

10-12 HANOVER STREET

SHAW-WALKER

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

**CODE COMPLIANCE**  
**NOT COMPLETED**  
 REASONS: *no access*

**CITY OF PORTLAND, MAINE**

**Application for Permit to Install Wires**

*pg 9*

Permit No. *2626*

Portland, Maine *3-10* 19 *75*

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 *CARROLL HIGGINS* Tel.  
 Contractor's Name and Address *ACE ELECTRIC* Tel. *7976195*  
 Location *12 HANOVER* Use of Building *RES.*  
 Number of Families *1* Apartments Stores Number of Stories  
 Description of Wiring: New Work *+* Additions Alterations

Pipe Cable Metal Molding BX Cable Plug Molding (No. of feet)  
 No. Light Outlets *5* Plugs *12* Light Circuits Plug Circuits

FIXTURES: No. Fluor. or Strip Lighting (No. feet)

SERVICE: Pipe Cable Underground No. of Wires Size

METERS: Relocated Added Total No. Meters

MOTORS: Number Phase H.P. Amps Volts Starter

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

Electric Heat (No. of Rooms)

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

Elec. Heaters Watts

Miscellaneous Watts Extra Cabinets or Panels

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

Will commence *19* Ready to cover in *19* Inspection

Amount of Fee \$ *2.00*

Signed *ROBERT DuValle*  
*2016*

*Will Call*

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

*Libby*

(OVER)

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

*Pg 6*

Permit No **2503**

Issued

Portland, Maine **1-15** . . . , 19**75**

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 **CARROLL E HIGGINS** Tel. **772-5534**  
 Contractor's Name and Address **ACE ELECT CO INC** Tel. **797-6195**  
 Location **12 Harman St.** Use of Building **Single Dwelling**  
 Number of Families **1** Apartments Stores Number of Stories  
 Description of Wiring: New Work Additions Alterations   
 .. *Complete rewire*  
 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 **#2**  
 METERS: Relocated  Added Total No Meters **1**  
 MOTORS: Number Phase H. P. Amps Volts Starte.  
 HEATING UNITS: Domestic (Oil) No Motors Phase H.P.  
 Commercial (Oil) No Motors Phase H.P.  
 Electric Heat (No. of Rooms)  
 APPLIANCES: No. Ranges **1** Watts **W** Brand Feeds (Size and No)  
 Elec. Heaters Watts  
 Miscellaneous Watts Extra Cabinets or Panels  
 Transformers Air Conditioners (No. Units) Signs (No. Units)  
 Will commence **1-18 1975** Ready to cover in **wire cable** Inspection **19**  
 Amount of Fee \$ **3.50**

Signed *Robert DeVilleneuve*

DO NOT WRITE BELOW THIS LINE

SERVICE  METER GROUND  
 VISITS: 1 ~~1-17-75~~ 2 ~~1-20-75~~ 3 **1-20-75** 4 **1-21-75** 5 **2-13-75**  
 .. 7 8 9 10 11 12

REMARKS:  
*Service called in*  
 INSPECTED BY *Libby* (OVER)



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, January 16, 1975

PERMIT ISSUED

JAN 16 1975

0034

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 12 Hanover St Use of Building dwelling No. Stories 1 New Building Existing
Name and address of owner of appliance Udell Bramson, same
Installer's name and address Phil. Snyder, 16 Madison St Telephone 774-2007

General Description of Work

To install a new forced hot air heating 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 ad
From top of smoke pipe ad From front of appliance ad From sides or back of appliance ad
Size of chimney flue 6" Other connections to same flue none
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 Burnham Labelled by underwriters' laboratories? yes
Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? bottom
Type floor beneath burner conc Size of vent pipe 1 1/2
Location of oil storage basement Number and capacity of tanks 1=275
Low water shut off no Make 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

IF COOKING APPLIANCE

Location of appliance Any burnable material in floor 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

Blank lines for miscellaneous information

Amount of fee enclosed? 15.00

APPROVED: C.W. - 1-16-75 NFE

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 307

INSPECTION COPY

Signature of Installer

Phil. Snyder

NOTES

Permit No.

25/34

Location

12 HANOVER ST

Owner

RAMBERG

Date of permit

11/6/75

Approved

1/2 FULL PIPE  
1/2 VENT PIPE  
Burner Safety & Support

Pressure Control  
Flame Control  
Ignition Control  
Ventilation & Protection  
Ventilator Supply Line

Pressure Control & Support

Instruction Card

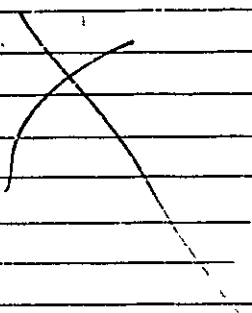
Oil Level

3. Adequate ventilation

9. Smokeproof to combustible

10. Thermal Control switch

1-20-75 Vacant (D)  
1-31-75 " " (D)  
2-20-75 " " (D)



CITY OF PORTLAND, MAINE  
BUILDING & INSPECTION SERVICES

Date June 19, 1974

With relation to permit applied for to demolish a two rooms  
at 12 Hanover it is unlawful  
to commence demolition work until a permit has been issued from  
this department.

Section 6 of the Ordinance for rodent and vermin control  
provides: "It shall be unlawful to demolish any building or  
structure unless provision is made for rodent and vermin  
eradication. No permit for the demolition of a building or  
structure shall be issued by the Building Inspection Department  
until and unless provisions for rodent and vermin eradication  
have been carried out under supervision of a pest control  
operator registered with the Health Department.

The building permit for demolition cannot be issued until the  
provisions of this section have been satisfied. It is the  
obligation of owner or demolition contractor or both to take  
up with the Health Department the matter of complying with this  
section, being prepared to inform that department what registered  
pest control operator is to be employed.

Very truly yours,

R. Lovell Brown  
Director

Owner: City of Portland Contractor: Carroll Higgins

Address: \_\_\_\_\_ Address: 227 Valley Street

Health Department comments: 24 June 74. No Evidence

of Rodent or Vermin Activity. J. Gray  
Units: 3

Copies to:

Health (Mr. Blain)----- 2  
Health (Mr. Noyes)----- 1  
Public Works----- 1  
Fire Department----- 1



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP .....

B.O.C.A. TYPE OF CONSTRUCTION .....

ZONING LOCATION \_\_\_\_\_ PORTLAND, MAINE, June 19, 1974.

JUN 26 1974 00586

CITY of PORTLAND

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

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

LOCATION 12 Hanover
1. Owner's name and address City of Portland
2. Lessee's name and address
3. Contractor's name and address Carroll Higgins, 227 Valley St.
4. Architect
Proposed use of building
Last use Addition on a building
Material No. stories 1 1/2 Heat Style of roof Roofing
Other buildings on same lot Main House
Estimated contractual cost \$ Fee \$ 5.00

FIELD INSPECTOR—Mr. Nelson Cartwright. GENERAL DESCRIPTION
This application is for: @ 775-5451 To Demolish two rooms on house - less than 700 Sq. ft., no sewer or gas connections
Dwelling Ext. 234
Garage
Masonry Bldg.
Metal Bldg.
Alterations
Demolitions XXX
Change of Use
Other

Stamp of Special Conditions
Sent to Health Dept. 6-25-74
Rec'd from Health Dept. 6-25-74

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

PERMIT IS TO BE ISSUED TO 1 2 3 4
Other:

DETAILS OF NEW WORK

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

IF A GARAGE

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

APPROVALS BY: DATE MISCELLANEOUS
BUILDING INSPECTION—PLAN EXAMINER Will work require disturbing of any tree on a public street? NO
ZONING:
BUILDING CODE: R.M.S. 6/24/74
Fire Dept.: 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
Health Dept.:
Others:

Signature of Applicant Carroll E. Higgins Phone #
Type Name of above Carroll Higgins 1 2 3 4

FIELD INSPECTOR'S COPY

Other and Address







(B) LIMITED BUSINESS ZONE  
**APPLICATION FOR PERMIT**

**PERMIT ISSUED**  
 00812  
 JUN 16 1954  
 CITY of PORTLAND

Class of Building or Type of Structure Third Class  
 Portland, Maine, June 16, 1954

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair demolish or install 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 12 Hanover St. Within Fire Limits? yes Dist. No. \_\_\_\_\_  
 Owner's name and address Frank Bonville, 23 Madison St. Telephone \_\_\_\_\_  
 Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Contractor's name and address owner Telephone \_\_\_\_\_  
 Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans no No. of sheets \_\_\_\_\_  
 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 \_\_\_\_\_  
 Estimated cost \$ 20 Fee \$ .50

**General Description of New Work**

To change window to door in rear of house and provide two steps to ground, no platform.

CERTIFICATE OF OCCUPANCY  
 REQUIREMENT IS WAIVED

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

**Details of New Work**

1. any plumbing involved in this work? \_\_\_\_\_ Is any electrical work involved in this work? \_\_\_\_\_  
 Is connection to be made to public sewer? \_\_\_\_\_ If not, what is proposed for sewage? \_\_\_\_\_  
 Has septic tank notice been sent? \_\_\_\_\_ Form notice sent? \_\_\_\_\_  
 Height average grade to top of plate \_\_\_\_\_ Height average grade to highest point of roof \_\_\_\_\_  
 Size, front \_\_\_\_\_ depth \_\_\_\_\_ No. stories \_\_\_\_\_ solid or filled land? \_\_\_\_\_ earth or rock? \_\_\_\_\_  
 Material of foundation \_\_\_\_\_ Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_ cellar \_\_\_\_\_  
 Material of underpinning \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_  
 Kind of roof \_\_\_\_\_ Rise per foot \_\_\_\_\_ Roof covering \_\_\_\_\_  
 No. of chimneys \_\_\_\_\_ Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_ Kind of heat \_\_\_\_\_ fuel \_\_\_\_\_  
 Framing lumber—King \_\_\_\_\_ 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 spar. over 8 feet.  
 Joists and rafters: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
 On centers: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
 Maximum span: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
 If one story building with masonry walls, thickness of walls? \_\_\_\_\_ height? \_\_\_\_\_

**If a Garage**

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

APPROVED:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**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

Frank Bonville

Signature of owner: Frank Bonville





# APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

121 Portland, Maine, December 1, 1952

02338  
DEC 20 1952  
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ alter ~~existing~~ ~~structure~~ ~~located~~ the following building ~~structure~~ ~~erected~~ 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 12 Hanover Street Within Fire Limits? yes Dist. No. \_\_\_\_\_

Owner's name and address Richard McLoy, 12 Hanover Street Telephone \_\_\_\_\_

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

Contractor's name and address King Butland, 206 Franklin Street Telephone 2-7704

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

Proposed use of building apartment house No. families 4

Last use \_\_\_\_\_ " " \_\_\_\_\_ No. families 4

Material wood No. stories 2 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_

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

Estimated cost \$ 200. Fee \$ 2.00

### General Description of New Work

To construct 2-story open rear piazza 6' x 15 1/2'. No roof. Stairway. 8" risers, 10" treads.

10-12 Hanover St 35 I 17

Permit Issued by Letter  
Dec. 18 1952  
Rec'd from Eng. Div. 12/1/52

Chief's order to mother on page 11/2/52  
2nd survey required from sub. to ground

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 King Butland**

### 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 10'

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

Material of foundation concrete piers at least 4' below grade Thickness, top 10" bottom 10" cellar \_\_\_\_\_

Material of underpinning \_\_\_\_\_ at least 6" above grade Height \_\_\_\_\_ Thickness \_\_\_\_\_

Kind of roof none Rise per foot \_\_\_\_\_ Roof covering \_\_\_\_\_

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 2x 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 2x6, 2nd 2x8 2x6, 3rd \_\_\_\_\_, roof \_\_\_\_\_

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

Maximum span: 1st floor 8', 2nd 8', 3rd \_\_\_\_\_, roof \_\_\_\_\_

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

### If a Garage

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

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

APPROVED:

Wm. T. [Signature]  
with data by [Signature]

### 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

Richard McLoy

[Signature]

INSPECTION COPY

Signature of owner by:



AP 12 Hanover St.

December 26, 1952

Mr. King Butland  
206 Franklin St.  
Portland, Maine

c.c. Mr. Richard McLoy  
12 Hanover St.

Dear Mr. Butland:-

Building permit for construction of a two-story open piazza 5 ft. x 15 ft. 6 in. on the rear of the apartment house at 12 Hanover St. is issued herewith based on the revised plan filed December 16, 1952 but subject to the conditions listed below. If for any reason you are unwilling or unable to provide the construction indicated, no work is to be started and the permit is to be returned to this office for adjustment. Conditions under which the permit is issued are as follows:-

1. If 9 in. diameter Sonotubes are to be used for forms for the concrete piers, they are required to rest on concrete footing at least 12 in. square and 3 in. thick.
2. The foundation for the bottom of the stairs is required to extend at least 4 ft. below grade.
3. At the first floor level a 4x6 sill is required at the outside edge of the long side of the platform in place of the 2x6 indicated for use in the second floor framing.

Very truly yours,

Warren McDonald  
Inspector of Buildings

AJS/G

AP 12 Hanover Street

December 10, 1952

Mr. King Rutland  
206 Franklin St.,  
Mr. Richard Meloy  
12 Hanover St.,

Copy to Oliver T. Sanborn  
Chief of the Fire Department

Gentlemen:

We have been unable to issue building permit, applied for by Mr. Rutland to authorize construction of a rear 2-story piazza with stairway in it at 12 Hanover St., because the rough sketch filed with the application is wholly inadequate to show compliance with Building Code requirements, as we are required to have shown before a permit can be issued, and some of the information on it is not correct.

Passing by this location on December 2, the day after Mr. Rutland filed the insufficient application, I found Mr. Rutland's men at work, having made the excavation for piers and started laying the first floor members. It is understandable that the owner would not know that a building permit must be issued and be posted on the premises before such work is started, but it is not understandable on the part of the contractor.

Now that the work has been started without securing a permit, it is important that the contractor file here a plan, as a blueprint, with all of the information on it printed from the original, adequate to show compliance with both Building Code and Zoning Ordinance. A copy of this letter is enclosed to the contractor so that he can give it to whoever is employed to make the plan.

As well as showing full details of foundation, all framing members and the proposed stairs and railings, the plan should have on it a location plan which should show the location of the present building with relation to the rear and side property line in figures, as there is a question here as to whether or not the proposed piazza would constitute an unlawful encroachment on the required open rear yard of the apartment house.

The attention of the owner is called to an order of 1948 from the Fire Chief requiring a second means of egress to be provided from the third floor of the apartment house to the ground. Apparently the proposed stairway would be reached only by a window in the gable end of the rear ell and would not serve the third floor of the building at all.

A crude run of steps was noted leading from a third floor window down the pitch roof of the ell. Certainly the Fire Department would not accept that as a means of egress from the third floor.

When the plans of the proposed piazza and stairs from second floor are received here, they will be sent to the Chief of the Fire Department for approval. There would be still longer delay if he found that the proposed work did not comply with this old order. It is suggested that the owner of the building contact the Fire Department and find out just what is required and have his plans made accordingly, at least to save expense in making the plans.

If this new piazza and stairway is intended to serve as a required fire escape, the one who makes the plans should look into the size of the second story window, which

Mr. King Rutland  
Mr. Richard McLoy

December 10, 1952

would give access to the new second story platform. This would be required to afford an opening, if a double-hung window, at least 28 inches high above the sill and at least 24 inches wide. If the window would not afford an opening as large as that, the architect should show what he proposes.

Very truly yours,

Warren McDonald  
Inspector of Buildings

WKC/B

This plan is for 2nd floor  
Rear apt only. Plans for  
front of house to come  
later = Window C.R.  
Capt R.H.F.



CITY OF PORTLAND, MAINE  
Department of Building Inspection

To: Oliver T. Sanborn  
Chief of the Fire Department

(date) 12/17/52

Location: 12 Hanover St.

From: Warren McDonald  
Insptr. of Bldgs.

Subject: Application for permit for  
improvements at above location,  
required by order of Chief of Fire  
Department dated 1/3/48

While our two departments have done a good job of coordination under the Safety Ordinance--yours issuing the orders after inspection and ours issuing permits for improvements to be made,--

The confusion on the part of many people, who come in here, as to who has ordered them to do what,

The fact that on some jobs a permit has been issued, and the work done, only to have your inspector find that the situation did not then satisfy your order under the law,

And, the fact that you are permitted under the Building Code to exercise discretion as to details of means of egress in an existing building where there is no substantial increase in number of persons accommodated, while we must proceed under the precise terms of the Code unless deviation in this connection is approved by yourself--

leaves me to the belief that each situation ought to be checked before any permits are issued, presumably by the inspector in your department who made the inspection on which the original order was based, to see:

1. If the work contemplated will completely satisfy the order.
2. To see, if possible, whether or not there may be some more economical way of satisfying the order, and, if so, to recommend that way to the owner.

To that end there is attached for your consideration applications for permits at the above location.

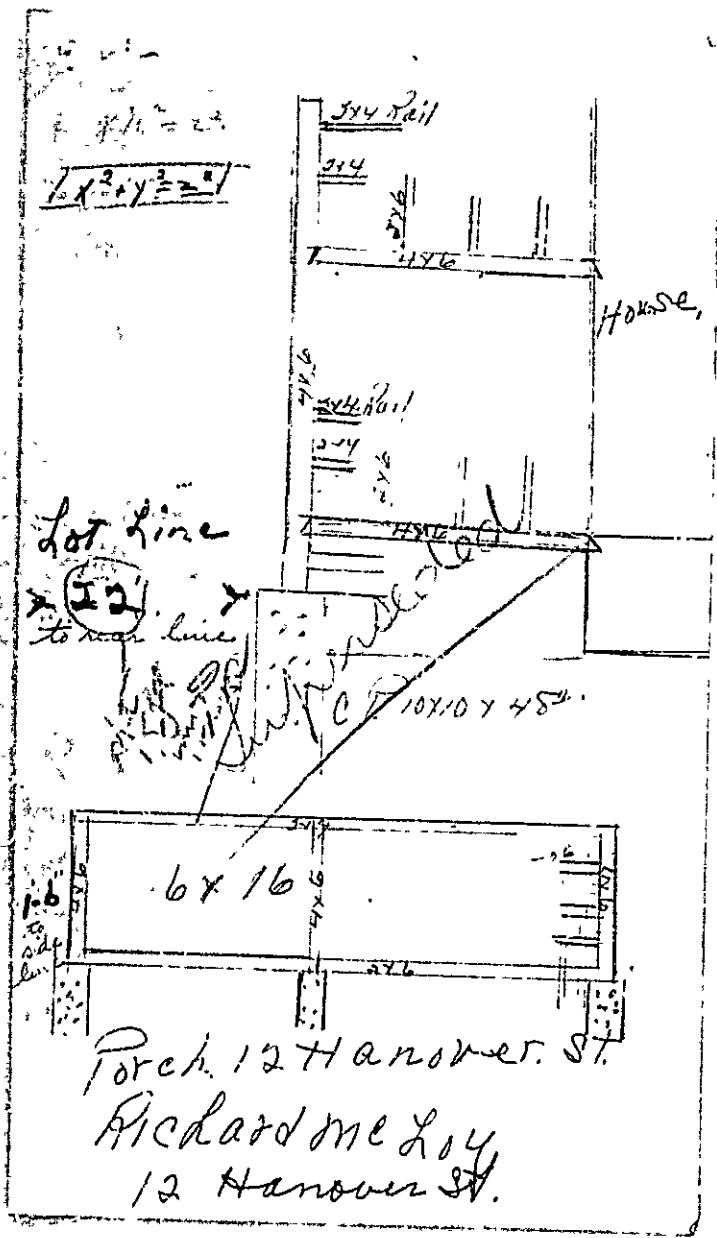
Remarks relating to this particular job:

Does the proposed arrangement satisfy the requirements of your order of 1/3/48 under the Safety Ordinance?

Is the window indicated for use as an exit from third story adequate in size, particularly height, to meet your requirements?

AJS/G

Warren McDonald  
Inspector of Buildings



$x^2 + y^2 = z^2$

$\sqrt{x^2 + y^2} = z$

Lot line

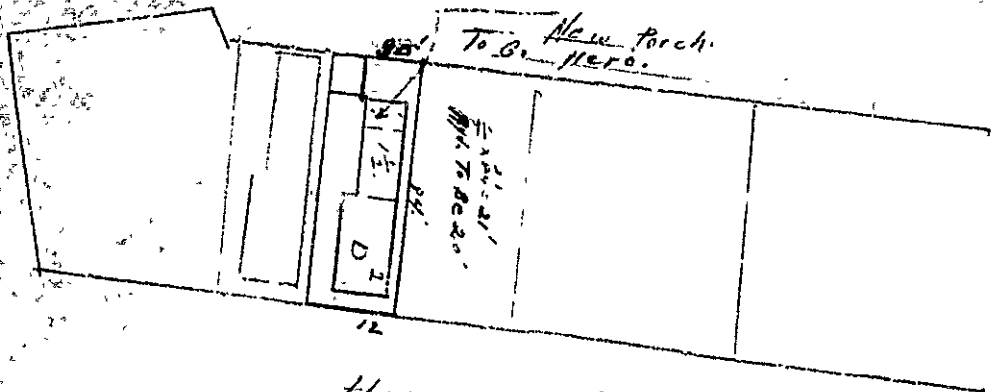
to main line

10 x 10 x 48

Porch 12 Hanover St.

Richard me Loy  
12 Hanover St.

12 Hancock St.  
19, 3-5-2.



12  
Hancock St.

*[Signature]*



FILL IN AND SIGN WITH INK OB 690

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, October 14, 1948

PERMIT ISSUED

OCT 18 1948

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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 12 Hanover St. Use of Building Dwelling No Stories 2 Existing "
Name and address of owner of appliance Miss Sadie F. Trayers, 12 Hanover St.
Installer's name and address Ballard Oil & Equipment Co. Telephone 2-1991

General Description of Work

To install One Fully Automatic Oil Burner under Steam Boiler

IF HEATER, OR POWER BOILER

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

IF OIL BURNER

Name and type of burner Ballard, 4XR3S Labeled by underwriter's 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
Location of oil storage Basement Number and capacity of tanks 1 - 275
If two 275-gallon tanks, will three-way valve be provided?
Will all tanks be more than five feet from any flame? Yes How many tanks fire proofed? none
Total capacity of any existing storage tanks for furnace burners

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

[Blank lines for miscellaneous information]

Amount of fee enclosed? 7.00 (\$1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED: [Signature] 10-16-48

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 Ballard Oil & Equipment Co.]

Signature of Installer

INSPECTION COPY

Permit No 48/1916

Location 12 Hannover St.

Owner Sadie E. Trapp

Date of permit 10/18/48

Approved L. H. 49 PM 47

NOTES

- 1 Fill Pipe.....
- 2 Vent Pipe.....
- 3 Kind of Heat Steam
- 4 Burner Height & Support.....
- 5 Name & Label.....
- 6 Stack Control.....
- 7 High Limit Control.....
- 8 Remote Control.....
- 9 Spang support & Protection.....
- 10 Valves in Supply Line.....
- 11 Capacity of Tank.....
- 12 Tank Rating & Sides.....
- 13 Tank Distance.....
- 14 Tank Gauge.....
- 15 Instruction Card.....
- 16 .....

43200  
INQUIRY BLANK

ZONE \_\_\_\_\_

CITY OF PORTLAND, MAINE  
DEPARTMENT OF BUILDING INSPECTION

FIRE DIST. \_\_\_\_\_

Verbal  
By Telephone

Date 7/7/47

LOCATION 112 Hawken OWNER Kirkpatrick

MADE BY R. M. Kimball 102 Forest Ave TEL. \_\_\_\_\_

ADDRESS \_\_\_\_\_

PRESENT USE OF BUILDING Appt Home 1st & 3rd story

CLASS OF CONSTRUCTION \_\_\_\_\_ NO. OF STORIES 3

REMARKS: Inspected 1927 7m. Nelson &  
Porter - 1120 No. 7th. also  
was 1120 No. 7th.

INQUIRY: Is this a legal apt & living  
space.

ANSWER: Apparently used as  
living space in 1926  
J J

DATE OF REPLY 7/7/47 REPLY BY [Signature]



# APPLICATION FOR PERMIT TO REPAIR BUILDINGS

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

Third Class Building

Portland, Maine, October 27, 1927

To the INSPECTOR OF BUILDINGS, PORTLAND, ME

The undersigned hereby applies for a permit to repair the following described building in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 12 Hanover Street Ward 5 Within fire limits? Yes Dist. No. 1  
Owner's name and address F. H. Johnson, 22 Monument Square Telephone \_\_\_\_\_  
Contractor's name and address H. S. Brown, Cumberland Telephone \_\_\_\_\_  
Use of building 1 family dwelling house  
No. stories 2 1/2 Height \_\_\_\_\_ ft., Gross area \_\_\_\_\_ sq. ft., Style of roof pitch  
Type of present roof covering asphalt and wood shingles

## General Description of New Work

To re-cover one side of roof

## If Roof Covering is to be Repaired or Renewed

When last repaired? \_\_\_\_\_, Area then repaired \_\_\_\_\_ sq. ft.  
Are repairs or renewal due to damage by fire? no If so, what area damaged? \_\_\_\_\_ sq. ft.  
Area of roof to be repaired now? one side \_\_\_\_\_ sq. ft.  
Type of roofing to be used asphalt shingles \_\_\_\_\_ No. plies \_\_\_\_\_  
Trade name and grade of roof covering to be used Class O Underwriters Lab. Johns Manville  
Estimated cost \$ \_\_\_\_\_ Fee \$ 50

F. H. Johnson

Signature of owner \_\_\_\_\_

INSPECTION COPY

5730

Ward 5 Permit No. 27/2133 H  
 Location 12 Hansen St  
 Owner F.H. Johnson  
 Date of permit Oct. 27/69  
 Notif. closing-in \_\_\_\_\_  
 Inspn. closing-in \_\_\_\_\_  
 Final Notif. \_\_\_\_\_  
 Final Inspn. 11/30/69  
 Cert. of Occupancy Issued 12/1/69

**NOTES**

of Amendment and the purpose of the permit is to allow the contractor to repair the exterior of the building in the completion of the work. The contractor is to be responsible for the completion of the work. The contractor is to be responsible for the completion of the work. The contractor is to be responsible for the completion of the work.

**PERMIT TO REPAIR BUILDING**

Clause B required

General Department of New York

IF WORK CONTINUING TO BE SUBMITTED BE KEPT AWAY

INSPECTION COPY

Permit No. 27/2133 H

12 Hansen St

11/30/69

12/1/69





PERMIT ISSUED  
Permit No. 2898

# APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

OCT 25 1927

Portland, Maine, October 25, 1927

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to ~~erect and install~~ <sup>demolish</sup> 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 12 Hanover Street Ward 5 Within Fire Limits? Yes Dist. No. 1

Owner's or Lessee's name and address F. H. Johnson, 25 Monument Sq. Telephone \_\_\_\_\_

Contractor's name and address M. S. Brown, Cumberland Telephone \_\_\_\_\_

Architect's name and address \_\_\_\_\_

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

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

### Description of Present Building to be Altered

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

Last use Shed No. families \_\_\_\_\_

### General Description of New Work

To demolish shed adjoining dwelling house, about 10 x 16

CERTIFICATE OF OCCUPANCY  
REQUIREMENT IS WANTED

### Details of New Work

Size, front \_\_\_\_\_ depth \_\_\_\_\_ No. stories \_\_\_\_\_ 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 \_\_\_\_\_ Roof covering \_\_\_\_\_

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

Kind of heat \_\_\_\_\_ Type of fuel \_\_\_\_\_ Distance, heater to chimney \_\_\_\_\_

If oil burner, name and model \_\_\_\_\_

Capacity and location of oil tanks \_\_\_\_\_

Is gas fitting involved? \_\_\_\_\_ Size of service \_\_\_\_\_

Corner posts \_\_\_\_\_ Sills \_\_\_\_\_ Girt or ledger board? \_\_\_\_\_ Size \_\_\_\_\_

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

Studs (outside walls and carrying partitions) 2x4-10" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.

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

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

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

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

### If a Garage

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

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

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

### Miscellaneous

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

Plans filed as part of this application? no No. sheets \_\_\_\_\_

Estimated cost \$ \_\_\_\_\_ Fee \$ .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 F. H. Johnson

Signature of owner \_\_\_\_\_

INSPECTION COPY

5701

Ward 5 Permit No. 2718 14  
2098

Location 12 Hamner St.

Owner F. H. Johnson

Date of permit Oct 25/27

Notif. closing-in

Inspn. closing-in

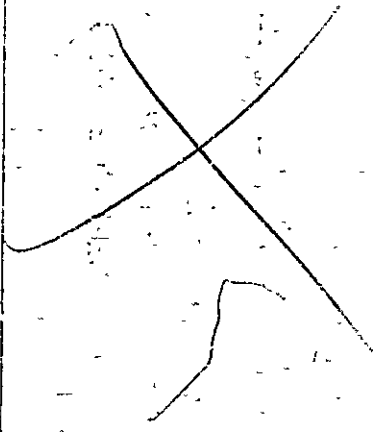
Final Notif.

Final Inspn. 12/19/27 at 10

Cert. of Occupancy issued

NOTES

Work done within done





Location, ownership, and detail must be correct, complete and legible. Separate application required for every building.

## APPLICATION FOR PERMIT TO BUILD A PRIVATE GARAGE

Portland, Me., September 10, 1924

TO THE  
INSPECTOR OF BUILDINGS

The undersigned hereby applies for a permit to build, according to the following Specifications:—

Location ..... 12 Hanover Street ..... Fire Districts no ..... Ward 4  
 Name of owner is? ..... F H & JH Johnson ..... Address Press Building  
 Name of mechanic is? ..... H M Patterson ..... Address 12 Hanover Street  
 Proposes occupancy of building (purpose)? ..... Private garage for one .....  
 cars only, and no space to be let.  
 Not nearer than two feet from any lot line, will not obstruct windows of adjoining property.  
 A Pyrene fire extinguisher to be kept in garage.  
 Size of building, No. of feet front? 14ft .....; No. of feet rear? 14ft .....; No. of feet deep? 14ft  
 No. of stories? 1  
 No. of feet in height from the mean grade of street to the highest part of the roof? 12ft  
 Floor to be? concrete  
 Will the roof be flat, pitch, mansard, or hip? pitch ..... Material of roofing? asphalt  
 Will there be a chimney? no ..... Will the flues be lined? ..... No stoves to be used.  
 Will the building conform to the requirements of the law? yes  
 Will the building be as good in appearance as other surrounding buildings? yes  
 Have you or any person acting for you previously applied for a permit to build a private garage? no  
 If so, state the particulars .....

Estimated Cost, .....

\$ 100. .....  
 Signature of owner or authorized representative, H.M. Patterson  
 Address, 12 Hanover St  
Tel 1793-R

769

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

APPLICATION FOR  
PRIVATE GARAGE

LOCATION  
No. <sup>10-</sup>12 Hannover

Sept 10, 1924

WARD \_\_\_\_\_

PERMIT GRANTED

BUILDING PERMIT REPORT

DATE: 12/10/88

ADDRESS: 12 Hanover St.

REASON FOR PERMIT: 4 to 6 double wind

BUILDING OWNER: 8/12 Hanover St Assoc.

CONTRACTOR: Danfrie / Pizzo Dev.

PERMIT APPLICANT: Joseph Pizzo

APPROVED: 1/23/89 DENIED: 1/23/89

CONDITION OF APPROVAL OR DENIAL:

- X 1.) All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with self-closers.
- X 2.) Each apartment shall have access to two(2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
- X 3.) Each apartment shall be equipped with an approved single station smoke detector powered by the house current. The detector shall be located in an area which will provide protection for the sleeping areas.
- X 4.) The boiler shall be protected by enclosing with one(1) hour fire rated construction including fire doors and ceiling, or by placing over the boiler, two(2) residential sprinkler heads supplied from the domestic water. *electric heat - no boiler.*
- X 5.) Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside opening without the use of separate tools. Where windows are provided as means of egress or rescue, they shall have a sill height not more than 44 inches (1118 mm) above the floor. All egress or rescue windows from sleeping rooms must have minimum net clear openings of 5.7 square feet (0.53m<sup>2</sup>). The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm).

6.) In addition to any automatic fire alarm system required by Sections 1716.3.2 and 1716.3.3, a minimum of one single station smoke detector shall be installed in each guest room, suite or sleeping area in buildings of Use Groups R-1 and I-1 and in dwelling units in the immediate vicinity of the bedrooms in buildings of Use Group R-2 or R-3. When actuated, the detector shall provide an alarm suitable to warn the occupants within the individual unit (see Section 1717.3.1).

In buildings of Use Groups R-1 and R-2 which have basements, an additional smoke detector shall be installed in the basement. In buildings of Use Group R-3, smoke detectors shall be required on every story of the dwelling unit, including basements.

In dwelling units with split levels, a smoke detector installed on the upper level shall suffice for the adjacent lower level provided the lower level is less than one full story below the upper level. If there is an intervening door between the adjacent levels, a smoke detector shall be installed on both levels.

All detectors shall be installed in an approved location. Where more than one detector is required to be installed within an individual dwelling unit, the detectors shall be wired in such a manner that the activation of one alarm will actuate all the alarms in the individual unit.

7.) 608.1 Attached garages: Private garages located beneath rooms in buildings of Use Groups R-1, R-2, R-3 or I-1 shall have walls, partitions, floors, and ceilings separating the garage space from the adjacent interior spaces constructed of not less than 1 hour fire-resistance rating. Attached private garages shall be completely separated from the adjacent interior spaces and the attic area by means of 1/2-inch gypsum board or equivalent applied to the garage side. The sills of all door openings between the garage and adjacent interior spaces shall be raised not less than 4 inches (102mm) above the garage floor. The door opening protectives shall be 1 3/4-inch solid core wood doors or approved equivalent.

608.1.1 Separation by breezeway: A garage separated by a breezeway not less than 10 feet (3048mm) in length from a building of Use Group R-3 may be of type 5B construction, but the junction of the garage and breezeway shall be firestopped to comply with the requirements of Section 1420.0.

*Handwritten:*  
Keff  
12/10/86

Applicant:

*Damberie/Rizzo*

Date:

*Dec 10, 1986*

Address:

*12 Hanover St.*

Assessors No.:

CHECK-LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - *B-3 Business*

Interior or corner lot - *Interior*

Use - *Change from 4 to 6 apts*

Sewage Disposal -

Rear Yards -

Side Yards -

Front Yards -

Projections -

Height -

Lot Area - *2797 sq ft*

Building Area -

Area per Family - *250 sq ft.*

Width of Lot -

Lot Frontage -

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning -

Flood Plains -

December 8, 1986

Mr. S. Hoffses  
City of Portland  
Building Inspections

Dear Mr. Hoffses:

I originally had some concerns regarding the construction to be started on 12 Hanover Street by Dambrie/Pizzo Development/Construction. Today I met with Mr. Pizzo who explained the construction and its limits to me. He also assured me that any existing fencing and lawn would be reinstalled immediately after construction completion, and that a retaining wall would be placed at the boundaries of our respective properties (at their expense).

In view of this information, I have no difficulties with the proposed construction at 12 Hanover Street, and I am looking forward to a substantial improvement to the neighborhood.

Sincerely,



Paul Lehoux  
12 Hanover Street  
Portland, Maine





# APPLICATION FOR PERMIT

RECEIVED  
02338

Class of Building or Type of Structure Third Class  
Portland, Maine, December 22, 1952

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 12 Hanover Street Within Fire Limits? yes Dir. No. \_\_\_\_\_  
 Owner's name and address Richard McLoy, 12 Hanover Street Telephone \_\_\_\_\_  
 Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Contractor's name and address King Butland, 206 Franklin Street Telephone \_\_\_\_\_  
 Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans yes No. of sheets 1  
 Proposed use of building apartment house No. families \_\_\_\_\_  
 Last use \_\_\_\_\_ " " \_\_\_\_\_ No. families 4  
 Material wood No. stories 2 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Recog. \_\_\_\_\_  
 Other buildings on same lot \_\_\_\_\_  
 Estimated cost \$ 200. Fee \$ 2.00

## General Description of New Work

To construct 2-story open rear piazza 6' x 15 1/2'. No roof. Stairway. 8" risers, 10" treads.

10-12 No. 35 T 17

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 King Butland**

## 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 10'  
 Size, front \_\_\_\_\_ depth \_\_\_\_\_ at least 4' below grade \_\_\_\_\_ solid or filled land? \_\_\_\_\_ earth or rock? \_\_\_\_\_  
 Material of foundation concrete piers at least 6" above grade \_\_\_\_\_ Thickness top 10" bottom 10" cellar \_\_\_\_\_  
 Material of underpinning \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_  
 Kind of roof none Rise per foot \_\_\_\_\_ Roof covering \_\_\_\_\_  
 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 2x 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 5 feet  
 Joists and rafters: 1st floor 2x6 2nd 2x8 2x6 3rd \_\_\_\_\_ roof \_\_\_\_\_  
 On centers: 1st floor 18" 2nd 18" 3rd \_\_\_\_\_ roof \_\_\_\_\_  
 Maximum span: 1st floor 8' 2nd 8' 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 a \_\_\_\_\_) \_\_\_\_\_

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP .....
B.O.C.A. TYPE OF CONSTRUCTION ..... 001767

DEC 15 1986

ZONING LOCATION B-3 PORTLAND, MAINE November 18, 1986

City Of Portland

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

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

LOCATION 12 HANOVER ST. Fire District #1, #2
1. Owner's name and address 8-12 Hanover St., Assoc. 47 Portland, Telephone 871-8953.
2. Lessee's name and address Telephone
3. Contractor's name and address Dambrie/Pizzo Development, Telephone 871-8953.
47 Portland Street, Portland No. of sheets
Proposed use of building Apartments No. families 6
Existing use Apartments No. families 4
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ 72,000. Appeal Fees \$
FIELD INSPECTOR-Mr. @ 775-5451 Base Fee
To renovate and construct 6 dwelling units Late Fee
As per plan -- 1 page TOTAL \$ 380.00

Permit #3

Stamp of Special Conditions

PERMIT ISSUED WITH LETTER

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

DETAILS OF NEW WORK

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

IF A GARAGE

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

APPROVALS BY: DATE MISCELLANEOUS
BUILDING INSPECTION-PLAN EXAMINER Will work require disturbing of any tree on a public street?
ZONING: A.K. H.J.T. Dec 12 1986
BUILDING CODE Will there be in charge of the above work a person competent
Fire Dept. to see that the State and City requirements pertaining thereto
Health Dept. are observed?
Others: O.K. AS PER MR. G... 10/19/86

Signature of Applicant Joseph Pizzo Phone # 871-8953
Type Name of above Joseph Pizzo
WITH LETTER Other
Address

16 FIELD INSPECTOR'S COPY APPLICANT'S COPY OFFICE FILE COPY
M.A. MACTSACC

NOTES  
TOT100

Permit No 86/1767  
 Location 12/2 Grand St  
 Owner 8-12 Grand St  
 Date of Permit 11-18-86  
 Approved 12-15-86  
 Dwelling  
 Garage  
 Alteration To south porch

12-26-86 Preliminary work started - siding and corner boards removed on uphill side.

1-14-87 Work continued on left side, siding off mostly and window casements removed.

2-17-87 Most siding removed, some around front windows has been replaced with new material.

3-24 Preliminary and secondary siding material mostly on, new windows installed.

Form being made for front steps.

4-1-87 Porches on uphill side completed, also front steps.

6-16-87  
 OK, Issue Cop O.  
 6 units.



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

Issued to 8-12 Hanover Street Assoc.

LOCATION

12 Hanover Street

Date of Issue June 16, 1987

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. 86/1767, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

Six family dwelling

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

6-16-87

(Date)

*[Signature]*  
Inspector

*[Signature]*  
Inspector of Buildings

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

ELECTRICAL INSTALLATIONS

Permit Number

09815

Location

Owner

Date of Permit

Final Inspection

By Inspector

Permit Application Register Page No.

133

INSPECTIONS: Service 400 Amp by Russo  
Service called in 1/6/87  
Closing-in \_\_\_\_\_ by \_\_\_\_\_

PROGRESS INSPECTIONS:  
1/6/87 \_\_\_\_\_  
3/13/87 \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DATE:	REMARKS:
1/6/87	Called C.M.P. to place 1 meter (Name)
3/13/87	Seabe Electric has withdrawn from the project.
3/13/87	Seabe Electric has installed 5 branch panels to date.

CODE COMPLIANCE COMPLETED  
DATE 7/6/87 DP



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

Date March 6, 1987  
 Receipt and Permit number D 09136

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: 2 Hanover St.  
 OWNER'S NAME: Dambrie/Pizzo ADDRESS: 47-49 Portland St.

<b>OUTLETS:</b>	Receptacles _____	Switches _____	Plugmold _____	ft. TOTAL <u>80</u>	<b>FEES</b>
<b>FIXTURES:</b> (number of)	Incandescent <u>x</u>	Flourescent _____	(not strip) TOTAL <u>15</u>		<u>7.00</u>
	Strip Flourescent _____	ft. _____			<u>3.50</u>
<b>SERVICES:</b>	Overhead _____	Underground _____	Temporary _____	TOTAL amperes _____	
<b>METERS:</b> (number of) _____					
<b>MOTORS:</b> (number of)	Fractional _____	1 HP or over _____			
<b>RESIDENTIAL HEATING:</b>	Oil or Gas (number of units) _____	Electric (number of rooms) <u>18</u>			<u>18.00</u>
<b>COMMERCIAL OR INDUSTRIAL HEATING:</b>	Oil or Gas (by a main boiler) _____	Oil or Gas (by separate units) _____	Electric Under 20 kws _____	Over 20 kws _____	
<b>APPLIANCES:</b> (number of)	Ranges _____	Cook Tops _____	Wall Ovens _____	Dryers _____	Fans _____
	Wtr Heaters _____	Disposals _____	Dishwashers _____	Compactors _____	Others (denote) _____
<b>TOTAL</b>					<u>26.50</u>
<b>MISCELLANEOUS:</b> (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 _____

FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT INSTALLATION FEE DUE \_\_\_\_\_  
 FOR REMOVAL OF A "STOP ORDER" (304-16.b) DOUBLE FEE DUE \_\_\_\_\_  
 TOTAL AMOUNT DUE: 57.00

**INSPECTION:** Will be ready on ready, 1987; or Will Call \_\_\_\_\_  
**CONTRACTOR'S NAME:** B & M Elec  
**ADDRESS:** P.O. Box 52 W Buxton, Me.  
**TEL.:** 727-5577  
**MASTER LICENSE NO.:** 236-3468  
**LIMITED LICENSE NO.:** \_\_\_\_\_

SIGNATURE OF CONTRACTOR:  
*[Signature]*  
 INSPECTOR'S COPY — WHITE  
 OFFICE COPY — CANARY  
 CONTRACTOR'S COPY — GREEN  
04538  
*[Signature]*  
7.67

ELECTRICAL INSTALLATIONS

Permit Number 09136

Location

Owner

Date of Permit 3/16/87

Final Inspection 7/2/87

By Inspector [Signature]

Permit Application Register Page No. 14

INSPECTIONS: Service \_\_\_\_\_ by \_\_\_\_\_  
 Service called in \_\_\_\_\_  
 Closing-in 3/9/87 by Russ  
 PROGRESS INSPECTIONS: 3/9/87 3/30/87  
 5/22/87 \_\_\_\_\_  
 6/12/87 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

DATE:	REMARKS:
3/30/87	Ins. # C8671 received this date. - Tom Turby
5/22/87	Final inspection 3 units (20 3" x 16" & 10" x 10") saw multiple outlets with reversed polarity and <u>no</u> grounding conductors connected
6/12/87	Ben Electric - has completed this project 6 units completed for C of O this date. PR.

CODE COMPLIANCE COMPLETED  
 DATE 7/2/87 PR



PERMIT ISSUED

APPLICATION FOR PERMIT 1767

NOV 15 1986

B.O.C.A. USE GROUP ..... 001-200

B.O.C.A. TYPE OF CONSTRUCTION .....

City Of Portland

ZONING LOCATION ..... PORTLAND, MAINE November 19, 1985

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

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

LOCATION .. 12 Hanover St. .... Fire District #1  #2

1. Owner's name and address 3-12 Hanover St., Assoc. 47 Portland Telephone 871-8953

2. Lessee's name and address ..... Telephone .....

3. Contractor's name and address Dambrie/Pizzo Development Telephone 871-8953

47 Portland Street Portland No. of sheets .....

Proposed use of building Apartments No. families 6

Last use Apartments No. families 2

Material No. stories Heat Style of roof Roofing

Other buildings on same lot .....

Estimated contractual cost \$ 72,000 Appeal Fees \$

FIELD INSPECTOR—Mr. @ 775-5451 Base Fee

To renovate and construct 6 dwelling units As per plan -- 1 page

Late Fee TOTAL \$ 380.00

Permit #3

Stamp of Special Conditions

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

DETAILS OF NEW WORK

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

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

Has septic tank notice been sent? Form notice sent?

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

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

Material of foundation Thickness, top bottom cellar

Kind of roof Rise per foot Roof covering

No. of chimneys Material of chimneys of lining Kind of heat fuel

Framing Lumber—Kind Dressed or full size? Corner posts Sills

Size Girder Columns under girders Size Max. on centers

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

Joists and rafters 1st floor 2nd 3rd roof

On centers: 1st floor 2nd 3rd roof

Maximum span: 1st floor 2nd 3rd roof

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

IF A GARAGE

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

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

APPROVALS BY: DATE

MISCELLANEOUS

BUILDING INSPECTION—PLAN EXAMINER

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

ZONING

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

BUILDING CODE

Fire Dept.

Health Dept.

Others:

Signature of Applicant Joseph Pizzo Phone # 871-8953

Type Name of above Joseph Pizzo 1 2 3 4

Other and Address

6

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY



# PLUMBING APPLICATION

Department of Human Services  
 Division of Health Engineering  
 (207) 258-3123

**PROPERTY ADDRESS**

Town Or Plantation: PORTLAND  
 Street: 12 HAVIVER ST  
 Subdivision Lot #: \_\_\_\_\_

**PROPERTY OWNERS NAME**

Last: HIGGINS First: MELADY

Applicant Name: NORTHHERY UTILITIES

Mailing Address of Owner/Applicant (If Different): 1725 FARENT AVE

PORTLAND PERMITS: 1,758 TOWN COPY

Date Permit Issued: 6-4-86 FEE: \_\_\_\_\_ Double Fee Charged:

L.P.I. #: \_\_\_\_\_

*Paul Thomas, Director of Permits*  
*Anthony Yodanis*

**Owner/Applicant Statement**

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.

Melady Higgins 3097 6-4-86  
 Signature of Owner/Applicant Date

**Caution: Inspection Required**

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

Anthony Yodanis  
 Local Plumbing Inspector Signature

JUN 4 1986  
 Date Approved

## PERMIT INFORMATION

<p><b>This Application is for</b></p> <p>1. <input type="checkbox"/> NEW PLUMBING</p> <p>2. <input checked="" type="checkbox"/> RELOCATED PLUMBING</p>	<p><b>Type Of Structure To Be Served:</b></p> <p>1. <input checked="" type="checkbox"/> SINGLE FAMILY DWELLING</p> <p>2. <input type="checkbox"/> MODULAR OR MOBILE HOME</p> <p>3. <input type="checkbox"/> MULTIPLE FAMILY DWELLING</p> <p>4. <input type="checkbox"/> OTHER - SPECIFY: _____</p>	<p><b>Plumbing To Be Installed By:</b></p> <p>1. <input type="checkbox"/> MASTER PLUMBER</p> <p>2. <input type="checkbox"/> OIL BURNERMAN</p> <p>3. <input type="checkbox"/> MFG'D. HOUSING DEALER/MECHANIC</p> <p>4. <input checked="" type="checkbox"/> PUBLIC UTILITY EMPLOYEE</p> <p>5. <input type="checkbox"/> PROPERTY OWNER</p> <p>LICENSE # _____</p>
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Number	Hook-Ups And Piping Relocation	Number	Column 2 Type Of Fixture	Number	Column 1 Type Of Fixture
	HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.		Hosebibb / Sillcock		Bathtub (and Shower)
			Floor Drain		Shower (Separate)
			Unna		Sink
	HOOK-UP: to an existing subsurface wastewater disposal system.		Drinking Fc		Wash Basin
			Indirect Waste		Water Closet (Toilet)
			Water Treatment Softener, Filter, etc.		Clothes Washer
	PLUMBING RELOCATION: of sanitary lines, drains, and piping without new fixtures.		Grease/Oil Separator		Dish Washer
			Dental Cuspidor		Garbage Disposal
			Bidet		Laundry Tub
	Hook-Ups (Subtotal)		Other: _____	1	Water Heater
\$	Hook-Up Fee		Fixtures (Subtotal) Column 2		Fixtures (Subtotal) Column 1

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

TOTAL FIXTURES: \$ 6.00

TOTAL FEE: \$ 6.00

**PLUMBING APPLICANT**  
**PROPERTY ADDRESS**

Town Or Plantation: PURCELLAND  
 Street Subdivision Lot #: 127 AMHERST  
**PROPERTY OWNERS NAME**  
 Last: LEWIS First: BARBARA  
 Applicant Name: DAVID BIRKE  
 Mailing Address of Owner/Applicant (if different): 5 MARCONI AVE W. BARNHART

LAND PERMIT # 151 TOWN COPY OF FEE  Duplicates Fee Charged   
112787  
David Birke  
 Local Plumbing Inspector Signature

**Owner/Applicant Statement**  
 I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.  
David Birke 1-22-87  
 Signature of Owner/Applicant Date

**Caution: Inspection Fee**  
 I have inspected the installation authorized above and find it to be in compliance with the Maine Plumbing Rules.  
Local Plumbing Inspector Signature Date Approved: MAY 15 1987

**PERMIT INFORMATION**

This Application is for:  
 NEW PLUMBING  
 RELOCATED PLUMBING  
 JAN 23 1987

Type Of Structure To Be Served:  
 SINGLE FAMILY DWELLING  
 MODULAR OR MOBILE HOME  
 MULTIPLE FAMILY DWELLING  
 OTHER - SPECIFY: \_\_\_\_\_

Plumbing To Be Installed By:  
 MASTER PLUMBER  
 OIL BURNERMAN  
 MFG'D. HOUSING DEALER/MECHANIC  
 PUBLIC UTILITY EMPLOYEE  
 PROPERTY OWNER  
 LICENSE # 13493

Number	Hook-Ups And Piping Relocation	Number	Column 2 Type Of Fixture	Number	Column 1 Type Of Fixture
	HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District. MAR 03 1987		Hosebibb / Silcock		Bath (and Shower)
			Floor Drain		Shower (Separate)
			Urinal		Sink
	HOOK-UP: to an existing subsurface wastewater disposal system.		Drinking Fountain		Wash Basin
			Indirect Waste		Water Ck. set (Toilet)
			Water Treatment Softener, Filter, etc.		Clothes Washer
	PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.		Grease/Oil Separator		Dish Washer
			Dental Cuspldior		Garbage Disposal
			Bidet		Laundry Tub
	Hook-Ups (Subtotal)		Other: _____		Water Heater
\$	Hook-Up Fee		Fixtures (Subtotal) Column 2		Fixtures (Subtotal) Column 1

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

Page 1 of 1  
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