPLICANT: David Louie Esq.
USE GROUP R-3 BOCA 1996 CONSTRUCTION TYPE 50

CONDITION(S) OF APPROVAL

This Permit is being issued with the understanding that the following conditions are met:

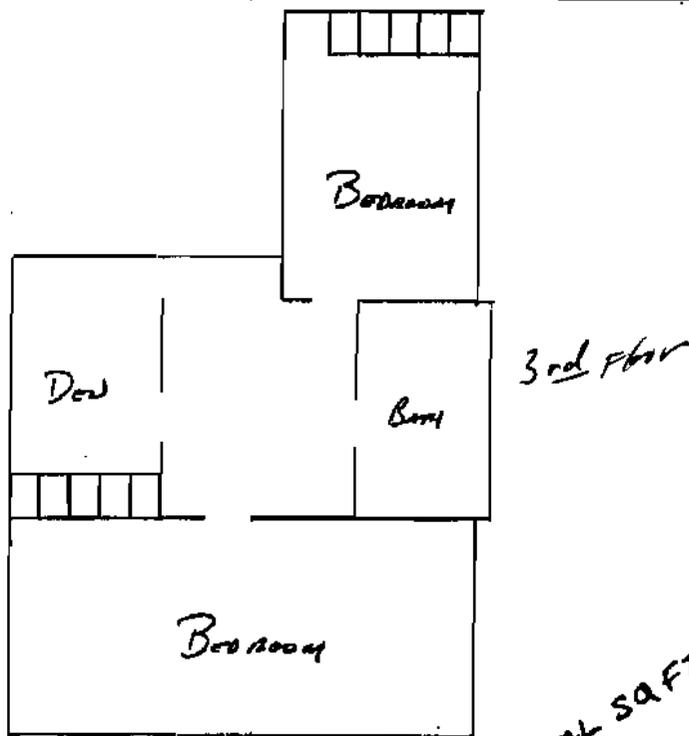
Approved with the following conditions: *1 *24 *28 *30

1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
- 2.5 Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
- 2.6 Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' o.c. between bolts. (Section 2305.17)
3. Precaution must be taken to protect concrete from freezing. Section 1908.0
4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
5. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
8. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0) - Handrails shall be on both sides of stairway. (Section 1014.7)
9. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread. 7" maximum rise. (Section 1014.0)
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8") 1014.4
12. Every sleeping room below the fourth story in buildings of use Groups R and I-1 shall have at least one operable window or _____ The units must be operable from the inside without the use of special

#1

SKETCH ADDENDUM

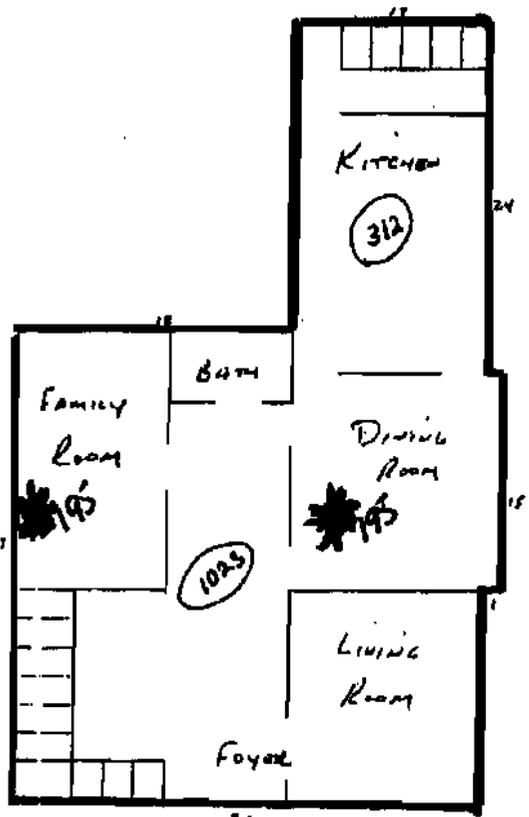
PROPERTY NAME	BISSENETTE		
PROPERTY ADDRESS	140 WILLIAM STREET		
CITY	PORTLAND	COUNTY	CUMBERLAND
STATE	MAINE	ZIP CODE	04103
LOANER	REBECCY MORTGAGE		



2124 x 25% = TOTAL SQ FT
531

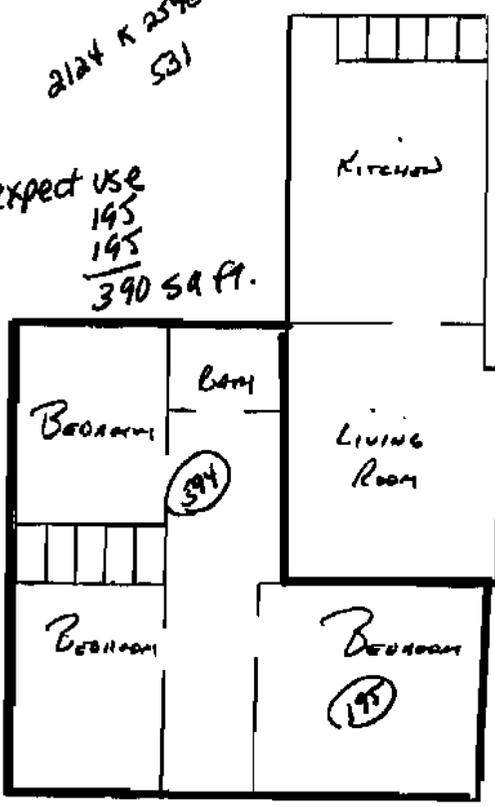
expect use
195
195
390 SQ FT.

1st floor



31

2nd floor



NOT TO SCALE

INFORMATION REQUIREMENTS FOR SIGN PERMIT APPLICATION

Applicants for a sign permit will be asked to submit the following information to the Code Enforcement Office:

1. Proof of insurance
2. Letter of permission from the owner
3. A sketch plan of lot, indicating location of buildings, driveways and any abutting streets or right of ways. Lengths of building frontages and street frontages should be noted. (see attached)
4. Indicate on the plan all existing and proposed signs
5. Computation of the following:
 - A) Sign area of each existing and proposed building sign
 - B) Sign area height and setback of each existing and proposed freestanding sign
6. A sketch of any proposed sign(s), indicating dimensions, materials, source of illumination and construction method (see attached).
7. Certificate of flammability required for awning/canopy at time of application.
8. UL # required for lighted signs at the time of application.

Fee for permit - \$25.00 plus \$0.20 per square foot

Fee for awning based on cost of work - \$25.00 for the first \$1,000.00, \$5.00 for each additional \$1,000.000.

NOTE: Once a sketch plan has been filed for a property, the code enforcement office will keep a record of the plan so that a new sketch plan will not be required for later changes to signage on the property. In such an instance, applicants will only be required to submit information applicable to the new sign.

see other side

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

**Building or Use Permit Pre-Application
Attached Single Family Dwellings/Two-Family Dwelling
Multi-Family or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

NOTEIf you or the property owner owes real estate or personal property taxes or user charges on ANY PROPERTY within the City, payment arrangements must be made before permits of any kind are accepted.**

Location/Address of Construction (include Portion of Building) :			
Total Square Footage of Proposed Structure		Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Number		Owner:	Telephone#:
Chart#	Block#	Lot#	
Owner's Address:	Lessee/Buyer's Name (If Applicable)		Cost Of Work: Fee \$ \$
Proposed Project Description:(Please be as specific as possible)			
Contractor's Name, Address & Telephone			Rec'd By
Current Use:		Proposed Use:	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC(Heating, Ventillation and Air Conditioning) Installation must comply with the 1993 BOCA Mechanical Code.

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan/Site Plan

*See
your
APPLICATION*

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

4) Building Plans

Unless exempted by State Law, construction documents must be designed by a registered design professional.

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

Certification

I hereby certify that I am the Owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant:	Date:
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Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.
Additional Site review and related fees are attached on a separate addendum

12440 124

#2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT, Sumner C. Weeks, Jr. and Carol A. Weeks, formerly known as Carol A. Roy, of 15 Partridge Lane, Kennebunk, County of York and State of Maine, for consideration paid, grant to Susan N. Bissonnette of 65 Canaga Avenue, Auburn, County of Androscoggin and State of Maine, with WARRANTY COVENANTS,

A certain lot or parcel of land with the buildings thereon, situated on the southeasterly side of William Street in the City of Portland, County of Cumberland and State of Maine, and being Lots #21 and #22 upon the plan of Fessenden Park in said Portland recorded in the Cumberland County Registry of Deeds in Plan Book 8, Page 87. Said lots are bounded as follows: Beginning on the northeasterly side of Brighton Avenue at the southerly corner of William Street; thence running northeasterly on said William Street one hundred thirty three and eleven hundredths (133.11) feet to a hub; thence southeasterly at right angles with said William Street one hundred twenty-one and one tenth (121.1) feet to a hub; thence southwesterly parallel with said William Street sixty six and three hundredths (66.03) feet to a hub on the easterly side of said Brighton Avenue; thence northwesterly on said Brighton Avenue to the point begun at.

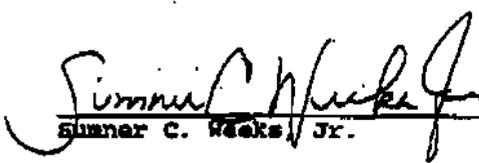
Also a certain other lot or parcel of land situated on William Street in said City of Portland and described as follows: Beginning at a point distant one hundred thirty three (133) feet and eleven (11) inches from the intersection of the easterly sideline of Brighton Avenue and southerly line of said William Street; thence running southerly along the easterly sideline of land now or formerly owned by one Clark to an iron hub; thence easterly parallel with the southerly sideline of William Street twenty-five (25) feet and six (6) inches to a point; thence parallel with the easterly sideline of said Clark land to a point in the southerly sideline of said William Street; and thence westerly by the southerly sideline of said William Street to the point of beginning; being the westerly half of Lot #20 on plan of Fessenden Park recorded in the Cumberland County Registry of Deeds in Plan Book 8, Page 87, to which plan reference is hereby made.

Meaning and intending to describe and convey all and the same premises as conveyed to Sumner C. Weeks, Jr. and Carol A. Roy by Warranty Deed of Philip L. and Linda H. Merrill dated June 15, 1984, recorded with the Cumberland County Registry of Deeds at Book 6477, Page 297.

IN WITNESS WHEREOF, we have hereunto set our hand this 9th day of August, 1995.



Witness



Sumner C. Weeks, Jr.



Carol A. Weeks

STATE OF Maine
COUNTY OF Cumberland

On this 9th day of August, 1995, personally appeared before me the above-named Sumner C. Weeks, Jr. and Carol A. Weeks, and acknowledged the foregoing to be their free act and deed.



Notary Public/Attorney at Law
William P. Dooling
My Commission Expires:

rec. 8/11/95

David A. Lourie
Attorney at Law
189 Spurwink Avenue
Cape Elizabeth, ME 04107
(207) 799-4922
Fax 799-7865
dal@maine.rr.com

February 16, 1999

Marge Schmuckal
Zoning Administrator
City of Portland
389 Congress Street
Portland, Maine 04101

RE: Home Use Application of Susan Bissonnette and Pam Smith d/b/a "Mortgages by Design", 140 William Street

Dear Marge:

I am enclosing a Permit Application and filing fee for Susan Bissonnette and Pam Smith d/b/a "Mortgages by Design" at the above address. Mortgages by Design will operate from the home of Susan Bissonnette, and Pam Smith at 140 William Street. Both are long time residents of the lower unit of the two unit residential structure at this location. They will be using two rooms as offices, comprising 390 square feet out of the 2,124 square foot unit. They will be assisted by not more than one outside employee.

Their mortgage consulting business qualifies as a "professional consulting and research service" under §14-410.

The business functions as follows: Susan or Pam consults with a customer as to programs available. The customer is then prequalified. (The Application is packaged by obtaining credit, appraisal & other required documentation.) The Application package is sent to outside investors (mortgage companies) for approval. Mortgages by Design is paid a fee at the loan closing. The loan is not closed on premises, but in the title company office.

In short, the business consults with customers as to programs and options available; does the research necessary to find the best program available for the customer; and guides the customer through the loan process. Mortgages by Design places the mortgage, but is not the lender.

The Premises consists of a large house on a large lot. There is a paved driveway and garage. There is adequate parking on site as few customers that will be physically at the premises at the same time. Parking for the residential uses will be unchanged, as the single employee who would be present during the day when the upstairs tenant would usually be at work. (No change in the 2nd/3rd floor residential use is contemplated at this time.)

Marge Schmuckal

RE: Home Use Application of Susan Bissonnette and Pam Smith d/b/a "Mortgages by Design", 140 William Street

February 16, 1999

Page 2

The proposed use will meet all requirements of Section 410 of the Code and is issuable without resort to the Board of Appeals. A small attached residential sign offering mortgage design or consulting services will identify the first floor entrance to customers. No permit is required for such a sign per §14-369.5.

I am attaching floor plans and a copy of the deed to Susan Bissonnette.

Please call me if find any omissions, or if you have any questions.

Sincerely,



David A. Louie

enclosures:

Permit Application
Check for \$25.00
Floor Plans
Deed to Susan Bissonnette

cc: Susan Bissonnette

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

**Building or Use Permit Pre-Application
Attached Single Family Dwellings/Two-Family Dwelling
Multi-Family or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

NOTEIf you or the property owner owes real estate or personal property taxes or user charges on ANY PROPERTY within the City, payment arrangements must be made before permits of any kind are accepted.**

Location/Address of Construction (include Portion of Building):		140 William Street (First Floor)	
Total Square Footage of Proposed Structure: XXXXX Use: 390		Square Footage of Lot: XXX Unit: 2,124	
Tax Assessor's Chart, Block & Lot Number Chart# 81 Block# B Lot# 11		Owner: Susan Bissonnette	Telephone#: 773-5626
Owner's Address: 140 William Street Portland, ME 04103		Lessee/Buyer's Name (If Applicable) N/A	Cost Of Work: Fee \$ N/A \$25.00
Proposed Project Description:(Please be as specific as possible) Home use occupation of Susan Bissonnette and Pam Smith d/b/a "Mortgages by Design", per Sec. 14-410 as a consulting service. See Letter + Attachment			
Contractor's Name, Address & Telephone N/A			Rec'd By
Current Use: Residential		Proposed Use: Residential with home use.	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC(Heating, Ventillation and Air Conditioning) Installation must comply with the 1993 B.O.C.A. Mechanical Code.

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan/Site Plan

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

4) Building Plans

Unless exempted by State Law, construction documents must be designed by a registered design professional.

A complete set of construction drawings showing all of the following elements of construction:

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- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

Certification

I hereby certify that I am the Owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: *David A. Smith for Susan Bissonnette* Date: *2/16/99*

Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.
Additional Site review and related fees are attached on a separate addendum



Inquiry 140 William St.

January 27, 1943

Mary A. Gubbi,
140 William Street,
Portland, Maine

Subject: Question of permit to cover use of
two rooms on 3rd floor at 140 William St.
for lodgers

Dear Madam:

I am afraid that the fact that those rooms have only one means of egress will prevent their use for lodgers.

Under the Zoning Law your home is in a Single Residence-A Zone where lodgers would not be permitted unless allowed under the emergency clause (Section 12-a) of the law which provides in such a zone as yours that not more than two lodgers occupying not more than two rooms may be allowed in a given building used as a dwelling house as a use customarily incident to the dwelling house use only if the means of egress from the lodging rooms comply with the Building Code and with the requirements of the Chief of the Fire Department. If such required means of egress do not exist, the emergency clause says that they may be provided if such additional means of egress would not require essential change in the volume of the building or essential exterior alterations such as exposed stairways or the like. It hardly seems possible that you could provide additional means of egress from the third floor without going beyond these allowances.

I presume these rooms are already finished and have been used in the past by your self or some tenant of the building. If that is the case, it is but natural for you to wonder why it is any more dangerous for lodgers to live in these rooms than for other tenants of the same building. It isn't of course, the danger being the same no matter who occupies the rooms. The difference is that one is an existing condition not controlled by the Building Code of 1941, and the proposed use would have to be covered by a building permit issued under that Code. While I have not consulted Chief Sanborn in this particular case, I feel sure that he would be unwilling to approve a single means of egress from the two rooms.

I am very sorry about this because it is evident that you and Mr. Gubbi are proceeding with admirable patriotism, and probably with no little prospect of inconvenience to yourselves, to help meet the housing shortage. If it should turn out that you could find some adequate second means of egress, I shall be glad to go into the matter with you further.

Very truly yours,

Inspector of Buildings

MCD/H

CC: Mr. Scott Kittredge
War Housing Center
Chamber of Commerce

170
S. to. ch this inquiry talked it over with
Mr. Scott and called Mr. Vetterly, I
perhaps should have made an inquiry
blank although it seemed quite clear.
This is in a single residence. A zone
and covered under war emergency
amendment Sect. 12. Ch. 17.1 a I tried
to make it clear that not more than 2
lodgers permitted and must satisfy
the building code a few inquiries as to
means of egress and required a
permit.

o.c.

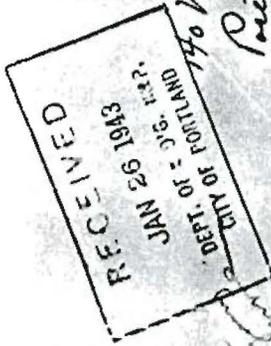
So I am writing to ask you
for the necessary permit.

There are no roomers in
the house and the rooms
have never been rented
before.

Sincerely yours,

Mary L. Gabbie.

January 25th 1943.



176 William Street.
Portland, Maine.

Mr. W. Donald,
Office of Sdy. Inspector
Portland.

My dear Mr. W. Donald,

Mr. Ketrudge at the Chamber
of Commerce telephoned me
Friday that he had talked
with you and you had told
him I could rent the two
rooms on my third floor,
which has the one exit.

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Record of Inquiry

Verbal in person

By telephone letter

Date January 26, 1943

Location 140 William Street

Made by Mary A. Gabbi, 140 William Street

Inquiry-1 How to procure permit so that two rooms on third floor of this
two family dwelling may be used for lodgers? As per letter of

2 January 26, 1943

3

Answer-1 Letter of January 27, 1943 by

2

3

Reply by WMcD.



APPLICATION FOR PERMIT TO BUILD

_____ CLASS BUILDING

Portland, Maine, _____ 19__

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to build, according to the following specifications, the Laws of the State of Maine, and the Building Ordinance of the City of Portland:

Location _____ Ward _____ Within Fire Limits? _____

Owner's name and address? _____

Contractor's name and address? _____

Architect's name and address? _____

Proposed occupancy of building (purpose)? _____

No. families? _____ apartments? _____ lodgers? _____

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? _____

Material of underpinning? _____ over 4 ft. high? _____ thickness? _____

Kind of roof (pitch, hip, etc.)? _____ Kind of roofing? _____

Kind of heat? _____ Material of chimney? _____, of lining? _____

Size of Framing Members

Corner posts? _____ Sills? _____ Rafters or roof beams? _____ on center? _____

Material and size of columns under girders? _____ on center? _____

Ledger board used? _____ Size? _____ Studs (outside walls and carrying partitions) 2 x 4 16" O. C.

Girders 6" x 8" or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts will

4-3 12-24 10-24

Permit No. 601348

Location 140 Kelvin Dr.

Owner J. J. Nickerson

Date of permit 9/19/60

Approved 10-24-60 [Signature]

- 1 Fill Pipe
- 2 Vent Pipe
- 3 Kind of Heat
- 4 Burner: Rizzardi Support
- 5 Name of Label
- 6 Stack Control
- 7 High Limit Control
- 8 Recirculate Control
- 9 Piping Support or Protection
- 10 Valves
- 11 Capacity of Tank
- 12 Tank and P.A. Support
- 13 Tank Insulation
- 14 Gauge
- 15 Warning Card
- 16 Low Water Shut-off

NOTES

10.468 mto mto
mto mto mto



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, September 19, 1960

PERMIT ISSUED

01348 SEP 19 1960

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 110 William St. Use of Building Dwelling No. Stories 2 New Building Existing Name and address of owner of appliance John T. Nickerson, 533 Forest Ave. Installer's name and address Ballard Oil & Equipment Co. 135 Marginal Way Telephone 2-1991

General Description of Work

To install (2) oil-fired steam heating systems and oil burning equipment in place of (1) gas-fired central heating system.

IF HEATER, OR POWER BOILER

Location of appliance basement Any burnable material in floor surface or beneath? none If so, how protected? Kind of fuel? oil Minimum distance to burnable material, from top of appliance or casing top of furnace 18" From top of smoke pipe 18" From front of appliance 6' From sides or back of appliance 6' Size of chimney flue 12" Other connections to same flue none 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 C.S. High Pressure -antype Labelled 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 Size of vent pipe 14" Location of oil storage basement Number and capacity of tanks 2-275 gal. Low water shut off yes Make McDonnell-Miller No. 767 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

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? 2.50 (\$2.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED:

Handwritten signature and date 9-19-60

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 Company

PERMIT NUMBER

9293

PERMIT TO INSTALL PLUMBING

Date Issued: 9-19-10

PORTLAND PLUMBING INSPECTOR

By: J.P. Welch

APPROVED FIRST INSPECTION

Date: 11-2

By: JOSEPH P. WELCH

APPROVED FINAL INSPECTION

Date: 11-9

By: JOSEPH P. WELCH

TYPE OF BUILDING

- COMMERCIAL
- RESIDENTIAL
 - SINGLE
 - MULTI FAMILY
- NEW CONSTRUCTION
- REMODELING

Address: 146 Williams Street

Installation For: Mrs. Helen T. Dickerson

Owner of Bldg.: Mrs. Helen T. Dickerson

Owner's Address: 525 Front Avenue

Plumber: W. F. Cunningham Date: 9-19-10

NEW	PEP'L	PROPOSED INSTALLATIONS	NUMBER	FEE
		SINKS		
		LAVATORIES		
		TOILETS		
		BATH TUBS		
		SHOWERS		
		DRAINS		
		HOT WATER TANKS		
		TANKLESS WATER HEATERS	3	
		GARBAGE GRINDERS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS (conn. to house drain)		
		+ 2 x 1/2" OD Tankless hot water heaters @ \$9.00		
		= \$18.00		
		+ 2 x 1/2" OD Tankless hot water heaters @ \$9.00		
		= \$18.00		
		Total		

SM 12-83

PORTLAND HEALTH DEPT.

PLUMBING INSPECTION

Total

140 William St.

Gabbi

Appeal sustained 9/16/40. Hold for formal application for permit with details. See letter with appeal.

wmc 9/17/40

97-1-781

WARREN McDONALD
INSPECTOR OF BUILDINGS

On reply refer
to File Appeal

FU

CITY OF PORTLAND, MAINE
Department of Building Inspection

September 17, 1940

Mr. Fred H. Gabbi,
140 William Street,
Portland, Maine

Dear Mr. Gabbi:

The Municipal Officers on September 16th voted to sustain your appeal under the Zoning Ordinance relating to the construction of a two story addition to your dwelling house at 140 William Street.

On this basis, as soon as your contractor files application for the permit, we ought to be able to issue the permit promptly. Despite the sustaining of the appeal under the Zoning Ordinance, the work is still required to comply with all terms of the Building Code.

Very truly yours,

Warren McDonald
Inspector of Buildings

W McD/H

*File with
of [unclear]
9/20/40*

*Thank you, Warren, for everything.
I now have my bids but
have not yet let the contract.
When I do, we will come to you
for permit.*

Fred Gabbi

Location 140 William Street Within Fire Limits? NO Dist. No. _____
 Owner's or Lessee's name and address Fred H. Gebbt, 140 William St. Telephone _____
 Contractor's name and address _____ Telephone _____
 Architect John Howard Stevens Plans filed _____ No. of sheets _____
 Proposed use of building Dwelling No. families 2
 Other buildings on same lot _____
 Estimated cost \$ _____ Fee \$ _____

Description of Present Building to be Altered

Material Frame No. stories 2 1/2 Heat steam Style of roof hip Roofing asphalt
 Last use Dwelling No. families 2

General Description of New Work

To construct a two story addition on the easterly side toward the rear to provide additional room for the existing apartments.

This application is preliminary to get settled the question of appeal. If the appeal is sustained full information will be furnished and the building permit fee 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

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? _____ 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 _____, 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 _____
 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 Fred H. Gebbt



APPLICATION FOR PERMIT Permit No. _____

Class of Building or Type of Structure Third Class

Portland, Maine, August 30, 1910

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 140 William Street Within Fire Limits? NO Dist. No. _____
 Owner's or Lessee's name and address Fred H. Gebbl, 140 William St. Telephone _____
 Contractor's name and address _____ Telephone _____
 Architect John Howard Stevens Plans filed _____ No. of sheets _____
 Proposed use of building Dwelling No. families 2
 Other buildings on same lot _____
 Estimated cost \$ _____ Fee \$ _____

Description of Present Building to be Altered

Material frame No. stories 2 1/2 Heat steam Style of roof hip Roofing asphalt
 Last use Dwelling No. families 2

General Description of New Work

To construct a two story addition on the easterly side toward the rear to provide additional room for the existing apartments.

This application is preliminary to get settled the question of appeal. If the appeal is sustained full information will be furnished and the building permit fee 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

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? _____ 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 _____, 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 _____
 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



City of Portland, Maine

Sustained 9/16/40
40/60

Appeal to the Municipal Officers to Change the Decision of the

Inspector of Buildings Relating to the Property Owned

by **Fred H. Cabbi** at **140 William Street**
corner Brighton Ave.

August 30, 19 40

To the Municipal Officers:

Your appellant, **Fred H. Cabbi**

who is the **owner** of property at **140 William Street**
cor. Brighton Avenue

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 cover con-~~
struction of a two story addition at the side of this existing two family
dwelling house because the use as a two family dwelling house is non-conforming
with the precise terms of the Ordinance in the Single Residence A Zone where
the property is located, this use having been granted by appeal in 1938; and
the increase in value therefore being contrary to the terms of the Ordinance.

The reasons for the appeal are as follows: The appellant owner desires and
requires the additional room for the comfort and convenience of the present
occupants of the building. It is the belief of the appellant that the proposed
addition will not interfere with light and air or increase the fire hazard
to the neighboring property, and will in no way be objectionable or detrimental
to anyone. There will be no change in the number of apartments.

77690

PUBLIC HEARING ON THE APPEAL UNDER THE ZONING ORDINANCE OF FRED H. GABBI AT
148 WILLIAM STREET CORNER BRIGHTON AVENUE

September 13, 1940

A public hearing on the above appeal was held before the Committee on Zoning and Building Ordinance Appeals today. Present for the city were Councillor Eskilson and the Inspector of Buildings.

Mr. Gabbi appeared in support of his appeal and there were no opponents present.

Warren McDonald

42/60

Appeal

September 17, 1940

Mr. Fred H. Gabbit,
140 William Street,
Portland, Maine

Dear Mr. Gabbit:

The Municipal Officers on September 16th voted to sustain your appeal under the Zoning Ordinance relating to the construction of a two story addition to your dwelling house at 140 William Street.

On this basis, as soon as your contractor files application for the permit, we ought to be able to issue the permit promptly. Despite the sustaining of the appeal under the Zoning Ordinance, the work is still required to comply with all terms of the Building Code.

Very truly yours,

WEd/H

Inspector of Buildings

4/0/6

September 16, 1940

To The Municipal Officers:

The Committee on Zoning and Building Ordinance Appeals to which was referred the appeal under the Zoning Ordinance of Fred H. Gabbi at 140 William Street, corner of Brighton Avenue, relating to the construction of a two story addition to increase the volume of the existing two family dwelling house contrary to the terms of the Ordinance in the Single Residence-A Zone where the property is located, reports that the appeal ought to be sustained.

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS

Chairman

40

, that the appeal under the Zoning Ordinance of Fred H. Gabbi at 140 William Street, corner of Brighton Avenue, relating to the construction of a two story addition to increase the volume of the existing two family dwelling house contrary to the terms of the Ordinance in the Single Residence-A Zone where the property is located, be sustained and that a building permit be granted to said appellant, subject to full compliance with all terms of the Building Code;

BECAUSE enforcement of the Ordinance in this specific case would cause unnecessary hardship by needless interference with the improvement of the property, and desirable relief may be granted without substantially derogating from the intent and purpose of the Ordinance in that the proposed addition would not be objectionable or detrimental to the neighborhood.

1/20
Room 21, City Hall
September 10, 1940

Mr. Fred H. Gabbi,
140 William Street,
Portland, Maine

Dear Sir:

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 15, 1940 at two o'clock in the afternoon upon your appeal under the Zoning Ordinance relating to a proposed addition to your two family dwelling house at 140 William Street, corner of Brighton Avenue.

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

4c/60

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

Room 21, City Hall
August 31, 1940

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 13, 1940 at two o'clock in the afternoon upon the appeal under the Zoning Ordinance of Fred H. Gabbi relating to construction of an addition to the existing two family dwelling house at 140 William Street, corner of Brighton Avenue, in a Single Residence A Zone.

The Inspector of Buildings was unable to issue a building permit to cover this increase in volume because the present building is a two family dwelling house converted from a single family dwelling house to a two family dwelling house by appeal from the precise terms of the ordinance in 1933; and a permit to increase the volume of such a non-conforming use is not allowable under the precise terms of the ordinance.

The appellant proposes a two story addition on the easterly side toward the rear of the present building to provide additional rooms for the comfort and convenience of the present occupants of the building, proposing no change in the number of apartments in the dwelling house.

All persons interested either for or against this appeal will be heard at the above time and place, this notice of hearing 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

Appeal 140 William St for Brighton Ave. 40/100
Giles H. J. G. 8/30/40 (11)

Noyes St.

no odd numbers ✓
108 to 162 ✓

Dartmouth St.

169 to 239 ✓
168 to 244 ✓

William St.

95 to 149 (Brighton Ave) ✓
96 to 146 (") ✓

Deering Ave.

281 to 353 ✓
280 to 354 ✓

Pat St.

99 to 139 (Brighton Ave) ✓
100 to 136 (") ✓

Brighton Ave.

74 to 163 ✓
76 to 160 ✓

Woodmont St.

13 to 37 ✓
no even numbers ✓

Kenwood St.

3 to 39 ✓
2 to 38 ✓

Sheffield St.

3 to 41 ✓
2 to 40 ✓

Sutherland St.

3 to 29 (end) ✓
2 to 32 (") ✓

August 17, 1933

To the Municipal Officers:

The Committee on Zoning and Building Ordinance Appeals to whom was referred the appeal of Mr. Fred H. Gabbi with relation to change of use of the existing single family dwelling house to a two family dwelling house at 140 William Street, corner of Brighton Avenue, reports as follows:

It is the belief of this committee that failure to grant this permit involves unnecessary hardship, and that desirable relief may be granted without substantially derogating from the intent and purpose of the Zoning Ordinance.

It is recommended that the appeal be sustained and that the permit be granted subject to full compliance with the terms of the Building Code.

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS.

Chairman.

35 10

PUBLIC HEARING ON THE APPEAL OF FRED H. GABBI AT 140 WILLIAM STREET, CORNER
OF BRIGHTON AVENUE.

August 16, 1933

A public hearing upon the above appeal was held before the Committee on Zoning and Building Ordinance Appeals today. Present for the city were Chairman Deering of the committee, and the Inspector of Buildings.

Mr. Gabbi and John Howard Stevens, Architect, appeared in support of the appeal, and there were no opponents present. Mr. Gabbi called attention to the fact that although his property is located in a Single Residence Zone, it is only a short distance removed from a General Residence Zone where his proposed work would be permissible under the Zoning Ordinance without an appeal.

INSPECTOR OF BUILDINGS.

Appeal sustained
7/21/33. Hold
permit for
details of work.

~~none~~
7/24/33.

Mr. Gatti may
have architectural
elevation on cardboard
also on film if he
wants it. ~~none~~



(COPY)

City of Portland, Maine

*Sustained by
4/5ths vote
8/21/33
33/36
mmD*

Appeal to the Municipal Officers to Change the Decision of the

Inspector of Buildings Relating to the Property Owned

by Fred H. Gabbi at 140 William Street

August 10, 1933

To the Municipal Officers:

Your appellant, Fred H. Gabbi

who is the owner of property at 140 William 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 construct a two story addition on the rear of the existing single family dwelling house on this property to make thereof a two family dwelling house on the ground that such a use is not ordinarily permissible under the terms of the Zoning Ordinance in the Single Residence Zone where the property is located.

The reasons for the appeal are as follows: The appellant desires to enlarge this dwelling house along the lines indicated on sketch attached to application for permit so that the building may be used for two families. The appellant proposes to occupy one apartment and a member of his family will occupy the other apartment. It is the belief that the proposed addition will improve the architectural appearance of the building materially.

Ward 7 Permit No. 37/1352
Location 140 William St.
Owner F. H. Galli
Date of permit 8/31/37
Permit Card sent 8/31/37
Notif. for insp. None
Approval Tax issued 9/17/37. 000.

*of about 16' asbestos
Board shield over fire
inter run. etc.*

Call Your Own Check List Items

- 1. Kind of heat Steam
- 2. Fuel Gas fired
- 3. Anti-siphon
- 4. Oil storage
- 5. Tank distance
- 6. Vent pipe
- 7. Fill pipe
- 8. Gauge
- 9. Rigidity
- 10. Feed safety
- 11. Pipe sizes and material
- 12. Control valve
- 13. Ash pit vent
- 14. Temp. or pressure safety
- 15. Section card

NOTES

*9/17/37. Smoke pipe about
8" below floor joint and
about parallel. for run*



FILL IN COMPLETELY AND SIGN WITH INK

PERMIT ISSUED

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

AUG 31 1957

Portland, Maine, August 31, 1957

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 140 William Street Use of Building dwelling house No. Stories 2
Name and address of owner F. H. Gabbi, 140 William St. Ward 7
Contractor's name and address Portland Gas Light Co., 5 Temple St. Telephone 2-8X21

General Description of Work

To install gas fired steam boiler in place of coal fired steam boiler

NOTIFICATION BEFORE
OR CLOSING IN IS WAIVED
CERTIFICATE OF EXEMPTION
REQUIREMENT IS WITHDRAWN

IF HEATER, POWER BOILER OR COOKING DEVICE

Is heater or source of heat to be in cellar? yes If not, which story _____ Kind of Fuel gas
Material of supports of heater or equipment (concrete floor or what kind) concrete
Minimum distance to wood or combustible material, from top of boiler or casing top of furnace 2'
from top of smoke pipe 2', from front of heater 5' from sides or back of heater 5'
Size of chimney flue 12x12 Other connections to same flue NONE

IF OIL BURNER

Name and type of burner Arco-Amerk-Balistor Labeled and approved by Underwriters' Laboratories? yes
Will operator be always in attendance? _____ Type of oil feed (gravity or pressure) _____
Location oil storage _____ No. and capacity of tanks _____
Will all tanks be more than seven feet from any flame? _____ How many tanks fireproofed? _____

Amount of fee enclosed? 1.00 (\$1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.) Portland Gas Light Co.

Signature of contractor By Ed M. Morgan

INSPECTION COPY

13219

Catherine D.

11

- 3-11 Slup.
- 13-17 Cynthia J. White 15 Catherine
- 19-21 Thomas A. Foley Jr. 21 Catherine
- 23-29 William H. Davis 25 Catherine

- 2-8 Slup.
- 10-12 George W. Squires 12 Catherine
- 14-18 Harry A. McAlain + Lucia M. Harding 16 B...
- 22-22 Jesse M. + Ruth L. Rosenberg 20 Catherine
- 24-28 Ada F. Hatch 24 Catherine
- 30-32 Chrysula Pappas 8 Crasmer Rd.

W. Carl Eckman 14 Hammond
 Wm. J. Ward 216 Federal
 Col. Harry E. Martin 58 Exchange

November 19

3-11 12-19 Prof. J. Allen 499 Washington Ave.
 31-05 Oliver H. Smith 33 Kenwood
 31-50 Reginald G. Taylor 31 Kenwood
 31-35 Elizabeth G. T. DeLoraine B. Murray 33 Kenwood
 37-59 Edward W. Bram Smith 32 Eastern Street N

2-10 12-14 Denise Louise Gault 12 Kenwood
 16-18 Ruth O. Ralph G. T. James G. Hyatt 14 Kenwood
 20-06 Ruth E. Kennedy 24 Kenwood
 25-30 Thomas O. Anderson 49 Kenwood
 30-34 Donald Anderson 32 Kenwood
 36-38 911 Melrose apt. 203 (nos) Farmington

Highfield St.

3-11 12-17 16 Highfield
 12-22 17-22 16 Highfield
 15-29 21-29 16 Highfield
 31-33 31-33 16 Highfield
 35-37 35-37 16 Highfield
 39-41 Jack J. Curran 39 Highfield

2-8 19-12 10 Highfield
 14-18 14-18 16 Highfield
 20-22 20-22 16 Highfield
 24-28 G. S. Anderson 28 and 7 to (nos) 73 Bell

30-32 30-32 16 Highfield
 34-36 34-36 16 Highfield
 38-40 38-40 16 Highfield

Brighton Ave.

19

- 79-85 Slups.
 87-95 Slups.
 103-113 Slups.
 115-123 Slups.
 131-141 Hyacinth Savings Bank 246 Middle
 143-151 Slups.
 159-163 Slups.
 74-80 Minnie P. Coburn 9 Woodmont
 82-90 Frank B. Charles E. Turney w/ Leon T. Cummings } 79 Woodmont
 } So. Boston
 98-102 Carnice W. Shevlin 11 Kennerood
 104-106 Edna J. Leake 104 Brighton Ave.
 108-110 Bridget E. Sheehy 81 Adams
 112-114 Helen Soper Marie 4 Sheffield
 122-126 Eleanor C. Webber 9 Sheffield
 128-130 Irving H. Horne 128 Brighton Ave.
 132-134 Anna M. Benjamin 132 Brighton Ave.
 136-138 Mary E. Hansen 4 Leominster
 142-148 Samuel E. Somers 148 Brighton Ave.
 150-156 Slups.

Woodmont St.

- 13-17 Helen Sweetser Martin 15 Woodmont
 19-23 Mildred B. Gibson 21 Woodmont
 25-29 Frank J. & Alice E. Smith 25 Woodmont
 31-33 Mary J. Kennedy 33 Chamberlain P.C.
 35-39 Luella L. Payne 35 Woodmont

138-136
 118-126
 108-112
 104-106
 100-102
 103-131
 119-123
 109-111
 103-105
 99-101

J. Wangley Jr. (Wangley) Dr. Wangley
 Schaefer Ludwig 155 (Schaefer)
 And. G. Schaefer 111 (Schaefer)
 Thayer & W. W. W. 139 (W. W. W.)
 Thayer & W. W. W. 131 (W. W. W.)
 Thayer & W. W. W. 119 (W. W. W.)
 Thayer & W. W. W. 109 (W. W. W.)
 Thayer & W. W. W. 103 (W. W. W.)
 Thayer & W. W. W. 99 (W. W. W.)

Part 2X.

350-360
 338-346
 328-336
 314-322
 304-312
 290-298
 280-286
 251-252
 239-245
 235-237
 229-233
 219-221
 215-219
 211-215
 203-209
 295-297
 291-293
 277-289
 253-255
 229-231

W. W. W. 350 (W. W. W.)
 W. W. W. 338 (W. W. W.)
 W. W. W. 328 (W. W. W.)
 W. W. W. 314 (W. W. W.)
 W. W. W. 304 (W. W. W.)
 W. W. W. 290 (W. W. W.)
 W. W. W. 280 (W. W. W.)
 W. W. W. 251 (W. W. W.)
 W. W. W. 239 (W. W. W.)
 W. W. W. 235 (W. W. W.)
 W. W. W. 229 (W. W. W.)
 W. W. W. 219 (W. W. W.)
 W. W. W. 215 (W. W. W.)
 W. W. W. 211 (W. W. W.)
 W. W. W. 203 (W. W. W.)
 W. W. W. 295 (W. W. W.)
 W. W. W. 291 (W. W. W.)
 W. W. W. 277 (W. W. W.)
 W. W. W. 253 (W. W. W.)
 W. W. W. 229 (W. W. W.)

Wangley Ave.

Dartmouth N.Y.

22

- 168-172 David Einstein 638 Cong
 178-180 Addie K. Farrington 178 Slats
 182-184 Slup.
 186-192 Bella C. Bates & Alice E. Cohen 188 Dartmouth
 194-196 Carl K. Edwards 196 Dartmouth
 198-208 Union Mutual Life Ins. Co. of Maine 396 Congess
 210-212 Slup.
 214-218 Dr. Walter J. W. Hay 149 Brighton Ave
 220-224 Slup.
 222-240 Community Oil Co. 510 Cumberland Ave.
 242-244 John John Sekoues 22 Roberts

William N.Y.

- 93-97 Sara B. Epstein 108 Sherman
 99-105 Marion H. Caldwell 101 William
 111-117 Harriet M. Jennison (NR) 26 Browne St, Brooklyn
 119-123 Home Owners Loan Corp. (NR) 270 Broadway,
 New York City
 125-129 Katherine O. Robinson 128 William
 129-131 Arthur Chapman (NR) Dr. Portland, Me.
 133-135 Slup.
 137-143 Libani Savings Bank (NR) Gorham Me.
 145-149 Slup.
 95-98 Arnold Holden 96 William
 100-106 Arthur P. Foss 106 William
 112-118 Laura M. Abbott (NR) 5 Doxmer Circle, W. Newton, Ma
 122-124 Robert Braun Conservator 467 Congess
 126-128 William M. Todd 126 William
 130-134 Kate M. Jacks 396 Brighton Ave.
 136-146 Fred W. Habbis 140 William

Appeal 140 William St. Cor. Brighton Ave.
Fred H. Galle

Hayes St.

- 104-110 Charles W. Whitehead 183 Clartmouth
- 112-114 Carrie B. Allen 114 Hayes
- 115-117 Slup.
- 120-122 Alice Parley 120 Hayes
- 124-126 John J. Foley 124 Hayes
- 128-130 Helen S. Kelley 79 Berkeley
- 132-134 Lillian Carter 134 Hayes
- 136-138 Ellen C. Thouts 140 Hayes
- 140-142 Slup.
- 144-146 Slup.
- 148-150 Etisk H. Kaplan 148 Hayes
- 152-154 Evy A. Laje 70 Sherman Blvd. 429 Lawrence
- 156-162 Seld. & C. Pinkham & Walter F. Tibbette 259 Ste. Cor.

Clartmouth St.

- 163-171 Augusta K. Simon (NR) 549 High St., Newark, N. J.
- 177-179 Slup.
- 181-183 Slup.
- 185-187 Slup.
- 189-191 R. Etta Goldberg 32 Sheffield
- 193-195 Marcia A. Long et al. 193 Clartmouth
- 197-199 Thomas E. Moran 87 Salmouth
- 201-203 Slup.
- 205-207 Slup.
- 209-211 E. A. B. & Bernice St. High 209 Clartmouth
- 213-215 Harry M. Merrill Conservator 195 7th St.
- 217-219 Ferris E. Lunn 48 7th St.
- 221-223 Edward M. Needham 219 Clartmouth
- 225-229 John J. & Catherine J. Fox 103 Brighton
- 235-247 David V. Profenno 488 Stevens Cir.

33/30

August 11, 1938

To Whom It May Concern:

The Committee on Zoning and Building Ordinance Appeals of the Board of Municipal Officers will hold a public hearing at the City Council Chamber, City Hall, Wednesday, August 13th, 1938 at eleven o'clock Daylight Saving Time, upon the appeal of Fred H. Gabbi with relation to change of use of the existing single family dwelling house at 140 William Street.

A permit has been denied to cover a two story addition in the rear of the present building and to convert the building for a two family dwelling house because such a use is not ordinarily permissible under the Zoning Ordinance in the Single Residence Zone where the property is located.

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

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS.

August 11, 1933

Mr. Fred H. Gobbie
510 Clapp Memorial Building
Portland, Maine

Dear Sir:

The Committee on Zoning and Building Ordinance Appeals of the Board of Municipal Officers will hold a public hearing at the City Council Chamber, City Hall, Wednesday, August 16, 1933 at eleven o'clock Daylight Saving Time, upon your appeal with relation to change of use of the single family dwelling house at 140 William Street.

You are expected to be present or to be represented at this hearing in support of your appeal.

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS.

PHILIP J. DEERING, Chairman

FILL IN COMPLETELY AND SIGN WITH INK

PERMIT NO. 10221

MADE IN
MAY 17 1934



APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, March 10, 1934

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 _____ City _____ Use of Building _____ Residence

Name and address of owner Fred H. Gabb, 140 William St. Ward _____

Contractor's name and address Easternoil Inc., 135 Marginal Way. Telephone 3-6495

General Description of Work

NOTIFICATION OF PERMIT
ON CLOSING-IN IS WAIVED

To install One Easternoil Automatic Oil Burner Model A

IF HEATER, POWER BOILER OR COOKING DEVICE CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

Is heater or source of heat to be in cellar? Yes If not, which story _____ Kind of Fuel oil

Material of supports of heater or equipment (concrete floor or what kind) concrete

Minimum distance to wood or combustible material, from top of boiler or casing top of furnace _____

from top of smoke pipe _____, from front of heater _____, from sides or back of heater _____

IF OIL BURNER

Name and type of burner Easternoil-gun type Labeled and approved by Underwriters' Laboratories? Yes

Will operator be always in attendance? no Type of oil feed (gravity or pressure) pressure

Location oil storage cellar No. and capacity of tanks 1 2.5 Gal

Will all tanks be more than seven feet from any flame? Yes How many tanks fireproofed? _____

Amount of fee enclosed? \$1.00 (\$1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

Signature of contractor C. J. [Signature]

Ward 7 Permit No. 34/182.
 Location 140 William St.
 Owner Fred H. Galli
 Date of permit 3/12/34
 Notif. closing-in _____
 Inspn. closing-in _____
 Final Notif. 3/15/34
 Final Inspn. 1/13
 Cert. of Occupancy issued _____

link. Also no instruction card. Hanna Archer of Eastern Oil agreed to take care of these matters. A.G.I.

NOTES

1. Loc of box See above
2. Label No
3. Anti-siphon F
4. Oil storage ✓
5. Tank diameter ✓
6. Vent pipe 3/4" old metal
7. Fill pipe ✓
8. Gauge No
9. Rigidity ✓
10. Fuel safety ✓
11. Pipe size & material ✓
12. Control valve ✓
13. Ark pit —
14. Temp. of tank ✓
15. Instruction card ?
16. _____

3/15/34 - No Underwriter's label. Question of shutoff with fusible

CITY OF PORTLAND
DEPARTMENT OF BUSINESS REGULATION
AND VISUAL CERTIFICATES

Section 1. The Board of Business Regulation and Visual Certificates is hereby created and organized as follows:

Section 2. The Board shall consist of five members, to be appointed by the Mayor of the City of Portland, Oregon, and shall hold office for a term of two years.

Section 3. The Board shall have the honor and authority to make and enforce such rules and regulations as may be necessary to carry out the purposes of this act.

Section 4. The Board shall have the honor and authority to issue and revoke licenses and certificates as provided in this act.

Section 5. The Board shall have the honor and authority to impose and collect such fees as may be necessary to carry out the purposes of this act.

Section 6. This act shall take effect on the first day of January, 1911.

STATEMENT ACCOMPANYING APPLICATION FOR BUILDING PERMIT

for addition and alterations

at 142 William Street

Date 10/7/33

1. In whose name is the title of the property now recorded? T. J. Sabbi
2. Are the boundaries of the property in the vicinity of the proposed work shown clearly on the ground, and how? Line Stake
3. Is the outline of the proposed work now staked out upon the ground? Yes If not, will you notify the Inspection Office when the work is staked out and before any of the work is commenced? _____
4. What is to be maximum projection or overhang of eaves or drip? 12
5. Do you assume full responsibility for the correctness of the location plan or statement of location filed with this application, and does it show the complete outline of the proposed work on the ground, including bay windows, porches and other projections? Yes
6. Do you assume full responsibility for the correctness of all statements in the application concerning the sizes, design and use of the proposed building? Yes
7. Do you understand that in case changes are proposed in the location of the work or in any of the details specified in the application that a revised plan and application must be submitted to this office before the changes are made? Yes

J. J. Kennedy



PERMIT ISSUED

APPLICATION FOR PERMIT

OCT 10 1933

Class of Building or Type of Structure Third Class

Portland, Maine, October 7, 1933

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

Supersedes application of 8/10/33

The undersigned hereby applies for a permit to ~~erect~~ ~~alter~~ ~~insert~~ 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 140 William Street Ward 7 Within Fire Limits? no Dist. No. _____
 Owner's or Lessee's name and address Fred H. Gabbi, 510 Clapp Bldg. Telephone 2-1211
 Contractor's name and address J. H. Keenady, 98 Froble St. Telephone 2-398
 Architect's name and address Stevens
 Proposed use of building dwelling house No. families 2
 Other buildings on same lot 2 car garage
 Plans filed as part of this application? Yes No. of sheets 9
 Estimated cost \$ 2500. Fee \$ 3.75

Description of Present Building to be Altered

Material wood No. stories 2 1/2 Heat steam Style of roof hip Roofing asphalt
 Last use dwelling house No. families 1

General Description of New Work

To take down one story rear piazza app. 31' x 20'
 To build two story frame addition 24'6" x 13' on rear of building
 To build one story addition 4x6 to enlarge front entrance
 To relocate rear stairway, basement to second floor
 To alter non-bearing partitions, first floor, to provide four rooms and bath
 To alter partitions on second floor to provide five rooms and bath (if necessary additional support will be put in for support where 11' partition is removed, 2d floor)
 To partition off new bath room, 2d floor, - all bath rooms to have window at least three squares feet in area for ventilation

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.

Appeal sustained and Permit Granted by Special Order of Board of Municipal Officers 8/21/33

Order of Board of Municipal Officers 8/21/33 Height average grade to top of plate _____
 Size, front _____ depth _____ No. stories 2 Height average grade to highest point of roof _____
 To be erected on solid or filled land? solid earth or rock? earth
 Material of foundation concrete Thickness, top 12x10" bottom 12"
 Material of underpinning brick Height 2'6" Thickness 8"
 Kind of Roof pitch Rise per foot 9" Roof covering Asphalt roofing Glass C Und. L.b.
 No. of chimneys no Material of chimneys _____ of lining _____
 Kind of heat _____ Type of fuel _____ Is gas fitting involved? _____
 Corner posts 4x6 Sills 6x6 Girt or ledger board? _____ Size _____
 Material columns under girders _____ Size _____ Max. or 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 2x8, 2nd 2x6, 3rd _____, roof 2x8
 On centers: 1st floor 16", 2nd 16", 3rd _____, roof 2'
 Maximum span: 1st floor 18', 2nd 15', 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? 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

Fred H. Gabbi

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 140 William Street Ward 7 Within Fire Limits? no Dist. No. _____
Owner's name and address Fred H. Cabbi, 510 Clapp Bldg. Telephone 2-1311
Contractor's name and address J. H. Kennady, 98 Froble St. Telephone 5-3886
Architect's name and address Stevens
Proposed use of building: dwelling house No. families 2
Other buildings on same lot 2 car garage
Plans filed as part of this application? Yes No. of sheets 9
Estimated cost \$ 2500. Fee \$ 8.75

Description of Present Building to be Altered

Material wood No. stories 2 Heat steam Style of roof hip Roofing asphalt
Last use dwelling house No. families 1

General Description of New Work

To take down one story rear piazza app. 3' x 20'
To build two story frame addition 24'8" x 13' on rear of building
To build one story addition 4x4 to enlarge front entrance
To relocate rear stairway, basement to second floor
To alter non-bearing partitions, first floor to provide four rooms and bath
To alter partitions on second floor to provide five rooms and bath (if necessary additional support will be put in for support where 11' partition is removed, 2d floor)
To partition off new bath room, 2d floor, - all bath rooms to have window at least three square feet in area for ventilation

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.

Appeal sustained and Permit Granted by Special Order of Board of Municipal Officers 8/21/35

Height average grade to top of plate _____
Size, front _____ depth _____ No. stories 2 Height average grade to highest point of roof _____
To be erected on solid or filled land? solid earth or rock? earth
Material of foundation concrete Thickness, top 12x10" bottom 12"
Material of underpinning brick Height 2'8" Thickness 8"
Kind of Roof pitch Rise per foot 8" Roof covering Asphalt roofing Class C Und. L.b.
No. of chimneys no Material of chimneys _____ of lining _____
Kind of heat _____ Type of fuel _____ Is gas fitting involved? _____
Corner posts 4x8 Sills 8x8 Girt or ledger board? _____ Size _____
Material columns under girders _____ Size _____ Max. or 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 2x8, 2nd 2x8, 3rd _____, roof 2x8
On centers: 1st floor 16", 2nd 16", 3rd _____, roof 2'
Maximum span: 1st floor 13', 2nd 13', 3rd _____, roof _____
If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

No. cars now accumulated 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 Fred H. Cabbi
J. H. Kennady

2187B

Ward _____ Permit No. _____

Loc. in _____

Owner _____

Date of permit _____

No. of _____ in _____

Inspn. closing-in _____

Final Notif. _____

Final Inspn. _____

Cert. of Occupancy issued _____

NOTES

10/10/37 - I have questions
about partition in
2nd story, whether
or not it is a bearing
partition; and the
vent for gas range
and possibly hot water
heaters - gas. in a
sheet metal not to
be used in concealed
places. - *und*

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 146 William Street Ward 7 Within Fire Limits? NO Dist. No.

Owner's or owner's name and address Fred H. Gabbit 510 Clapp Bldg Telephone 2-1311

Contractor's name and address Telephone

Architect's name and address Stevens

Proposed use of building dwelling house No. families 2

Other buildings on same lot

Plans filed as part of this application? No. of sheets

Estimated cost \$ Fee \$.25 prelim. fee

Description of Present Building to be Altered

Material wood No. stories Heat Style of roof Roofing

Last use dwelling house No. families 1

General Description of New Work

To build a two story frame addition in the rear of existing single family dwelling house and make thereof a two family dwelling house. The proposed new work will be located at distances from all property lines more than those required by the Zoning Ordinance. Preliminary permit in order to settle the question of appeal.

Signature of owner

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

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?

Corner posts Sills Girt or ledger board? Size

Material column under girders Size Max. on centers

Studs (outside wall 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.

Joints 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

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 Fred H. Gabbit

3102



(S) SINGLE RESIDENCE ZONE

Permit No. _____

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, August 10, 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 140 Billiam Street Ward 7 Within Fire Limits? NO Dist. No. _____

Owner's or ~~lessee's~~ name and address Fred H. Galbraith 510 Clapp Bldg Telephone 2-1311

Contractor's name and address _____ Telephone _____

Architect's name and address Stevens _____

Proposed use of building dwelling house No. families 2

Other buildings on same lot _____

Plans filed as part of this application? _____ No. of sheets _____

Estimated cost \$ _____ Fee \$.25
prelim. fee

Description of Present Building to be Altered

Material wood No. stories _____ Heat _____ Style of roof _____ Roofing _____

Last use dwelling house No. families 1

General Description of New Work

To build a two story frame addition in the rear of existing single family dwelling house and make thereof a two family dwelling house. The proposed new work will be located at distances from all property lines more than those required by the Zoning Ordinance. Preliminary permit in order to settle the question of appeal.

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 _____

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? _____

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

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

Studs (outside wall 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.

Joints 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 _____

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 any shade tree be removed or disturbing of any shade tree on a public street? NO

7 Permit No. ^P 33/1518
Locat. - William St.
Owner Fred H. Gabbi
Date of permit 10/10/33
Notif. on 11/22/33 2:20 PM
Inspn. closing-in 11/22/33 - G.T.
Final Notif.
Final Inspn. - 3/15/32
Cert. of Occupancy issued 3/15/34

NOTES

~~10/12/33 - Work started
C.G.S.
10/18/33 - Working inside
C.G.S.
11/8/33 - Framing of ad-
dition completed C.G.S.
11/22/33 - Bridging not
waled in clear.
Watch shield over
smoke pipe - G.T. - C.G.S.
A large portion of
addition was closed
in with sheet rock
before call for closing
in was made - C.G.S.~~

Department of Building & Safety

General Department of Building & Safety



City of Portland.

OFFICE OF INSPECTOR OF BUILDINGS

April 18th 1912

To the Inspector of Buildings of the City of Portland:

The undersigned respectfully makes application for a permit to correct enlarge a building on
William St. street, at number to be

One stories high Twenty-four feet long Twenty feet wide; also an addition to be stories high feet long, feet wide, and to be used as a Dwelling and

Garage CELLAR WALL—To be constructed of Cement Piers to be 10"-10" inches wide on bottom and batter to inches on top.

UNDERPINNING—To be Height of underpinning from top of cellar wall to bottom of sill ft. inches to be inches in thickness.

EXTERIOR WALLS—To be constructed of Wood If of Brick, Stone, etc. Total length of wall ft. inches. Thickness of 1st. 2d. 3d. 4th. 5th. 6th. story walls. If of reinforced concrete state mix and reinforcing system to be used.

If wood construction, sills to be 6-6" 4-4" Girders 6-6" 4-4" Posts 4-6" Cirts. Studs. to be spaced 18" on C.

This building will be used for the purposes of Garage (If for apartments, tenements, or other family uses state number of families accommodated and number on each floor. If for manufacturing or mercantile purposes state character of business and amount of estimated weight to be carried by the floor.)

Number of families on floor Total number of families Manufacturing (state character) Estimated load on floors per sq. ft. Mercantile business (state character and load per sq. ft.)

If building is used for tenement house or family use and more than one family, the following provisions of the Building Laws regarding dividing partitions shall be adhered to (Quote Law re this)

FIRESTOPS—All bearing and center partitions will have firestops cut in tight on top of each partition cap and between each set of floor timbers. Where ledger boards are used there shall be firestops cut in tight against bottom of ledger boards, of same size as wall studs. Also wherever the Inspector of Buildings may consider necessary.

STAIRWAYS—No. in building One location to be enclosed with walls to be lathed with lathing.

ROOF—To be constructed of Wood Rafters to be 2-4" inches to be spaced 17" on C. inches on centers. Roof to be covered with Shingles

Gutters to be made of Wood Cornices to be made of Wood

Bay windows to be made of Wood to be covered with

Dormer Windows to be made of Wood to be covered

Chimneys, Smoke flues to be lined with and provided with a 10 inch outside collar and an inside collar to go to the inside of the flue.

Estimated Cost of Building \$ 700

INSPECTION—The Inspector of Buildings is to be notified when building is ready for lathing and at least 24 hours before the lathing is begun.

The Builder is Porter Burnham Co. Address Kennebec St.

The Architect is Address 140 William St.

The Owner is Mrs. Jannie M. Jose Address

No Deviation will be made from the above application without written permission from the Inspector of Buildings.

The above petition was granted the 18th day of April 1912

PERMIT NO. 2499

DATE OF ISSUE 4-25-12

LOCATION

128 St. ...

136-46

Insp and
approved

PLUMBING APPLICATION

Department of Human Services
Division of Health Engineering
(207) 289-3828

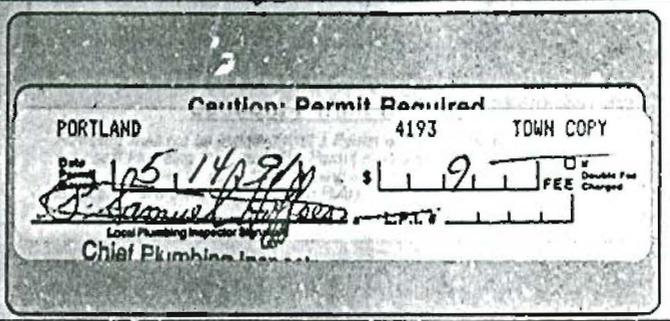
140 William St

PROPERTY ADDRESS

Town Or Plantation: Portland ME
Street Subdivision Lot #: 140 Hellier St

PROPERTY OWNERS NAME

Last: Heaps First: Summer
Applicant Name: Carl M. Heaps
Mailing Address of Owner/Applicant (if Different): RFD #3 Box 509 Hallowell, ME



Owner/Applicant Statement

Caution: Inspection Required

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Carl M. Heaps 5-14-91
Signature of Own/Applicant Date

Carl M. Heaps 6-24-93
Local Plumbing Inspector Signature Date Approved

PERMIT INFORMATION

This Application is for 1. <input type="checkbox"/> NEW PLUMBING 2. <input checked="" type="checkbox"/> RELOCATED PLUMBING	Type Of Structure To Be Served: 1. <input checked="" type="checkbox"/> SINGLE FAMILY DWELLING 2. <input type="checkbox"/> MODULAR OR MOBILE HOME 3. <input type="checkbox"/> MULTIPLE FAMILY DWELLING 4. <input type="checkbox"/> OTHER - SPECIFY _____	Plumbing To Be Installed By: 1. <input checked="" type="checkbox"/> MASTER PLUMBER 2. <input type="checkbox"/> OIL BURNERMAN 3. <input type="checkbox"/> MFG'D. HOUSING DEALER/MECHANIC 4. <input type="checkbox"/> PUBLIC UTILITY EMPLOYEE 5. <input type="checkbox"/> PROPERTY OWNER LICENSE # <u>212341</u>
--	---	--

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Number	Column 2 Type of Fixture	Number	Column 1 Type of Fixture	
HOOK-UP to public sewer in those cases where the connection is not regulated and accepted by the local Sanitary District. OR HOOK-UP to an existing subsurface wastewater disposal system.		Hosebibb / Silcock		Bathtub (and Shower)	
		Floor Drain		Shower (Separate)	
PIPING RELOCATION of sanitary lines, drains, and piping without new fixtures.		Urinal	1	Sink	
		Drinking Fountain		Wash Basin	
		Indirect Waste		Water Closet (Toilet)	
		Water Treatment Softener, Filter, etc.		Clothes Washer	
Number of Hook-Ups & Relocations		Grease/Oil Separator	1	Dish Washer	
		Dental Cuspidor	1	Garbage Disposal	
		Bidet		Laundry Tub	
Hook-Up & Relocation Fee		Other: _____		Water Heater	
		Fixtures (Subtotal) Column 2		Fixtures (Subtotal) Column 1	
SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE				3	Total Fixtures
					Fixture Fee
SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE					Hook-Up & Relocation Fee
				9	Permit Fee (Total)



PLOT PLAN

FEES (Breakdown From Front)

Base Fee \$ 770 -
 Subdivision Fee \$ _____
 Site Plan Review Fee \$ _____
 Other Fees \$ _____
 (Explain) _____
 Late Fee \$ _____

Inspection Record	Type	Date

COMMENTS 2/5/91 - OK to Close Export for inspection month February - Ref. to
 A. H. P.F.D. R
 4/18 - Close in good - only front of Elec to be
 W/ops - Fire issues handle in all by P.F.D.
 5/20/91 - Work Completed / OK by Fire, Elec, - (Close) 7/24/91
 (D)

Signature of Applicant: [Signature] Date: 7/1/91

902257

Permit # _____ City of Portland BUILDING PERMIT APPLICATION Fee \$1700 Zone _____ Map # _____ Lot # _____

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Sumner Weeks Phone # _____
 Address: 140 Williams St; Portland, ME 04103
 LOCATION OF CONSTRUCTION: 140 Williams St.
 Contractor: George Ballard, Sub: Builder Inc.
 Address: 291 A Falmouth Rd; Falmouth, ME 04103 Phone # _____
 Est. Construction Cost: 30,000. Proposed Use: 2-Fam Renovat.
 Past Use: 2-Fam
 # of Existing Res. Units _____ # of New Res. Units _____
 Building Dimensions L _____ W _____ Total Sq. Ft. _____
 # Stories _____ # Bedrooms _____ Lot Size _____
 Is Proposed Use: Seasonal _____ Condominium _____ Conversion _____
 Explain Conversion: Interior renovations after a fire

For Official Use ONLY PERMIT ISSUANCE
 Date: 1/1/91 Subdivision: _____
 Inside Fire Lines: _____ Name: JAN 7 1991
 Blg Code: _____ Lot: _____
 Time Limit: _____ Ownership: _____ Public
 Estimated Cost: 30,000 City Of Portland

Zoning: _____
 Street Frontage Provided: _____
 Provided Setbacks: Front _____ Back _____ Side _____
 Review Required: _____
 Zoning Board Approval: Yes _____ No _____ Date: _____
 Planning Board Approval: Yes _____ No _____ Date: _____
 Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____
 Shoreland Zoning Yes _____ No _____ Floodplain Yes _____ No _____
 Special Exception _____
 Other (Explain): _____

Foundation:
 1. Type of Soil: _____
 2. Set Backs - Front _____ Rear _____ Side(s) _____
 3. Footings Size: _____
 4. Foundation Size: _____
 5. Other: _____

Floor:
 1. Sills Size: _____ Sills must be anchored.
 2. Girder Size: _____
 3. Lally Column Spacing: _____ Size: _____
 4. Joists Size: _____ Spacing 16" O.C.
 5. Bridging Type: _____ Size: _____
 6. Floor Sheathing Type: _____ Size: _____
 7. Other Material: _____

Exterior Walls:
 1. Studding Size _____ Spacing _____
 2. No. windows _____
 3. No. Doors _____
 4. Header Sizes _____ Span(s) _____
 5. Bracing: Yes _____ No _____
 6. Corner Posts Size _____
 7. Insulation Type _____ Size _____
 8. Sheathing Type _____ Size _____
 9. Siding Type _____ Weather Exposure _____
 10. Masonry Materials _____
 11. Metal Materials _____

Interior Walls:
 1. Studding Size _____ Spacing _____
 2. Header Sizes _____ Span(s) _____
 3. Wall Covering Type _____
 4. Fire Wall if required _____
 5. Other Material _____

Ceiling: HISTORIC PRESERVATION

1. Ceiling Joists Size: _____ Not in District nor landmark.
 2. Ceiling Strapping Size _____ Spacing _____ Does not require review.
 3. Type Ceilings: _____
 4. Insulation Type _____ Size _____ Requires Review.
 5. Ceiling Height: _____

Roof:
 1. Truss or Rafter Size _____ Span _____ Action: _____ Approved.
 2. Sheathing Type _____ Size _____ Approved with Conditions.
 3. Roof Covering Type _____

Chimneys:
 Type: _____ Number of Fire Places: _____

Heating:
 Type of Heat: _____

Electrical:
 Service Entrance Size: _____ Smoke Detector Required Yes _____ No _____

Plumbing:
 1. Approval of soil test if required Yes _____ No _____
 2. No. of Tubs or Showers _____
 3. No. of Flushes _____
 4. No. of Lavatories _____
 5. No. of Other Fixtures _____

Swimming Pools:
 1. Type: _____
 2. Pool Size: _____ x _____ Square Footage _____
 3. Must conform to National Electrical Code and State Law.

Permit Received By Louise E. Chase

Signature of Applicant _____ Date 1/1/91

Signature of CEO _____ Date _____

Inspector: _____

MA CARROLL

902257

City of Portland BUILDING PERMIT APPLICATION Fee \$170. Zone Map # Lot #

Summer Weeks Phone #
140 Williams St; Ptd, ME 04103
140 Williams St.
George Ballard, Sub: Builder Inc.
291 A Falmouth Rd; Falmouth, ME 04105
Construction Cost: 30,000. Proposed Use: 2-fam w renovat.
Paid Use: 2-fam
Existing Res. Units # of New Res. Units
Lot Size:
Proposed Use: Seasonal Condominium Conversion
Interior renovations after a fire

For Official Use Only
Date 1/4/91
Subdivision: PERMIT ISS
Name:
Lot: JAN 7 1991
Ownership: Public
Estimated Cost: 30,000
City Of Portland
Zoning: R-3
Street Frontage Provided:
Provided Setbacks: Front Back Side Side
Review Required:
Zoning Board Approval: Yes No Date:
Planning Board Approval: Yes No Date:
Conditional Use: Variance Site Plan Subdivision
Shoreland Zoning Yes No Floodplain Yes No
Special Exception
Other (Explain):

- Foundation:
1. Type of Soil:
2. Set Backs - Front Rear Side(s)
3. Footings Size:
4. Foundation Size:
5. Other
Floor:
1. Sills Size: Sills must be anchored.
2. Girder Size:
3. Lally Column Spacing: Size:
4. Joists Size: Spacing 16" O.C.
5. Bridging Type: Size:
6. Floor Sheathing Type: Size:
7. Other Material:
Exterior Walls:
1. Studding Size Spacing
2. No. windows
3. No. Doors
4. Header Sizes Spant(s)
5. Bracing: Yes No
6. Corner Posts Size
7. Insulation Type Size
8. Sheathing Type Size
9. Siding Type Weather Exposure
10. Masonry Materials
11. Metal Materials
Interior Walls:
1. Studding Size Spacing
2. Header Sizes Spant(s)
3. Wall Covering Type
4. Fire Wall if required
5. Other Materials

HISTORIC PRESERVATION
Ceiling:
1. Ceiling Joists Size: Not in District nor Landmark.
2. Ceiling Strapping Size Spacing Does not require review.
3. Type Ceiling:
4. Insulation Type Size Requires Review.
5. Ceiling Height:
Roof:
1. Truss or Rafter Size Span Action: Approved.
2. Sheathing Type Size Approved with Conditions.
3. Roof Covering Type Date:
Chimneys:
Type: Number of Fire Places Signature:
Heating:
Type of Heat:
Electrical:
Service Entrance Size: Smoke Detector Required Yes No
Plumbing:
1. Approval of soil test if required Yes No
2. No. of Tubs or Showers
3. No. of Flushes
4. No. of Lavatories
5. No. of Other Fixtures
Swimming Pools:
1. Type:
2. Pool Size: x Square Footage
3. Must conform to National Electrical Code and State Law.
Permit Received By Louise E. Chase
Signature of Applicant: AGENT FOR W/D
Date: 1/4/91
Signature of CEO: David Ballard
Date:
Inspection Dates:

081-B-011

David A. Lourie
Attorney at Law
189 Spurwink Avenue
Cape Elizabeth, ME 04107
(207) 799-4922
Fax 799-7865
dalourie@maine.rr.com

May 5, 2004

Marge Schmuckal
Zoning Administrator
City of Portland
389 Congress Street
Portland, Maine 04101

RE: Use of Garage at 140 William Street

Dear Marge:

This will follow up on our telephone conference concerning the above.

Please be advised that there will be no change of use of the garage structure at 140 William Street. Mr and Mrs. Hilse have abandoned the idea of using the garage structure as additional living space and will continue to maintain a second unit within the house.

The garage structure will be returned to its prior use as a garage and storage area. The new stairs will be removed and access to the loft will be made consistent with its storage use. Matt will use the ground floor for his motorcycle, other storage, and occasionally for his music practice and jam sessions with friends. I have confirmed that Matt Hilse is only an amateur musician, playing an unamplified acoustic guitar. As Mr. Hilse does not play professionally (nor sell his personal recordings), your concerns about a second home occupation, is addressed. As the music use will usually be Matt plucking his guitar, the noise is unlikely to disturb his neighbors.

The sink will be changed to a smaller bar sink and the large refrigerator removed, as you have directed. Matt will be working directly with Mike Nugent as to the removal of the stairs and other building code issues.

Please call me if find any questions.

Sincerely,


David A. Lourie



cc: Matt Hilse



8/03/04 spoke with Susan, explained that she could only have ~~8x8~~ bar sink or utility sink according to Mary. Will call when they decide, will also remove back on grade deck.

9/4 - deck removed, utility sink installed - okay to close

go