

15-PA  
11-17-76

CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

APPLICATION FOR A CONDITIONAL USE APPEAL

George H. Larracey, owner of property at 200-206 Auburn 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:

Building permit and Certificate of Occupancy for changing the use of this building from a single family dwelling with barber shop to a two family dwelling with a barber shop which is not issuable under the Zoning Ordinance because the property is located in the R-3, Residential Zone where the proposed use is not allowable, unless authorized by the Board of Appeals under provisions of Sec. 602.4.A.5.c of the ordinance.

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.

George H. Larracey Jr.  
APPELLANT

CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

CONDITIONAL USE APPEAL

Findings of Fact

The applicant is George H. Larracey and he is interested in  
the property located at 200-206 Auburn St. as 2-family dwelling  
with barber shop

The owner of the property is George H. Larracey and his address is  
204 Auburn St.. The property is located in a R-3 Zone.

The present use of the property is single family dwelling with barber shop.

The applicant respectfully petitions the Board of Appeals for a conditional  
use permit to permit 2 family dwelling with barber shop

Further Findings of Fact

Appearances

The names and addresses of those appearing in support of the application  
are:

George Larracey  
David ~~Ma~~ McClurin - Peterson Realty

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

Exhibits

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

photo

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: \_\_\_\_\_

barber shop is grandfathered

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: \_\_\_\_\_

... 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: \_\_\_\_\_

*not applicable*

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: \_\_\_\_\_

*n.a.*

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: \_\_\_\_\_

*no exterior change except front steps*

SPECIFIC RELIEF GRANTED

After a public hearing on Dec. 1, 1976, 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  
this case by:

W. Carl Eskilson

Jacqueline Cohen

Eric A. Snow

Thomas Murphy



**APPLICATION FOR PERMIT**  
 DEPARTMENT OF BUILDING INSPECTIONS SERVICES  
 ELECTRICAL INSTALLATIONS

Date Dec. 17, 19 76  
 Receipt and Permit number A 2042

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: 204 Auburn St.  
 OWNER'S NAME: George Larracey ADDRESS: same

OUTLETS: (number of)  
 Lights 1-30  
 Receptacles \_\_\_\_\_  
 Switches \_\_\_\_\_  
 Plugmold \_\_\_\_\_  
 TOTAL \_\_\_\_\_ (number of feet)

FIXTURES: (number of)  
 Incandescent \_\_\_\_\_  
 Fluorescent \_\_\_\_\_ (Do not include strip fluorescent)  
 TOTAL \_\_\_\_\_ 3.00  
 Strip Fluorescent, in feet \_\_\_\_\_

SERVICES:  
 Permanent, total amperes \_\_\_\_\_  
 Temporary \_\_\_\_\_

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 (total number of kws) \_\_\_\_\_

APPLIANCES: (number of)  
 Ranges \_\_\_\_\_  
 Cook Tops \_\_\_\_\_  
 Wall Ovens \_\_\_\_\_  
 Dryers \_\_\_\_\_  
 Fans \_\_\_\_\_  
 Water Heaters \_\_\_\_\_  
 Disposals \_\_\_\_\_  
 Dishwashers \_\_\_\_\_  
 Compactors \_\_\_\_\_  
 Others (denote) \_\_\_\_\_  
 TOTAL \_\_\_\_\_

MISCELLANEOUS: (number of)  
 Branch Panels \_\_\_\_\_  
 Transformers \_\_\_\_\_  
 Air Conditioners \_\_\_\_\_  
 Signs \_\_\_\_\_  
 Fire/Burglar Alarms \_\_\_\_\_  
 Circus, Fairs, etc. \_\_\_\_\_  
 Alterations to wires \_\_\_\_\_  
 Repairs after fire \_\_\_\_\_  
 Heavy Duty, 220v outlets \_\_\_\_\_  
 Emergency Lights, battery \_\_\_\_\_  
 Emergency Generators \_\_\_\_\_

FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT ..... INSTALLATION FEE DUE:  
 FOR REMOVAL OF A "STOP ORDER" (304-16.b) ..... DOUBLE FEE DUE:  
 FOR PERFORMING WORK WITHOUT A PERMIT (304-9) ..... 4.50  
 TOTAL AMOUNT DUE: \_\_\_\_\_

INSPECTION:  
 Will be ready on \_\_\_\_\_, 19\_\_\_\_; or Will Call x  
 CONTRACTOR'S NAME: Wayne Willette  
 ADDRESS: 159 Lantern Lane So. Windham, Me.  
 TEL.: 892-8984  
 MASTER LICENSE NO.: 3360  
 LIMITED LICENSE NO.: \_\_\_\_\_

SIGNATURE OF CONTRACTOR:  
Wayne Willette  
 INSPECTOR'S COPY: George Larracey

October 4, 1976

204 Auburn Street

Peterson Realty, Inc.  
Att: David W. McElwain  
400 Western Avenue  
So. Portland, Me. 04106

Dear Mr. McElwain:

In reply to your letter of October 4th, 1976 in which you ask, can the purchaser of the property at the above named location continue as a home occupation the existing barber shop that is now in operation?

Mr. Wilfred E. Henderson's appeal to install a barber shop as a home occupation in an addition on the side of his dwelling was sustained on March 13, 1972 under Section 602.24.E7 of the Zoning Ordinance which was then in effect. If this use has been continuous since that date, then this business may continue at this location.

I would call to your attention Section 602.17F of the Zoning Ordinance which states, if a non-conforming use (which we now classify as home occupation) of a building is discontinued for a period of twelve months, such discontinuance shall constitute an abandonment of the use and the building and shall not hereafter be occupied or used except in conformity with the provisions of this ordinance.

Very truly yours,

A. Allan Soule  
Asst. Dir. Building & Inspection Services

AAS:m



10/4/76

Peterson Realty, Inc.  
400 Western Avenue  
South Portland, Me.  
04106

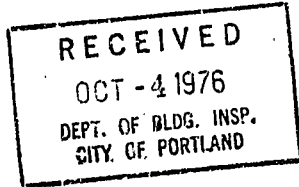
Mr. A. Allan Soule  
Assistant Director  
Building and Inspection Services  
City Hall  
Portland, Maine 04111

RE: 207 Auburn Street  
Portland, Maine

Dear Mr. Soule;

I am requesting information for Mr. + Mrs. Wilfred E. Henderson of said address. They conduct a 'home occupation' barber shop there, and are in the process of selling the property.

The question is, can the purchaser of said property continue to conduct the same barber shop operation there?



Regards  
David W. McElwain  
Realty Associate  
Peterson Realty, Inc.

**CITY OF PORTLAND, MAINE**  
**Application for Permit to Install Wires**

Permit No. 55244

Issued 8-23-71

Portland, Maine Aug. 23, 1971

To the City Electrician, Portland, Maine:

The undersigned hereby applies for a permit to install wires for the purpose of conducting electric current, in accordance with the laws of Maine, the Electrical Ordinance of the City of Portland, and the following specifications:

*(This form must be completely filled out — Minimum Fee, \$1.00)*

Owner's Name and Address Henderson 204 Auburn St. Tel. \_\_\_\_\_

Contractor's Name and Address Marino's Elect. 68 Taft Ave. Tel. 774-5129

Location Same Use of Building \_\_\_\_\_

Number of Families \_\_\_\_\_ Apartments \_\_\_\_\_ Stores \_\_\_\_\_ Number of Stories \_\_\_\_\_

Description of Wiring: New Work \_\_\_\_\_ Additions \_\_\_\_\_ Alterations \_\_\_\_\_

Pipe \_\_\_\_\_ Cable \_\_\_\_\_ Metal Molding \_\_\_\_\_ BX Cable \_\_\_\_\_ Plug Molding (No. of feet) \_\_\_\_\_

No. Light Outlets \_\_\_\_\_ Plugs \_\_\_\_\_ Light Circuits \_\_\_\_\_ Plug Circuits \_\_\_\_\_

FIXTURES: No. \_\_\_\_\_ Light Switches \_\_\_\_\_ Fluor. or Strip Lighting (No. feet) \_\_\_\_\_

SERVICE: Pipe \_\_\_\_\_ Cable  \_\_\_\_\_ Underground \_\_\_\_\_ No. of Wires 3 Size 2/3" = 15

METERS: Relocated \_\_\_\_\_ Added \_\_\_\_\_ Total No. Meters \_\_\_\_\_

MOTORS: Number \_\_\_\_\_ Phase \_\_\_\_\_ H. P. \_\_\_\_\_ Amps \_\_\_\_\_ Volts \_\_\_\_\_ Starter \_\_\_\_\_

HEATING UNITS: Domestic (Oil) \_\_\_\_\_ No. Motors \_\_\_\_\_ Phase \_\_\_\_\_ H.P. \_\_\_\_\_

Commercial (Oil) \_\_\_\_\_ No. Motors \_\_\_\_\_ Phase \_\_\_\_\_ H.P. \_\_\_\_\_

Electric Heat (No. of Rooms) \_\_\_\_\_

APPLIANCES: No. Ranges \_\_\_\_\_ Watts \_\_\_\_\_ Brand Feeds (Size and No.) \_\_\_\_\_

Elec. Heaters  \_\_\_\_\_ Watts \_\_\_\_\_

Disinfectant Miscellaneous  \_\_\_\_\_ Watts \_\_\_\_\_ Extra Cabinets or Panels \_\_\_\_\_

Transformers \_\_\_\_\_ Air Conditioners (No. Units) \_\_\_\_\_ Signs (No. Units) \_\_\_\_\_

Will commence 8/23 1971 Ready to cover in \_\_\_\_\_ 19 \_\_\_\_\_ Inspection Will Call

Amount of Fee \$ 5.00

Signed ag Marino

DO NOT WRITE BELOW THIS LINE

SERVICE  METER \_\_\_\_\_ GROUND

VISITS: 1 \_\_\_\_\_ 2 \_\_\_\_\_ 3 \_\_\_\_\_ 4 \_\_\_\_\_ 5 \_\_\_\_\_ 6 \_\_\_\_\_

7 \_\_\_\_\_ 8 \_\_\_\_\_ 9 \_\_\_\_\_ 10 \_\_\_\_\_ 11 \_\_\_\_\_ 12 \_\_\_\_\_

REMARKS:

INSPECTED BY [Signature]  
 (OVER)

204 Auburn Street

February 11, 1976

Mr. Wilfred E. Henderson  
204 Auburn Street  
Portland, ME 04103

In reply to your letter of February 9, I would call to your attention that your property is located in an R-3 Residential Zone, where hairdressing is allowed as a home occupation in the Zoning Ordinance is as follows.

"An occupation conducted within a dwelling unit by a resident thereof which is customarily incidental and secondary to the residential use of the unit when such use does not occupy more than 25% of the dwelling unit devoted to living quarters, except that the area of the dwelling unit devoted to living quarters shall not be reduced below 900 square feet by this provision; which requires no display of goods, no stock in trade, no commodity sold on the premises; not more than one person not a resident of the dwelling unit to which the occupation is accessory employed, and which does not interfere with the peace and quiet of the neighborhood. The office of a lawyer, doctor, dentist, architect or engineer shall be considered as a home occupation provided that it conforms with the restrictions set forth above. The lodging of not more than two roomers without providing meals shall be considered as a home occupation. Barber shops, beauty parlors, tea rooms, tourist homes, and animal hospitals shall not be considered as home occupations, except that hairdressing may be so considered when no person, not a resident of the dwelling unit to which the hairdressing is accessory is employed and when not more than two hair dryers are located or operated on the premises."

I would call to your attention that this definition of a home occupation distinctly states that a beauty parlor shall not be considered as a home occupation.



204 Auburn St.  
Portland, Maine  
Feb 9, 1974

Dear Mr. Sault

I have a Home and Barber Shop attached at  
204 Auburn St Portland, Maine. I have a chance to  
sell it to a W address. And I would like some  
information what the requirements are. She is  
going to live in the house. I have had a Barber  
Shop here 4 years.

Details Hoping to hear from you soon on all

Yours truly

Wilfred E. Henderson

204 Auburn St

Portland, Maine 04103

200-206 Auburn Street

March 23, 1972

cc to: Corporation Counsel

Wilfred E. Henderson  
204 Auburn Street

Dear Mr. Henderson:

Building permit and certificate of occupancy to construct a 15' x 23' addition at the above named location for establishing a barber shop under the qualifications for a (home occupation) are not issuable under the Zoning Ordinance for the following reasons:

1. Such a use is not permitted under Section 602.4A of the ordinance applying to the R-3 Residential Zone in which this property is located.

2. The addition which is to be located about 22' back from the street line would be an unlawful encroachment upon the 40' setback area required by Section 602.21 of the Ordinance applying to that part of Auburn Street where the property is located.

We understand that you would like to exercise your appeal rights in this matter. Accordingly you or your authorized representative should come to this office in Room 113, City Hall to file the appeal on forms which are available here. A fee of \$15.00 for a variance appeal shall be paid at this office at the time the appeal is filed.

Very truly yours,

Malcolm G. Ward  
Plan Examiner

MGW:m

33 STURGEON AVE.

PERMIT TO INSTALL PLUMBING

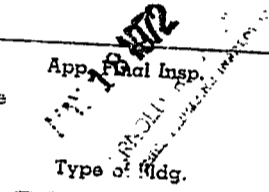
Date Issued: **5-17-72**  
 Permit Number: **403**  
 Address: **204 Auburn St.**  
 Installation For: **Barber Shop**  
 Owner of Bldg: **Wilfred Henderson**  
 Owner's Address: **Same**  
 Plumber: **Roland H. Shaw**  
 Date: **5-17-72**  
 NEW REPL **216 Middle Rd. Falmouth**

		NO	FEE
<b>2</b>	SINKS		
	LAVATORIES		
<b>1</b>	TOILETS		4.00
	BATH TUBS		2.00
	SHOWERS		
	DRAINS FLOOR SURFACE		
	HOT WATER TANKS		
	TANKLESS WATER HEATERS		
	GARBAGE DISPOSALS		
	SEPTIC TANKS		
	HOUSE SEWERS		
	ROOF LEADERS		
	AUTOMATIC WASHERS		
	DISHWASHERS		
	OTHER		
<b>TOTAL</b>			<b>6.00</b>

Portland Plumbing Inspector:  
By ERNOLD R GOODWIN

App. First Insp.  
Date  
By

App. Final Insp.  
Date  
By



Type of Bldg.  
 Commercial  
 Residential  
 Single  
 Multi Family  
 New Construction  
 Remodeling

Building and Inspection Services Dept. Plumbing Inspection





# APPLICATION FOR PERMIT

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

Portland, Maine, March 20, 1972

RE RESIDENCE PERMIT ISSUED

APR 1 1972  
0394

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 204 Auburn St. Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_  
 Owner's name and address Wilfred E. Henderson, same Telephone \_\_\_\_\_  
 Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Contractor's name and address To be decided Telephone \_\_\_\_\_  
 Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans yes No. of sheets 3  
 Proposed use of building dwelling & barber shop No. families 1  
 Last use dwelling No. families \_\_\_\_\_  
 Material wood No. stories 1 1/2 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
 Other buildings on same lot \_\_\_\_\_  
 Estimated cost \$ 2500. Fee \$ 9.00

### General Description of New Work

To construct an addition 15' x 23' - to be used as a barber shop as per plan

PERMIT ISSUED WITH LETTER

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

Appeal sustained 4/13/72

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

### Details of New Work

Is any plumbing involved in this work? \_\_\_\_\_ Is any electrical work involved in this work? \_\_\_\_\_  
 Is connection to be made to public sewer? \_\_\_\_\_ If not, what is proposed for sewage? \_\_\_\_\_  
 Has septic tank notice been sent? \_\_\_\_\_ Form notice sent? \_\_\_\_\_  
 Height average grade to top of plate \_\_\_\_\_ Height average grade to highest point of roof \_\_\_\_\_  
 Size, front \_\_\_\_\_ depth \_\_\_\_\_ No. stories \_\_\_\_\_ solid or filled land? \_\_\_\_\_ earth or rock? \_\_\_\_\_  
 Material of foundation \_\_\_\_\_ Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_ cellar \_\_\_\_\_  
 Kind of roof \_\_\_\_\_ Rise per foot \_\_\_\_\_ Roof covering \_\_\_\_\_  
 No. of chimneys \_\_\_\_\_ Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_ Kind of heat \_\_\_\_\_ fuel \_\_\_\_\_  
 Framing Lumber—Kind \_\_\_\_\_ Dressed or full size? \_\_\_\_\_ Corner posts \_\_\_\_\_ Sills \_\_\_\_\_  
 Size Girder \_\_\_\_\_ Columns under girders \_\_\_\_\_ Size \_\_\_\_\_ Max. on centers \_\_\_\_\_  
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.  
 Joists and rafters: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
 On centers: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
 Maximum span: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
 If one story building with masonry walls, thickness of walls? \_\_\_\_\_ height? \_\_\_\_\_

### If a Garage

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

### APPROVED:

O.K. W/L C.S. 4/17/72

### Miscellaneous

Will work require disturbing of any tree on a public street? \_\_\_\_\_  
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

CS 301

INSPECTION COPY

Signature of owner Wilfred E. Henderson

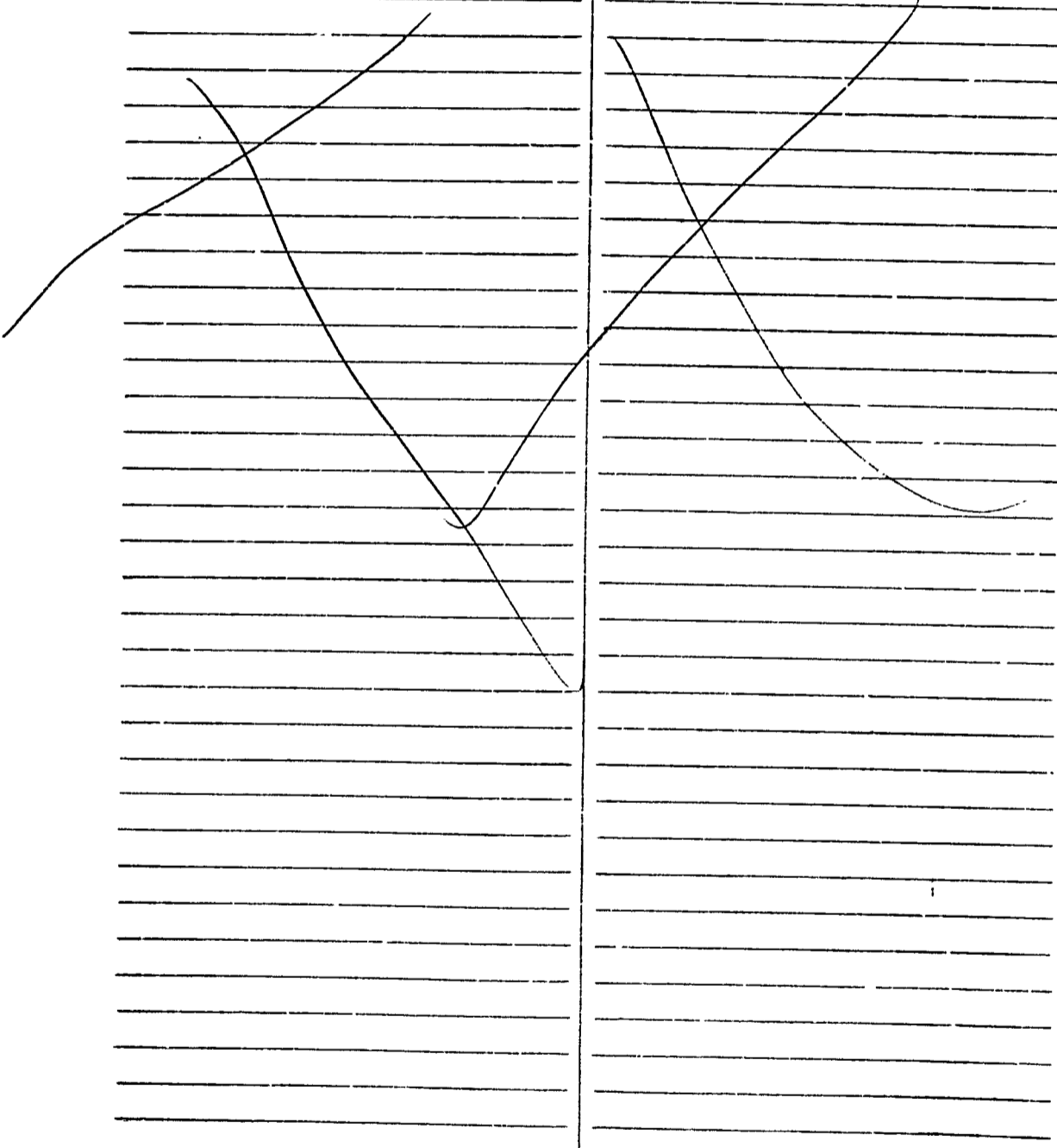
NOTES

4/25/72 work started

5-10-72 work about completed

5-17-72 line permitting to close in

6-5-72 Work completed



Permit No. 72/0394  
 Location 204 Autumn St  
 Owner Michael E Henderson  
 Date of permit 4/18/72  
 Notif. closing-in  
 Inspn. closing-in  
 Final Notif.  
 Final Inspn.  
 Cert. of Occupancy issued  
 Staking Out-Notice 5 AM  
 Form Check Notice

**PERMIT TO INSTALL PLUMBING**

**10671**

Date Issued Sept. 15, 1961 Address 206 Auburn Street PERMIT NUMBER  
 PORTLAND PLUMBING INSPECTOR Installation For: Mrs. Katherine Herrick  
 Owner of Bldg. Mrs. Katherine Herrick  
 Owner's Address: 206 Auburn Street  
 Plumber: Arthur P. Elaine, Inc. Date: 9-15-61

APPROVED FIRST INSPECTION	NEW	REPL	PROPOSED INSTALLATIONS	NUMBER	FEE
			SINKS		
			LAVATORIES		
			TOILETS		
			BATH TUBS		
			SHOWERS		
			DRAINS		
			HOT WATER TANKS		
			TANKLESS WATER HEATERS		
			GARBAGE GRINDERS		
			SEPTIC TANKS		
	1		HOUSE SEWERS	1	2.00
			ROOF LEADERS (Conn. to house drain)		

By J. P. Welch  
 APPROVED FIRST INSPECTION  
 Date Sept-15-61  
 By JOSEPH P. WELCH  
 APPROVED FINAL INSPECTION  
 Date Sept 15-61  
 By JOSEPH P. WELCH

- By
- TYPE OF BUILDING
  - COMMERCIAL
  - RESIDENTIAL
  - SINGLE
  - MULTI-FAMILY
  - NEW CONSTRUCTION
  - REMODELING

PORTLAND HEALTH DEPT. PLUMBING INSPECTION TOTAL ▶ 2.00



PERMIT TO INSTALL PLUMBING

10670

PERMIT NUMBER

Date Issued Sept. 15, 1961  
 PORTLAND PLUMBING INSPECTOR

Address 206 Auburn Street  
 Installation For Mrs. Katherine Herrick  
 Owner of Bldg. Mrs. Katherine Herrick  
 Owner's Address 206 Auburn Street

By J. P. Welch

Plumber: William F. Plaim, Inc. Date: 9-15-61

APPROVED FIRST INSPECTION

Date Sept. 14-61

By JOSEPH P. WELCH

APPROVED FINAL INSPECTION

Date Sept. 15-61

By JOSEPH P. WELCH

- TYPE OF BUILDING  
 COMMERCIAL  
 RESIDENTIAL  
 SINGLE  
 MULTI-FAMILY  
 NEW CONSTRUCTION  
 REMODELING

NEW	REPL	PROPOSED INSTALLATIONS	NUMBER	FEE
		SINKS		
		LAVATORIES		
		TOILETS		
		BATH TUBS		
		SHOWERS		
		DRAINS <u>basement floor drain</u>	<u>1</u>	<u>2.00</u>
		HOT WATER TANKS		
		TANKLESS WATER HEATERS		
		GARBAGE GRINDERS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS (Conn. to house drain)		

PORTLAND HEALTH DEPT. PLUMBING INSPECTION TOTAL ▶ 2.00

3

3-20-72  
P. 15. 40

CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

*Granted*

4-13-72

VARIANCE APPEAL

Wilfred E. Henderson, owner of property at ~~222~~ 200-206 Auburn St. under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals for a variance from the provisions of said Ordinance to permit: and certificate of occupancy to construct a 15' x 23' addition at the above named location for establishing a ~~XXXXXX~~ barber shop under the qualifications for a (home occupation). This permit is presently not issuable under the Zoning Ordinance for the following reasons: (1) Such a use is not permitted under Sec. 602.4A of the Ordinance applying to the R-3 Residential Zone in which this property is located. (2) The addition which is to be located about 22' back from the street line would be an unlawful encroachment upon the 40' setback area required by Sec. 602.21 of the Ordinance applying to that part of Auburn St. where the property is located.

LEGAL BASIS OF APPEAL: Such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in undue hardship in the development of property which is inconsistent with the intent and purpose of the Ordinance; that there are exceptional or unique circumstances relating to the property that do not generally apply to other property in the same zone or neighborhood, which have not arisen as a result of action of the applicant subsequent to the adoption of this Ordinance whether in violation of the provisions of the Ordinance or not; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance; and that the granting of the variance will not be contrary to the intent and purpose of the Ordinance.

*Wilfred E. Henderson*  
APPELLANT

DECISION

After public hearing held April 13, 1972, the Board of Appeals finds that all of the above conditions do exist with respect to this property and that a variance should be granted in this case.

It is, therefore, determined that a variance from the provisions of the Zoning Ordinance should be granted in this case.

*W. K. ...*  
*W. Carl ...*  
*Gene ...*  
Board of Appeals

200-206 Auburn Street

March 23, 1972

cc to: Corporation Counsel

Wilfred E. Henderson  
204 Auburn Street

Dear Mr. Henderson:

Building permit and certificate of occupancy to construct a 15' x 23' addition at the above named location for establishing a barber shop under the qualifications for a (home occupation) are not issuable under the Zoning Ordinance for the following reasons:

1. Such a use is not permitted under section 602.4A of the ordinance applying to the R-3 Residential Zone in which this property is located.

2. The addition which is to be located about 22' back from the street line would be an unlawful encroachment upon the 40' setback area required by section 602.21 of the Ordinance applying to that part of Auburn Street where the property is located.

We understand that you would like to exercise your appeal rights in this matter. Accordingly you or your authorized representative should come to this office in Room 113, City Hall to file the appeal on forms which are available here. A fee of \$15.00 for a variance appeal shall be paid at this office at the time the appeal is filed.

Very truly yours,

Malcolm G. Ward  
Plan Examiner

MGW:n



CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

April 3, 1972

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in Room 209, City Hall, Portland, Maine on Thursday, April 13, 1972 at 4:00 p.m. to hear the appeal of Wilfred E. Henderson requesting an exception to the Zoning Ordinance to permit and certificate of occupancy to construct a 15' x 23' addition for establishing a barber shop under the qualifications for a (home occupation), at 200-206 Auburn Street.

This permit is presently not issuable under the Zoning Ordinance for the following reasons: (1) Such a use is not permitted under Section 602.4A of the Ordinance applying to the R-3 Residential Zone in which this property is located. (2) The addition which is to be located about 22' back from the street line would be an unlawful encroachment upon the 40' setback area required by Sec. 602.21 of the Ordinance applying to that part of Auburn St. where the property is located.

This appeal is taken under Section 24 of the Zoning Ordinance which provides such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in undue hardship in the development of property which is inconsistent with the intent and purpose of the Ordinance; that there are exceptional or unique circumstances relating to the property that do not generally apply to other property in the same zone or neighborhood, which have not arisen as a result of action of the applicant subsequent to the adoption of this Ordinance whether in violation of the provisions of the Ordinance or not; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance; and that the granting of the variance will not be contrary to the intent and purpose of the Ordinance.

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

BOARD OF APPEALS

William B. Kirkpatrick  
Chairman

CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

April 3, 1972

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in Room 209, City Hall, Portland, Maine on Thursday, April 13, 1972 at 4:00 p.m. to hear the appeal of Maine Medical Center requesting an exception to the Zoning Ordinance to permit and certificate of occupancy to change the use of the dwelling to four doctors offices at 19 Bramhall Street.

This permit is presently not issuable under the Zoning Ordinance because such a use is not allowable in the R-6 Residential Zone in which the property is located unless authorized by the Board of Appeals under the provisions of Section 602.7A.7.c. of the Ordinance.

This appeal is taken under Section 24 of the Zoning Ordinance which provides that such permit may be granted only if the Board of Appeals finds that such use of the premises will not adversely affect property in the same zone or neighborhood and will not be contrary to the intent and purpose of the Zoning Ordinance.

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

BOARD OF APPEALS

William B. Kirkpatrick  
Chairman

April 10, 1972

Wilfred E. Henderson  
204 Auburn St.  
Portland, Maine 04103

April 13, 1972



CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

April 3, 1972

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in Room 209, City Hall, Portland, Maine on Thursday, April 13, 1972 at 4:00 p.m. to hear the appeal of Wilfred E. Henderson requesting an exception to the Zoning Ordinance to permit and certificate of occupancy to construct a 15' x 23' addition for establishing a barber shop under the qualifications for a (home occupation), at 200-206 Auburn Street.

This permit is presently not issuable under the Zoning Ordinance for the following reasons: (1) Such a use is not permitted under Section 602.4A of the Ordinance applying to the R-3 Residential Zone in which this property is located. (2) The addition which is to be located about 22' back from the street line would be an unlawful encroachment upon the 40' setback area required by Sec. 602.21 of the Ordinance applying to that part of Auburn St. where the property is located.

This appeal is taken under Section 24 of the Zoning Ordinance which provides such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in undue hardship in the development of property which is inconsistent with the intent and purpose of the Ordinance; that there are exceptional or unique circumstances relating to the property that do not generally apply to other property in the same zone or neighborhood, which have not arisen as a result of action of the applicant subsequent to the adoption of this Ordinance whether in violation of the provisions of the Ordinance or not; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance; and that the granting of the variance will not be contrary to the intent and purpose of the Ordinance.

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

BOARD OF APPEALS

William B. Kirkpatrick  
Chairman

PROCEDURE OF BOARD APPEALS

LOCATION ZB5 204 Auburn St.  
 OWNER Wilfred E. Henderson  
 FEE PAID FOR APPEAL \$15.00  
 PLANS & INFORMATION \_\_\_\_\_

DATE INITIAL

DATE OF HEARING 4/13

\$15. APPEAL <sup>Conditional</sup>  
 (Variance)

Certificate Letter \_\_\_\_\_  
 List of streets - 500' \_\_\_\_\_  
 Envelopes - Mail out Monday, 10 days before hearing Date \_\_\_\_\_  
 Letters mailed out \_\_\_\_\_  
 Appeal folders (2) \_\_\_\_\_  
 Notice to owner of property of hearing date - Monday before hearing Date \_\_\_\_\_  
 Notice to prospective owner (if any) - Monday before hearing Date \_\_\_\_\_  
 Notice to lawyer, sign hanger, etc. (if any) Monday before hearing Date \_\_\_\_\_  
 Pictures and sketch \_\_\_\_\_

3/13 MW  
 M.W.  
 C  
 4-3 C  
 " "  
 " "  
 4-10 "  
 4-10 "  
 4/10  
 4/13 M.W.

\$5.00 APPEAL

Notice to abutting property owners (Monday before hearing - Date \_\_\_\_\_  
 Appeal folders (2) \_\_\_\_\_  
 Notice to owner of property (Monday before hearing - Date \_\_\_\_\_  
 Notice to prospective owner (Monday before hearing - Date \_\_\_\_\_  
 Notice to lawyer (if any) \_\_\_\_\_  
 Pictures and sketch \_\_\_\_\_

DOCKET - Mailed to appeal board no later than Monday before hearing - Date 4-10  
Corp. Counsel Office - Large folder sent upstairs with appeal papers  
Office Copy of Appeal - One copy of appeal put in small folder with  
 Inspection Copy of application with all plans and letters  
All papers for appeals - Docket, Corp. Counsel folders and office  
 folders should be completed Monday before hearing

CITY OF PORTLAND, MAINE  
 Application for Permit to Install Wires

Permit No. 58707

Issued

Portland, Maine May 16, 1972

To the City Electrician, Portland, Maine:

The undersigned hereby applies for a permit to install wires for the purpose of conducting electric current, in accordance with the laws of Maine, the Electrical Ordinance of the City of Portland, and the following specifications:

(This form must be completely filled out — Minimum Fee, \$1.00)

Owner's Name and Address William Henderson Tel. \_\_\_\_\_  
 Contractor's Name and Address J. E. Edwards Tel. \_\_\_\_\_  
 Location 204 Auburn St. Use of Building \_\_\_\_\_  
 Number of Families \_\_\_\_\_ Apartments \_\_\_\_\_ Stores \_\_\_\_\_ Number of Stories \_\_\_\_\_  
 Description of Wiring: New Work \_\_\_\_\_ Additions  Alterations \_\_\_\_\_  
 Pipe \_\_\_\_\_ Cable \_\_\_\_\_ Metal Molding \_\_\_\_\_ BX Cable \_\_\_\_\_ Plug Molding (No. of feet) \_\_\_\_\_  
 No. Light Outlets 12 Plugs 10 Light Circuits 6 Plug Circuits \_\_\_\_\_  
 FIXTURES: No. \_\_\_\_\_ Fluor. or Strip Lighting (No. feet) \_\_\_\_\_  
 SERVICE: Pipe \_\_\_\_\_ Cable \_\_\_\_\_ Underground \_\_\_\_\_ No. of Wires \_\_\_\_\_ Size \_\_\_\_\_  
 METERS: Relocated \_\_\_\_\_ Added \_\_\_\_\_ Total No. Meters \_\_\_\_\_  
 MOTORS: Number \_\_\_\_\_ Phase \_\_\_\_\_ H. P. \_\_\_\_\_ Amps \_\_\_\_\_ Volts \_\_\_\_\_ Starter \_\_\_\_\_  
 HEATING UNITS: Domestic (Oil) \_\_\_\_\_ No. Motors \_\_\_\_\_ Phase \_\_\_\_\_ H.P. \_\_\_\_\_  
 Commercial (Oil) \_\_\_\_\_ No. Motors \_\_\_\_\_ Phase \_\_\_\_\_ H.P. \_\_\_\_\_  
 Electric Heat (No. of Rooms) \_\_\_\_\_  
 APPLIANCES: No. Ranges \_\_\_\_\_ Watts \_\_\_\_\_ Brand Feeds (Size and No.) \_\_\_\_\_  
 Elec. Heaters \_\_\_\_\_ Watts \_\_\_\_\_  
 Miscellaneous \_\_\_\_\_ Watts \_\_\_\_\_ Extra Cabinets or Panels \_\_\_\_\_  
 Transformers \_\_\_\_\_ Air Conditioners (No. Units) \_\_\_\_\_ Signs (No. Units) \_\_\_\_\_  
 Will commence \_\_\_\_\_ 19\_\_\_\_ Ready to cover in \_\_\_\_\_ 19\_\_\_\_ Inspection \_\_\_\_\_ 19\_\_\_\_  
 Amount of Fee \$ 2.00

Signed J. E. Edwards

DO NOT WRITE BELOW THIS LINE

SERVICE \_\_\_\_\_ METER \_\_\_\_\_ GROUND \_\_\_\_\_  
 VISITS: 1 \_\_\_\_\_ 2 \_\_\_\_\_ 3 \_\_\_\_\_ 4 \_\_\_\_\_ 5 \_\_\_\_\_ 6 \_\_\_\_\_  
 7 \_\_\_\_\_ 8 \_\_\_\_\_ 9 \_\_\_\_\_ 10 \_\_\_\_\_ 11 \_\_\_\_\_ 12 \_\_\_\_\_

REMARKS:

INSPECTED BY John H. H.

(OVER)





(RC) GENERAL RESIDENCE ZONE

# APPLICATION FOR PERMIT

PERMIT ISSUED

Permit No. 002

Class of Building or Type of Structure Third Class

SEP 13 1949

Portland, Maine August 25, 1949

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 21 Auburn Street Within Fire Limits? no Dist. No. \_\_\_\_\_

Owner's or lessee's name and address A. A. McIntyre, 21 Auburn St. Telephone 1-5777

Contractor's name and address Owner Telephone \_\_\_\_\_

Architect \_\_\_\_\_ Plans filed yes No. of sheets \_\_\_\_\_

Proposed use of building Garage, storeroom and poultry house No. families \_\_\_\_\_

Other buildings on same lot dwelling house, service station

Estimated cost \$ 50. Fee \$ .50

### Description of Present Building to be Altered

Material Frame No. stories 1 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_

Last use bar, etc. - poultry house No. families \_\_\_\_\_

### General Description of New Work

To demolish existing poultry house 10' x 36', and use material

To build one story frame addition 10'6" x 15' on end of existing poultry house on rear of barn

This building now to be demolished has always been and is now being used as a poultry house and is in bad structural condition.

INSPECTION NOT COMPLETED

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 12'

To be erected on solid or filled land? solid earth or rock? earth

Material of foundation cedar posts Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_ cellar \_\_\_\_\_

Material of underpinning \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_

Kind of roof flat Rise per foot 3" Roof covering asphalt roofing Class C Und. Lab.

No. of chimneys \_\_\_\_\_ Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_

Kind of heat \_\_\_\_\_ Type of fuel \_\_\_\_\_ Is gas fitting involved? \_\_\_\_\_

Framing lumber—Kind second hand Dressed or full size? \_\_\_\_\_

Corner posts 4x4 Sills 6x8 Girt or ledger board? \_\_\_\_\_ Size \_\_\_\_\_

Material columns under girders \_\_\_\_\_ Size \_\_\_\_\_ Max. on centers \_\_\_\_\_

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

Joists and rafters: 1st floor 2x6, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof 2x6

On centers: 1st floor 16", 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof 18"

Maximum span: 1st floor 10'6", 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof 10'6"

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

### If a Garage

No. cars now accommodated on same lot \_\_\_\_\_ to be accommodated \_\_\_\_\_

Total number commercial cars to be accommodated \_\_\_\_\_

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

### Miscellaneous

Will above work require removal or disturbing of any shade tree on a public street? no

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

INSPECTION COPY

Signature of owner A. A. McIntyre

3694D

Nov. 6, 1942

Mr. Warren McDonald  
Inspector of Buildings  
Portland, Maine

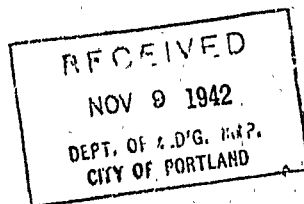
Dear Sir

In regard to your letter on the new regulations of moving former refreshment stand to rear of property to be used for a poultry house. I have eight (8) acres of land here which I intend to cultivate about half or 4 acres next summer. & have already engaged a man to do the plowing.

We have only 15 hens & 4 ducks. This is all the live stock we own at present.

I think that you would find it would add to the appearance of the place to have this building moved, as it looks out of place at present.

Sincerely



Alexander McIntyre  
204 Auburn St  
Portland, Me.

Rept. 2454D-I

October 31, 1942

Mr. A. A. McIntyre,  
204 Auburn Street,  
Portland, Maine

Subject: Relocation of building to  
be used as a poultry house

Dear Sir:

Some recent court decisions with regard to uses of property sometimes known as farm uses, especially with regard to the keeping of domestic animals such as hens, cows, and the like, and the increasing tendency on the part of a number of people to start in keeping such domestic animals, has forced us to establish a definite ruling with regard to the keeping of such animals in order that the Zoning Law may be applied as impartially as possible all over the city.

This ruling has received the informal approval of the Appeal Board, and under it, as applied to your proposition at 204 Auburn Street, I can only issue the permit to move the former refreshment stand to the rear of the property and use it for a poultry house, if the major portion of the property is customarily used for cultivating the soil.

If that is the case will you be kind enough to notify me in writing to the effect that more than half of the property is customarily cultivated for the raising of crops. If that is not the case the only way I know of to find out whether you can have the building in the rear of the property as a poultry house, is by appeal to the Municipal Officers under the Zoning Law, seeking a variance in the precise terms of the law.

To follow this appeal course it is necessary to file a formal appeal on forms which will be furnished at this office. A payment of a fee of five dollars is required which is not refundable whether the appeal is successful or not. The fee is for the purpose of notifying the owners of property within 500 feet of the premises in question as to the required public hearing and the nature of the appeal.

In event half or more than half of the property is being used for cultivation of the soil, you should also state what other domestic animals are kept on the property and how many of each, if any at the present time.

Please advise what you propose to do under these circumstances.

Very truly yours,

W McD/H

Inspector of Buildings





GENERAL RESIDENCE ZONE PERMIT ISSUED  
APPLICATION FOR PERMIT

Class of Building or Type of Structure third class Permit No. 1279  
NOV 19 1912

Portland, Maine, October 30, 1912

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 201 Auburn Street Within Fire Limits? no Dist. No. \_\_\_\_\_

Owner's or Lessee's name and address A. A. McIntyre, 201 Auburn Street Telephone 1-5774

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

Architect \_\_\_\_\_ Plans filed yes No. of sheets 1

Proposed use of building poultry house No. families \_\_\_\_\_

Other buildings on same lot \_\_\_\_\_

Estimated cost \$ \_\_\_\_\_ Fee \$ .50

Description of Present Building to be Altered

Material wood No. stories 1 Height no Style of roof flat Roofing asphalt

Last use recent (refreshment stand) No. families \_\_\_\_\_

General Description of New Work

To move building 12' x 12' to rear of property and use same for poultry house

INSPECTION NOT COMPLETED

41/216 lapsed

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? solid earth or rock? earth

Material of foundation corner posts 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 Alexander McIntyre

INSPECTION COPY

3/7/41

This heater has been installed without permit. Front of heater is located about 2' from outside wall of boiler room with a wooden door directly in front of heater. Heater is coal fired - A.G.S.

V. P. Paul 3/11/41



FILL IN COMPLETELY AND SIGN WITH INK

Permit No. \_\_\_\_\_

### APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

Portland, Maine, Mar. 6, 1940

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 204 Auburn St. Use of Building Service Station No. Stories 1  New Building  Existing  
Name and address of owner of appliance A. A. McIntyre 204 Auburn St.  
Installer's name and address Carl Jordan 571 Cumberland Ave. Telephone \_\_\_\_\_

#### General Description of Work

To install Hot Water Heating System

#### IF HEATER, POWER BOILER OR COOKING DEVICE

Is appliance or source of heat to be in cellar? no If not, which story first Kind of Fuel coal  
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, 5'  
from top of smoke pipe 3' from front of appliance 3' concrete block from sides or back of appliance 12" concrete  
Size of chimney flue 8x8 Other connections to same flue none

#### IF OIL BURNER

Name and type of burner \_\_\_\_\_ Labeled and approved by Underwriters' Laboratories?   
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) 4/11/41

ORIGINAL

Rec'd from Insp. Dept. 4/12/41

Signature of Installer Carl Jordan

*Carl A. Jordan*

8616

Rept. 8961C-I

March 13, 1941

Mr. Carl A. Jordan,  
571 Cumberland Avenue,  
Portland, Maine

Dear Sir:

Although you filed application for a building permit to cover installation of a hot water heating system for A. A. McIntyre in his new building at 204 Auburn Street, on March 6th, you did not pay the fee so that the permit could not legally be issued. Now we find that you have actually installed the heater without a permit. On your application you said that the front of the appliance would be three feet from a concrete block wall. Actually you have set the front of the appliance so that the fuel door is only two feet from a wooden door in the outside wall of the boiler room. The Building Code provides that an absolute clearance of at least four feet must be provided between the front of such an appliance and any combustible material.

It seems to me that you have some explaining to do both to the owner who has a copy of this letter and to this department.

Now that you have gone so far without a permit it will be necessary for you to relocate the heater so that the front of it is at least four feet from any and all combustible material and pay the fee for the permit at least by March 20, 1941.

Very truly yours,

WMC/H  
CC: A. A. McIntyre  
204 Auburn Street

Inspector of Buildings





FILL IN COMPLETELY AND SIGN WITH INK

Permit No. \_\_\_\_\_

### APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, Mar. 6, 1944

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 204 Auburn St. Use of Building Service Station No. Stories 1  New Building  
 Existing "  
 Name and address of owner of appliance A. A. McIntyre 204 Auburn St.  
 Installer's name and address Carl Jordan 571 Cumberland Ave. Telephone \_\_\_\_\_

#### General Description of Work

To install Hot Water Heating System

#### IF HEATER, POWER BOILER OR COOKING DEVICE

Is appliance or source of heat to be in cellar? no If not, which story first Kind of Fuel coal  
 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, 5'  
 from top of smoke pipe 3' from front of appliance 3' concrete block from sides or back of appliance 12" concrete  
 Size of chimney flue 8x8 Other connections to same flue none

#### IF OIL BURNER

Name and type of burner \_\_\_\_\_ Labeled and approved by Underwriters' Laboratories? \_\_\_\_\_  
 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)

Signature of Installer Carl Jordan

INSPECTION COPY

CHIEF OF FIRE DEPT.

57<sup>1</sup> Cumberland Ave.

Portland Maine

January 2, 1941.

Mr. Warren McDonald.  
Building Ins.

Dear Sir:- Please find enclosed redraft  
of floor framing for the McEntyre filling station  
Auburn St. as you requested.

I am mortising the floor timbers into the sill  
and girder, to make it possible to bring the level of the  
office floor down. otherwise it would be 24"  
higher than the laboratory floor. as the laboratory floor  
is but 2" higher than the ground level.

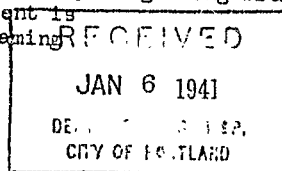
Yours respectfully  
Carl A. Jordan

P.S. the boiler room floor will be 16" lower than  
the office floor. Other details in your letter of 12/30/40  
will be complied with

AJS:

Pls. note change in floor framing, and see if you can find anything wrong with  
it. Note he is putting in a center girder. I think no amendment is  
needed because of the way the permit was issued with this framing  
to be reported on later.

wmod 1/5/41



Memorandum from Department of Building Inspection, Portland, Maine

204 Auburn St.-Owner, A. A. McIntyre--Contractor, Carl Jordan --BP 40/1931, Amdt. No. 1.  
12/30/40

To Owner and Builder:

In approving amendment Chief Sanborn says: "Boiler room floor is to be 12" below office floor. No petroleum products or alcohol may be kept in the office under this condition unless additional safety measures are taken". If it is the intention to keep petroleum products or alcohol in the office, please decide on safety measures and get them approved by Chief Sanborn before proceeding with the work.

Apparently an arbor effect is proposed over walk. If this framing is to be attached to the building then the foundation of the arbor should extend 4 ft. below grade of ground to get below frost. Office floor framing does not comply-necessary to space 2x8's 12" on centers use 2x10. Every concrete block required to have brand of manufacturer cast in each block, brand having previously having been registered at this office.

CC A. A. McIntyre, 204 Auburn

(Signed) Warren McDonald  
Inspector of Buildings

*Plans apply to  
this fire door to  
be in the room*

The following minimum requirements have been established to cover fire doors required by the Building Code between houses and garages attached thereto or incorporated therein:

The wooden core of the door shall be covered all over, including all edges, with galvanized metal no less than No. 26 gauge or with new tin, all joints to be locked joints, all nailing to be covered by the fold-over of the joints, and no solder to be used. The frame and sill or threshold shall be covered on both sides of the opening in a similar manner, the sheet metal to be lapped and flashed beneath the fire resistive covering on the garage side of the common partition. The self-closing device shall be a door check, a spring, weight or other device so installed and operative as to keep the door tightly closed at all times except when passage is desired through the doorway. As regards the raising of the threshold of the door 6 inches above the level of the garage floor it is well to check up with the Building Department in each particular case as occasionally there is a situation where such a raised threshold is obviously not necessary.

Where such fire doors are in locations which make a good appearance desirable, paneled doors, which are manufactured and covered to look as well as wooden doors and which satisfy Building Code requirements are on the market.

*W. A. ...*  
Inspector of Buildings