

27-29 ST. LAWRENCE STREET



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, Nov. 18, 1971

PERMIT ISSUED NOV 18 1971 1456 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 29 St. Lawrence St. Use of Building Apt. house No. Stories 3 Building Existing "XXX"
Name and address of owner of appliance Stanley Leonard, 14 St. John St., Old Orchard Beach
Installer's name and address Stanley Leonard, 14 St. John St., Old Orchard Beach Telephone

General Description of Work

To install hot water boiler and copper fin radiation system

IF HEATER, OR POWER BOILER

Location of appliance basement Any burnable material in floor surface or beneath? no
If so, how protected? Kind of fuel? oil
Minimum distance to burnable material, from top of appliance or casing top of furnace over 4'
From top of smoke pipe over 4' From front of appliance over 4' From sides or back of appliance over 4'
Size of chimney flue 12 x 12 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 New Yorker - horizontal tube Labelled 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 concrete Size of vent pipe 1 1/2"
Location of oil storage basement Number and capacity of tanks 1 - 290
Low water shut off M'he 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

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.....
.....

Amount of fee enclosed? \$10. (\$2.00 for one heater, etc., \$1.00 additional for each additional heater, etc., in same building at same time)

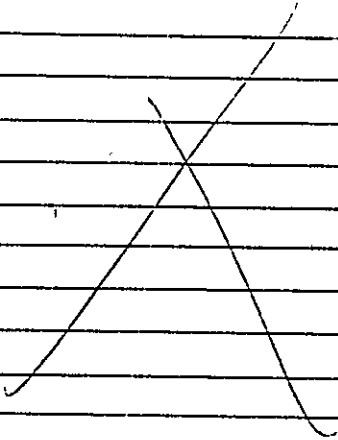
APPROVED: [Signature] 11/18/71

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

Stanley Leonard [Signature]
Signature of Installer Stanley Leonard

NOTES

1-20-72 work done but oil
line not covered. *[Signature]*



Permit No. 71/1456
Location 29 St. Lawrence St.
Owner Stanley Leonard
Date of permit 1/18/71
Notif. closing-in
Inspn. closing-in
Final Notif.
Final Inspn.
~~Contractor~~ WALLY

CITY OF PORTLAND
HEALTH DEPARTMENT
HOUSING DIVISION



Loc 29 St. Lawrence Street
Loc w/1 S
Bldg Fire Elec Other
Issued August 27, 1965
Expires September 27, 1965

Mr. Herbert Freedman
110 Howard Street
Bangor, Maine

Dear Sir:

On April 8, 1963 an examination was made of the premises located at 29 St. Lawrence 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. 774-8221, 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 Gordon C. [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 loose, cracked, or missing plaster of the walls and ceilings of the front and rear halls.
- b. Repair or replace the loose, cracked, or missing plaster of the walls of the front stairways.
- c. Determine the reason and remedy the condition which now causes the signs of leakage of the rear bedroom floor of the basement apartment.
- d. Putty the loose window panes, and adjust and tighten the loose window sashes in all of the windows throughout the structure.
- e. Repair or replace the loose, cracked, or missing plaster of the walls of the bathroom and the ceilings of the kitchen, bathroom, living room and bedroom of the basement apt.
- f. Determine the reason and remedy the condition which now causes the signs of leakage of the bedroom ceiling of the first floor apt. (front).
- g. Repair or replace the loose, cracked, or missing plaster of the ceiling of the kitchen of the 1st floor front apt.
- h. Repair or replace the loose, cracked, or missing plaster of the ceiling of the dining room of the 2nd floor right apt.
- i. Determine the reason and remedy the condition which now causes the signs of leakage

- j. in the ceiling of the living room of the second floor left apt. Repair or replace the loose, cracked, or missing plaster of the ceilings of the kitchen, right bedroom, living room, and middle bedroom, and hall of the first floor rear apt.
- k. Repair or replace the loose, worn, dilapidated and hazardous panel and frame of the closet door in the right bedroom of the first floor rear apt.
- l. Repair or replace the loose, worn, dilapidated and hazardous ceiling panels of the bathroom of the first floor rear apt.

ELECTRICAL EQUIPMENT

- a. Properly cover the junction box in the rear of the basement.
- b. Repair or replace the loose fixture in the kitchen and the rear bedroom of the basement apt.
- c. Install a duplex convenience wall-type electric light fixture in the kitchen, front bedroom, and living room of the basement apt.
- d. Determine the reason and remedy the condition which now causes the lights to show signs of smoke in the first floor rear apt.
- e. Repair or replace the defective switch in the rear bedroom of the second floor left apt.
- f. Install a duplex convenience wall-type electric light fixture in the dining room of the second floor apt. (left).

PLUMBING

- a. Replace the hot water heater stack of the first floor apt.

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

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Room 21, City Hall

Gentlemen:

In connection with the installation of oil burning equipment as indicated in statement below, please sign this statement and return to this office as promptly as possible so that the permit may be issued if everything else is found in order, retaining the copy for your file.

Very truly yours,

(Signed) Warren McDonald
Inspector of Buildings.

* * * * *

1. This statement is to become as much a part of the application for a permit to cover installation of oil burning equipment for _____ at _____, as though written on the application form.

2. A switch or other manual control capable of completely stopping flow of oil to the burner will be provided, such device to be so located as to be conveniently reached and operated without being exposed to danger that may exist at or near the burner. If feasible this switch or similar device will be located at or near the top of the cellar stairs. In case the burner is of a type without electrical controls, a quick-closing valve will be provided in the oil supply line so located and arranged that the valve may be manually closed from the top of the cellar stairs, or outside of the room where the burner is located or from outside the building.

3. A quick action, self-closing valve designed to close at 160 to 165 degrees Fahrenheit will be provided in oil supply line.

4. Readily accessible shut-off valves, one of which may be the self-closing valve indicated in No. 3 if capable of manual operation, will be installed in oil supply line near each burner and close to supply tank. Shut-off valves will be installed on each side of oil strainers which are not a part of the oil burner unit or which are connected to oil burner unit without intervening piping or tubing. Shut-off valves will be provided both on the discharge side and the suction side of oil pumps, if any, which pump directly to the burner but which are not a part of the burner unit.

5. If there is to be a shut-off valve in the discharge line of an oil pump, a suitable pressure relief valve will be connected into the discharge line between pump and shut-off valve and arranged to return surplus oil to the storage tank or to by-pass it around the pump.

Gould-Farmer Co. of Maine, Inc.

Installer

(Date) 11/27/41

By [Signature]



FILL IN COMPLETELY AND SIGN WITH INK

Permit No. 1868
NOV 28 1941

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, 11/27/41

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 29 St. Lawrence St. of Building Dwelling No. Stories 1 New Building Existing Existing
Name and address of owner Benjamin Friedman, 29 St. Lawrence
Installer's name and address Gould-Farmer Co. of Maine, Inc. 70 Free Telephone 38187

General Description of Work

To install Oil burner in steam plant

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, _____
from top of smoke pipe _____ from front of appliance _____ from sides or back of appliance _____
Size of chimney flue _____ Other connections to same flue _____

IF OIL BURNER

Name and type of burner Petro P-20 Labeled and approved by Underwriters' Lab. 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 1 - 275 gal.
Will all tanks be more than seven feet from any flamer? Yes How many tanks fireproofed? None
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 [Signature]
Gould-Farmer Co. of Maine, Inc.

INSPECTION COPY

Permit No. 41/1863

and not labelled. OK

Location 29 St. Lawrence St.

Owner Benjamin Freedman

Date of Permit 11/28/41

Post Card sent

Notif. for insp. None

Approval Tag issued 12/4/41. C.P.O.

Oil Burner Check List (date) 12/4/41

1. Kind of heat Steam

2. Label ✓

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 ✓

16. Draft or static in smoke pipe

NOTES

12/4/41. Extension valve and remote control switch O.K. This switch at foot of stairs

Rept 1747C-1

none

April 27, 1938

Mr. G. Kroot,
105 Congress Street,
Portland, Maine

Dear Sir:

Enclosed is the permit covering alterations in the building of
D. Freedman at 29 St. Lawrence St. The plan and application are not suf-
ficiently complete so that I am sure that all of the requirements of the
Building Code pertaining to such a job are understood. A copy of this letter
is being sent to the owner, and both you and he ought to read the following:

1. There is no indication of how cooking is to be done or hot
water to be heated. If gas ranges are to be used, ovens of all newly installed
ranges in either or both of the first story apartments must be vented to
a legal masonry flue or to pipes through the roof of the building. Wherever
such pipes are in concealed places, they are to be of cast iron, wrought
iron or tile. If ranges using hard fuel or oil are to be newly installed, they
must be vented to legal masonry chimneys, and care must be used to prevent
overloading of any of the chimney flues now existing.

2. I am assuming that the changes will not interfere in any way
with the means of egress from the various apartments.

3. Fire extinguishers of a type bearing the label of approval of
the Underwriters' Laboratories, Inc. for such use are to be provided: one
in the cellar and one in each story above, all in a conspicuous place and
always ready for use.

4. I am assuming that the two apartments that are to exist in the
first story will each have a private bath with toilet, and that all rooms
will have the required areas of windows in the outside walls.

Please be governed accordingly.

Very truly yours,

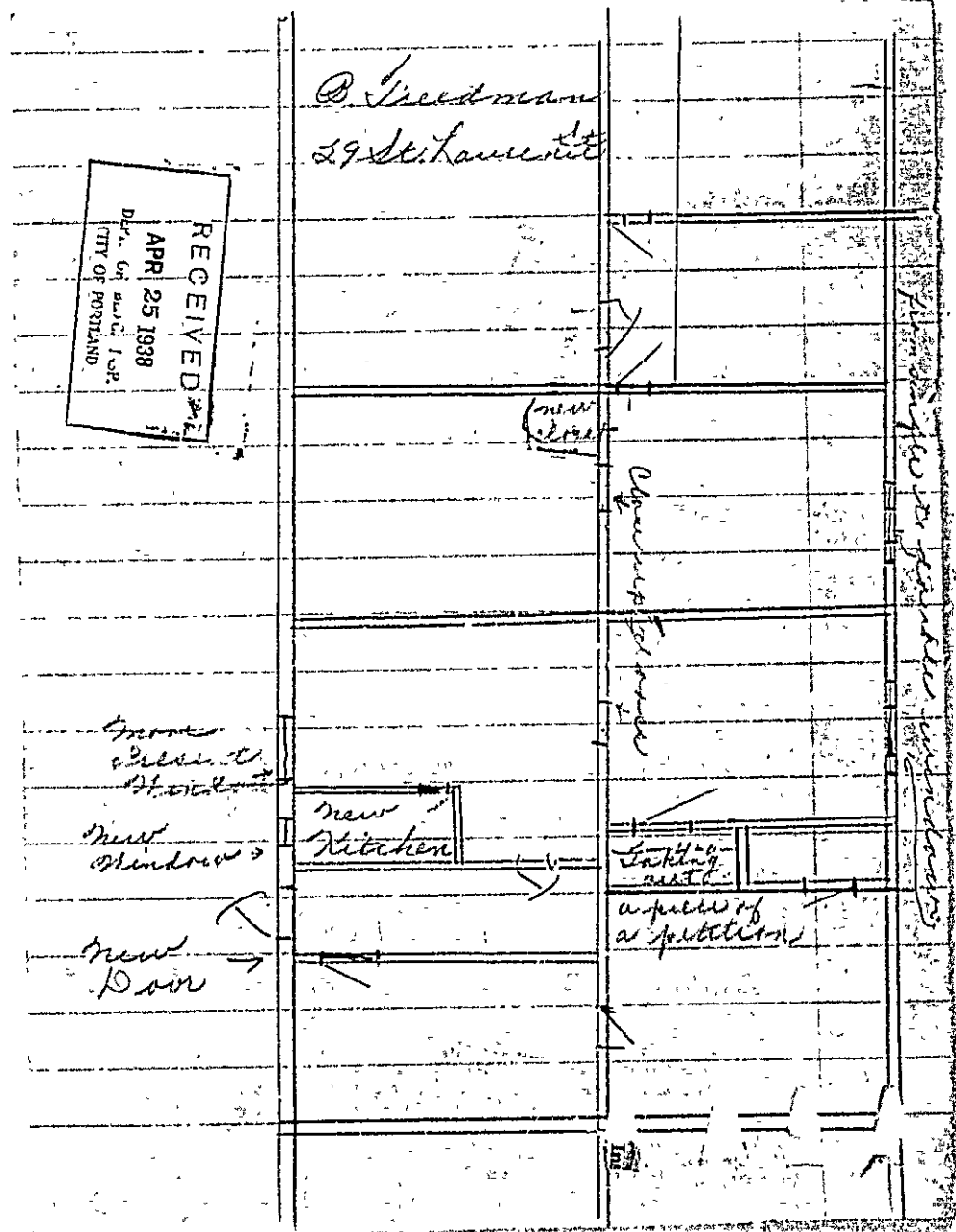
(Signed) WARREN McDONALD

Inspector of Buildings.

CC E. Freedman

B. Freedman
29 St. Laurent St

RECEIVED
APR 25 1938
DEPT. OF PUBLIC WORKS
CITY OF PORTLAND





(A) APARTMENT HOUSE ZONE
APPLICATION FOR PERMIT **PERMIT ISSUED**

Class of Building or Type of Structure Third Class **APR 27 1938**

Portland, Maine, April 25, 1938

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 28 St. Lawrence Street Ward _____ Within Fire Limits? yes Dist. No. 3
Owner's or Lessee's name and address B. Freedman, 29 St. Lawrence Street Telephone _____
Contractor's name and address B. Kroot, 106 Congress Street Telephone 5-7072
Architect _____ Plans filed yes No. of sheets 1
Proposed use of building Tenement house No. families 5
Other buildings on same lot none
Estimated cost \$ 250. Fee \$.75

Description of Present Building to be Altered

Material frame No. stories 3 Heat _____ Style of roof _____ Roofing _____
Last use Tenement house No. families 4

General Description of New Work

To provide new apartment of 4 rooms and bath in first story, making two apartments on this floor. To cut in new window at least three square feet in area for ventilation of new bathroom.
To relocate kitchen window. To cut in new door between kitchen and back hall.
In existing apartment to change two single windows to mullion windows, to remove 4' non-bearing partition between dining room and bedroom, to close up two doorways between existing apartment and new apartment.

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

Details of New Work

Size, front _____ depth _____ No. stories _____ Height average grade to top of plate _____
_____ Height average grade to highest point of roof _____
To be erected on solid or filled land? _____ earth or rock? _____
Material of foundation _____ Thickness, top _____ bottom _____
Material of underpinning _____ Height _____ Thickness _____
Kind of Roof _____ Rise per foot _____ Roof covering _____
No. of chimneys _____ Material of chimneys _____ of lining _____
Kind of heat _____ Type of fuel _____ Is gas fitting involved? _____
Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
Material columns under girders _____ Size _____ Max. on centers _____
Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x6 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
B. Freedman

INSPECTION COPY

Signature of owner By: B. Kroot

CERTIFICATE OF OCCUPANCY
REQUIREMENTS WAIVED
NOTIFICATION REBORN LATEST
OR CLOSING IN IS WAIVED

APR 27 1938

Ward 1 Permit No. 38/548

Location 29 St. Lawrence St.

Owner B. Freedman

Date permit 4/27/38

Notif. closing-in

Inspn. closing-in

Final Notif.

Fir 8/2/38

Cert. of Occupancy issued Satisfied

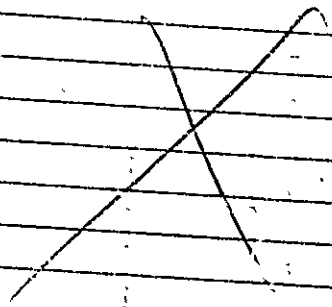
NOTES

5/2/38 No work started - A.O.C.

5/4/38 Work not to be done
Mr. Freedman - down

8/2/38 - Work not done -
A.O.C.

8/4/38 Letter mailed
Satisfied



CITY OF PORTLAND

TO Antonio Leo, Dr.
117 Oxford Street

Labor and material for removing two chimneys above the roof and
making tight the resulting openings in the roof in the building at
25-25 St. Lawrence Street as per City Manager's letter of March 8,
1937 \$25.00

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

April 9, 1937

A. Edw. Smith,
City Editor

Dear Sir:

Attached hereto is a copy of a letter from the City Manager to Antonio Leo of 117 Oxford Street, authorizing Mr. Leo to remove the tops of two brick chimneys and close in the resulting openings in the roof of the building at 25-25 St. Lawrence Street, now or formerly owned by the Hyman Ladder Hairs; also three copies of a bill for \$25.00 in favor of Antonio Leo which is the sum agreed upon in the City Manager's letter in payment for the work.

The work has been satisfactorily completed. Will you be kind enough to put the bill in line for payment. Mr. Leo says that he owes more than this sum in back taxes, so that I presume this amount will be merely credited on his tax bill.

This work has been done under the state law by order of the Municipal Officers, the law providing that the city may bill the owner of the property for expense incurred. The owners live in Massachusetts, however, and have no equity in the property and we cannot force them to pay this bill.

The building has now been turned over to the Chief of the Fire Department for action under another state law which provides that any expense to which the city is put in disposing of the hazards may be assessed against the property in the same manner as taxes. I think the city through the Chief of the Fire Department will eventually remove the building and some expense may thereby be incurred by the city. If possible, I would suggest that this \$25.00 be later assessed against the property in the same manner as taxes together with whatever expense Chief Sanborn incurs.

Mr. Gilman has a copy of this letter.

Very truly yours,

McD/H

Inspector of Buildings

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

File:
C-35-137-1

March 17, 1937

File →
Oliver T. Sanborn,
Chief of the Fire Department

Dear Sir:

The building at 23-25 St. Lawrence Street appears to be dangerous to surrounding property from the standpoint of fire hazard.

It is reported to you for whatever action you may deem proper under the state law.

The building is recorded by the Assessors as being owned by Hyman Ledder Heira, last known address 35 Glenway St., Dorchester, Mass. The Portland Savings Bank holds a mortgage on the property, and it is reported that the bank has foreclosed, the proceedings or the legal period of them expiring early in April of this year.

The city is obligated to pay Antonio Leo the sum of \$25.00 for taking down the chimneys in this building above the roof, and, in case you have to render a bill against the property it would be well to include the \$25.00 in it.

A photo of the building is attached.

Very truly yours,

Inspector of Buildings.

(Signed) Warren McDodd

File: C-35-137-I

March 8, 1937

Mr. Antonio Loo,
117 Oxford Street,
Portland, Maine.

Dear Sir:

In accordance with your informal statement to the Inspector of Buildings, this letter is authorization for you to proceed with and complete the work of removing the tops of two brick chimneys, considered in a dangerous condition in the building at 23-25 St. Lawrence Street, owned now or formerly by the Hyma Ladder Heirs, to a point just below the roof and close in the resulting openings in the roof, applying suitable roofing material in such a manner as to make the roof at these points tight against the weather for the sum of twenty-five dollars (\$25.) to be paid by the City of Portland when the work is completed and the bill therefor has been presented to and approved by the Inspector of Buildings.

By acceptance of this arrangement, it is established that you undertake and agree to save the City of Portland harmless of all loss, cost or damage which may be suffered by the City of Portland by your acts or the acts of your employees while engaged in this work.

Very truly yours,

City Manager

City of Portland, Maine

IN BOARD OF MUNICIPAL OFFICERS

*Adopted
+ amended
11/15/56*

WHEREAS THE MUNICIPAL OFFICERS HAVE GIVEN ^{notice} by publication in a newspaper in the County of Cumberland, three weeks successively, and,

WHEREAS, after hearing, the Municipal Officers adjudged the two and one-half story building at 25-25 St. Lawrence Street to be a nuisance or dangerous,

ORDERED; That all chimneys in the building shall be taken down to a point below the roof; that all holes caused thereby and all existing holes in the roof shall be closed so that weather may not enter; that the front steps shall be removed; that the wooden wall along the street line of St. Lawrence Street shall be removed and the ground graded so that it will not encroach upon the public sidewalk; that all paper, rubbish and burnable material shall be removed from the inside of the building and from the premises and that window and door openings in the outside walls of the building shall be tightly and securely closed with wooden shutters in a workmanlike manner.

*File - Main City &
Public Council
9/15/36*

City of Portland, Maine

IN BOARD OF MUNICIPAL OFFICERS

August 17, 1936

To the Municipal Officers:

The frame building, formerly used as a dwelling house but now completely vacant, at 23-25 St. Lawrence Street is in a dangerous and dilapidated condition.

According to the records of the Assessors' Department, this building is owned by the Hyman Ledder Heirs, whose address appears to be 35 Glenway St., Dorchester, Massachusetts, but the property is reported to be under the control of the Portland Savings Bank.

I recommend that you give notice to the owner and to the party reported to control this property of a hearing in the matter, that evidence concerning the condition of the building may be properly presented to you, so that you may prescribe what disposal thereof shall be made, if you adjudge the same to be a nuisance.

This recommended procedure is in accordance with Section 38 of Chapter 26, Revised Statutes of Maine.

Respectfully submitted,

(Signed) Warren M. Donnell

Inspector of Buildings

September 8, 1936

To The Municipal Officers:

With reference to my request of August 17, 1936 for a public hearing upon the building at 23-25 St. Lawrence Street, considered to be dilapidated and dangerous, the following is my report of the condition of this building as required by Section 4, Paragraph d of the Building Code:

The building is two and one half stories in height, and of frame construction, formerly accommodating two families. There is a cellar under only a small portion of the building,--a space perhaps 20 feet by 20 feet.

The outside walls and the underpinning are in fair condition, but the cornices are in bad condition at several points, most of the window sash have the glass broken, and some of the sash are gone. The front steps are beyond repair and a wooden wall which retained earth at the street line has partially failed and is leaning toward the public sidewalk. One portion of chimney above the roof has fallen into the yard. Two other chimneys are in bad shape below the roof, and the chimney nearest the public sidewalk has sufficient brick masonry out of it below the roof as to perhaps threaten persons on the sidewalk in case of high wind. Some of the first floor framing requires strengthening, stair railings are broken and gone, doors unhung and broken, many holes are broken in the plaster, and all of the plumbing traps, fittings, etc. are gone, the fixtures for the most part lying loose on the floor.

The Assessors' valuation for taxation for 1936 is on building \$1100.00; on 5050 sq. ft. land \$675.00. Taxes are paid to date. The property is in the name of Hyman Loder Heirs, non-resident; and the Portland Savings Bank is mortgagee, having been reported to have started foreclosure proceedings on April 11, 1936.

I recommend that both owner and mortgagee be ordered to take down all chimneys to below the roof, close all holes in the roof so weather may not enter, remove front steps, remove wooden wall along street line and grade ground so it will not encroach on sidewalk, remove all paper, rubbish and burnable material from inside the building and from the premises, and tightly close with wooden shutters in a workmanlike manner all window and door openings in the building so that nothing may enter, all to be completed on or before September 25, 1936.

Respectfully submitted,

FM/H

Inspector of Buildings

CC: City Manager

James E. Parlow
City Manager

Dear Sir:

Attached is photo of the building which makes the building look much better than it really is.

In my judgement, this building is worthless to the extent that no person would spend several thousand dollars, perhaps, to put it in a rentable condition. The bank is protected by endorsements on the mortgage note of Jesse Rosenberg and Harry Shwartz of the firm of Shwartz and Rosenberg. The bank plans to hold them for the amount which, I think, is at least \$2,000. The endorsers tell the bank that they would rehabilitate the property and take it over, if it were not for the possibility of the owners paying the mortgage and taking the property, improvements and all, before the foreclosure period has expired on April 11, 1957. I doubt if the endorsers would care to repair the property, but probably are only bluffing.

It seems to me the only sane course is to demolish the building, but I cannot see how the Municipal Officers could defend an order to remove the building which the Assessors value at \$1100.00 right now.

No doubt the neighbors have great cause to complain, but it seems best to make as few requirements as possible until we can put our fingers on a legal and responsible owner.

Warren McDonald



CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Complaint No. _____

COMPLAINT

Location _____ Date received _____

Owner's name and address _____ Ward _____

Tenant's name and address _____ Telephone _____

Use of building _____ Telephone _____

General Description

3/4/57 - for
found in
to be down
churn down
ground
2-10-57
1700
3/8/57 - Plumbing
letter to Lab
3/17/57 - Inspection of
by team in
at time of
Lab -
4/7/57 - Lab's work
comp letter -
4/9/57 -
file

Complainant's name and address _____ Telephone _____

Conditions found: chime above roof - chimney on south side has holes - chimney
on north side also protruding up - not least - cornice with lead sheet
in many places - lead sheet is needed at street level
leaning toward sidewalk on west side of window glass broken and many
pieces of glass on sidewalk it set in 2' x 2' - floor construction
of brick above 1st floor is large cracks and long spaces - 1st floor frame
and broken - protruding at these - stain on and
Action taken: seal chimney and pipe practically all removed
sections of wall broken to 2' below roof holes in plaster
higher and substitute class glass - 2 hearts

ORIGINAL 2 furnished name in office
91506 - refer to M.C. Lund

July 25, 1936

File: C-35-137-1

The Portland Savings Bank,
483 Congress Street,
Portland, Maine

Gentlemen:

I am informed that the Portland Savings Bank is the party in control of the property at 27 St. Lawrence Street. The building has been in a dilapidated and dangerous condition for many months.

One of the brick chimneys has fallen over, large sections of it dropping into the yard. The front chimney has some of the masonry removed below the roof and in my judgment may topple over onto the public sidewalk of St. Lawrence Street. The building is wide open in many places for any persons to enter on mischief bent. The front steps or retaining wall has partially collapsed, at least, offering obstruction to the public sidewalk. Because of possible danger to pedestrians upon the public sidewalk, I asked the Police Department to rope off the sidewalk several weeks ago.

Under these circumstances I find it my duty to require that you have the building strengthened, repaired and closed so as to be entirely safe and sound or to have it demolished as soon as such work may reasonably be expected to be done, or it will be my further duty to make formal complaint to the Municipal Officers concerning the condition of the building so that they may handle the matter as directed by the State Law.

Very truly yours,

Inspector of Buildings

McD/H

Complaint No. C35/137

27 St. Lawrence St.

Date Received 9/5/35

Date Disposed of

NOTES

constructed of wood leans badly toward the street. The front steps are dangerous to use. The front and rear doors are open and practically all windows are out. I talked with Mr Rosenberg and he said Mr Schwartz would not be home for probably two weeks and that he could do nothing until then. Something should be done as soon as possible.

4/10/36 - Letter to
5/4/36 - Nothing has
been done. cbb
5/4/36 Mrs Thompson

called on
11 St Lawrence St
one of the children in
his house had fallen
from the first floor to
the basement. Mr
Rosenberg said he
wanted a couple of
more weeks on this.

7/21/36 - Located in
Anson's office no
Hyman's address (N.R.)
1936 Val.
Debt \$1100.00
5050 - app 1800 675.00
1775.00

Taxes -
1935 dec - 85.59
with out interest
Arch cases Post Stamp
7/21/36 - Letter to
Post. James Rank - 7/21/36
9/15/36 - Outside walls
and under pavement in front -
asphalt slabs. Gas can removed.
Front chimney & gourd
+ soil

File: C-35-137-I
R-5-1936

April 15, 1936

Mr. Jesse Rosenberg
102 Exchange Street
Portland, Maine

Dear Sir:

The building at 27 St. Lawrence Street now or formerly owned by Lena Ledder and reported to be under your control has fallen into a deplorable condition. The front fence and its wooden supports lean badly toward the street. The front steps are falling apart. The front and rear doors and many windows are open so that any person may enter the building at will or mischief bent.

Such a building is a menace in many ways to the surrounding property besides being considered a dangerous and inflammable condition as indicated in Section 34, Chapter 55, Revised Statutes of Maine copy attached hereto.

It is my duty then to direct that you have this dangerous and inflammable condition thoroughly corrected and cleared up on or before May 1, 1936.

Very truly yours,

McE/R
CC: Albert C. Hobbs

Inspector of Buildings



(A) APARTMENT HOUSE ZONE

Complaint No. C-86-137

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

COMPLAINT

Date received September 5, 1935

23-25
Location 27 St. Lawrence Street

Owner's name and address Portland Building Board, Party in Control Ward 1
Benjamin Freedman 25 St. Lawrence St. Telephone _____

Tenant's name and address _____ Telephone _____

Use of building Vacant

General Description

Unoccupied house open so that anyone may enter at will.

Complainant's name and address AJS Telephone _____

Conditions found _____

Action taken _____

INSPECTION COPY

APARTMENT HOUSE COPT
 Complaint No C-35-137
 Location 27 St. Lawrence St.
 Date Received 9/5/35
 Date Disposed of 3/17/37

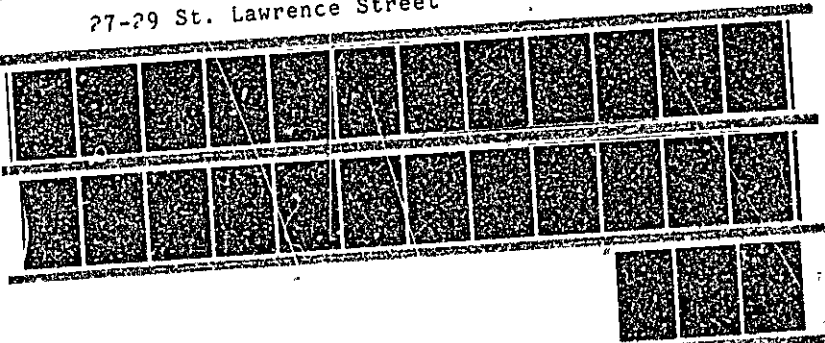
NOTES

~~front and back
 open and many
 holes made in
 top rail of front fence
 is erected about
 15'0 and hangs about
 18" over the sidewalk
 making a dangerous
 condition etc~~

~~-66-17
 35
 3/17/37~~

3/9/36 - 2nd floor
 of Potlond Savings
 says there is a
 hole in the wall but
 Mrs. Henry Johnson
 says James Brown
 found it in 2 or 3 boxes
 of shoes and with
 card filed. She says it
 is about 18 inches
 in diameter and at least
 18 inches deep. Mrs.
 Johnson will contact
 Does say and
 see what may
 be done later
 filing a red
 flag on March 26 1936
 this case will be
 when it comes up
 she should examine
 to see what
 then - 1936
 3/28/36 Nothing
 has been done. The
 remains in all which
 supported the front
 ledge and is
 7/17/37 - cannot be removed

27-29 St. Lawrence Street





APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date Aug 1, 1953
 Receipt and Permit number 18267

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: 29 St. Lawrence Street
 OWNER'S NAME: Joe Parent ADDRESS: 29 St. Lawrence

OUTLETS:	FEES
Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL _____	
FIXTURES: (number of)	
Incandescent _____ Fluorescent _____ (not strip) TOTAL _____	
Strip Fluorescent _____ ft. _____	
SERVICES:	
Overhead _____ Underground _____ Temporary _____ TOTAL amperes <u>600</u>	<u>3.00</u>
METERS: (number of) <u>1</u>	<u>.50</u>
MOTORS: (number of)	
Fractional _____	
1 HP or over _____	
RESIDENTIAL HEATING:	
Oil or Gas (number of units) _____	
Electric (number of rooms) _____	
COMMERCIAL OR INDUSTRIAL HEATING:	
Oil or Gas (by a main boiler) _____	
Oil or Gas (by separate units) _____	
Electric Under 20 kws _____ Over 20 kws _____	
APPLIANCES: (number of)	
Ranges _____	Water Heaters _____
Cook Tops _____	Disposals _____
Wall Ovens _____	Dishwashers _____
Dryers _____	Compactors _____
Fans _____	Others (denote) _____
TOTAL _____	
MISCELLANEOUS: (number of)	
Branch Panels _____	
Transformers _____	
Air Conditioners Central Unit _____	
Separate Units (windows) _____	
Signs 20 sq. ft. and under _____	
Over 20 sq. ft. _____	
Swimming Pools Above Ground _____	
In Ground _____	
Fire/Burglar Alarms Residential _____	
Commercial _____	
Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____	
over 30 amps _____	
Circus, Fairs, etc. _____	
Alterations to wires _____	
Repairs after fire _____	
Emergency Lights, battery _____	
Emergency Generators _____	

INSTALLATION FEE DUE: 3.50
 FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT DOUBLE FEE DUE: _____
 FOR REMOVAL OF A "STOP ORDER" (304-16.b) TOTAL AMOUNT DUE 5.00

INSPECTION:
 Will be ready on _____, 19____; or Will Call ✓
 CONTRACTOR'S NAME: Southern Electric
 ADDRESS: 58 VICTORY ROAD
 TEL.: 774-4580
 MASTER LICENSE NO.: 3014 SIGNATURE OF CONTRACTOR: William Hagman
 LIMITED LICENSE NO.: _____

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

PERMIT # 002619 TOWN OF Portland BUILDING PERMIT APPLICATION MAP # _____ LOT# _____

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

Owner: Joseph Parent 772-2800

Address: 15 Ivy St. Portland Maine 04102

LOCATION OF CONSTRUCTION 29 St. Lawrence St.

CONTRACTOR: William Lewis SUBCONTRACTORS: _____

ADDRESS: 54 Harris Ave. Portland, 04103 878-2212

Est. Construction Cost: 2,000 Type of Use: Boiler Room

Past Use: cellar

Building Dimensions L: _____ W: _____ Sq. Ft.: _____ # Stories: _____ Lot Size: _____

Is Proposed Use: _____ Seasonal _____ Condominium _____ Apartment _____

Conversion - Explain to erect a boiler room in cellar

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE as per plan

Residential Buildings Only: _____

Of Dwelling Units _____ # Of New Dwelling Units _____

Foundation:

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

Floor:

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

Exterior Walls:

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

Interior Walls:

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

For Official Use Only

Date: <u>Sept. 19, 1989</u>	Subdivision: <u>Yes</u> No _____
Inside Fire Limits: _____	Name: _____
Bldg Code: _____	Lot: _____
Time Limit: _____	Block: <u>SEP 22, 1914</u>
Estimated Cost: <u>2,000</u>	Permit Expiration: _____
Value/Structure: _____	Ownership: _____ Public _____ Private _____
Fee: <u>\$30.00</u>	

Ceiling:

1. Ceiling Joists Size: _____
2. Ceiling Strapping Size _____ Spacing _____
3. Type Ceilings: _____
4. Insulation Type _____ Size _____
5. Ceiling Height: _____

Roof:

1. Truss or Rafter Size _____ Span _____
2. Sheathing Type _____ Size _____
3. Roof Covering Type _____
4. Other _____

Chimneys:

Type: _____ Number of Fire Places _____

Heating:

Type of Heat: _____

Electrical:

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

Plumbing:

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

Swimming Pools:

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

Zoning:

District: R-5 Street Frontage Req.: _____ Provided _____

Required Setbacks: Front _____ Back _____ Side _____ Side _____

Review Required:

Zoning Board Approval: Yes _____ No _____ Date: _____
 Planning Board Approval: Yes _____ No _____ Date: _____
 Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____
 Shore and Floodplain Mgmt. _____ Special Exception _____
 Other: (Explain) utility only
 Date Approved: 9-20-89

Permit Received By: Latini

Signature of Applicant: William Lewis Date: 9/19/89
 Signature of Inspector: William Lewis Date: 9-21-89
 Inspection Dates: _____

PERMIT ISSUED WITH LETTER

White-Tax Assessor

Yellow-GPCOG

White Tag -CEO

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117 MA. MACTS INC



FILL IN AND SIGN WITH INK

002610

PERMIT ISSUED

SEP 20 1939

City Of Portland

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, September 19, 1939

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 29 St. Lawrence Use of Building 7 Unit Apt. bldg. No. Stories 3 New Building Existing X
Name and address of owner of appliance Joseph Parent 15 Ivy St. Portland
Installer's name and address Paul Prisson 108 Madeline Portland Telephone 774-4286

General Description of Work 0-721

To install MB 68 Burnham Boiler as a replacement.

IF HEATER, OR POWER BOILER

Location of appliance Any burnable material in floor surface or beneath?
If so, how protected? Kind of fuel?
Minimum distance to burnable material, from top of appliance or casing top of furnace
From top of smoke pipe From front of appliance From sides or back of appliance
Size of chimney flue Other connections to same flue
If gas fired, how vented? Rated maximum demand per hour
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion?

IF OIL BURNER

Name and type of burner Carlen Oil Burner Labelled 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 concrete Size of vent pipe 9 inch
Location of oil storage cellar 20 feet away Number and capacity of tanks 1 275 gallon
Low water shut off on Make MacDonald-Miller No
Will all tanks be more than five feet from any flame? yes How many tanks enclosed? none
Total capacity of any existing storage tanks for furnace burners 275 gallons

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 smoke pipe
Size of chimney flue Other connections to same flue
Is hood to be provided? If so, how vented? Forced or gravity?
If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Blank lines for miscellaneous information.

Amount of fee enclosed? \$15.00

APPROVED:

Signature of Installer (Handwritten signature)

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

CS 300

Signature of Installer

INSPECTION FILE APPLICANT'S ASSESSOR'S COPY

Handwritten note: 1 via MAIL ROOM.

PERMIT # 072619

TOWN OF Portland

BUILDING PERMIT APPLICATION

MAP # _____ LOT# _____

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

Owner: Joseph Parent 772-8860-2 928-3400

Address: 15 Ivy St. Portland Maine 04103

LOCATION OF CONSTRUCTION 29 St. Lawrence St.

CONTRACTOR: William Lewis SUBCONTRACTORS: _____

ADDRESS: 54 Harris Ave. Portland, 04103 878-2212

Est. Construction Cost: 2,000 Type of Use: Boiler Room

Past Use: cellar

Building Dimensions L W Sq. Ft. # Stories Lot Size: _____

Is Proposed Use: _____ Personal _____ Condominium _____ Apartment _____

Conversion: Explain to erect a boiler room in cellar

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE as per plan

Residential Buildings Only

Of Dwelling Units _____ # Of New Dwelling Units _____

Foundation:

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

Floor:

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

Exterior Walls: (only talked for bear ed of) needs 1

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

Interior Walls:

- 1. Studding Size _____ Spacing _____
- 2. Header Sizes _____ Span(s) _____
- 3. Wall Covering Type _____
- 4. Fire Wall if required _____
- 5. Other Materials _____

For Official Use Only

Date Sept. 19, 1989 Subdivision: MAINT ISSUED

Inside Fin. Limits _____ Name _____

Blgd Code _____ Lot _____

Time Limit _____ Block SEP 22 1989

Estimated Cost 2,000 Permit Expiration _____

Value/Structure _____ Ownership: _____ Public _____

Fee 730.00 City of Portland

Ceiling:

- 1. Ceiling Joists Size: _____
- 2. Ceiling Strapping Size _____ Spacing _____
- 3. Type Ceilings: _____
- 4. Insulation Type _____ Size _____
- 5. Ceiling Height: _____

Roof:

- 1. Truss or Rafter Size _____ Span _____
- 2. Sheathing Type _____ Size _____
- 3. Roof Covering Type _____
- 4. Other _____

Chimneys:

Type: _____ Number of Fire Places _____

Heating:

Type of Heat: _____

Electrical:

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

Plumbing:

- 1. Approval of coil test if required 00.00 Yes _____ No _____
- 2. No. of Tubs or Showers _____
- 3. No. of Flushes _____
- 4. No. of Lavatories _____
- 5. No. of Other Fixtures _____

Swimming Pools:

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

Zoning: P-5

District: _____ Street Frontage Req. 1100 Proposed _____

Review Required:

Required Setbacks: Front _____ Back _____ Side _____

Zoning Board Approval: Yes _____ No _____ Date: _____

Planning Board Approval: Yes _____ No _____ Date: _____

Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____

Shore and Floodplain Mgmt. _____ Special Exception _____

Other: (Explain) interior only

Date Approved: 9-20-89

Permit Received By Latini

PERMIT ISSUED

WRITE LETTER

Inspection Dates _____ Date 9/19/89

0821 21 redm2222

White-Tax Assesor

Yellow-GPCOG

White Tag -CEO

Copyright GPCOG 1987

PLOT PLAN

N.



FEES (Breakdown From Front)
Base Fee \$ 30.00
Subdivision Fee \$ _____
Site Plan Review Fee \$ _____
Other Fees \$ _____
(Explain) _____
Late Fee \$ _____

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

COMMENTS To erect boiler room in cellar as per plan. 1 sheet (to be used for boiler plan)

1-7-91 Still unable to gain access.

3-13-91 Finally got in. Furnace beautifully enclosed and installed properly.

Signature of Applicant Walter C. Lewis

Date September 19, 1989

NY 11/10/88

CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 874-8300



P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
September 22, 1989

William Lewis
54 Harris Avenue
Portland, Maine 04103

Re: 29 St. Lawrence Street, Portland, Maine

Dear Sir:

Your application to erect a boiler room has been reviewed and a permit is herewith issued subject to the following requirements:

No certificate of occupancy can be issued until all requirements of this letter are met.

- 1.) Flue pipes to be separated from the living space by construction having a fire-resistance of atleast 1 hour and all pipes shall have a clearance of 18" to all combustibile surfaces.
 - 2.) Furnace to have a connector pipe separate from hot water connectors.
- If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,

P. Samuel Hoffses
Chief of Inspection Services

cc: Lt. Garroway, Portland Fire Department