

52 CONGRESS STREET



Full cut #920R - Half cut #9202R - Third cut #9203R - Fifth cut #9205R



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, Sept. 9, 1971

PERMIT ISSUED

SEP 13 1971

092 CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 52 Congress St. Use of Building 2 family dwelling No. Stories 2 1/2 Building Existing "
Name and address of owner of appliance Paul Miller, 52 Congress St.
Installer's name and address Knightingale Oil, 890 Main St., S. Windham Telephone

General Description of Work

To install used boiler as replacement - one boiler to replace two old ones will be oil fired.

IF HEATER, OR POWER BOILER

Location of appliance basement Any burnable material in floor surface or beneath? no.
If so, how protected? Kind of fuel? oil
Minimum distance to burnable material, from top of appliance or casing top of furnace 3 1/2 ft.
From top of smoke pipe 2 ft. From front of appliance 6 ft. From sides or back of appliance 15 ft.
Size of chimney flue 8 x 8 Other connections to same flue no.
If gas fired, how vented? Rated maximum demand per hour
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? yes

IF OIL BURNER

Name and type of burner Wayne - gun type I labeled by underwriters' laboratories? yes
Will operator be always in attendance? no Does oil supply line feed from top or bottom of tank? bottom
Type of floor beneath burner cement Size of vent pipe 1 1/2 inch
Location of oil storage basement Number and capacity of tanks one - 275
Low water shut off Make No.
Will all tanks be more than five feet from any flame? yes How many tanks enclosed?
Total capacity of any existing storage tanks for furnace burners

IF COOKING APPLIANCE

Location of appliance Any burnable material in floor surface or beneath?
If so, how protected? Height of legs, if any
Skirting at bottom of appliance? Distance to combustible material from top of appliance?
From front of appliance From sides and back From top of smokepipe
Size of chimney flue Other connections to same flue
Is hood to be provided? If so, how vented? Forced or gravity?
If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Amount of fee enclosed? (\$5.00) etc, in same building at same time.) \$5.00

APPROVED:

O.K. E.S.S. 9/10/71

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

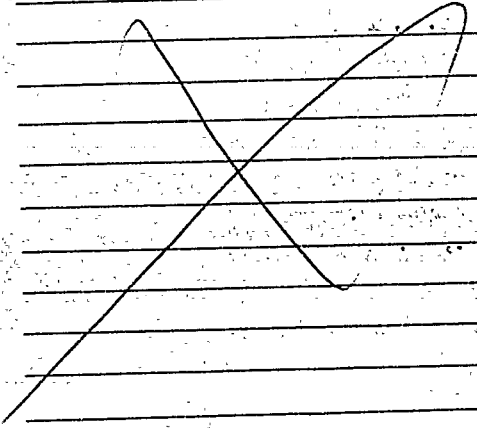
Signature of Installer By: Knightingale Oil Co.

CS 300

INSPECTION COPY

9/14/71 O R

NOTES
WALTER H. WALLACE
DEPUTY ENGINEER



Permit No. 71/1092

Location 52 Congress

Owner Paul Muller

Date of permit 9/13/71

Notif. closing-in

Inspn. closing-in

Final Notif. WALLEY

Final Inspn.

Cert. of Occupancy issued

[Empty lined area for notes]

CITY OF PORTLAND, MAINE
Application for Permit to Install Wires

Permit No. 54793
 Issued 3/30/71
 Portland, Maine Mar 20, 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 Paul Miller Tel.
 Contractor's Name and Address Paul Rheume Tel. 214-3678
 Location 52 Congress St. Use of Building Dwelling
 Number of Families 2 Apartments Stores Number of Stories
 Description of Wiring: New Work Additions Alterations
100 amp service — change from 30 amp
 Pipe Cable Metal Molding BX Cable Plug Molding (No. of feet)
 No. Light Outlets Plugs Light Circuits Plug Circuits
 FIXTURES: No. Fluor. or Strip Lighting (No. feet)
 SERVICE: Pipe Cable ✓ Underground No. of Wires 3 Size 240-30
 METERS: Relocated outside Added Total No. Meters 3
 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 10,000 Brand Feeds (Size and No.) 2-4-6
 Elec. Heaters Watts
 Miscellaneous Watts Extra Cabinets or Panels
 Transformers Air Conditioners (No. Units) Signs (No. Units) call
 Will commence 4-30 1971 Ready to cover in 19 Inspection will 1971
 Amount of Fee \$ 3.50 ✓

Signed Paul Rheume Sr.

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
 (OVER)

11-10 am - mcp estab

LOCATION 52 Congress St
INSPECTION DATE 4/2/71
WORK COMPLETED ✓
TOTAL NO. INSPECTIONS 1
REMARKS:

FEE SCHEDULE
FEES FOR WIRING PERMITS EFFECTIVE JULY 31, 1963

WIRING	
1 to 30 Outlets	\$ 2.00
31 to 60 Outlets	3.00
Over 60 Outlets, each Outlet05
(Each twelve feet or fraction thereof of fluorescent lighting or any type of plug molding will be classed as one outlet).	
SERVICES	
Single Phase	2.00
Three Phase	4.00
MOTORS	
Not exceeding 50 H.P.	3.00
Over 50 H.P.	4.00
HEATING UNITS	
Domestic (Oil)	2.00
Commercial (Oil)	4.00
Electric Heat (Each Room)75
APPLIANCES	
Ranges, Cooking Tops, Ovens, Water Heaters, Disposals, Built-in Dishwashers, Dryers, and any permanent built-in appliance — each unit	1.50
MISCELLANEOUS	
Temporary Service, Single Phase	1.00
Temporary Service, Three Phase	2.00
Circuses, Carnivals, Fairs, etc.	10.00
Meters, relocate	1.00
Distribution Cabinet or Panel, per unit	1.00
Transformers, per unit	2.00
Air Conditioners, per unit	2.00
Signs, per unit	2.00
ADDITIONS	
5 Outlets, or less	1.00
Over 5 Outlets, Regular Wiring Rates	

CITY OF PORTLAND
HEALTH DEPARTMENT
HOUSING DIVISION

Mr. Paul Miller
52 Congress Street
Portland, Maine



Loc 52 Congress Street
Loc w/i S
Bldg Fire Elec Other
Issued August 27, 1965
Expires September 27, 1965

Dear Sir:

On October 21, 1962

an examination was made of the premises located

at 52 Congress Street, Portland, Maine

Non-compliance with the ordinances relating to housing conditions was found as detailed below.

In accordance with the provisions of the above ordinance, you are hereby ordered to correct these defects according to specifications within the time limits allowed. Failure to comply with this notice will necessitate legal action.

Some repairs or improvements required will necessitate permits which are to be obtained from the Building Inspector, Health, Fire or other City Departments. These must be obtained before the work is started.

If any additional information is desired, visit or telephone the Housing Supervisor at this Office, Tel. 774-8111, extension 226. Kindly notify this office as soon as all corrections have been completed.

Very truly yours,
Boris A. Vanadzin, M.D.
Health Director

By [Signature]
Housing Supervisor

VIOLATIONS & SPECIFICATIONS

Responsibility of Owner or Agent ** Responsibility of Occupant

STRUCTURE

Repair and put in good order all dilapidated and hazardous parts of the structure as follows:

- a. Repair or replace the cracked, loose, or missing plaster on the ceilings and walls of the rear halls.

The above mentioned condition is in violation of Chapter 307 of the Municipal Code of the City of Portland, and must be corrected on or before September 27, 1965.

NOTES

~~10-30-51. Work well along further inspection not needed. Handrails and guardrails to be provided. etc.~~

Permit No. 5114445
 Location 52 (Carpenter)
 Owner Alvin J. [unclear]
 Date of permit 10/5/51
 Notif. closing-in
 Inspn. closing-in
 Final Notif.
 Final Inspn. 10-30-51. 276.
 Cert. of Occupancy issued None.

~~[The following section of the document is crossed out with a large 'X' and contains illegible handwritten notes.]~~

with rails to be provided

[The remainder of the page contains several lines of illegible handwritten notes.]

P. 40/1357-I

52
~~1357-I~~

November 2, 1940

Easternoil, Inc.,
153 Marginal Way,
Portland, Maine

Gentlemen:

Please furnish without delay an instruction card posted permanently in place near the oil burning equipment which you have installed for Harry Preble at 52 Congress Street, and thus satisfy Building Code regulations thereto.

Very truly yours,

WCD/H
CC: Harry Preble
52 Congress Street
Portland, Maine

Inspector of Buildings

Dear Sir:

A cast iron cleanout door and frame should be provided at the bottom of the chimney flue.



FILL IN COMPLETELY AND SIGN WITH INK

HOT WATER GRAVITY

PERMIT ISSUED

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

SEP 16 1940

Portland, Maine, Sept. 14, 1940

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location: 52 Congress St. Use of Building: Residence No. Stories: New Building Existing

Name and address of owner of appliance: Harry Preble, 52 Congress St.

Installer's name and address: Easternoil, Inc. 133 Marginal Way Telephone: 3-6495

General Description of Work

To install: Oil burner & boiler (Am. Rad.)

NOTIFICATION BEFORE LEAVING OR CLOSING IS WAIVED CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

IF HEATER, POWER BOILER OR COOKING DEVICE

Is appliance or source of heat to be in cellar? 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: 18"

from top of smoke pipe: 18" from front of appliance: 18" from sides or back of appliance: 10"

Size of chimney flue: 8x12 Other connections to same flue: none

IF OIL BURNER

Name and type of burner: Easternoil "A" 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: basement No. and capacity of tanks: One 275 gal.

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

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

Signature of Installer: EASTERNOIL, INC. BY W.C. Nichols

INSPECTION COPY

Permit No. 40/1357

Location 52 Congress St.

Owner Henry Pieble

Date of Permit 9/18/40

Post Card sent

Notif. for insp'n None

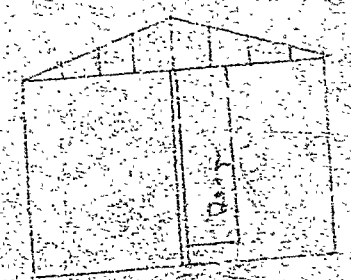
Approval Tag issued 11/1/40

Oil Burner Check List (date) 11/1/40

1. Kind of heat H.W. Gravity
2. Label 790907
3. Anti-siphon
4. Oil storage
5. Tank distance
6. Vent Pipe
7. Fill Pipe
8. Gauge
9. Rigidity
10. Feed safety
11. Pipe sizes and material
12. Control valve
13. Ash pit vent
14. Temp. or pressure safety
15. Instruction card No
16. Draft A station smoke pipe.

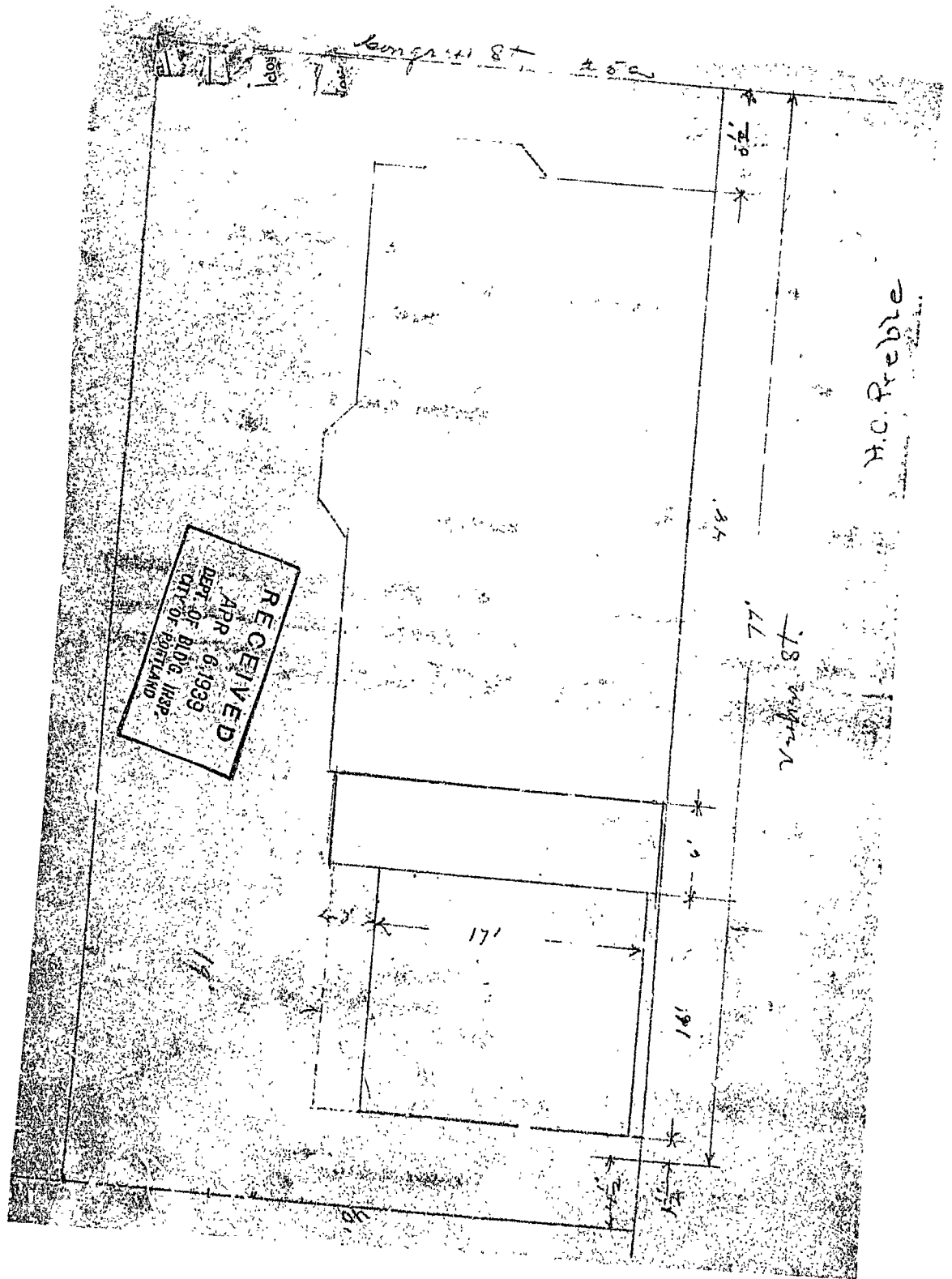
NOTES

No clearance



RECEIVED
APR 15 1939
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

W.C.P. 11
G. B. 11-11-38



RECEIVED
APR 6 1939
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

H.C. Preble



APPLICATION FOR PERMIT **PERMIT ISSUED**

City of Building or Type of Structure Third Class

0401

Portland, Maine, April 6, 1939 APR 18 1939

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 52 Congress Street Within Fire Limits? yes Dist. No. 3
 Owner's or Lessee's name and address H. G. Froble, 52 Congress St. Telephone 3-8298
 Contractor's name and address Owner Telephone _____
 Architect _____ Plans filed yes No. of sheets 1
 Proposed use of building 2 car garage No. families _____
 Other buildings on same lot 2 family dwelling
 Estimated cost \$ 15. Fee \$.25

Description of Present Building to be Altered

Material wood No. stories 1 Heat _____ Style of roof pitch Roofing Asphalt
 Last use 2 car garage No. families _____

General Description of New Work

To build one story frame addition 3' x 16' on rear of building

Appeal sustained and Permit Granted by Special Order of Board of Municipal Officers 4/17/39

The inside of the garage will be covered, where required by law, with sheets of combined asbestos and cement not less than 3/8" in thickness with all joints filled with mortar.

This required on inside wall of addition against freeze from floor to ceiling.

NOTIFICATION OF OCCUPANCY OR CLOSING OF ESTABLISHMENT IS REQUIRED

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

Size, front no depth _____ No. stories _____ Height average grade to top of plate _____
 Height average grade to highest point of roof: 10'
 To be erected on solid or filled land? solid earth or rock? earth
 Material of foundation concrete trench wall thickness, top _____ bottom _____ cellar _____
 Material of underpinning _____ Height _____ Thickness _____
 Kind of Roof flat Rise per foot 1" 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 spruce Dressed or Full Size? full size
 Corner posts 4x6 Sills 2x4 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. (hipped)
 Joists and rafters: 1st floor concrete, 2nd _____, 3rd _____, roof 2x4
 On 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 2, to be accommodated 2
 Total number commercial cars to be accommodated none
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? no

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 H. G. Froble

INSPECTION COPY

Permit No. 39/401

Loc. 52 Congress St.

Owner H. G. Puelle

Date of permit 7/18/39

No. 8-in

Inspn. closing-in

Final hour.

Final **INSPECTION NOT COMPLETED**

Cert. of Occupancy issued

NOTES

- 4/24/39 - No work started
- 4/28/39 - Same OK
- 5/3/39 - Same OK
- 5/10/39 - Same OK
- 5/18/39 - Same OK
- 5/25/39 - Same OK
- 6/2/39 - 7 in. hole well under way. OK
- 6/15/39 - Well nearly built. OK



City of Portland, Maine

Appeal sustained
39/16
4/17/39
msd

Appeal to the Municipal Officers to Change the Decision of the

Inspector of Buildings Relating to the Property Owned

by **H. G. Preble** at **52 Congress St., cor. Vesper**

April 10, 1939

To the Municipal Officers:

Your appellant, **H. G. Preble**

who is the **owner** of property at **52 Congress St., corner of Vesper St.**

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

The decision of the Inspector of Buildings denies a building permit to cover construction of a one-story addition three feet by ~~sixteen~~ feet on the rear of an existing one-story two-car garage existing on these premises because the proposed addition would increase the area of occupancy of the required rear yard beyond the area at present occupied, which is now in excess of the maximum of 30 per cent of area allowed by the precise terms of the Zoning Ordinance in the Apartment House Zone where the property is located.

The reasons for the appeal are as follows: The appellant is desirous of adapting the garage to the housing of later model automobiles which are too long to go into the present building, and there is no way of accomplishing this without increasing the area of occupancy of the rear yard. There would be ample open space still left in the rear of the proposed addition, and the appellant believes that the addition may be provided without interfering with the light and air of or increasing the fire hazard to the neighboring property.

*Send notices to Nathan Lygdon for 54-56 Congress address 56 Congress St
" " Mrs. Clara M. Filson for 94-96 Osgood " 29 Morse St*

PUBLIC HEARING ON THE APPEAL OF E. G. PREBLE AT 52 CONGRESS STREET, CORNER
OF VESPER STREET

April 14, 1939

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

Mr. Preble appeared in support of his appeal, and Mrs. Clara M. Flaws appeared against the appeal stating that the proposed addition would tend to obstruct a bedroom window in the first story of the building which she owns next door to the Preble property on Vesper Street.

After the hearing had closed Mr. Eskilson looked over the grounds on the Preble property with Mr. Preble and Mrs. Flaws and Mr. McDonald.

Warren McDonald

39/18

April 1, 1939

To The Municipal Officers:

The Committee on Zoning and Building Ordinance Appeals to which was referred the appeal under the Zoning Ordinance of H. G. Preble at 52 Congress Street, corner of Vesper Street, relating to the construction of an addition at the rear of a two car garage which would increase the area of rear yard occupancy beyond that permitted by the Zoning Ordinance, reports that the appeal ought not to be sustained.

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS

Chairman

39/16

April 17, 1939

To The Municipal Officers:

The Committee on Zoning and Building Ordinance Appeals to which was referred the appeal under the Zoning Ordinance of H. G. Preble at 52 Congress Street, corner of Vesper Street, relating to the construction of an addition at the rear of a two car garage which would increase the area of rear yard occupancy beyond that permitted by the Zoning Ordinance, reports that the appeal ought to be sustained.

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS

Chairman

39/18

that the appeal under the Zoning Ordinance of H. G. Preble at 52 Congress Street, corner of Vesper street, relating to the construction of a one story addition at the rear of a two car garage which would increase the area of rear yard occupancy beyond that permitted in the Apartment House Zone where the property is located, be sustained and that a building permit be granted to said appellant, subject to full compliance with all terms of the Building Code;

BECAUSE enforcement of the Ordinance in this specific case would cause unnecessary hardship by preventing to a large extent the use of the present garage due to its shallow depth; and desirable relief may be granted without substantially derogating from the intent and purpose of the Ordinance in that the location of the proposed addition would not interfere with light and air of or increase fire hazard to the neighboring property.

39/16

Rept. 4046C-I

April 7, 1933

Mr. H. G. Preble,
52 Congress Street,
Portland, Maine

Dear Mr. Preble:

I am not able to issue the building permit covering the proposed addition to your garage at 52 Congress Street, corner of Vesper Street, because the addition represents a sound increase in the occupied area of the required rear yard.

You will remember that you were granted the special right by appeal in 1929 to occupy more than the percentage of area allowed by the precise terms of the Zoning Ordinance. That sustained appeal allowed you only the precise amount of excessive area included in the appeal. Now that you want to increase that amount another appeal will be necessary.

If you will file this appeal at my office before Monday night, April 10th (if you could come in between one o'clock and three o'clock Monday I will help you), I think we can put it into the hearing scheduled for next Friday, and would probably get action on the appeal at the Council meeting of April 17th.

There is no charge to this appeal.

Very truly yours,

WMcD/H

Inspector of Buildings

39/15

April 11, 1939
Room 21, City Hall

To Whom It May Concern:

The Committee on Zoning and Building Ordinance Appeals of the Municipal Officers will hold a public hearing at the Council Chamber, City Hall, on Friday, April 14, 1939, at two o'clock in the afternoon upon the appeal under the Zoning Ordinance of H. G. Preble, relating to a proposed addition to his garage at 52 Congress St., corner of Vesper St.

The Inspector of Buildings was unable to issue a building permit to cover construction of a one-story addition 5 feet by 16 feet on the rear of the present garage because the addition would increase the ground area occupancy of the required rear yard of the lot, the present garage being substantially in excess of the allowed 50 per cent of rear yard area occupancy.

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

Committee on Zoning and Building
Ordinance Appeals

W. Carl Eriksson, Chairman

Notices sent to Nathan Sigal, 56 Congress St.
Mrs. Clara M. Flaws, 29 Morse St.

37/18
April 11, 1939
Room 21, City Hall

Mr. H. G. Preble,
52 Congress St.,
Portland, Me.

Dear Sir:

The Committee on Zoning and Building Ordinance Appeals of the Municipal Officers will hold a public hearing at the Council Chamber, City Hall, Friday, April 14, 1939, at two o'clock in the afternoon upon your appeal under the Zoning Ordinance relating to a proposed addition to the garage at 52 Congress St.

Please be present or be represented in support of your appeal at the above time and place.

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS

W. Earle Eskilson.

Chairman

29/3



City of Portland, Maine

Appeal to the Municipal Officers to Change the Decision of the

Inspector of Buildings Relating to the Property Owned

by Harry G. Preble at 52 Congress Street

December 29, 19 28

To the Municipal Officers:

Your appellant, Harry G. Preble

who is the owner of property at 52 Congress Street

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

The decision of the Inspector of Buildings denies a building permit to cover erection of an additior to a single car garage to make of the same a two car garage upon the ground that the finished building will not be located the required distance from the street line and will occupy a greater propction of the area of the required rear yard than is permitted by the Zoning Ordinance in the Apartment House Zone in which the property is located.

The reasons for the appeal are as follows:

The appellant desires to enlarge the garage so that he may have room enough to work upon his own car and since the house upon the lot is a two family one, to provide room for the car of his tenant if needed. He has already purchased as much land as he could to carry out this plan and has reduced the size of the building at an absolute minimum for a two car garage. To set the finished garage at the distance of 15 feet from the street line of Vesper Street would place the building very close to the house next door which faces on Congress Street in such a way as to obstruct the windows in this dwelling. There is no objection to the proposed location or size of the garage from the neighboring property owners.

29/3

January 16, 1929.

To Whom It May Concern:

The Committee on Zoning and Building Ordinance Appeals will hold a public hearing in Room 35, City Hall on Friday, January 18th, 1929 at four o'clock in the afternoon upon the appeal of Harry G. Preble with relation to the construction of an addition to his present private garage at 52 Congress Street.

The appellant proposes an addition to his private garage in its present location to make the garage approximately twice its present size. The permit has been denied because the proposed addition is closer to the street line of Vesper Street and because the total area of the building will exceed the permissible area in the rear yard of the property under the Zoning Law. The appellant appeals in usual fashion under the law upon the basis that the regulation in this case works unnecessary hardship upon him.

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

COMMITTEE ON ZONING AND BUILDING ORDINANCE APPEALS.

29/3

January 16, 1929.

Mr. Harry G. Preble
52 Congress Street
Portland, Maine.

Dear Sir:

The Committee of the City Council on Zoning and Building Ordinance Appeals will hold a public hearing in Room 35, City Hall, Friday afternoon, January 18th at four o'clock, upon your appeal from the decision of the Inspector of Buildings relating to the erection of an addition to your garage at 52 Congress Street.

Please be present or have some representative present to support your appeal as failure to be so represented will be considered as equivalent to withdrawal of the appeal and will be so reported to the Municipal Officers.

COMMITTEE ON ZONING AND BUILDING ORDINANCE
APPEALS.

29/3

8340

December 21, 1929.

Mr. Harry G. Preble
52 Congress Street
Portland, Maine.

Dear Sir:

Referring to your application for a building permit to enlarge a garage at the rear of 52 Congress Street, we find it necessary to deny this permit for two reasons.

First, there is a rear yard established by the Zoning Ordinance in the rear of your piazza 12 feet in depth and running the entire width of the lot or 40 feet. It will be seen that the area of this rear yard is 480 square feet. The law provides that you are permitted to occupy thirty percent of this area only with a garage. Your present building is 8 feet from the piazza so that 4 feet of the width of the present building rests upon this required rear yard. The present building is 16 feet deep so that 64 square feet of the present building lies in the required rear yard. The proposed addition is 8 feet by 16 feet or 128 square feet. So that if the addition were built, you would have a total of 192 square feet upon the required rear yard. Your required rear yard has 480 square feet in it and thirty percent of this is 144 square feet so that it will be seen that the addition if built would make a larger encroachment than is permitted upon the required rear yard.

Second, your property is located in an Apartment House Zone where no additions such as you propose can be built closer than 15 feet to the street line.

It is realized that this reasoning is naturally confusing to one not familiar with the details of the Building Ordinance. If you do not fully understand this letter, we should be very glad to explain the same in possibly a little more satisfactory manner than can be done in writing if you will call at this office at some time during the Inspector's office hours, named above.

Very truly yours,

29/3

Public Hearing Upon Appeal of Harry G. Preble at 52 Congress Street.

January 21, 1929

A public hearing upon the appeal of Harry G. Preble at 52 Congress Street was held by the Committee on Zoning and Building Ordinance Appeals Friday afternoon, January 18th, 1929. Mr. Boyd, Mrs. Stevens, Mr. Barlow and the Inspector of Buildings were present representing the City, and Mr. Preble appeared in support of his appeal. No opponents appeared.

Mr. Preble explained that he had recently purchased a strip of land two feet in width from the owner of the three family house next to the rear line of his lot on Vesper Street with the definite plan of the addition to the garage in mind. He further stated that the owner of this three family house as well as the other property owners in the vicinity apparently had no objection whatever to the work that he proposed. He stated that he would try as far as possible to make the architectural appearance of the building presentable.

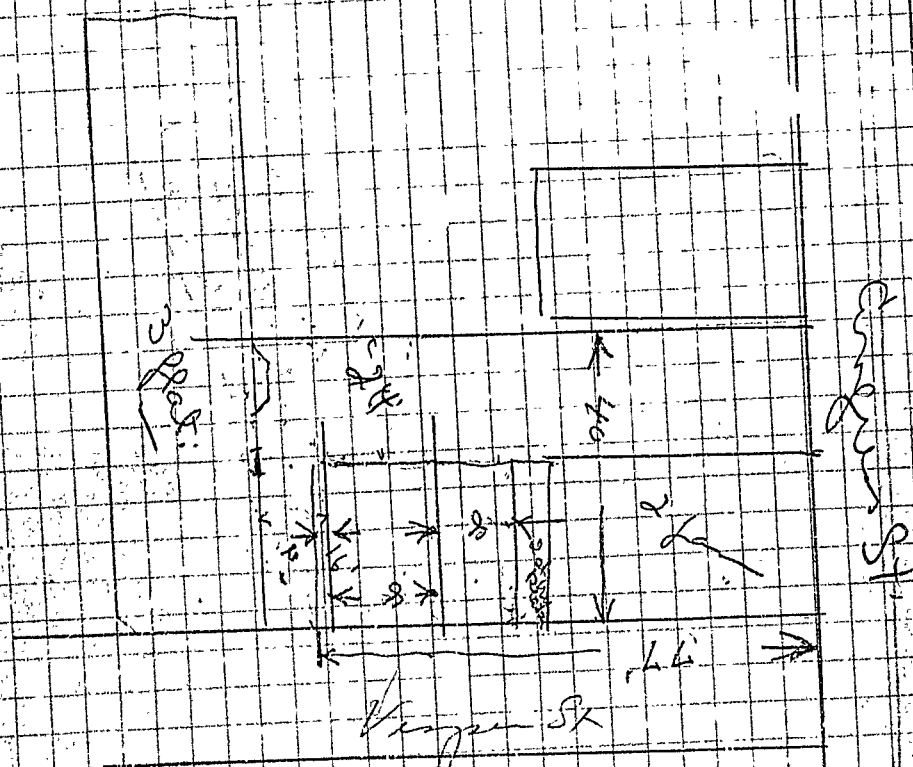
Inspector of Buildings.

WM/EP

(A) APARTMENT HOUSE ZONE

Assessor's records show 7.5' depth
has purchased add'l 2'

Plaza floor about 5' above ground
garage to be lowered to street grade





APPLICATION FOR PERMIT

Permit No. 0410

Class of Building or Type of Structure Third Class

Portland, Maine, December 17, 1928

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 52 Congress Street Ward 1 Within Fire Limits? Yes Dist. No. 5
 Owner's or lessee's name and address Harry G. Preble, 52 Congress St. Telephone F 7523 W
 Contractor's name and address Omer Telephone _____
 Architect's name and address _____
 Proposed use of building 2 car garage adjoining dwelling house No. families 2
 Other buildings on same lot _____

Description of Present Building to be Altered

Material wood No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Last use Dwelling house and one car garage No. families 2

General Description of New Work

To erect one story frame addition between existing dwelling and garage 8' x 16' ^{16'}
no opening in garage wall next to piazza of dwg. - sliding doors to garage

The inside of the garage will be covered, where required by law, with metal lath and cement plaster, or with sheets of combined asbestos and cement not less than 3/8" in thickness with all joints filled with cement mortar

Appeal sustained and permit granted by Portland City Council 1/21/29 *Pitch changed to 4/12 Pitch by Mr. Prindle 1/29 To Plate 7'-0" etc.*

Size, front _____ depth _____ No. stories _____ Height average grade to highest point of roof 10'-6"
 To be erected on solid or filled land? solid earth or rock? earth
 Material of foundation Concrete blocks Thickness, top _____ bottom _____
 Material of underpinning _____ Height _____ Thickness _____
 Kind of roof Pitch (asid) pitch about 1/2" to foot Roof covering Ruberoid Asphalt roofing Class C Und. Lab.
 No. of chimneys no Material of chimneys _____ of lining _____
 Kind of heat no Type of fuel _____ Distance, heater to chimney _____
 If oil burner, name and model _____
 Capacity and location of oil tanks _____
 Is gas fitting involved? no Size of service _____
 Corner posts 4x4 Sills 4x6 Girt or ledger board? _____ Size _____
 Material columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.
 Joists and rafters: 1st floor Girder, 2nd _____, 3rd _____, roof 2x4
 On centers: 1st floor _____, 2nd _____, 3rd _____, roof 2'
 Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof 8'
 If one story building with masonry walls, thickness of walls? _____ height: 3x8 girder

If a Garage

No. cars now accommodated on same lot one, to be accommodated 2
 Total number commercial cars to be accommodated none
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? no

Miscellaneous

Will above work require removal or disturbing of any shade tree on a public street? no
 Plans filed as part of this application? yes No. sheets 1
 Estimated cost \$ 100. Fee _____

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

Signature of owner Harry G. Preble

INSPECTION COPY

Oliver J. ...

BY W. H. ...

Ward 1 Permit No. 29/418

Location: 52 Congress St

Owner: Harry G. Profile

Date of permit: 4/14/29

Notif. closing-in

Inst. closing-in

Final Notif.

Final Inspn. 5/28/29 H.G.

Cert. of Occupancy issued

NOTES

40x25 720
30x40 21,600

1/18/29 - 6 ft. present
permanently
change

Work not started 1/17/29

Work almost done
with exception of
wall partitioning
1/30/29 H.G.

Partitions not on at this
date 3/18/29 H.G.

Not done 3/18/29 H.G.



Location, Ownership and detail must be correct, complete and legible.
 Separate application required for every building.
 Plans must be filed with this application.

Application for Permit for Alterations, etc.

To the Portland, May 8, 1922 192
 INSPECTOR OF BUILDINGS:

The undersigned applies for a permit to alter the following described building—

Location 52 Congress Street Ward 1 in fire-limits? no
 Name of Owner or Lessee, Harry G. Preble Address 52 Congress Street

" " Contractor, owner

" " Architect

Description of Present Bldg.

Material of Building is wood Style of Roof, pitch Material of Roofing, shingle

Size of Building is 24ft feet long; 46ft feet wide. No. of Stories, 2 1/2

Cellar Wall is constructed of stone is _____ inches wide on bottom and batters to _____ inches on top.

Underpinning is brick is _____ inches thick; is _____ feet in height.

Height of Building 30ft Wall, if Brick; 1st, 2d, 3d, 4th, 5th,

What was Building last used for? dwelling No. of Families? 2

What will Building now be used for? same

DETAIL OF PROPOSED WORK

build two story piazza 6x24 with asphalt roof

all to comply with the building ordinance

Estimated Cost \$ 75.

IF EXTENDED ON ANY SIDE

Size of Extension, No. of feet long? _____; No. of feet wide? _____; No. of feet high above sidewalk? _____

No. of Stories high? _____; Style of Roof? _____; Material of Roofing? _____

Of what material will the Extension be built? _____ Foundation? _____

If of Brick, what will be the thickness of External Walls? _____ inches; and Party Walls _____ inches.

How will the extension be occupied? _____ How connected with Main Building? _____

WHEN MOVED, RAISED OR BUILT UPON

No. of Stories in height when Moved, Raised, or Built upon? _____ Proposed Foundations _____

No. of feet high from level of ground to highest part of Roof to be? _____

How many feet will the External Walls be increased in height? _____ Party Walls _____

IF ANY PORTION OF THE EXTERNAL OR PARTY WALLS ARE REMOVED

Will an opening be made in the Party or External Walls? _____ in _____ Story.

Size of the opening? _____ How protected? _____

How will the remaining portion of the wall be supported? _____

Signature of Owner or Authorized Representative Harry G. Preble
 Address 52 Congress St.

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK



OFFICE HOURS
10 TO 12 M.
4 TO 5 P. M.

City of Portland.

OFFICE OF INSPECTOR OF BUILDINGS

..... 11-7-1912

To the Inspector of Buildings of the City of Portland:

The undersigned respectfully makes application for a permit to erect enlarge a building on.....
Longview street, at number *P.O. 45.20* be
12 stories high..... *12* feet long,.....
feet wide; also an addition to be..... stories high,.....
feet long,..... feet wide, and to be used as a *Garage*

CELLAR WALL—To be constructed of *Brata* to be..... inches wide on bottom and
batter to..... inches on top.

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

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

If wood construction, sills to be..... Girders.....
Posts..... Girts..... Studs..... to be spaced.....
This building will be used for the purposes of..... (If for apartments,
tenements, or other family uses state number of families accommodated and number on each floor.
If for manufacturing or mercantile purposes state character of business and amount of estimated
weight to be carried by the floor.)
Number of families on floor.....
Total number of families.....
Manufacturing (state character).....
Estimated load on floors per sq. ft.....
Mercantile business (state character and load per sq. ft.).....

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

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

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

ROOF—To be constructed of *Wood* Rafters to be..... inches to be spaced.....
..... inches on centers. Roof to be covered with *Ruberoid*

Gutters to be made of..... Cornices to be made of.....
Bay windows to be made of..... to be covered with.....
Dormer Windows to be made of..... to be covered.....
Chimneys, Smoke flues to be lined with..... and provided with a 10 inch outside collar and an
inside collar to go to the inside of the flue.

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

The Builder is *W. W. ...* Address.....

The Architect is..... Address.....

The Owner is *H. G. Parble* Address *8 Longview St.*

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

The above petition was granted the..... day of..... 1912

(Applicant to sign here *H. G. Parble*)