

127-133 BEACON STREET



127-133 BEACON STREET



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date March 19, 1981
 Receipt and Permit number A66965

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: 131 Beacon St.
 OWNER'S NAME: Peter Wellman ADDRESS: 774-4646

OUTLETS:	Receptacles _____	Switches _____	Plugmold _____	ft. TOTAL <u>30</u>	<u>✓</u>	FEEES
						<u>3.00</u>
FIXTURES: (number of)						
	Incandescent <u>5</u>	Flourescent _____	(not strip) TOTAL <u>5</u>	<u>✓</u>		<u>3.00</u>
	Strip Flourescent _____	ft. _____				
SERVICES:	Overhead _____	Underground _____	Temporary _____	TOTAL amperes <u>200</u>	<u>✓</u>	<u>3.00</u>
METERS: (number of)						
	<u>2</u>					
MOTORS: (number of)						
	Fractional _____					
	1 HP or over _____					
RESIDENTIAL HEATING:	Oil or Gas (number of units) _____					
	Electric (number of rooms) <u>5</u>				<u>✓</u>	<u>5.00</u>
COMMERCIAL OR INDUSTRIAL HEATING:	Oil or Gas (by a main boiler) _____					
	Oil or Gas (by separate units) _____					
	Electric Under 20 kws _____	Over 20 kws _____				
APPLIANCES. (number of)	Ranges <u>X</u>	Water Heaters <u>X</u>				
	Cook Tops _____	Dishwashers _____				
	Wall Ovens _____	Compactors _____				
	Dryers _____	Others (denote) _____				
	Fans _____					
	TOTAL _____					<u>3.00</u>
MISCELLANEOUS: (number of)	Branch Panels _____					
	Transformers _____					
	Air Conditioners Central Unit _____					
	Separate Units (windows) _____					
	Signs 20 sq. ft. and under _____					
	Over 20 sq. ft. _____					
	Swimming Pools Above Ground _____					
	In Ground _____					
	Fire/Burglar Alarms Residential _____					
	Commercial _____					
	Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____	over 30 amps _____				
	Circuits, fairs, etc. _____					
	Alterations to wires _____					
	Repairs after fire _____					
	Emergency Lights, battery _____					
	Emergency Generators _____					
	INSTALLATION FEE DUE: _____					<u>17.00</u>
	FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT DOUBLE FEE DUE: _____					
	FOR REMOVAL OF A "STOP ORDER" (301-16.b)					
	TOTAL AMOUNT DUE: _____					<u>17.00</u>

INSPECTION:
 Will be ready on _____, 19__; or Will Call X
CONTRACTOR'S NAME: Barker Elec.
ADDRESS: 25 Kittredge Rd. S. P.
TEL: 444x 767-3680
MASTER LICENSE NO.: 3676 **SIGNATURE OF CONTRACTOR:**
LIMITED LICENSE NO.: _____ Daniel Barker

INSPECTOR'S COPY — WHITE
 OFFICE COPY — CANARY
 CONTRACTOR'S COPY — GREEN



APPLICATION FOR PERMIT

PERMIT ISSUED

MAR 12 1981

174

CITY OF PORTLAND

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION PORTLAND, MAINE Dec. 22, 1980.

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

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

LOCATION 131 Beacon St.

1. Owner's name and address Peter & Rebecca Wellman same Fire District #1 #2

2. Lessee's name and address Telephone 774-4646

3. Contractor's name and address Telephone

4. Architect Telephone

Proposed use of building 2 family dwelling Specifications Plans No. of sheets

Last use single family dwelling No. families

Material No. stories Heat Style of roof No. families

Other buildings on same lot Roofing

Estimated contractual cost \$ 8,000

Fee \$ 25.00 pd
appeal fee

FIELD INSPECTOR—Mr. GENERAL DESCRIPTION

This application is for: @ 775-5451
Ext. 234

To change use from single family dwelling to two family as per plans. New apartment will be on the third floor

Stamp of Special Conditions

Masonry Bldg. Alterations Demolitions Change of Use Other

This application is not subject to the question of zoning appeal. In the event the appeal is sustained, the applicant shall be liable for the estimated cost and pay appeal sustained 1-15-81

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

PERMIT IS TO BE ISSUED TO 1 2 3 4

DETAILS OF NEW WORK

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

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

Has septic tank notice been sent? Form notice sent?

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

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

Material of foundation Thickness, top bottom cellar

Kind of roof Rise per foot Roof covering Kind of heat fuel

No. of chimneys Material of chimneys of living Corner posts Sills

Framing Lumber—Kind Dressed or full size? Size Max. on centers

Size Girder Columns under girders

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

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

On centers: 1st floor, 2nd, 3rd, roof

Maximum span: 1st floor, 2nd, 3rd, roof

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

IF A GARAGE

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

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

APPROVALS BY: DATE

BUILDING INSPECTION—PLAN EXAMINER

ZONING:

BUILDING CODE:

Fire Dept.:

Health Dept.:

Others:

MISCELLANEOUS

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

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

Signature of Applicant Peter & Rebecca Wellman Phone #

Type Name of above Peter Wellman

OFFICE FILE COPY

Other and Address

127-133 Beacon St.
cor. 108-110 Lincoln St.

December 23, 1980

Peter & Rebecca Wellman
131 Beacon St.
Portland, Maine

Building permit and certificate of occupancy to change the use of the single family dwelling at the above named location, to a two family dwelling with the new apartment on the third floor, are not issuable under the Zoning Ordinance because the proposed use is not allowable in the R-3 Residential Zone in which this property is located unless authorized by the Board of Appeals under the provisions of Section 602.4.A.5.c .

We understand that you would like to exercise your appeal rights in this matter. Accordingly, you or your authorized representative should come to this office, room 317, City Hall to file the appeal on forms which are available here. A fee of \$25. for a Conditional Use Appeal shall be paid at this office at the time the appeal is filed. If fee has been paid and appeal filed prior to this letter, then consider this letter as a matter of formality. Sec. 602.24.D.

Very truly yours,

Malcolm G. Ward
Building Inspection Supervisor.

MGW:sk

Jan. 16, 1981

Peter & Rebecca Wellman
131 Beacon Street
Portland, Maine

RE: Appeal at 131 Beacon Street

Dear Mr. & Mrs. Wellman:

Following is the decision of the Board of Appeals regarding your petition to permit change of use of the single family dwelling to 2 family with new apartment on third floor at the above named location. Please note that your appeal was granted.

Also, before your permit can be issued, you must pay the permit fee itself. Make all check payable to City of Portland.

Very truly yours,

Malcolm G. Ward
Code Enforcement Officer

MGW/t

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

APPLICATION FOR A CONDITIONAL USE APPEAL

Peter & Rebecca Goldman, owner of property at 127-133 Beacon St. corner
108-110 Lincoln St.
under the provisions of Section 602.24 D of the Zoning Ordinance of the City of

Portland, hereby respectfully petitions the Board of Appeals to permit:

Change of use of the single family dwelling at the above named location
to a two family dwelling with the new apartment on the third floor
which is not issuable under the Zoning Ordinance because the proposed
use is not allowable in the R-3 Residential Zone in which this property
is located unless authorized by the Board of Appeals under the pro-
visions of Section 602.4.A.5.c

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds
that the conditions imposed by Section 602.24 D (3) of the Zoning Ordinance have been
met. (See reverse side hereof for said conditions.)

Site Plan approval (is/is not) required by the Site Plan Ordinance. If site plan
approval is required, a preliminary or final site plan is attached hereto as Exhibit A.


APPELLANT

602.24 D (3) Conditions for Conditional Uses.

a. Authorized Uses. A conditional use permit may be issued for any use specifically listed as a conditional use in the regulations applicable to the zone in which it is to be located.

b. Standards. A conditional use permit for the conditional uses listed in Sections 602.2 through 602.13 shall be granted only if evidence is presented which establishes:

- (1) That the proposed building or use will be in harmony with the general purpose, goals, objectives and standards of the Land Development Plan, the Zoning Ordinance and the Site Plan Ordinance.
- (2) That the proposed building or use will not have a substantial adverse effect including monetary, upon adjacent property, the character of the neighborhood, traffic conditions, utility facilities and other matters affecting the public health, safety and general welfare.
- (3) That the proposed building or use will be constructed, arranged and operated so as not to interfere with the development and use of neighboring property in accordance with the applicable zone regulations.
- (4) That the proposed building or use will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewers, and schools; or that the persons or agencies responsible for the establishment of the proposed use will provide adequately for such services.
- (5) That the proposed building or use will not result in the destruction, loss or damage of any natural, scenic or historic feature of major importance; and
- (6) That the proposed building or use complies with all standards imposed on it by the regulations applicable to the zone in which the use is to be located and any additional standards relating to the specified conditional uses.

c. General Considerations. In determining whether the evidence establishes that the foregoing conditions have been met, the Board shall consider:

- (1) Whether and to what extent the proposed building or use at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of the public convenience or which will contribute to the general welfare of the neighborhood or community;
- (2) Whether and to what extent such public goals can be met by the location of the proposed building or use at some site or in some area which may be more appropriate than the proposed site; and
- (3) Whether and to what extent all steps possible have been taken to minimize any adverse effects of the proposed building or use on the immediate vicinity through building design, site design, landscaping and screening.

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

CONDITIONAL USE APPEAL

Findings of Fact

The applicant is Peter & Rebecca Wellman and he is interested in
the property located at 127-133 Beacon St. cor. 109-110 Lincoln St. as 2 family dwelling
The owner of the property is same as above and his address is
131 Beacon St. The property is located in a R-3 Zone.
The present use of the property is single family dwelling.

The applicant respectfully petitions the Board of Appeals for a conditional
use permit to permit change of use to two family dwelling - not allowable
in the R-3 Residential Zone where property is located.

Further Findings of Fact

Appearances

The names and addresses of those appearing in support of the application
are: Mr & Mrs Wellman

and the names and addresses of those appearing in opposition to the application are:

Exhibits

The documentary evidence presented to the Board including, but not by
way of limitation, plans, specification, photographs, consisted of the following:

photos, maps

REASONS FOR DECISIONS

The proposed building or use (will) will not be in harmony with the general purpose, goals, objectives and standards of the Land Development Plan, the Zoning Ordinance and the Site Plan Ordinance, as evidenced by: surrounding neighborhood
contains multi-family use.

The proposed building or use (will/will not) have a substantial adverse effect, including monetary, upon adjacent property, the character of the neighborhood, the traffic conditions, utility facilities and other matters affecting the public health, safety and general welfare, because of the following: _____

The proposed building or use (will/will not) be constructed, arranged and operated so as to interfere with the development and use of neighboring property in accordance with the applicable zoning regulations as demonstrated by: no structural
changes, has its own parking.

The proposed building or use (will/will not) be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewers, and schools, as evidenced by: _____

_____;
and the persons or agencies responsible for the establishment of the proposed use (will/will not) provide adequately for such services as shown by: _____

The proposed building or use (will/will not) result in the destruction, loss or damage of any natural, scenic or historic feature of major importance, because of the following: _____

The proposed building or use (will/will not) comply with all standards imposed on it by the regulations applicable to the zone in which the use will be located and any additional standards relating to the specific conditional use as demonstrated by the following: _____

The proposed building or use at the particular location requested (is/is not) necessary or desirable to provide a service or a facility which is in the interest of the public convenience or which (will/will not) contribute to the general welfare of the neighborhood or community, as demonstrated by: _____

The public goals described above (can/can not) be met by the location of the proposed building or use at some site or in some area which may be more appropriate than the proposed site, because of the following: _____

All steps possible (have/have not) been taken to minimize any adverse effects of the proposed buildings or use on the immediate vicinity through building design, site design, landscaping and screening as evidenced by: _____

SPECIFIC RELIEF GRANTED

After a public hearing on Jan. 15, 1981, the Board of Appeals find that all of the conditions required by the Ordinance (do/do not) exist with respect to this property and that a conditional use should _____ be granted in this case.

It is therefore determined that a conditional use _____ be granted
in this case by:

Gail Payne

Janetline Cohen

Michael E. Weston

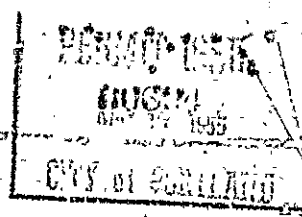
Ernest J. Martin

Merrell S. Sutton



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, MAY 10, 1955



To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect ~~alter, repair, demolish or reconstruct~~ the following building structure ~~and~~ in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 131 Beacon St. Within Fire Limits? no Dist. No. _____
 Owner's name and address George L. Bowles, 131 Beacon St. Telephone 2-2155
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Donald York, 73 Broadway Telephone 2-7710
 Architect _____ Specifications _____ Plans yes No. of sheets 1
 Proposed use of building 2-car garage No. families _____
 Last use _____ No. families _____
 Material _____ No. stories _____ Rent _____ Style of roof _____ Roofing _____
 Other buildings on same lot dwelling
 Estimated cost \$ 1,000. Fee \$ 1.00

General Description of New Work

To construct 2-car frame garage ^{22'} x ^{24'}

5/14/55

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by one in the name of the heating contractor. **PERMIT TO BE ISSUED TO** Donald York

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
 Height average grade to top of plate 8' Height average grade to highest point of roof 15'
 Size, front _____ depth _____ No. stories 1 solid or filled land? solid earth or rock? earth
 Material of foundation concrete at least 4" below grade Thickness, top 8" bottom 10" cellar no
 Material of underpinning _____ to sill _____ Height _____ Thickness _____
 Kind of roof pitch-gable Rise per foot 7" Roof covering Asphalt Class C Und Lab
 No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
 Framing lumber—Kind hemlock Dressed or full size? dressed
 Corner posts 1x4 Sills 2x6 Girt or ledger board? _____ Size _____
 Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4 O. C. Bridging in every floor and flat roof span over 8 feet.
 Joists and rafters: 1st floor concrete 2nd _____ 3rd _____ roof 2x4
 O. centers: 1st floor _____ 2nd _____ 3rd _____ roof 2x4
 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 0, to be accommodated 2 number commercial cars to be accommodated 0
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? no

APPROVED:
O.K. - 5/17/55 - G.L.B.

Miscellaneous

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

George L. Bowles
 Signature of owner D.B. York

INSPECTION COPY

May 12, 1955

AR-127-133 Beacon Street

Mr. George L. Bowles
131 Beacon St.

Copies to Corporation Counsel

Mr. Donald York
73 Broadway

Dear Mr. Bowles:

As you are aware, we are unable to issue a permit for construction of a two car garage 22 feet by 24 feet on the lot with your dwelling at the above location because the side wall of the garage is proposed only two feet six inches from the side lot line whereas a clearance of not less than five feet from that line is required by Section 15A6 of the Zoning Ordinance because the front wall of the garage will be less than 50 feet back from Beacon St.

You have expressed a desire to exercise your appeal rights and accordingly we are sending you an outline of the appeal procedure and are certifying the case to the Corporation Counsel, who acts as clerk for the Board of Appeals.

Very truly yours,

Warren McDonald
Inspector of Buildings

AJS/M

Enc: Outline of appeal procedure

STATEMENT ACCOMPANYING APPLICATION FOR BUILDING PERMIT

for PARADE Date 5/10/55
at 131 Beacon St.

1. In whose name is the title of the property now recorded? George J. Bowles
2. Are the boundaries of the property in the vicinity of the proposed work shown clearly on the ground, and how? stakes
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? 6"
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

D. B. York

City of Portland, Maine
Board of Appeals
—ZONING—

*Sustained
5/13/55*

May 12, 1955

55/42

To the Board of Appeals:

Your appellant, George L. Bowles
property at 127-133 Beacon Street

, who is the owner of
, respectfully petitions the Board of Appeals

property, as provided by Section 18, Paragraph E of said Zoning Ordinance,
Permit for construction of a two-car garage, 22 feet by 24 feet, on the lot with

the dwelling at 127-133 Beacon Street is not issuable under the Zoning Ordinance
because the side wall of the garage is proposed only two feet six inches from the
side lot line whereas a clearance of not less than five feet from that line is
required by Section 15A6 of the Zoning Ordinance because the front wall of the
garage will be less than 50 feet back from Beacon Street.

The facts and conditions which make this exception legally permissible are as follows:
An exception is necessary in this case to grant reasonable use of property and can
be granted without substantially departing from the intent and purpose of the Zoning
Ordinance.

George L. Bowles
Appellant

After public hearing held on the 13th day of May, 1955,
the Board of Appeals finds that an exception is necessary in this case to grant reasonable use
of property and can be granted without substantially departing from the intent and
purpose of the Zoning Ordinance.

It is, therefore, determined that exception to the Zoning Ordinance may be permitted
in this specific case.

Ben B. Wilson
Harry L. Tracy
John W. Lake
Reginald J. Kane
William H. O'Brien
BOARD OF APPEALS

DATE: May 13, 1955

HEARING ON APPEAL UNDER THE Zoning Ordinance OF George L. Bowles

AT 127-133 *Beacon Street*

Public hearing on above appeal was held before the Board of Appeals

<u>Board of Appeals</u>	<u>VOICE</u>		<u>Municipal Officers</u>
	Yes	No	
Ben B. Wilson	(✓)	()	
Harry K. Torrey	(✓)	()	
John W. Lake	(✓)	()	
Carleton G. Lane	(✓)	()	
William H. O'Brien	(✓)	()	
	()	()	
	()	()	
	()	()	

Record of Hearing:

IN FAVOR OF: Letter in file

Portland, Maine
May 10, 1955

TO THE BOARD OF APPEALS:

We, the undersigned, have no objection to the construction of a two-car garage, 22 feet by 22 feet, on the property at 177-133 Beacon Street, with the understanding that the sidewall of the garage is proposed only two feet six inches from the side lot line instead of the five feet from that line required when the front wall will be less than 50 feet back from Beacon Street.

Frederick H. Thompson Minister Woodlark
(Owner) Congregational Church
123 Beacon St. Portland, Me.
(Address)

Ruth N. Parry
(Owner)
102 Lincoln St. Portland, Me.
(Address)

INQUIRY BLANK

ZONE TRAA ZONE

FIRE DIST. NONE

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Verbal
By Telephone

Date Nov 23, 1953

LOCATION 131 Beacon, corner of Lincoln St OWNER George L. Bowles

MADE BY Owner

Tel. 3-1561 (OFFICE)

ADDRESS 131 Beacon Street

PRESENT USE OF BUILDING _____

CLASS OF CONSTRUCTION _____

NO. OF STORIES _____

REMARKS: _____

INQUIRY: 1- How close to the lot line can a garage be built on the lot with drive in from Beacon Street?

MS
WA
11/24/53

ANSWER: 1- Since lot is only 71.5' deep, from Beacon Street and garage must be kept at least 3' from rear line, a building only 18.5' deep (so as to keep the front of it at least 50' from Beacon Street) can be built if a distance of only 3' from side lot is provided. If garage is to be deeper than this, a 5' distance is required.

I suggested that, if he wished to locate garage closer to street than 50' and only 3' from side line, he

DATE OF REPLY 11/23/53

REPLY BY CRS.

try appeal action. Explained to him how this may be done.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 131 Beacon Street

Issued to Peter Wellman

Date of Issue July 2, 1986

This is to certify that the building, premises, or part thereof, at the above location, built--altered--changed as to use under Building Permit No 81/174, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

ENTIRE

TWO FAMILY DWELLING

Limiting Conditions:

Work was done in 1981 but a Occupancy permit was never issued

This certificate supersedes
certificate issued

Approved

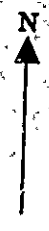
7/3/86
(Date)

P. Williams
Inspector

[Signature]
Inspector of Building

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

PLOT PLAN



FEES (Breakdown From Front)

Base Fee \$25.00 _____
Subdivision Fee \$ _____
Site Plan Review Fee \$ _____
Other Fees \$ 135.00 _____
(Explain) _____
Late Fee \$ _____

Type	Inspection Record	Date
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____

COMMENTS 1/5/20 OK AN

Signature of Applicant John M. Nay III

Date 16 May 85



(SA) SINGLE RESIDENCE ZONE - A
FILL IN COMPLETELY AND SIGN WITH INK

STEAM
APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT
Permit No. 058
AUG 23 1945

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 131 BEACON ST Use of Building DWELLING No. Stories 2 New Building Existing

Name and address of owner of appliance GEORGE BOWLES 135 MARGARET WAY
Installer's name and address DALLARD OIL EQUIP CO INC Telephone 2-1991

To install OIL BURNER - (REPLACEMENT) OK 8/23/45
General Description of Work

Is appliance or source of heat to be in cellar? IF HEATER, POWER BOILER OR COOKING DEVICE
YES If not, which story _____ Kind of Fuel OIL

Material of supports of appliance (concrete floor or what kind) CONCRETE

Minimum distance to wood or combustible material, from top of appliance or casing top of furnace, from top of smoke pipe _____

Size of chimney flue _____ from front of appliance _____
Other connections to same flue _____ from sides or back of appliance _____

Name and type of burner EB300 IF OIL BURNER Insurance rules require 5 ft. between oil tank and boiler. Building Code requires 5 ft. We recommend 7 ft. where possible.

Will operator be always in attendance? No Labeled and approved by Underwriters' Laboratories? YES

Location oil storage BASEMENT Type of oil feed (gravity or pressure) TREASURE

Will all tanks be more than seven feet from any flame? YES No. and capacity of tanks 1 - 2 TS ALREADY INSTALLED

Amount of fee enclosed? 1.00 (\$1.00 for one heater, etc., 70 cents additional for each additional heater, etc., if same building at same time.)
Signature of Installer DALLARD OIL EQUIP CO INC

INSPECTION COPY

PLUMBING APPLICATION

Department of Human Services
Division of Health Engineering
(207) 289-3826

PROPERTY ADDRESS

Town Or Plantation: Portland

Street Subdivision Lot #: 131 BEACON ST

PROPERTY OWNERS NAME

Last: NEY First: JACK

Applicant Name: Rudolf CASPARIUS

Mailing Address of Owner/Applicant (if Different): 1231 Forest Ave

PORTLAND PERMIT # 3,488 TOWN COPY

Date Permit Issued: 6/21/89 \$ 1187.00 FEE Double Fee Charged

L.P.I. # 1213

Owner/Applicant Statement

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.

Signature of Owner/Applicant: [Signature] Date: 6/23/89

Caution: Inspection Required

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

Local Plumbing Inspector Signature: [Signature] Date Approved: JUN 24 1989

PERMIT INFORMATION

This Application is for:

- NEW PLUMBING
- RELOCATED PLUMBING

Type Of Structure To Be Served:

- SINGLE FAMILY DWELLING
- MODULAR OR MOBILE HOME
- MULTIPLE FAMILY DWELLING
- OTHER - SPECIFY _____

Plumbing To Be Installed By:

- MASTER PLUMBER
- OIL BURNERMAN
- MFG'D. HOUSING DEALER/MECHANIC
- PUBLIC UTILITY EMPLOYEE
- PROPERTY OWNER

LICENSE # 11724

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Column 2 Type of Fixture		Column 1 Type of Fixture	
	Number	Type of Fixture	Number	Type of Fixture
HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District. OR HOOK-UP: to an existing subsurface wastewater disposal system.		Hosebibb / Silcock		Bathtub (and Shower)
		Floor Drain		Shower (Separate)
		Urinal	✓	Sink
		Drinking Fountain	✓	Wash Basin
		Indirect Waste	✓	Water Closet (Toilet)
		Water Treatment Softener, Filter, etc.	✓	Clothes Washer
	PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.		Grease/Oil Separator	✓
		Dental Cup/dior	✓	Garbage Disposal
		Bidet		Laundry Tub
Number of Hook-Ups & Relocations	Other: _____		Water Heater	
\$ Hook-Up & Relocation Fee	Fixtures (Subtotal) Column 2		6	Fixtures (Subtotal) Column 1
			0	Fixtures (Subtotal) Column 2
			6	Total Fixtures
			\$ 18	Fixture Fee
			\$ 0	Hook-Up & Relocation Fee
		\$ 18	Permit Fee	

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

TOWN COPY



APPLICATION FOR PERMITS - PERMIT ISSUED
 Class of Building or Type of Structure Third Class JUN 13 1929

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

Portland, Maine, June 13, 1929

The undersigned hereby apply 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 131 Beacon Street Within Fire Limits? no Dist. No. _____
 Owner's or Lessee's name and address Elizabeth M. Bowles, 131 Beacon Street Telephone _____
 Contractor's name and address Herbert O. Gail, 52 Maplewood Street Telephone 4-0904
 Architect _____ Plans filed yes No. of sheets 1
 Proposed use of building Dwelling No. families 1
 Other buildings on same lot none
 Estimated cost \$ 225. Fee \$.75

Description of Present Building to be Altered
 Material frame _____ No. stories 2 Heat _____ Style of roof _____ Roofing _____
 Last use Dwelling No. families 1

General Description of New Work

To ~~erect~~ 10' x 16' platform on side of dwelling and
 To construct 10' x 16' one story open piazza on side of dwelling
 (4x6 header)

CERTIFICATE OF OCCUPANCY
 REQUIREMENT IS WAIVED

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

no _____ no _____
 Size, front 10' depth 16' No. stories 1 Height average grade to top of plate 8'
 To be erected on solid or filled land? solid Height average grade to highest point of roof 10' 11"
 Material of foundation concrete piers 10"x10" earth or rock? earth
 Material of underpinning 8' and 10' O.G. Thickness, top _____ bottom _____ cellar _____
 Kind of Roof shed Rise per foot 1" Height _____ Thickness _____
 No. of chimneys none Material of chimneys _____ Roof covering asphalt roofing Class C U.M.D. Lab.
 Kind of heat none Type of fuel _____ of lining _____
 Framing Lumber Kind hemlock Is gas fitting involved? _____
 Corner posts 8" postsills 4x6 Dressed or Full Size? dressed
 Material columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet? Sills and corner posts all one piece in cross section.
 Joists and rafters: 1st floor 2x6, 2nd _____, 3rd _____, roof 2x6
 On centers: 1st floor 12", 2nd _____, 3rd _____, roof 18"
 Maximum span: 1st floor 10', 2nd _____, 3rd _____, roof 10'

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

INSPECTION COPY

Signature of owner Ex: Elizabeth M. Bowles

Herbert O. Gail



(S) SINGLE RESIDENCE ZONE PERMIT ISSUED
APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class, Detached MAY 6 1938

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

Portland, Maine, May 6, 1938

The undersigned hereby applies for a permit to erect and 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 151 Beacon Street Ward 3 Within Fire Limits? no Dist. No. _____
Owner's or Lessee's name and address George L. Bowles, 57 Lann Ave. Telephone _____
Contractor's name and address A. J. Branner, 108 Devon Street Telephone 2-5891
Architect _____ Plans filed _____ No. of sheets _____
Proposed use of building dwelling house No. families 1
Other buildings on same lot _____
Estimated cost \$ 60. Fee \$.50

Description of Present Building to be Altered

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

General Description of New Work

To put in $7\frac{1}{2}$ ' partition (2x4 studs 16" OC) to use portion of existing pantry, first floor for toilet room, existing window at least three square feet in area for ventilation To make existing window in pantry smaller

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

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

Size, front _____ depth _____ No. stories _____ Height average grade to top of plate _____
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 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

George L. Bowles

Signature of owner By _____

A. J. Branner

INSPECTION COPY



FILL IN COMPLETELY AND SIGN WITH INK

PERMIT ISSUED

Permit No. 1045

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWERING EQUIPMENT

Portland, Maine, Aug. 1, 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 131 Beacon Street, City Use of Building Residence
Name and address of owner Mrs. Jos. B. Walton, 131 Beacon St., City
Contractor's name and address Easternoil Inc, 135 Marginal Way Telephone 6495

General Description of Work

To install One Ballard Jr. Oil Burner with 275 gal. tank.

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 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 Ballard-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 1-275 gallon
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.)

INSPECTION COPY

Signature of contractor Easternoil Inc

NOTIFICATION BEFORE LATHING OR JOISTING IS WAIVED.

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

Handwritten initials/signature

PERMIT # 002089 CITY OF Portland BUILDING PERMIT APPLICATION

Please fill out any part which applies to job. Proper plans must accompany form.
 Owner: John M. Ney, III 772-3190
 Address: 131 Beacon St., Portland 04102
 LOCATION OF CONSTRUCTION 131 Beacon St.
 CONTRACTOR: owner SUBCONTRACTORS:
 ADDRESS:

Est. Construction Cost: \$28,000 Type of Use: 2 famil/
 Past Use:
 Building Dimensions: L W Sq. Ft. # Stories: Lot Size:
 Is Proposed Use: Seasonal Condominium Apartment
 Conversion - Explain: To extend the kitchen onto existing porch.
 COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE 1 set of plans submitted
 Residential Buildings Only:
 # Of Dwelling Units # Of New Dwelling Units

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 Materials

For Official Use Only

Date <u>MAY 16, 1989</u>	Subdivision: Yes / No <u> </u>
Inside Fire Units <u> </u>	Name <u> </u>
Big Code <u> </u>	L/A <u> </u>
Time Limit <u> </u>	Block <u> </u>
Estimated Cost <u>\$28,000</u>	Permit Expiration <u> </u>
Value Structure <u> </u>	Ownership: <u> </u> Public <u> </u> Private <u> </u>
Fee <u>\$160.00</u>	

Ceiling:
 1. Ceiling Joists Size:
 2. Ceiling Strapping Size Spacing
 3. Type Ceiling:
 4. Insulation Type Size
 5. Ceiling Height:
PERMIT ISSUED MAY 17 1989

Roof:
 1. Truss or Rafter Size Span
 2. Sheathing Type
 3. Roof Covering Type
 4. Other
City Of Portland

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 No
 2. No. of Tubs or Showers
 3. No. of Flushes
 4. No. of Lavatories
 5. No. of Other Fixtures 10 P.F.F.

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

Zoning:
 District: Street Frontage Req. Provided
 Required Setbacks: Front Side Side

Review Required:
 Zoning Board Approval: Yes No Date:
 Planning Board Approval: Yes No Date:
 Conditional Use: Variance Site Plan Subdivision
 Shore and Floodplain Mgmt. Special Exception
 Other (Explain)
 Date Approved 5-16-89

Permit Received By Nancy Grossman

Signature of Applicant Date 6/1/89

Signature of CEO Date

Inspection Dates

PERMIT # 002080 CITY OF Portland BUILDING PERMIT APPLICATION MAP # _____ LOT# _____

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

Owner: John M. Ney, III - 772-3190
 Address: 131 Beacon St., Portland 04102
 LOCATION OF CONSTRUCTION: 131 Beacon St.
 CONTRACTOR: owner SUPCONTRACTORS: _____
 ADDRESS: _____

Est. Construction Cost: \$28,000 Type of Use: 2 family
 Past Use: _____
 Building Dimensions L _____ W _____ Sq. Ft. _____ # Stories: _____ Lot Size: _____
 Is Proposed Use: _____ Seasonal _____ Condominium _____ Apartment _____

Conversion - Explain: To extend the kitchen onto existing porch.
 COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE 1 set of plans submitted
 Residential Buildings Only:
 # Of Dwelling Units _____ # Of New Dwelling Units _____

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 Materials _____

For Official Use Only

Date: May 16, 1989 Subdivision: Yes / No _____
 Inside Fire Limits _____ Name _____
 Bldg Code _____ Lot _____
 Time Limit _____ Block _____
 Estimated Cost: \$28,000 Permit Expiration: _____
 Value/Structure _____ Ownership: _____ Public _____ Private _____
 Fee: \$160.00

Ceiling:
 1. Ceiling Joist Size _____
 2. Ceiling Strapping Size _____ Spacing _____
 3. Type Ceiling: _____
 4. Insulation Type _____ Size _____
 5. Ceiling Height: _____
PERMIT ISSUED
MAY 17 1989

Roof:
 1. Truss or Rafter Size _____ Spacing _____
 2. Sheathing Type _____
 3. Roof Covering Type _____
 4. Other: _____
City of Portland

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.

Zoning:
 District _____ Street Frontage Req. _____ Provided _____
 Required 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 _____
 Shore and Floodplain Mgmt. _____ Special Exception _____
 Other: _____ (Explain) _____
 Date Approved: _____

Permit Received By: Nancy Grossman
 Signature of Applicant: John M. Ney III Date: 16 May '89
 Signature of CFO: _____ Date: _____
 Inspection Dates: 9/89



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date April 28, 1989, 19
 Receipt and Permit number 8021

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:
 The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of
 Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: 131 Beacon St.
 OWNER'S NAME: John Ney ADDRESS: _____

OUTLETS:	FEES
Receptacles _____ Switches _____ Plugload _____ ft. TOTAL <u>30</u>	<u>3.00</u>
FIXTURES: (number of)	
Incandescent <u>2</u> Fluorescent _____ (not strip) TOTAL <u>2</u>	<u>3.00</u>
Strip Fluorescent _____ ft.	
SERVICES:	
Overhead _____ Underground _____ Temporary _____ TOTAL amperes _____	
METERS: (number of) _____	
MOTORS: (number of)	
Fractional: _____	
1 HP or over _____	
RESIDENTIAL HEATING:	
Oil or Gas (number of units) _____	
Electric (number of rooms) _____	
COMMERCIAL OR INDUSTRIAL HEATING:	
Oil or Gas (by a main boiler) _____	
Oil or Gas (by separate units) _____	
Electric Under 20 kws _____ Over 20 kws _____	
APPLIANCES: (number of)	
Ranges _____ Water Heaters _____	
Cook Tops _____ Disposals _____	
Wall Ovens _____ Dishwashers _____	
Dryers _____ Compactors _____	
Fans _____ Others (denote) _____	
TOTAL _____	
MISCELLANEOUS: (number of)	
Branch Panels _____	
Transformers _____	
Air Conditioners Central Unit _____	
Separate Units (windows) _____	
Signs 20 sq. ft. and under _____	
Over 20 sq. ft. _____	
Swimming Pools Above Ground _____	
In Ground _____	
Fire/Burglar Alarms Residential _____	
Commercial _____	
Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____	
over 30 amps _____	
Circus, Fairs, etc. _____	
Alterations to wires _____	
Repairs after fire _____	
Emergency Lights, battery _____	
Emergency Generators _____	

INSTALLATION FEE DUE: _____
 FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT DOUBLE FEE DUE: _____
 FOR REMOVAL OF A "STOP ORDER" (304-16.b)
 TOTAL AMOUNT DUE: 6.00

INSPECTION:
 Will be ready on _____, 19__; or Will Call XX
 CONTRACTOR'S NAME: John Ney
 ADDRESS: 131 Beacon St.
 TEL.: 772-3190
 MASTER LICENSE NO.: _____
 LIMITED LICENSE NO.: _____
 SIGNATURE OF CONTRACTOR: [Signature]

