

50 CEDAR STREET

SHAW-WALKER

MADE IN U.S.A.

100% COTTON

100% COTTON

100% COTTON

100% COTTON

100% COTTON

100% COTTON

100% COTTON

100% COTTON

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100% COTTON

100% COTTON

100% COTTON



CITY OF PORTLAND, MAINE  
DEPARTMENT OF BUILDING INSPECTION  
COMPLAINT

Location:  
85 Preble Street

FILE COPY

COMPLAINT NO. 77/49 Date Received July 13, 1977

Cedar & Lancaster,

Location ~~85 Preble Street~~ Use of Building \_\_\_\_\_

Owner's name and address Arrow Rentals - same Telephone \_\_\_\_\_

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

Complainant's name and address Archie Tevanian <sup>50</sup> -30 Cedar St. Telephone 77-3054 9

Description: New parking lot on property

NOTES: 7-14-77 ~~has~~ preparing for new parking area - has removed dirt up to fence lot line & exposing the neighbor's house foundation to possible frost damage. His foundation is 1' from the line. Parking lot must be appraised - Dig concrete coming in for a permit - in 8 will be removed. The log wall and replace with dirt





(2) LIMITED BUSINESS ZONE  
APPLICATION FOR PERMIT

PERMIT ISSUED  
01336  
AUG 8 1950  
CITY OF PORTLAND

Class of Building or Type of Structure Third  
Portland, Maine, July 11, 1950

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE  
The undersigned hereby applies for a permit to ~~construct~~ alter <sup>building</sup> ~~install~~ <sup>equipment</sup> the following building structure ~~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 50 Cedar Street Within Fire Limits? yes Dist. No. \_\_\_\_\_  
Owner's name and address B. Goulasarian, 38 Chestnut Street Telephone \_\_\_\_\_  
Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
Contractor's name and address John Conley, 85 Cumberland Avenue Telephone 4-4988  
Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans yes No. of sheets 2  
Proposed use of building Dwelling house No. families 1  
Last use \_\_\_\_\_ " " \_\_\_\_\_ No. families 1  
Material wood No. stories 2 1/2 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
Other buildings on same lot garage  
Estimated cost \$ 1,500. Fee \$ 1.00 add. 1.00

General Description of New Work

To make alterations as per plans.

7/28/50

To rebuild chimney from basement floor up.  
Reinforce center girder with 3 1/2" Lally columns 2' away from corner.  
Remove existing support under center 6x6 girder front of building and use 3 1/2" Lally column or brick pier for support  
Reinforce bedroom ceiling 2nd floor by removing ceiling and doubling up timbers. New Celotex or sheetrock ceiling. Provide fire stops  
To reframe shed floor as per plan.

Permit Issued with Letter

CERTIFICATE OF OCCUPANCY  
REQUIREMENT IS WAVED

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 John Conley

Details of New Work

Is any plumbing involved in this work? \_\_\_\_\_ Is any electrical work involved in this work? \_\_\_\_\_  
Height average grade to top of plate \_\_\_\_\_ 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 \_\_\_\_\_  
Material of underpinning \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_  
Kind of roof \_\_\_\_\_ Rise per foot \_\_\_\_\_ Roof covering \_\_\_\_\_  
No. of chimneys 1 Material of chimneys brick of lining tile Kind of heat \_\_\_\_\_ fuel \_\_\_\_\_  
Framing lumber—Kind \_\_\_\_\_ Dressed or full size? \_\_\_\_\_  
Corner posts \_\_\_\_\_ Sills \_\_\_\_\_ Girt or ledger board? \_\_\_\_\_ Size \_\_\_\_\_  
Girders \_\_\_\_\_ Size \_\_\_\_\_ 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 \_\_\_\_\_  
one story building with masonry walls, thickness of walls? \_\_\_\_\_ height? \_\_\_\_\_

If a Garage

Cars now accommodated on same lot \_\_\_\_\_, to be accommodated \_\_\_\_\_ number commercial cars to be accommodated \_\_\_\_\_  
Automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? \_\_\_\_\_

Miscellaneous

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

B. Goulasarian

Signature of owner by: John Conley

COPY

NOTES

8/28/50 - L. of A. G. T. Co.  
Close in with suit, no  
working or plumbing to be  
done until inspect &  
approved E. S.  
11/8/50 - Work done E. S. J.

NO. 50/17336  
Date of permit 8/28/50  
Notice closing-in 8/28/50  
Insph. closing-in 8/28/50  
Final Notice 11/3/50  
Final Insph. 11/8/50  
Permit of Occupancy issued 11/8/50

11/13

General Description of New Work

SECTION COPY



# APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 1

Portland, Maine, August 28, 1950

PERMIT ISSUED

AUG 30 1950

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 50/1336... pertaining to the building or structure comprised in the original application 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 50 Cedar Street Within Fire Limits? yes Dist. No. \_\_\_\_\_  
 Owner's name and address B. Goulasarian, 88 Chestnut Street Telephone \_\_\_\_\_  
 Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Contractor's name and address John Conley, 85 Cumberland Avenue Telephone 3-4-1988  
 Architect \_\_\_\_\_ Plans filed no. \_\_\_\_\_ No. of sheets \_\_\_\_\_  
 Proposed use of building Dwelling house No. families 1  
 Last use \_\_\_\_\_ " " \_\_\_\_\_ No. families 1  
 Increased cost of work 175. Additional fee 25.

### Description of Proposed Work

To rebuild front chimney from basement floor up, existing stone wall foundation, tile flue lining and a cast iron cleanout door and frame at the bottom of the flue.

### Details of New Work

Is any plumbing involved in this work? \_\_\_\_\_ Is any electrical work involved in this work? \_\_\_\_\_  
 Height average grade to top of plate \_\_\_\_\_ Height average grade to highest point of roof \_\_\_\_\_  
 Site, front \_\_\_\_\_ depth \_\_\_\_\_ No. stories \_\_\_\_\_ solid or filled land? \_\_\_\_\_ earth or rock? \_\_\_\_\_  
 Material of foundation \_\_\_\_\_ Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_ cellar \_\_\_\_\_  
 Material of underpinning \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_  
 Kind of roof \_\_\_\_\_ Rise per foot \_\_\_\_\_ Roof covering \_\_\_\_\_  
 No. of chimneys \_\_\_\_\_ Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_  
 Framing lumber—Kind \_\_\_\_\_ Dressed or full size? \_\_\_\_\_  
 Corner posts \_\_\_\_\_ Sills \_\_\_\_\_ Girt or ledger board? \_\_\_\_\_ Size \_\_\_\_\_  
 Girders \_\_\_\_\_ Size \_\_\_\_\_ Column under girders \_\_\_\_\_ Size \_\_\_\_\_ Max. on cor \_\_\_\_\_  
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over \_\_\_\_\_  
 Joists and rafters: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
 On centers: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
 Maximum span: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_

Approved: \_\_\_\_\_

Signature of Owner by: B. Goulasarian

Approved: [Signature]

AP 50 Cedar Street

August 8, 1950

Mr. John Conley  
85 Cumberland Avenue  
Mr. B. Goulasarian  
88 Chestnut Street

Gentlemen:

Building permit to cover alterations in the dwelling house at 50 Cedar Street is issued to Mr. Conley subject to the following conditions. If any part of this letter is not understood or if you are unable or unwilling to abide by the conditions, it is important that you refrain from continuing the work further and return the permit card immediately for adjustment:

1. The defective and cut-up girder in the collar beneath the kitchen and proposed powder room is to be removed and replaced by an 8x8 or by a 6x10 girder, the latter with the 10" dimension upright. In either case this girder is to have provided a firm and good bearing upon the existing brick piers, which will have to be adjusted for that purpose and upon the rear outside underpinning wall.

2. After adjustment in location of posts under inside end of beam where first story wall is to be removed to enlarge kitchen, thus reducing the span of the beam to about 9', the 4x10 already put in before the issuance of the permit, works out satisfactorily to support the second floor and the attic floor with the crosswise partition supporting attic floor, but a 4x6 is needed for a post under the inside end of the beam, or will be satisfactory to add another 2x4 to the doubled 2x4 post already in place, provided the new post runs down to a firm bearing on the new beam in the cellar.

3. The contractor has already torn out the wooden framing of the first floor in the kitchen, den and powder room area. He proposes to use 2x8 joist running across the building and to make the new floor level. There should be no difficulty upon supporting the new floor joists on the new beam in the cellar by means of 2x3 nailing strips, but difficulty will be experienced in supporting the new floor joists upon the sills at either side of the building. Mr. Conley explained that he would use 2x3 nailing strips on the present sills, one part of one of which is not in good condition, and fill-in between the 2x8s at the ends where the sills are not level. Considerable care must be exercised at this point in order to get a permanent and secure job that will not be likely to rot out quickly.

4. Header and trimmer beams are to be doubled around new stairwell at second floor level and at first floor level where cellar stairs are to be introduced in the ell. It looks as though the doubled 2x8 header beam for second floor stairwell might be on an excessive span. If so the contractor will have to work out a satisfactory support and have it all in place and properly supported from below at the time of notice for closing-in inspection. The plan shows the doubled 2x8 trimmer beam as though it stopped at the header. Actually, of course, this doubled trimmer must extend clear across to the bearing partition which forms one side of the powder room. If the header is to be as long as indicated on the plan it is likely that a timber hanger will be needed where it will be supported upon the trimmer.

5. The contractor says that he plans to remove the entire floor of the ell where the new cellar stairs are to be cut in. I doubt if that is necessary as probably the present floor could be suitably strengthened in workmanlike manner. He says, however,



Mr. John Conley  
Mr. B. Goussarian

2

August 8, 1950

and that is satisfactory that he means to remove all of the floor framing and to run new 2x6 joists the width of the sill instead of the length as indicated on the drawing, these to be 16" from center to center and the stairwell to be properly framed out.

6. The new floor joists under the kitchen, den, powder room area are to have no less than 1x3 cross bridging or 2" thick solid bridging between each pair of joists on the longer span.

7. Included in the permit is the replacement of 4x4 ceiling joists running the width of main building at the front over second story which the contractor has already started. It is my recollection that he used a 2x8 joists and that they are on spans of about 17' or 18'. Thus though 2x8 joists are used there will not be satisfactory strength to use the attic room over for any purpose whatever.

8. The contractor also plans to tear out the front chimney and rebuild it to serve a proposed heater in the cellar. The new chimney is to have a tile flue lining the full length and a cast iron cleanout door and frame at the bottom of the flue. The new chimney is to be built into the foundation wall if found practicable and extended straight upward along the outer wall of the building, maintaining at least one inch clearance between the chimney wall and the woodwork all around and providing non-burnable firestops at first, second and attic floor levels.

Mr. Conley expressed a doubt as to whether or not the chimney could be built straight up in this fashion on account of the foundation wall and on account of a cast iron plumbing pipe that runs fairly close to the foundation wall. The mason is to be consulted, and, if he thinks constructing the chimney as described above is not practicable, the report as to why it is not is to be made at this office before any of the work is done, and an amendment is to be applied for here covering the proposed arrangement of the chimney including precisely any "slant" to be introduced into the chimney and any rearrangement of partitions planned around the chimney.

9. The revised set of plans is not correct and <sup>is</sup> inadequate to show the requirements as to the structure. To help the owner get the home ready for occupancy, we have departed far from our duty in helping out with designs. Too much work has been done at this job--in fact any is too much--without a permit having been secured. We shall expect full cooperation in this regard so that no work whatever as to making substantial changes from the arrangement indicated there will be started without being covered by an approved amendment to the permit now issued.

Very truly yours,

Warren McDonald  
Inspector of Buildings

WHD/B

AP 50 Cedar Street-I

July 26, 1950

Mr. John Conley  
85 Cumberland Avenue  
Mr. B. Goulassarian  
88 Chestnut Street

Gentlemen:

Additional information as to certain details of the alterations proposed at 50 Cedar Street is necessary before the building permit may be issued, and there are certain other features about the building which I consider it my duty to call to the attention of the owner for his benefit.

1. You plan to remove a portion of bearing partition and a chimney at the rear of the first story, and the plan should be revised to show what kind of construction is to be introduced under the second floor to support the second floor and whatever else is now being supported by the partition to be removed. This additional information should include all of the supports necessary to carry these loads down to the level of the cellar floor and what type of a foundation is to be used.

Just below this place where the bearing partition is to be removed there is a wooden girder about 6x6, which is apparently supporting the bearing partition now. This wooden girder is supported on two brick piers, one about 5' from the rear wall of the building and the second about 6' from the first. Beside the first brick pier there is a serious defect in this girder, and we shall have to know what is to be done about that.

2. The framing and supports of the first floor in the area where stairs from cellar and stairs from first to second floor are to be removed and the partition beside stairs from first to second floor and where new stairs from first to second floor are to be constructed, are rather light and unusual. I suggest that the designer work out the arrangement to be followed in closing up the stair wells in the first floor and in framing around the new stair well at second floor; also the framing around the new stair well where the cellar stairs are proposed in the rear ell. We shall not insist on the details of this framing, but I am sure the owner would be better off to have this matter cleared up before starting the construction work. In the rear ell where the wall for the new cellar stairs is to be put in and a trap door provided, the framing is very light and there is an iron column in the cellar considerably out of plumb. It appears quite likely that re-framing of the entire floor might be necessary.

3. If I read the plan right, there is only head room of around 4' shown over the new stairs to second floor. Obviously that is not enough, and the whole matter will be cleared up satisfactorily if the designer will undertake to work out the framing in detail around the second floor well.

4. The front chimney which, I presume is to serve the future heating plant to be installed in the cellar, is defective in the attic just below the roof and may need rebuilding from some point below the attic floor upwards. I think it that it will be necessary to extend the flue to the cellar floor with tile lining and provide a cast iron cleanout door and frame at the bottom of the flue. I did not note the condition of the chimney above the roof.

5. There are a number of conditions about the building to which the owner's attention is called without any particular orders or directions as to what to do. This is an effort to assist him in getting a good, substantial and safe home.



Mr. John Conley  
Mr. L. Goulanarian

2

July 26, 1950

At the front part of the cellar there is a confusing bit of framing and supports of the building—a 6x6 girder runs by the front of the chimney and is supported on the brickwork of the chimney corbelled out from the chimney in a very insecure manner. This 6x6 beam extends out to a sort of cantilever arrangement toward the front of the building without any post under it. Beneath that part of the girder is a log, evidently intended to afford support to the 6x6, but there is no filling between to afford such support, and the log is not well supported at the chimney either.

Across the building just in front of the existing cellar stairs is a 5 1/2" x 5 1/2" girder supported by round wooden post and this post is supported on blocking on the cellar floor and the girder rests upon several layers of boards between the top of the post and the girder. This situation will cause trouble if not attended to.

The large front bedroom on second floor has a ceiling which is not well supported, has some cracks in it, and is likely to cause serious trouble unless replaced or supported in some substantial manner. Perhaps the trouble is that the ceiling timbers, exposed in the attic, run the clear width of the building and are only 4x4 about 27" from center to center.

6. There are several places around the edge of the building exposed in the cellar where there are no firestops or holes have been cut which would allow a fire which might develop in the cellar to spread quickly up through the walls of the building.

Very truly yours,

Warren McDonald  
Inspector of Buildings

WMD/G

Enclosure to Mr. Conley: Copy of this letter for Mr. Cona



FILL IN AND SIGN WITH INK

# APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, 10-26-1950

PERMIT ISSUED  
02086  
OCT 26 1950

A-ESS

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 50 Cedar St. Use of Building Dwelling No Stories 2 1/2 Existing Building  
Name and address of owner of appliance PAULINE McKeon 50 Cedar St.  
Installer's name and address Pallotta Oil Co Telephone 42671

### General Description of Work

To install Oil Burner & New Steel Hot Water Boiler  
in place of stove heat.

### IF HEATER, OR POWER BOILER

Location of appliance or source of heat Basement Type of floor beneath appliance Concrete  
If wood, how protected? Kind of fuel Oil  
Minimum distance to wood or combustible material, from top of appliance or casing top of furnace 2'  
From top of smoke pipe 20" From front of appliance 10' From sides or back of appliance 5'-20'  
Size of chimney flue 8x10 Other connections to same flue None  
If gas fired, how vented? Rated maximum demand per hour

### IF OIL BURNER

Name and type of burner Fluid heat Rotary 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 Number and capacity of tanks 1 - 275 gal.  
Location of oil storage Basement How many tanks fire proofed?  
If two 275-gallon tanks, will three-way valve be provided? Yes  
Will all tanks be more than five feet from any flame? Yes  
Total capacity of any existing storage tanks for furnace burners None

### IF COOKING APPLIANCE

Location of appliance Kind of fuel Type of floor beneath appliance  
If wood, how protected?  
Minimum distance to wood or 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?  
If gas fired, how vented? Rated maximum demand per hour

### MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

RECEIVED  
OCT 26 1950  
DEPT. OF BLD'G INSP.  
CITY OF PORTLAND

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

APPROVED:

O.K. C.S.S. 10/26/50

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 Installer

Pallotta Oil Co.  
Ed. Pallotta

NOTES

1 Mill Pipe

2 Cont. Pipe

3 Kind of Heat

4 Burner Facility & Supports

5 Name of Job

6 Stock

7 Fuel

8 Protection

9

10

11

12

13

14

15

16

Permit No. 50/2086  
 Location 50 Cedar St  
 Owner Pauline Johnson  
 Date of permit 11/26/50  
 Approved 11/18/50

11/8/50 - Left wood  
 with pallets to  
 leave an instruction  
 card for S's



(B) LIMITED BUSINESS ZONE  
APPLICATION FOR PERMIT

PERMIT ISSUED  
01164  
JUL 19 1950  
CITY OF PORTLAND

Class of Building or Type of Structure Third Class  
Portland, Maine, June 20, 1950

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ alter ~~rebuild~~ ~~relocate~~ ~~relocate~~ the following building ~~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 50 Cedar Street Within Fire Limits? yes Dist. No. \_\_\_\_\_  
Owner's name and address B. Gouliosarian, 88 Chestnut Street Telephone \_\_\_\_\_  
Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
Contractor's name and address John Conley, 85 Cumberland Avenue Telephone 4-4988  
Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans yes No. of sheets 1  
Proposed use of building 2-car garage No. families \_\_\_\_\_  
Last use \_\_\_\_\_ " " \_\_\_\_\_ No. families \_\_\_\_\_  
Material wood No. stories \_\_\_\_\_ Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
Other buildings on same lot dwellin house \_\_\_\_\_  
Estimated cost \$ 100. Fee \$ .50

General Description of New Work

To construct 3' x 16' addition on front of garage.

~~CERTIFICATE OF ACCURACY~~  
REQUIREMENT IS WAIVED

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

Appeal sustained 7/14/50

Details of New Work

Is any plumbing involved in this work? \_\_\_\_\_ Is any electrical work involved in this work? \_\_\_\_\_  
Height average grade to top of plate 8' Height average grade to highest point of roof 32' 8" 6"  
Size, front \_\_\_\_\_ depth \_\_\_\_\_ No. stories \_\_\_\_\_ solid or filled land? \_\_\_\_\_ earth or rock? \_\_\_\_\_  
Material of foundation Concrete piers at least 4' below grade Thickness, top 8" bottom 10" cellar \_\_\_\_\_  
Material of underpinning \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_  
Kind of roof Shed Rise per foot \_\_\_\_\_ Roof covering Asphalt Gl + C Und Lab  
No. of chimneys \_\_\_\_\_ Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_ Kind of heat \_\_\_\_\_ fuel \_\_\_\_\_  
Framing lumber--Kind hemlock Dressed or full size? dressed  
Corner posts 4x6 Sills 4x6 Girt or ledger board? \_\_\_\_\_ Size \_\_\_\_\_  
Girders \_\_\_\_\_ Size \_\_\_\_\_ 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 existing 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof 2x4  
On centers: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof 20"  
Maximum span: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof 2'  
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:

OK-7/19/50-ags

Miscellaneous

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

B. Gouliosarian

Signature of owner by: John Conley

INSPECTION COPY

AP 50 Cedar Street-I

July 5, 1950

Mr. B. Scalasarian  
68 Chestnut Street  
Mr. John Conley  
85 Cumberland Avenue

Copy to:  
Mark Barrett  
Assistant Corporation Counsel

Gentlemen:

As you have been notified in a previous letter, we are unable to issue a permit for construction of a 2' x 18' addition to the front of the existing wood frame garage at 50 Cedar Street because the completed building would occupy more than 30% of the area of the rear yard of the dwelling on the lot contrary to the specifications of Section 16<sup>B</sup> of the Zoning Ordinance.

The owner has expressed a desire to exercise his appeal rights in regard to this matter and accordingly we are enclosing to each of you an outline of the appeal procedure and are certifying the case to the Assistant Corporation Counsel, who acts as clerk for the Board of Appeals.

Very truly yours,

Warren McDonald  
Inspector of Buildings

AJS/G

Enclosure to each addressee: Outline of appeal procedure

AP 50 Cedar Street-I

June 27, 1950

Mr. John Conley  
85 Cumberland Avenue  
Mr. B. Goulasarian  
88 Chestnut Street.

Gentlemen:

We are unable to issue the permit for construction of a 3' x 18' addition to the front of the existing wood frame garage at 50 Cedar Street because the completed building would occupy more than 30% of the area of the rear yard of the dwelling on the lot contrary to the specifications of Section 16-F of the Zoning Ordinance.

While this matter is subject to appeal, we have no way of telling in advance what the outcome of such an appeal might be. However, should the owner care to exercise his appeal rights and will notify this department that he wishes to do so, we will send him an outline of the appeal procedure and certify the case to the Assistant Corporation Counsel, who acts as clerk for the Board of Appeals.

Very truly yours,

Warren McDonald  
Inspector of Buildings

AJB/G



City of Portland, Maine  
Board of Appeals

*Sustained*  
7/14/50

50/73

—ZONING— July 6, 1950

To the Board of Appeals:

Your appellant, B. Goulasarian, who is the owner of property at 50 Cedar Street, respectfully petitions the Board of Appeals of the City of Portland to permit an exception to the regulations of the Zoning Ordinance relating to this property, as provided by Section 18, Paragraph E of said Zoning Ordinance.

Building permit for construction of a 3' x 18' addition to the front of existing wood frame garage at 50 Cedar Street is not issuable because the completed building would occupy more than 30% of the area of the rear yard of the dwelling on the lot contrary to the requirements of Section 16F of the Zoning Ordinance.

The facts and conditions which make this exception legally permissible are as follows:

An exception is necessary in this case to grant reasonable use of property and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

*B. Goulasarian*  
Appellant

After public hearing held on the 14th day of July, 1950, the Board of Appeals finds that an exception is necessary in this case to grant reasonable use of property and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

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

*Edward J. Colley*  
*William H. O'Brien*  
*Helen C. Frost*  
*John W. Drake*  
*Frank H. Moore*  
BOARD OF APPEALS

DATE: July 14, 1950

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF B. GOULASARIAN

AT 50 Cedar Street

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

Board of Appeals

VOTE

Municipal Officers

	Yes	No
Mr. Colley	(x)	( )
Mr. O'Brien	(x)	( )
Mr. Lake	(x)	( )
Mrs. Frost	(x)	( )
Mr. Moore	(x)	( )
	( )	( )
	( )	( )
	( )	( )
	( )	( )

Record of Hearing:

CITY OF FORTLAND, MAINE  
BOARD OF APPEALS

JULY 11, 1970

The Board of Appeals will hold a public hearing in  
the Council Chamber, City Hall, Fortland, Maine on  
Friday, July 11, 1970 at 2:00 p. m. regarding zoning  
time to ever your appeal.

Please be present or be represented at this hearing  
in support of your appeal.

Very truly yours,  
Lester T. Gilley  
Chairman

STATEMENT ACCOMPANYING APPLICATION FOR BUILDING PERMIT

for 2 Car garage  
at 50 Cedar St Date \_\_\_\_\_

1. In whose name is the title of the property now recorded? J. D. Littlejohn
2. Are the boundaries of the property in the vicinity of the proposed work shown clearly on the ground, and how? Send
3. Is the outline of the proposed work now staked out upon the ground? Yes If not, will you notify the Inspection Office when the work is staked out and before any of the work is commenced? March 10
4. What is to be maximum projection or overhang of eaves or drip? 6"
5. Do you assume full responsibility for the correctness of the location plan or statement of location filed with this application, and does it show the complete outline of the proposed work on the ground, including bay windows, porches and other projections? Yes
6. Do you assume full responsibility for the correctness of all statements in the application concerning the sizes, design and use of the proposed building? Yes
7. Do you understand that in case changes are proposed in the location of the work or in any of the details specified in the application that a revised plan and application must be submitted to this office before the changes are made? Yes

J. D. Littlejohn



( ) LIMITED BUSINESS ZONE  
APPLICATION FOR PERMIT

PERMIT NO. 217

Class of Building or Type of Structure Third Class

Portland, Maine, March 28, 1945

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 50 Cedar Street Within Fire Limits? yes Dist. No. 1B  
Owner's or-Lessor's name and address L. F. Littlejohn, 50 Cedar St. Telephone no  
Contractor's name and address Owner Telephone no  
Architect no Plans filed yes No. of sheets 1  
Proposed use of building 2 car garage No. families no  
Other buildings on same lot Dwelling  
Estimated cost \$ 200. Fee \$ 1.00

Description of Present Building to be Altered

Material frame No. stories no Heat no Style of roof no Roofing no  
Last use 2 car garage and dwelling No. families 1

General Description of New Work

former owner James Pearson

To demolish 1 1/2 story garage attached to rear of dwelling and  
To construct 2 car frame garage 17'x27'

NOTIFICATION BEFORE LATHING  
OR CLOSING IN IS WAIVED  
CERTIFICATE OF OCCUPANCY  
REQUIREMENT IS WAIVED

2-2x4 plate

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? no  
Is any electrical work involved in this work? no Height average grade to top of plate 5'  
Size, front 17' depth 17' No. stories 1 Height average grade to highest point of roof 9' 2 1/4'  
To be erected on solid or filled land? solid earth or rock? earth  
Material of foundation cedar posts at least 4' below grade Thickness, top no bottom no cellar no  
Material of underpinning no sill at least 6" above grade Height no Thickness no  
Kind of roof pitch Rise per foot 4" Roof covering asphalt roofing Class C Und. Lab.  
No. of chimneys none Material of chimneys no of lining no  
Kind of heat none Type of fuel no Is gas fitting involved? no  
Framing lumber—Kind second-hand Dressed or full size? full size  
Corner posts 4x4 Sills 4x6 Girt or ledger board? no Size no  
Material columns under girders no Size no Max. on centers no  
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 concrete, 2nd no, 3rd no, roof 2x4  
On centers: 1st floor no, 2nd no, 3rd no, roof 18"  
Maximum span: 1st floor no, 2nd no, 3rd no, roof no  
If one story building with masonry walls, thickness of walls? no height? no

If a Garage

No. cars now accommodated on same lot 3, 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 L. F. Littlejohn

ORIGINAL

Permit No. 45/217

Location 50 Cedar St

Owner L. J. Littlejohn

Date of permit 3/30/45

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn. 6/4/45

Cert. of Occupancy issued None

NOTES

3/29/45 - Taken in as  
 showing red on loca-  
 tion plan. Area of  
 rear yard 24' x 41' = 984'<sup>2</sup>  
 200% of 984' = 2000'<sup>2</sup>  
 17' x 19' = 329'<sup>2</sup>  
 Area of 30' x 30' area  
 was 900' = 900'<sup>2</sup>  
 slightly reduced since  
 this building was  
 occupies about 2 x 22'  
 or 48' = it should be  
 O.K. to incorporate  
 Pitch roof into land  
 on front + rear walls  
 O.K.

4/4/45 - Demolition  
 started O.K.

4/9/45 - Excavation de-  
 completed O.K.

4/12/45 - Sills, of heavy beam

4/16/45 - Same O.K.

4/18/45 - Same O.K.

4/24/45 - Some of concrete  
 was poured O.K.

5/1/45 - Framing started  
 Walls framed 10' from  
 grade to plate. Told Mr.  
 Littlejohn that roof  
 will have to be held to  
 a 5' pitch. This gives  
 about a 1/2" rise on each  
 wall. Walls will have to be  
 set down this to com-  
 pl. with 12' height. O.K.

5/7/45 - Sills progress  
 made O.K.

5/10/45 - Same O.K.

5/16/45 - Walls framed O.K.

5/21/45 - Framing complete O.K.

5/28/45 - Work will stop O.K.

6/4/45 - Roof shingled O.K.