

50-52 AVON STREET

SEAN WALKER

Memorandum from Department of Building Inspection, Portland, Maine

FIRE ALARM SYSTEM

March 22, 1967

Location=50 Avon St.

When such a system has been installed, the owner and lessee of the building are responsible for keeping the system in working order at all times, so that the system may always be on guard to warn the occupants of the building in case a fire starts. To discharge this responsibility and to have good assurance that he will not be held either financially or criminally liable in case of injury or loss of life in his building due to fire, it is my belief that the owner and lessee must see to it that the alarm system is tested every twenty-four hours. This may be done by merely pressing very briefly the test button to see if the bells ring loud and clear.

Most of these systems have dry batteries for their power, and the batteries will deteriorate in time so that they will not ring the alarm bells satisfactorily, if at all. If the batteries are used briefly by this test every day, they will last longer than when tested less frequently.

Because this is a safety device whenever it is found that the bells do not ring loud and clear or any other defect appears in the system, the owner or his agent should notify immediately some predetermined party who has agreed in advance to come at once and service the system, whether day or night, Sundays or holidays.

It is recommended that the name of such a party and the address and telephone number be posted permanently on or in the control box of the system.



RS PERMIT CLASS

APPLICATION FOR PERMIT

Class of Building or Type of Structure

Class

Portland, Maine,

March 17, 1967

PERMIT ISSUED

00167

MAR 22 1967

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair demolish install the following building 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 Avon St. Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Madelina Maguire, 50 Avon St. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address C.V. Plaisted, 112 Winter St. Telephone 775-3391
 Architect _____ Specifications _____ Plans no No. of sheets _____
 Proposed use of building Apts. & Lodging No. families 6
 Last use _____ " " _____ No. families 6
 Material frame _____ No. stories 2 1/2 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ _____ Fee \$ 5.00

General Description of New Work

To install automatic fire alarm system using "Firelite" covering halls, cellar and closets off hall on first, second and third floors. Gongs of such strength as to ring loud and clear. Thermostats (9) in all #53 System to be checked at least once a year; installed in steel or well seasoned wood cabinet in dry clean place, not less than 6' above floor and where temperature will not go below 40 deg. nor above 100 deg. Installer will fasten to control box full instructions for operating and servicing system. Gongs are located (1) on second floor (UB 106-6")

Sent to Fire Dept. 3/22/67
 Rec'd from Fire Dept. 3/22/67

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** contractor

Details of New Work

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

If a Garage

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

APPROVED:

J.R. Banno Fire Dept. 3/22/67

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

C V Plaisted

CS 301

INSPECTION COPY

Signature of owner by: *C.V. Plaisted*

7M

10992

CITY OF PORTLAND, MAINE Application for Permit to Install Wires

Permit No. 54678

Issued Feb. 3, 1966
Portland, Maine

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 Mrs. Mc Guire Tel.

Contractor's Name and Address William Bon. Inc. Tel.

Location 56 Grand St. Use of Building

Number of Families Apartments Stores Number of Stories

Description of Wiring: New Work Additions Alterations

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

No. Light Outlets Plugs Light Circuits Plug Circuits

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

SERVICE: Pipe Cable Underground No. of Wires Size # 14

METERS: Relocated Added Total No. Meters

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

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

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

Electric Heat (No. of Rooms)

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

Elec. Heaters Watts

Miscellaneous Watts Extra Cabinets or Panels

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

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

Amount of Fee \$ 2.00

Signed M. J. Day

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 F. W. Hebert
(OVER)

LOCATION *Avon ST 50*
 INSPECTION DATE *2/17/66*
 WORK COMPLETED *2/17/66*
 TOTAL NO. INSPECTIONS *1*
 REMARKS:

FEE S FOR WIRING PERMITS EFFECTIVE JULY 31, 1963

WIRING		
1 to 30 Outlets	(including switches)	\$ 2.00
31 to 60 Outlets	(including switches)	3.00
Over 60 Outlets, each Outlet	(including switches)	.05
(Each twelve feet or fraction thereof of fluorescent lighting or any type of plug molding will be classed as one outlet).		
SERVICES		
Single Phase		2.00
Three Phase		4.00
MOTORS		
Not exceeding 50 H.P.		3.00
Over 50 H.P.		4.00
HEATING UNITS		
Domestic (Oil)		2.00
Commercial (Oil)		4.00
Electric Heat (Each Room)		.75
APPLIANCES		
Ranges, Cooking Tops, Ovens, Water Heaters, Disposals, Dishwashers, etc. — Each Unit		1.50
TEMPORARY WORK (Limited to 6 months from date of permit)		
Service, Single Phase		1.00
Service, Three Phase		2.00
Wiring, 1-50 Outlets		1.00
Wiring, each additional outlet over 50		.02
Circuses, Carnivals, Fairs, etc.		10.00
MISCELLANEOUS		
Distribution Cabinet or Panel, per unit		1.00
Transformers, per unit		2.00
Air Conditioners, per unit		2.00
Signs, per unit		2.00
ADDITIONS		
5 Outlets, or less		1.00
Over 5 Outlets, Regular Wiring Rates		



APPLICATION FOR PERMIT

PERMIT ISSUED
01021
AUG 2 1960
CITY of PORTLAND

Class of Building or Type of Structure Third Class

PORTLAND, MAINE, August 2, 1960

To the INSPECTOR OF BUILDINGS, Portland, Me.

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

Location 50 Avon St.

Owner's name and address Madeline Megquier, 50 Avon St. Telephone _____

Contractor's name and address not let. Telephone _____

Use of building—Present Apartment House Proposed Apartment House

No. of Stories 3 Style of roof pitch Type of present roof covering Asphalt

Type and Grade of roofing to be used Asphalt Class C Und Lab. No. plies _____

GENERAL DESCRIPTION OF NEW WORK

To cover roof.

Fee \$.50

INSPECTION COPY

Signature of Owner by: Madeline Megquier

46A-497

SURVEY AND INVESTIGATION OF TENEMENT AND LODGING HOUSES
QUESTIONABLE AS TO LEGAL AND SAFE USE

- 1. Location 50-52 Ave. St Date investigation commenced 5/18/55
- 2. References: Complaints 48/55 Appl. BP _____ Inc. _____
- 3. Present Owner and Address Perley M. Emery & Addie H.
- 4. Present Lessee and Address _____
- 5. Building Permit Record: _____

Assessors' Record

- 6. Survey 1924: Owner Alma C. Manning No. tenants 1
No. rooms _____; Class of Use Single
- 7. Assessors' change record since 1924 1925 S. Mann. - 1932 Conn. Part B 1937
1937 D.B. in Steam heat - 1948 D.B. S.T. heat
- 8. Change of Owners, 1924 to date 1919 Alma C. Manning - 1943 George W. Kirk Jr
and Dorothy E. 1945 Dora A. Leavitt - 1946 Perley M. Emery & Addie H. Manning

9. City Directory Record

1926	Miss Mary F. Manning	1936	Same
1927	Same	1937	Same
1928	Same	1938	Margaret D. Manning @
1929	Same	1939	Same
1930	Same	1940	Same
1931	Same	1941	Same
1932	Same	1942	Same
1933	Same	1943	Same
1934	Same	1944	Geo. W. Kirk, Jr @ - 4-3121
1935	Same	1945	Mrs. Dora Leavitt @

1948 Mrs. Addie H. Emery, Lodging H.
Perley M. Emery
William Doyle

10. Miscellaneous 1946 Mrs. Addie H. Emery, Lodging
Perley M. Emery @

Conclusions and Action

Inspection Data

Date: _____

11. Occupancy data on above date:

	<u>*No. Rooms</u>	<u>Lodging Rooms No. & No. Occ.</u>	<u>Apartments No. Rms & Occ.</u>	<u>Total Occupants</u>
Basement
1st Floor
2nd Floor
3rd Floor
4th Floor
5th Floor

*Not including toilet or bath or hallways

Grand Total Occupants

12. Exit Data:

Inside Stairways

Outside Stairways

Basement to 1st or grade

4th to 3rd

3rd to 2nd

2nd to 1st

1st to grade

Which, if any, of above are accessible only by passing through private quarters of others

Which of above, if any, are of little value because of location with respect to rooms or each other

Which of above, if any, are unusually steep or narrow, have excessive winders or other important defects

13. Fire-Protection Data: No. stairs between cellar and first floor. Which, if any, are enclosed with fire resistive enclosures

Which of above stairs, if any, have closets beneath any part of them

14. Misc. Inapp. Notes

AP 50 Avon Street-I

May 12, 1948

Mr. Perley M. Emery
50 Avon Street
Portland, Maine

Subject: Question of lawful use of building
at 50 Avon Street

Dear Sir:

Since 1926, it has been unlawful under the Building Code to change the use of a building from one or two families to three or more families or to a lodging house without first providing the safety and other features required by the Code for such a use and securing from this Department a certificate of occupancy for that use. Under Building Code definitions a dwelling does not become a lodging house unless more than four persons are harbored or lodged therein.

From any records which we have available, it appears that the half of the duplex house which you own has been used as a one-family dwelling up until the last three or four years and if this be true, the change to a lodging house must have been made without first securing the required certificate of occupancy and providing the specified features for the new use. Unless you can produce evidence that the present use of the building is a legal one, that is similar to that in 1926, it would appear that we have no option but to require that either the use of the building be changed back to the lawful one or else an application for a permit for change of use be filed at this office at once and steps taken to place the building in compliance with law.

With the application for this permit will be needed plans of the building showing the use of each room location, width, and size of rise and tread of all stairways, ceiling heights in each story, window areas, etc. to show compliance with Building Code requirements. These plans should be in the form of blueprints drawn to scale and made by some person who is familiar enough with Building Code requirements to be able to show details needed to be provided to meet these requirements, if any.

We shall expect to hear from you before May 24, 1948 as to how you propose to take care of this situation. As noted in another letter, we are issuing a permit for the erection of a metal fire escape on the rear of the building. This is probably being provided in order to comply with the requirements of the Safety Ordinance. This ordinance which is enforced by the Chief of the Fire Department applies only to those buildings whose use was established before the present Building Code was enacted or to lawfully built or altered apartment and lodging houses. While there may be some question as to whether a fire escape erected in compliance with Safety Ordinance requirements might not meet Building Code specifications as to location and means of reaching it, there is little doubt but that alterations and means of egress installed to meet Building Code requirements would satisfy the specifications of the Safety Ordinance.

Very truly yours,

Inspector of Buildings

AJS/s

AP 50 Avon Street-1

May 12, 1948

Mr. Perley H. Emery
50 Avon Street
Portland, Maine

Subject: Permit for construction
of metal fire escape on rear
of building at 50 Avon Street

Dear Sir:

Although there is a question as to the lawful use of this building under Building Code requirements, we are issuing to Megquier & Jones Company the permit for the above fire escape because we are unwilling to accept any responsibility for the safety of the occupants of your building by delaying issuance of a permit for a second means of egress from the building while the matter of the use of the building is being straightened out.

However, if the fire escape is installed, we have no way of telling whether it will meet Building Code requirements as to location and means of reaching it should it turn out that the present use of the building is unlawful and alterations be needed to meet Building Code specifications for the use of the building as a lodging house.

We are taking up this question as to use of the building in a separate letter which you will receive shortly.

Very truly yours,

Inspector of Buildings

AJS/S

CC: Megquier & Jones Company
33 Pearl Street



(A) APARTMENT HOUSE ZONE
APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine April 28, 1943

PERMIT ISSUED
00725 1943
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect ~~also to erect~~ all the following ~~and to install~~ fire 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 Avon Street Within Fire Limits? yes Dist. No. 1
Owner's name and address Perley N. Emery, 50 Avon Street Telephone 3-6471
Lessee's name and address _____ Telephone _____
Contractor's name and address Megquier & Jones Co., 33 Pearl Street Telephone 3-6471
Architect _____ Specifications _____ Plans _____ No. of sheets _____
Proposed use of building Apartment House No. families _____
Last use _____ " " _____ No. families _____
Material wood No. stories 3 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____ Fee \$ 2.00
Estimated cost \$ 600

General Description of New Work

To erect metal fire escape third story to ground on rear of building.

Memo Sent to Fire Chief

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 Megquier & Jones

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 _____ Material of chimneys _____ of lining _____ 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 _____
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? _____

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

APPROVED:

Perley Emery
Megquier & Jones Co.

Signature of owner by: P. L. Emery

INSPECTION COPY

AP 50 Avon Street-1

June 25, 1948

Mr. Perley M. Emery
50 Avon Street
Mr. H. S. Barsalou
16 Rudman Road

Subject: Building permit for alterations of
lodging house at 50 Avon Street

Gentlemen:

Contrary to my letter of May 12, we now have conclusive information that the building was in use as a lodging house in 1926 and many years before that. Accordingly Building Code requirements do not apply as would be the case if a change of class of use had taken place since 1926, but applies only to changes desired by the owner and improvements directed by the Chief of the Fire Department under Safety Ordinance and State Law.

It is understood that the owner does not desire to enclose the cellar stairs, and that item is accordingly crossed off the application.

Issuance of this permit cannot be taken as assurance that the improvements contemplated in the application, taken together with the fire escape authorized by a former permit, will satisfy the requirements of Fire Department orders, but a few items are brought to attention which were somewhat in doubt when I examined the building with you.

It is understood that an automatic fire detection and alarm system is to be provided at the direction of the Chief of the Fire Department. This installation requires a separate permit from this department, which is to be applied for by and is issuable only to the installer.

The only access to the proposed rear fire escape from second floor would be through what has been a private lodging room. It is understood that this room is either to be converted to a hall and no longer used for living quarters or a partition will be constructed to set off a hall from this room and a smaller room preserved for lodging. If this partition is constructed, the Building Code requires that it be covered on both sides with plaster on non-burnable lath.

On the third floor there are at present two finished rooms used for living quarters, separately. According to the Fire Chief's order a doorway is to be cut between the two rooms, thus eliminating a closet, and in this manner provide a connection between the two rooms so that the proposed fire escape and the new swinging window leading to it can be reached by the occupants of either room without being exposed to the public hall—these two rooms to be made into a single apartment thus assuring that the door between the two rooms will never be locked. It is understood that the small room to be partitioned off in third floor hallway is to be used in connection with this third floor apartment. The application for the permit stipulates that these new partitions are to be covered on both sides with plaster on perforated Gypsum lath. Since the hallway is on the third floor and is a private hallway, serving only the one apartment which will be on third floor, these partitions need not be plastered, if desired, but covered with Gypsum wallboard only.

In view of the fact that change of class of use is not taking place now and the Building Code does not apply as it would in such a case, the question of providing

Emery, Barsalou ----- 2

June 25, 1928

electric lights in the hallways and stairways required for means of egress is a matter for the Chief of the Fire Department under the Safety Ordinance. If you have not consulted him about that, I suggest that you do so so that the proper arrangement of lights in the halls may be provided while the other changes are being made.

As I remember it, the smokepipe of the heater in the collar is somewhat too close to the combustible material overhead for safety, and I believe you are to furnish a shield of asbestos wallboard, three times the diameter of the smokepipe in width and suspended about half way between the top of the pipe and the woodwork overhead by non-burnable hangers.

It is my recollection that the proposed enlarged platform is not intended to have any roof over it and all parts of it will be at least five feet from the side lot line dividing Mr. Emery's lot from the lot on which the other half of duplex house is located, and at least 20 feet from the rear lot line.

The framing and foundation of the proposed platform is not explained fully in the application, but I will try to supplement that description, and if Mr. Barsalou has any doubt about the proposition as to compliance with the Building Code, it would be well for him to get in touch with this office before proceeding with construction of the platform. The iron pipe to be used for foundations of the new platform are required to be no less than 3 inches in outside diameter, whether the pipe is to be filled with concrete or not, and a suitable flat rock or concrete footer is required beneath the lower end of each pipe. The 4x6 sills will be set with the 6-inch dimension upright, of course. Presumably the 3x8 floor joists will set on the top of the 4x6 sills, will have no less than 1x3 bridging approximately in the center of every span, and may require doubling up where the opening is left for the existing stairway which it is understood is to be left in place.

Very truly yours,

Inspector of Buildings

WMD/S

P.S. The new small room on third floor is to be used, I believe, for a toilet room. In that case ventilation of the room is a matter to be handled by the Plumbing Inspector who is a member of the Health Department. If, however, the room is to be a kitchenette, the ventilation of the room is controlled by the Building Code and you should advise how you propose to provide light and air before starting construction of the partition.



(A) APARTMENT HOUSE ZONE
APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, June 17, 1948

PERMIT ISSUED
01067
JUN 25 1948

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE
The undersigned hereby applies for a permit to ~~erect~~ alter ~~repairs~~ ~~and~~ 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 50 Avon Street Within Fire Limits? yes Dist. No. 1
Owner's name and address Perley M. Emery, 50 Avon St. Telephone _____
Lessee's name and address R. S. Barsalou, 16 Rudman Road Telephone _____
Contractor's name and address Richard G. Gonsky, 47 Wick Ave. Telephone _____
Architect _____ Specifications _____ Plans no No. of sheets _____
Proposed use of building Lodging House No. families _____
Last use _____ No. families _____
Material frms No. stories 3 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____ Fee \$ 1.00
Estimated cost \$ 250.

Memo Sent to Fire Chief General Description of New Work
To demolish existing rear ~~platform~~ platform 8'x19' and construct 12'x12' rear ~~platform~~ platform - 30' to rear lot line.
To construct non-bearing partition between two rooms - 2x4, 16" O.C., sheetrock both sides, second floor.
To partition off hallway on third floor - 2x4 studs, 16" O.C., ~~rock~~ perforated gypsum lath and plaster both sides.
To open up existing closet, third floor, to provide archway between two rooms, 30" opening, to existing fire escape
To change existing double hung window to casement window, 42" wide and 44" high, to lead to existing fire escape
To ~~enclose~~ enclose ~~cellar stairs with perforated gypsum lath and plaster and standard self-closing fire door at foot of stairs.~~
Fluxa 3 1/2"
Platform - iron post foundation - 4x6 sill; 3x8 floor joists, 16" O.C., 12' span, at least 4' below grade. - Posts 6' span.

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** R. F. Barsalou, 16 Rudman Rd.

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED

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 _____ Kind of heat _____ fuel _____
No. of chimneys _____ Material of chimneys _____ of lining _____ Dressed or full size? _____
Framing lumber—Kind _____ Size _____
Corner posts _____ Sills _____ Girt or ledger board? _____
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 _____
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? _____

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
Perlay Emery

APPROVED:

Signature of owner By: Russell F. Barsalou



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

02301
318-08

Portland, Maine, Sept. 8, 1927

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 56 Corn St. Use of Building Swelling No. Stories 2 New Building Existing "
Name and address of owner of appliance Perley M. & Adeline H. Penney Lane
Installer's name and address Ballard Oil & Equip 135 Marguit Way Telephone 2-1981

General Description of Work

To install one fully automatic oil burner for existing steam heat

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 1 - Eber - EBS 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 Cement Number and capacity of tanks 1 - 275 gal
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 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

.....
.....
.....
.....
.....
.....

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

APPROVED:
.....
.....
.....

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

ACTION COPY
Signature of Installer Ballard Oil & Equip
W. J. Penney

30-52

File: C-37-24-1

February 13, 1937

Mrs. Alma C. Manning,
508 Spring Street,
Portland, Maine

Dear Madam:

An inspector from this office, while inspecting the oil burner recently installed in the building at 50-52 Avon Street, has noted that the smokepipe serving the heater is only from three inches to six inches below a ceiling which is apparently plastered on wooden lath; also that this pipe is only two inches above the top of a wooden closet at about the point where the pipe enters the chimney. He was unable to discover any suitable cleanout device at the bottom of the chimney flue.

To be sure this smokepipe is wrapped with asbestos and has existed in about this situation for a long time, perhaps without any difficulty.

We believe, however, that the condition is not undoubtedly safe against fire, especially, since you have apparently changed from the type of fuel formerly used or at least changed to a new oil burner, a change which is more likely than not to increase the temperatures in the smokepipe in severe cold weather.

We are not disposed to require that you do anything about these matters. We recommend, however, that you lower the smokepipe so that the top of it is about ten inches below the ceiling above, adjusting the arrangement of the closets so that the woodwork is further removed from the smokepipe than at present, provide a shield of asbestos lumber at least three times the diameter of the smokepipe in width, suspended about halfway between the top of the smokepipe and the ceiling above on non-burnable hangers, that you provide a cast iron cleanout door and frame at the bottom of the chimney flue at a point convenient of access and that you have the chimney flue thoroughly cleaned out, if it appears necessary.

Very truly yours,

Mac/H

Inspector of Buildings



(A) APARTMENT HOUSE CODE

Complaint No. C-37-24

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

COMPLAINT

Date received February 16, 1936

Location 50-52 Avon Street

Ward 5

Owner's name and address Alma C. Manning, 506 Spring Street

Telephone _____

Tenant's name and address _____

Telephone _____

Use of building Dwelling house

General Description

Smokepipe close to lath and plastered ceiling in cellar

Complainant's name and address ATH

Telephone _____

Conditions found _____

Action taken _____

ORIGINAL

55 (A) APARTMENT HOUSE 20-48

Word No. 5 in Complaint No. C-37-24

Location 50-52 Adam St.

Date Received 2/16/37

Date Disposed of 2/18/37 O.K.

one old burner 30/14719 NOTES 1-42A-9

the usual reply that it had been that way for years and a change was hardly needed now, I was unable to

This smoke pipe has a run of about 5'-0" and is 3" below a bath and plaster ceiling when it enters the chimney to a maximum clearance of 6" above but 2" above the top of a wood closet where entering the chimney, I neglected to note but do not think this pipe has a draft of 10" stat. Smoke pipe is wrapped in asbestos paper. Aside from what work might be necessary around the closet this pipe can be lowered, at least to the minimum of 10", without great inconvenience. I took this condition up with Messrs Manning with

determined if the chimney had a cleanout, C.O., 7/18/37 and charge of same



FILL IN COMPLETELY AND SIGN WITH INK

PERMIT ISSUED 1936

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, Oct 17, 1936

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 Anson St Use of Building Dwelling
Name and address of owner Mary E. Manning 50 Anson St Ward 5
Contractor's name and address Paul Farmer 70 Free Telephone 30887

General Description of Work

To install Oil Burner in connection with steam heating system

IF HEATER, POWER BOILER OR COOKING DEVICE

Is heater or source of heat to be in cellar? Yes If not, which story Kind of Fuel Oil
Material of supports of heater or equipment (concrete floor or what kind) Concrete
Minimum distance to wood or combustible material, from top of boiler or casing top of furnace,
from top of smoke pipe, from front of heater, from sides or back of heater
Size of chimney flue Other connections to same flue

IF OIL BURNER

Name and type of burner Retro W-1-B Labeled and approved by Underwriters' Laboratories? Yes
Will operator be always in attendance? No Type of oil feed (gravity or pressure) Gravity
Location oil storage Basement No. and capacity of tanks 1- 275 gal
Will all tanks be more than seven feet from any flame? Yes How many tanks fireproofed? None

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

INSPECTION COPY

Signature of contractor Paul Farmer

ATTENTION: BEFORE SIGNING THIS PERMIT IS VOIDED UNLESS SIGNATURE OF CONTRACTOR IS WRITTEN

PERMIT # 119 CITY OF Portland BUILDING PERMIT APPLICATION MAP # _____ LOT# _____

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

Owner: Thomas McAdam

Address: P.O. Box 8612, 04101 773-7467

LOCATION OF CONSTRUCTION 50 Avon Street

CONTRACTOR: Ross James Mgt. SUBCONTRACTORS: _____

ADDRESS: same

Est. construction Cost: 11,500 Type of Use: 3 family

Past Use: single family

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

Is Proposed Use: _____ Seasonal _____ Condominium _____ Apartment _____

Conversion - Explain change of use with interior renovations _____

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE
 Residential Buildings Only:
 # Of Dwelling Units _____ # Of New Dwelling Units _____

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

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

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

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

For Official Use Only

Date <u>1/8/88</u>	Subdivision: Yes / No _____
Inside Fire Limits _____	Name _____
Bldg Code _____	Lot _____
Time Limit _____	Block _____
Estimated Cost <u>11,500</u>	Permit Expiration: _____
Value/Structure _____	Ownership: _____ Public _____ Private _____
Fee <u>85.00</u>	

Ceiling:
 1. Ceiling Joists Size: _____
 2. Ceiling Strapping Size _____ Spacing _____
 3. Type Ceilings: _____
 4. Insulation Type _____ Size FEB 11 1988
 5. Ceiling Height: _____

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

Chimneys:
 Type: _____ Number of Fire Places _____

Heating:
 Type of Heat: _____

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

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

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

Zoning:
 District _____ Street Frontage Req.: _____ Provided _____
 Required Setbacks: Front _____ Back _____ Side _____

Review Required:
 Zoning Board Approval: Yes _____ No _____ Date: _____
 Planning Board Approval: Yes _____ No _____ Date: _____
 Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____
 Shore and Floodplain Mgmt. _____ Special Exception _____
 Other (Explain) _____
 Date Approved _____

Permit Received By Kandi Cote

Signature of Applicant Thomas McAdam Date 1-8-88

Signature of CEO Thomas McAdam Date 1/8/88

Inspection Dates _____

PERMIT ISSUED WITH LETTER

50 AVON STREET

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION 01196
ZONING LOCATION PORTLAND, MAINE March 22, 1983

MAR 24 1983

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 use in accordance with the Laws of the State of Maine, the Portland B.O.C. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 50 Avon Street Fire District #1 [] #2 []
1. Owner's name and address Goodwill of Maine - same - 353 Cumberland Ave Telephone 774-6323
2. Lessee's name and address Telephone
3. Contractor's name and address Suburban Propane Gas - Thompsons Pt. Telephone 774-0387
Proposed use of building ...shelter for teen agers - emotionally disturbed... No. of sheets
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$
FIELD INSPECTOR-Mr. 175-5451
Appeal Fees \$
Base Fee 15.00
Late Fee
TOTAL \$ 15.00

To set 1-100 gal. propane gas tank to be used for cooking as per plans. 1 sheet of plans.

Send permit to # 3 04102

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? 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? cart, 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 n 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:
BUILDING CODE: Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?
Fire Dept.:
Health Dept.:
Others:

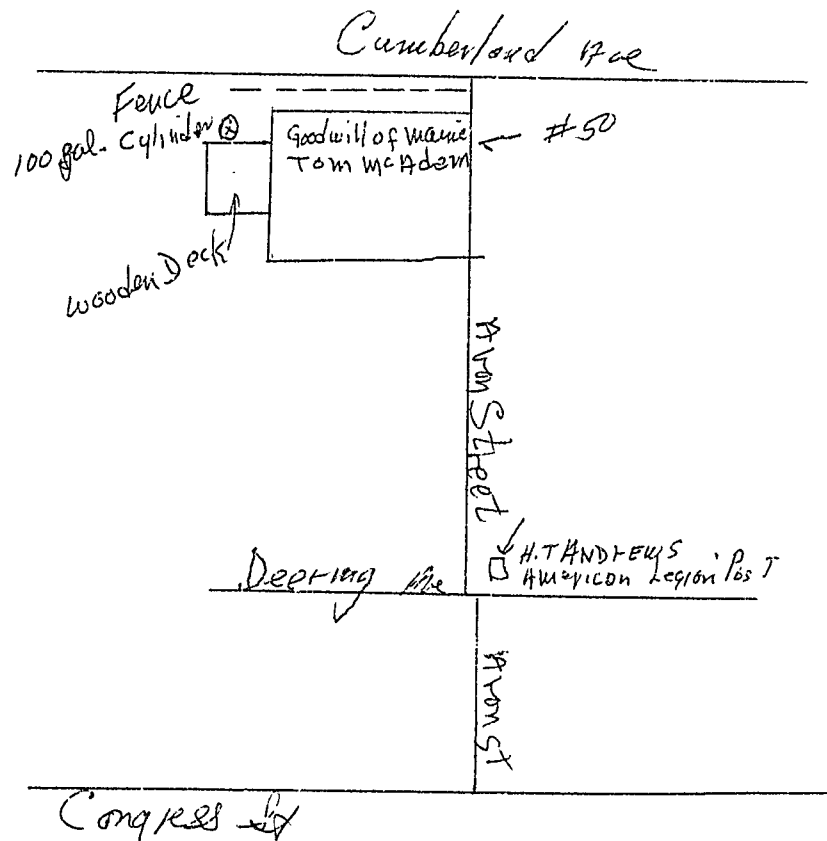
Signature of Applicant Phone #
Type Name of above Edward Atkinson for 1 [] 2 [] 3 [] 4 []
Suburban Propane Gas/ Goodwill of Maine Other
and Address

10

FIELD INSPECTOR'S COPY APPLICANT'S COPY OFFICE FILE COPY

Goodwill of Maine
58 Avon St.
Portland, Me.

Suburban Propane
Thompson's Point
Portland, Me.
C 4102



RECEIVED
MAR 22 1983
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION 00196

ZONING LOCATION PORTLAND, MAINE March 22, 1983

MAR 24 1983

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 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: 50 Avon Street Fire District #1 #2

1. Owner's name and address Goodwill of Maine - same - 353 Cumberland Ave. Telephone 774-6323

2. Lessee's name and address Telephone

3. Contractor's name and address Suburban Propane Gas - Thompsons Pt. Telephone 774-0387

No. of sheets

Proposed use of building shelter for teen agers - emotionally disturbed No. families

Last use No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated contractual cost \$

FIELD INSPECTOR - Mr. @ 775-5451

Appeal Fees \$

Base Fee 15.00

Late Fee

TOTAL \$ 15.00

To set 1-100 gal. propane gas tank to be used for cooking as per plans. 1 sheet of plans.

Send permit to # 3 04102

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

IF A GARAGE

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

APPROVALS BY: DATE

MISCELLANEOUS

BUILDING INSPECTION - PLAN EXAMINER

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

ZONING:

BUILDING CODE:

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

Fire Dept.: St. James P. Collins

Health Dept.:

Others:

Signature of Applicant Edward Atkinson Phone # same

Type Name of above Edward Atkinson for 1 2 3 4

Suburban Propane Gas/ Other

Goodwill of Maine and Address

10

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY

NOTES

4-7-83 installed - not directed
Abutting Vehicular Area -

Alteration

On road gas tank

Garage

Dwelling

Approved

3-27-83

Date of permit

3-22-83

Owner

Woodwill of Maine

Location

58 Curran St

Permit #

83/0196

~~Handwritten notes in a column, crossed out with a large X.~~

Handwritten notes in a column.

PLUMBING APPLICATION
PROPERTY OWNERS

Town or Plantation: Portland
Street Subdivision Lot: 50 Awn ST
Last: Mc Adams First: Tom
Applicant Name: William C Adams Jr
Mailing Address of Owner/Applicant (if different): 76 GENT ST PORT ME 04106

PORTLAND PERMIT # 2,705 TOWN ID Y
L.P.I. # _____
Date: 1/2/88
FEE: _____
Local Plumbing Inspector Signature: _____
Date Approved: JAN 2 1 1988

Owner/Applicant Statement
I certify that the information submitted is correct to the best of my knowledge and (understand) that any misstatement is reason for the Local Plumbing Inspector to deny a Permit.
Signature of Owner/Applicant: _____ Date: 1-2-88

Caution: Inspection Required
I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.
Local Plumbing Inspector Signature: _____ Date Approved: JAN 2 1 1988

This Application is for:
1. NEW PLUMBING
2. RELOCATED PLUMBING
JAN 2 3 1988

Type of Structure To Be Served:
1. SINGLE FAMILY DWELLING
2. MODULAR OR MOBILE HOME
3. MULTIFAMILY DWELLING
4. OTHER - SPECIFY: _____

Plumbing To Be Installed By:
1. MASTER PLUMBER
2. OIL BURNERMAN
3. MFG. OR HOUSING DEALER/MECHANIC
4. ELECTRICITY EMPLOYEE
5. PROPERTY OWNER
LICENSE # 1725 J.S.

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Number	Column 2	Column 1	
		Type of Fixture	Type of Fixture	
HOOK-UPS to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District. OR HOOK-UP to an existing subsurface wastewater disposal system. PIPING RELOCATION of sanitary sewer drains, and piping without new fixtures.		Hosebib / Sillcock	Bathtub (and Shower)	
		Floor Drain	Shower (Separate)	
		Urinal	2	Sink
		Drinking Fountain	2	Wash Basin
		Indirect Waste	1	Water Closet (Toilet)
		Water Treatment Softener, Filter, etc.		Clothes Washer
		Grease/Oil Separator		Dish Washer
		Dental Cupboard		Garbage Disposal
		Lidet		Laundry Tub
		Other _____	1	Water Heater
Number of Hook-Ups & Relocations		Fixtures (Subtotal) Column 2	Fixtures (Subtotal) Column 1	
Hook-Up & Relocation Fee				

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

PERMIT # 100 CITY OF Portland BUILDING PERMIT APPLICATION

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

MAP # _____ LOT# _____

Owner: THOMAS McACAN

Address: E.O. BOX 8612, 94201 773-7467

LOCATION OF CONSTRUCTION 50 Avon Street

CONTRACTOR: ROSS JAMES INC. SUBCONTRACTORS: _____

ADDRESS: same

Est. Construction Cost: 11,500 Type of Use: 3 family

Past Use: single family

Building Dimensions 1 W _____ Sq. Ft. _____ # Stories: _____ Lot Size: _____

Is Proposed Use: _____ Seasonal _____ Condominium _____ Apartment _____

Conversion - Explain change of use with interior renovations

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE

Residential Buildings Only:

Of Dwelling Units _____ # Of New Dwelling Units _____

Foundation:

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

Floor:

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

Exterior Walls:

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

Interior Walls:

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

For Official Use Only	
Date <u>1/8/88</u>	Subdivision: Yes <input type="checkbox"/> No <input type="checkbox"/>
Initials Fire Authority _____	Name _____
Blgd Code _____	Lot _____
Time Limit _____	Block _____
Estimated Cost <u>11,500</u>	Permit Expiration _____
Value Structure _____	Ownership _____
Fee <u>63.00</u>	_____

Ceiling:

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

Roof:

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

Chimneys:

Type: _____ Number of Fire Places _____

Heating:

Type of Heat: _____

Electrical:

Service Entrance Size: _____ Smoke Detector Required Yes No

Plumbing:

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

Swimming Pools:

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

Zoning:

District R6 Street Frontage Req. _____ Provided _____

Review Required:

Required Setbacks: Front _____ Back _____

Zoning Board Approval: Yes No

Planning Board Approval: Yes No

Conditional Use _____ Variance _____

Shore and Floodplain Mgmt. _____ Special Permit _____ Subdivision _____

Other: _____ (Explain) _____

Date Approved: 1/8/88

Permit Received By Karla Cote

Signature of Applicant Tom McAcana Date 1-8-88

Signature of CEO Thomas McAcana Date 1/8/88

Inspection Dates 2-9-88

White-Tax Assessor

Yellow-GPCOG

White Tag

Copyright GPCOG 1987

87 Mr. Irving

PLOT PLAN



FEES (Breakdown From Front)

Base Fee \$ _____
 Subdivisor Fee \$ _____
 Site Plan Review Fee \$ _____
 Other Fees \$ _____
 (Explain) _____
 Late Fee \$ _____

Type

Inspection Record

Date

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

COMMENTS 6/14/88 - Several inspections were made during the
 construction work and it appears all the work is completed as
 per code - OK to issue the C of O: [Signature]

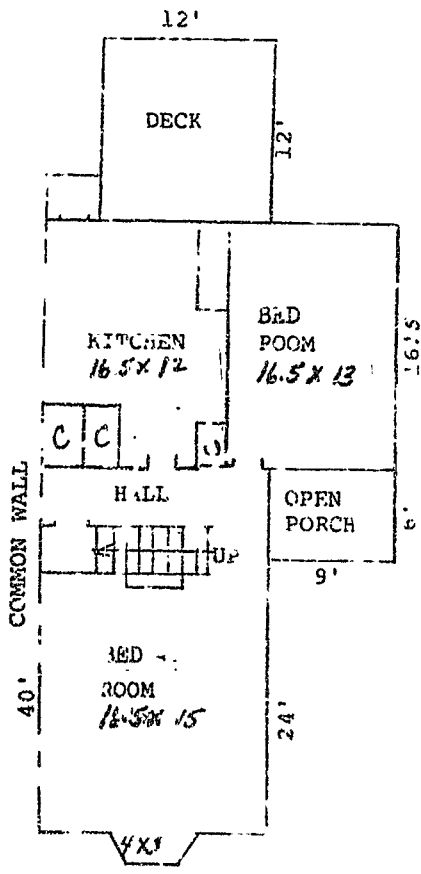
Signature of Applicant: [Signature]

Date: _____

50 - AVEON

City Hall

1ST Floor



Kitchen - 16.5' x 12'
 Bed room - 16.5' x 13'
 Bed room - 16.5' x 15'
 BR 4 x 3
 BATH 8 x 8

89 Ft 735

STORAGE 12.5' x 12' - 150

STORAGE 12' x 10' - 120

LAUNDRY AREA 14' x 10' 140

Total Sq Ft for Apt # 1

104'5 sq ft.

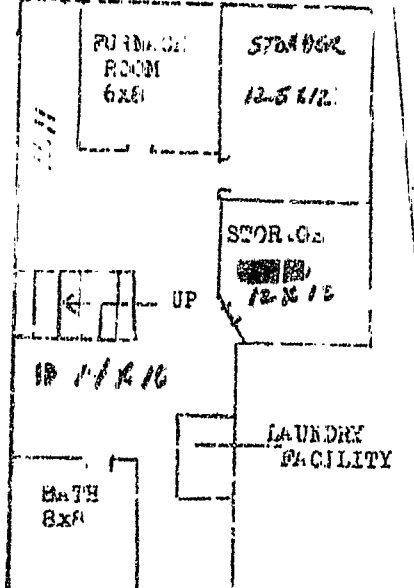
RECEIVED

FEB - 2 1988

DEPT OF BUILDING INSPECTIONS
CITY OF PORTLAND

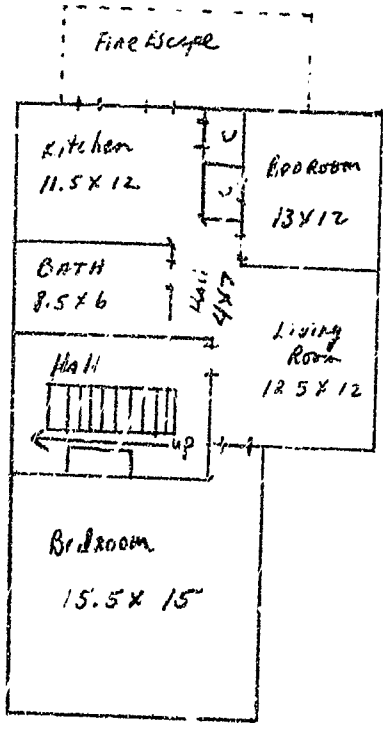
PERMIT ISSUED
WITH LETTER

Basement Area



50 A110m

2ND
FLOOR



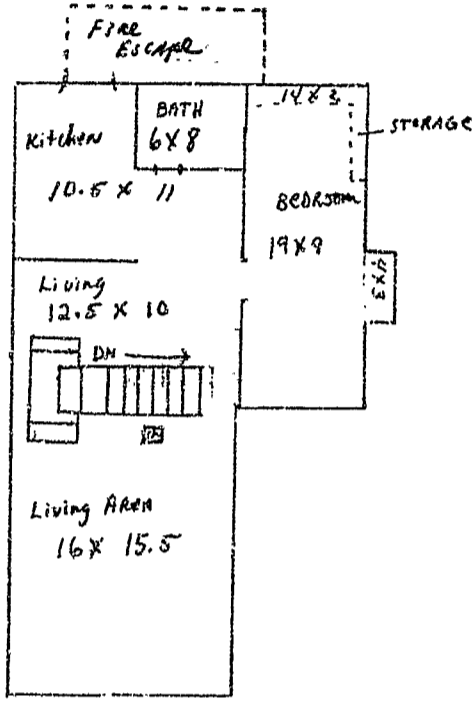
- Kitchen - 11.5 x 12
- Bedroom - 13 x 12
- BATH - 8.5 x 6
- Hall - 4 x 7
- Living - 12.5 x 12
- Bedroom - 15.5 x 15

Sq. Ft 755

PERMIT ISSUED
WITH LETTER

50 AVON

3RD
FLOOR



- Kitchen - 10.5 x 11
- BATH - 6 x 8
- Bedroom - 19 x 9 + 4 x 3
- STORAGE - 14 x 3
- Living - 12.5 x 10
- Living - 16 x 15.5

Sq Ft. 770

PERMIT ISSUED
WITH LETTER

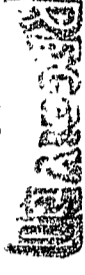
city plans

FLOOR PLAN

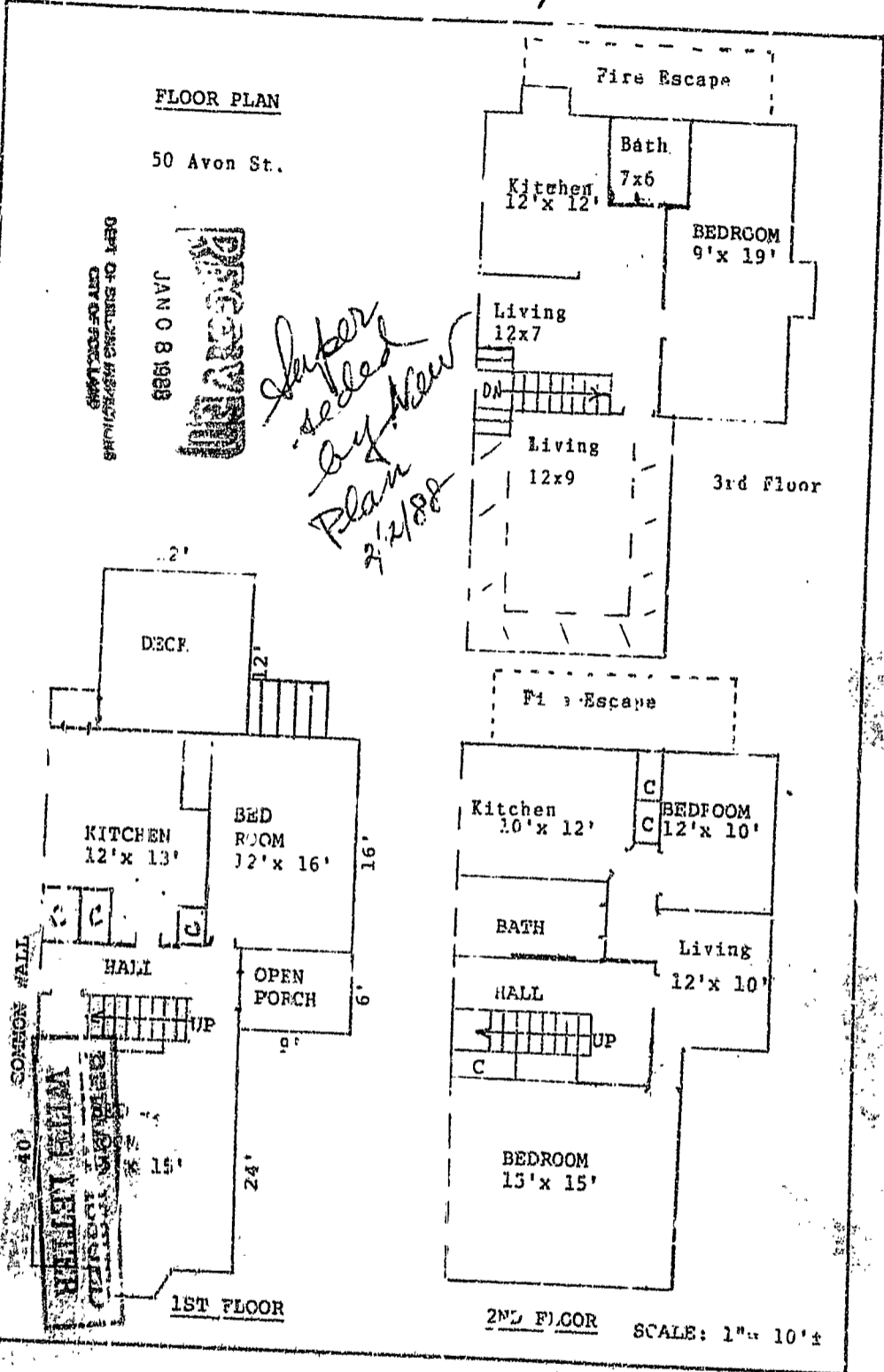
50 Avon St.

DEPT. OF BUILDINGS AND REPAIRS
CITY OF BOSTON

JAN 0 8 1988



*Suber
added
by
Plan
2/2/88*



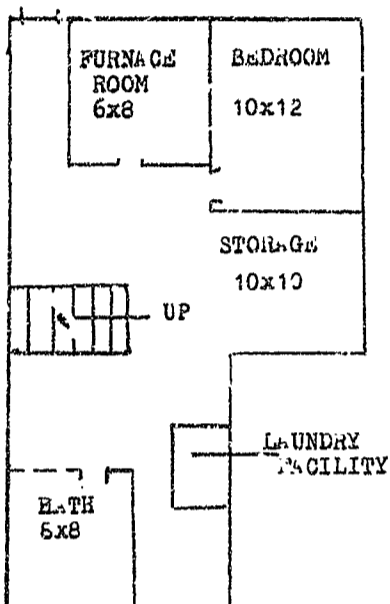
1ST FLOOR

2ND FLOOR

SCALE: 1" = 10' ±

city Plans

FLOOR PLAN
50 AVON



BASEMENT SCALE: 1" = 10'-0"

RECEIVED
JAN 9 1958
ISSUED
WITH LETTER

Applicant: *Thomas Mc Adam*

Date: *Feb 8 1988*

Address: *50 Avon St.*

Assessor's No.:

CHECK LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - *R-6 Residence*

Interior or corner lot -

Use -

Sewage Disposal -

Rear Yards -

Side Yards -

Front Yards -

Projections -

Height -

Lot Area - *3048 sq ft.*

Building Area -

Area per Family -

Width of Lot -

Lot Frontage -

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning -

Flood Plain -





CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 775-1451

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

50 Avon Street

January 25, 1988

Mr. Thomas McAdam
P. O. Box 8612
Portland, Maine 04101

Dear Mr. McAdam:

Your attention is invited to the enclosed zoning amendment which requires new apartments to be at least 600 square feet in floor area and any change shall not result in any existing apartment unit being reduced to less than 1,000 square feet of floor area. Please consider these requirements in relation to the floor plans which you submitted for your conversion to a three family structure in the R-6 Residence Zone.

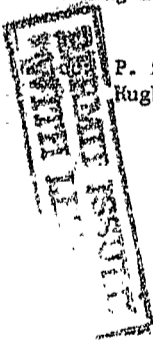
The amendment became effective on December 2, 1987. Your building permit application was filed on January 8, 1988 and the new requirements therefore are applicable to your proposed conversion.

Please review your floor plans and consider whether your proposed apartment units meet the R-6 Residence zoning requirements. Then advise this office as to whether or not these new regulations can be met by your proposed floor plans for three apartment units at 50 Avon Street.

We shall defer any action on your building permit until such time as we hear from you concerning your wishes in this matter.

Sincerely,

Warren J. Turner
Warren J. Turner
Zoning Enforcement Inspector



P. Samuel Hoffses, Chief, Inspection Services
Hugh Irving, Code Enforcement Officer

*1st floor
has 1,000 sq ft.
w/ basement
Other 2 apts
have more than
600 sq floor area
WJ Turner
1/8/88*

BUILDING PERMIT REPORT

DATE: 11/26/88

ADDRESS: 50 Avon Street

REASON FOR PERMIT: Change of use From single family
To 3 family

BUILDING OWNER: Thomas McAdam

CONTRACTOR: Ross James mg7

PERMIT APPLICANT owner

APPROVED: *1, 2, 3, 4, 5, 6 ~~PERMITS~~

CONDITION OF APPROVAL OR DENIAL:

- 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.
- 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.
- 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.
- 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.
- 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 a 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 (0.53m²). 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).

* 2.) 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 E-3. When actuated, the detector shall provide an alarm suitable to warn the occupants within the individual unit (see Section 1717.3.1).

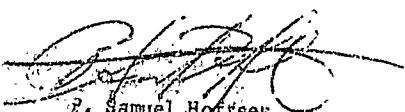
In buildings of Use Groups R-1 and R-2 which have basements, an additional smoke detector shall be installed in the basement. In buildings of Use Group R-3, smoke detectors shall be required on every story of the dwelling unit, including basements.

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 actuation of one alarm will actuate all the alarms in the individual unit.

7.) 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 (102 mm) above the garage floor. The door opening protectives shall be 3/4-inch solid core wood doors or approved equivalent.

Sincerely,


P. Samuel Hoffses
Chief of Inspection Services

C. G. J. COLLINS

7/21/87



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 48 AVON STREET

Level to THOMAS EASTMAN

Date of Issue 6/14/88

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. 880116/88, 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

SECTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

ENTIRE THREE FAMILY APT. BUILDING

THREE APT'S

Limiting Conditions:

NONE, FIRE DEPT APPROVAL

PLUMB

This certificate supersedes
certificate issued

Approved:

5/14/88

(Date)

Inspector

Inspector of Buildings

Note: 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.



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date January 26, 1969
 Receipt and Permit number 2228

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: 50 Avon Street
 OWNER'S NAME: Tom McAdams ADDRESS: Deering Street

OUTLETS:									
Receptacles	60	Switches	10	Plugmole		ft. TOTAL	70		6.50
FIXTURES (number of):									
Incandescent	10	Flourescent		(not strip)		TOTAL			3.00
Strip Flourescent						ft.			
SERVICES:									
Overhead		Underground		Temporary		TOTAL amperes	200		3.00
METERS (number of):	2								1.00
MOTORS (number of):									
Fractional									
1 HP or over									
RESIDENTIAL HEATING:									
Oil or Gas (number of units)									
Electric (number of rooms)									
COMMERCIAL OR INDUSTRIAL HEATING:									
Oil or Gas (by a main boiler)									
Oil or Gas (by separate units)									
Electric Under 70 kws		Over 20 kws							
APPLIANCES (number of):									
Ranges	2	Water Heaters	2						
Cook Tops		Disposals							
Wall Ovens		Dishwashers							
Dryers		Compactors							
Fans		Others (denote)							
TOTAL	4								6.00
MISCELLANEOUS (number of):									
Branch Panels	2								2.00
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" (204-16.b) DOUBLE FEE DUE:
TOTAL AMOUNT DUE: 21.50

INSPECTION:
 Will be ready on _____, 19__; or Will Call X
CONTRACTOR'S NAME: John Perly Elec
ADDRESS: 381 Danforth Street
TEL.: 773-5824
MASTER LICENSE NO.: 3695
LIMITED LICENSE NO.: _____

SIGNATURE OF CONTRACTOR:
John Perly

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

PERMIT # 119 CITY OF Portland BUILDING PERMIT APPLICATION

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

MAP # _____ LOT# _____

Owner: Thomas McAdam

Address: P.O. Box 8612, 04101 773-7467

LOCATION OF CONSTRUCTION: 50 Avon Street

CONTRACTOR: Ross James Mgt. SUBCONTRACTORS: _____

ADDRESS: same

Est. Construction Cost: 11,500 Type of Use: 3 family

Past Use: single family

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

Is Proposed Use: _____ Seasonal _____ Condominium _____ Apartment _____

_____ Conversion - Explain change of use with interior renovations

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE

Residential Buildings Only:

Of Dwelling Units _____ # Of New Dwelling Units _____

Foundation:

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

Floor:

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

Exterior Walls:

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

Interior Walls:

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

For Official Use Only

Date <u>1/8/88</u>	Subdivision: Yes / No _____
Inside Fire Limits _____	Name _____
Bldg Code _____	Lot _____
Time Limit _____	Block _____
Estimated Cost <u>11,500</u>	Permit Expiration: _____
Value/Structure _____	Ownership: _____ Public _____ Private _____
Fee <u>85.00</u>	

Ceiling:

1. Ceiling Joists Size: _____
2. Ceiling Strapping Size _____ Spacing _____
3. Type Ceilings: _____
4. Insulation Type _____ Size FEB 11 1988
5. Ceiling Height: _____

Roof:

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

Chimneys:

Type: _____ Number of Fire Places _____

Heating:

Type of Heat: _____

Electrical:

Service Entrance Size _____ Smoke Detector Required Yes _____ No _____

Plumbing:

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

Swimming Pools:

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

Zoning:

District _____ Street Frontage Req.: _____ Provided _____

Required Setbacks: Front _____ Back _____ Side _____

Review Required:

Zoning Board Approval: Yes _____ No _____ Date: _____

Planning Board Approval: Yes _____ No _____ Date: _____

Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____

Shore and Floodplain Mgmt. _____ Special Exception _____

Other (Explain) _____

Date Approved: _____

PERMIT ISSUED

Permit Received By Kandi Cote

Signature of Applicant Tom McAdam Date 1-8-88

Signature of CEO Thomas McAdam Date 1/8/88

Inspection Dates _____

White-Tax Assessor

Yellow: GPCOG

White Tag -CEO

© Copyright GPCOG 1987

owner Tom Adams - 772-1003 # R: 50 Avon St
Change of Use

10:30 #2-24-88 -

Renovation of 1st flr - for 2 roomers @ a shared kitchen -
" of 2nd Apt 2nd flr - both areas the work is
completed.

I instructed the contractors as to what had to be completed
before a CoD is issued -

* A fire dr. maybe necessary going into the cellar from
the hall and into the kitchen -

* The boiler room should be entirely fire rated & vented to
the exterior or with the approval of the fire dept a
sprinkler installed over the furnace -

* They were told to call for Fire Dept Approval of Elec as
they both are required to sign the CoD -

* Smoke detectors & all safety items required must be tested &

* 4/25/88 - Completed as per plan - 3rd flr, no carpet yet
Stop owner to call for Elec approval & plumbing of the
Fire Dept before a CoD can be issued -

6/88 - Completed as per plans

#1 Approved

CoD issued

CITY OF PORTLAND
INSPECTION SERVICES DIVISION - HOUSING INSPECTION SCHEDULE

* can have ^{R-6 Zone} 3 to 5 units providing the property size is OK.

Insp. Date: 8/24/89 Complaint 5 year Fire Inspector's Name FULLER, KEVIN C. Dist. 6

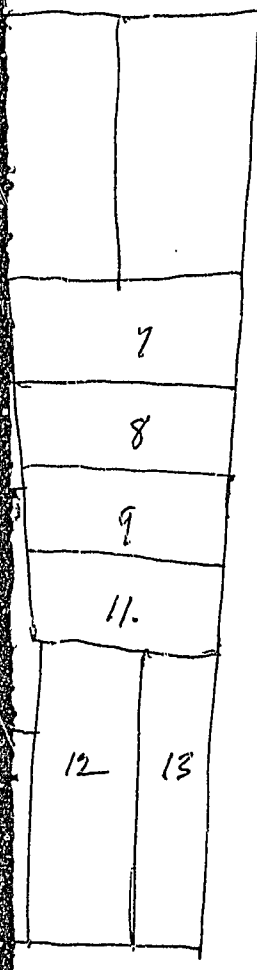
Property Address: 50 AWARD ST C-B-L: 46-A-7 Legal Units: Exist. Units: 5 Stories: 2 1/2

Owner or Agent Thomas McAdams Stand. 1st: N.O.S.C. L.O.D.
Address 451 DERRING AVE - 04103

Violation No.	Ext.	Int.	Fl.	Apt.	LOCATION	VIOLATION DESCRIPTION	CODE
1	X				Front Bay w/	Broken Shingles -	108-3
2	X				Cornice mudding	mi/mudding -	108-2
3	X				2nd fl. level. Front	Flt. in ext wall -	108-2
4	X				" " " "	Combo SCREEN - mi/mg -	108-3
5	X				Side/Rear. Foundation	Bricks mi/mg -	108-2
* New DR has been placed here, unable to get in - it appears to be an recently added basement apartment.							
6	X				* Rear Fire Escape	Drop ladder chained up -	116-2
7	X				" w/ combos -	Combos w/ mi SCREEN -	108-3
8	X				" w/ 2nd level	" " " "	108-3
9	X				Rear - 3rd floor	Cornice mi/mudding -	108-1
10	X				Front 1st flr	" / Combo screen -	108-3
* FID. Notified - A.G. SR -							

ASSESSORS — Elizabeth, see me

← Cumberland Ave →



STREET

AVON



AVON

PLACE

(B)

* Lots 2 & 3 owned by
 CAROL H. Vasconcelos
 20 Winslow Rd
 Falmouth Ma. 04105

The Maps given to us to do the survey are
 grossly in error - Map NO's are wrong
 & street NO's - It's been necessary for
 the assessors to make correction - noted

Deering Street

if u
 don't
 UNDER-
 STAND

WINDSOR V. RICHARDSON
 10221
 10222
 10223
 10224
 10225
 10226
 10227
 10228
 10229
 10230

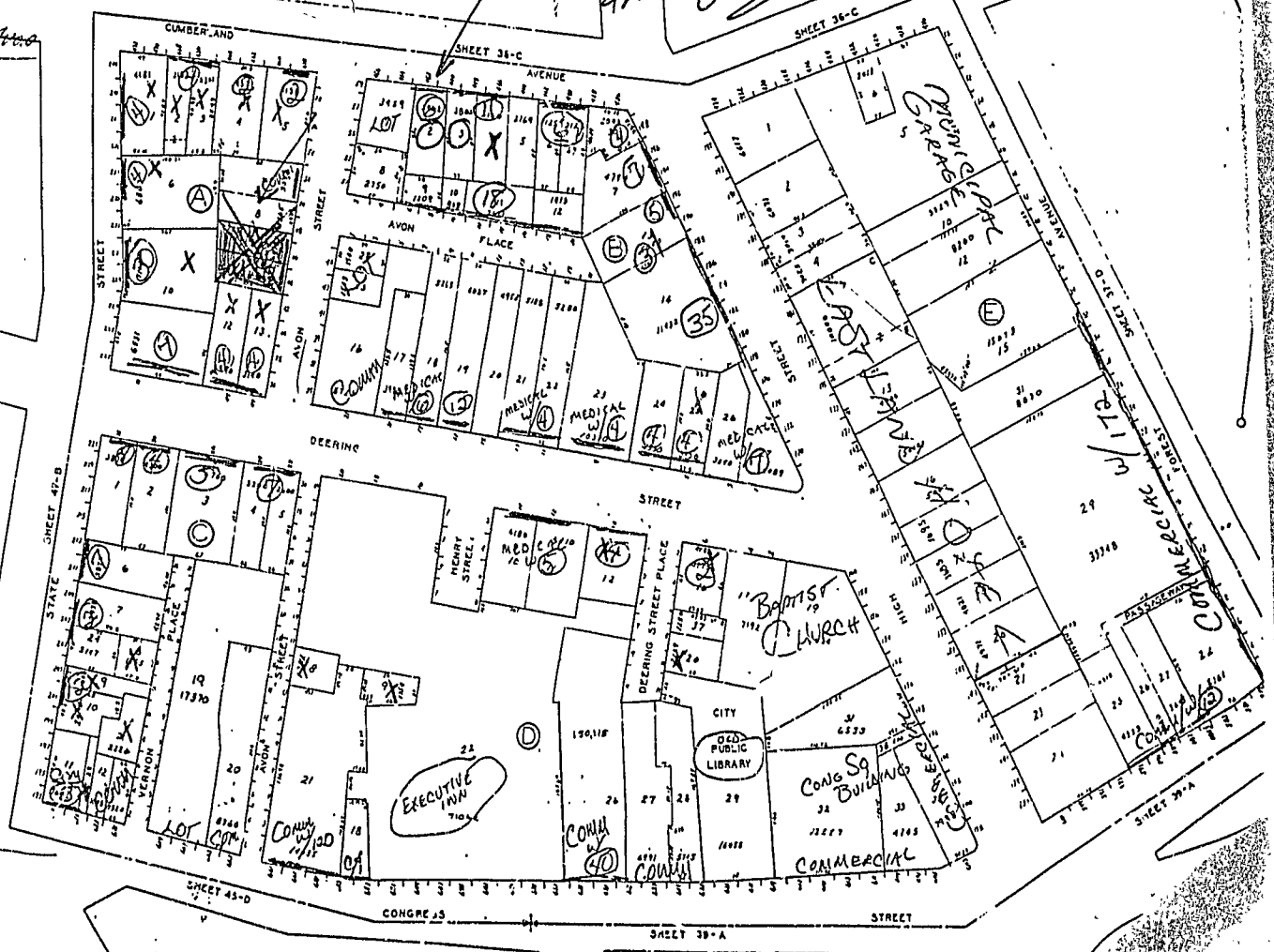
1/10/35 ← ~~WRONG~~

MAP # 46 - ASSESSORS

H I

450 ASSESSORS
452 ASSESSORS
THIS MAP MAY BE
OUT DATED

Frank did
1/10/35 - 46 Ave



46 ← *Group* Map 2 IN Assessors ^{IS} Map 36 →



CITY OF PORTLAND, MAINE

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



DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

Thomas McAdam
451 Deering Ave.
Portland, Maine 04103

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

September 20, 1989

(PARKSIDE)

Re: 50 Avon St. 46-A-7
DU: 5 Exist.

Dear Mr. McAdam

We recently recieved a complaint and an inspection was made by Code Enforcement Officer H. Irving of the property owned by you at 50 Avon St., Portland, Maine. As a result of the inspection, you are hereby to correct the following substandard housing conditions:

- | | | |
|--------------|--|-------|
| 1. Exterior | Front bay window broken shingle | 105-3 |
| 2. Exterior | Cornice Moulding missing moulding | 109-2 |
| 3. Exterior | 2nd fl. fr. Hole in wall | 108-2 |
| 4. Exterior | 2nd fl. fr. Combo Screen-missing | 108-3 |
| 5. Exterior | Side/rear Bricks missing | 108-2 |
| 6. Exterior | *Rear Fire escape drop ladder chained up | 116-2 |
| 7. Exterior | Rear W/Combo missing screen | 108-3 |
| 8. Exterior | Rear W/2nd level Combo/with missing screen | 108-3 |
| 9. Exterior | Rear 3 inch cornice missing moulding | 108-1 |
| 10. Exterior | Front 1st.fl Missing combo screen | 108-3 |

*LT. W. Garroway, Fire Prevention Bureau-notified.

The above mentioned conditions are in violation of Article V of the Municipal Code of the City of Portland, Maine, and must be corrected on or before October 20, 1989

Failure to comply with this order may result in a complaint being filed for prosecution in District Court.

Sincerely,
Joseph E. Gray, Director of
Planning & Urban Development

By [Signature]
P. Samuel Hoffses
Chief of Inspection Serv.

[Signature]
H. Irving for Kevin Carroll



CITY OF PORTLAND, MAINE

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

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

Date: December 13, 1989

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

Thomas McAdam
451 Deering Avenue
Portland, ME 04103

(PARKSIDE)

RE: 50 Avon St. 46-A-7

Dear Sir:

We recently did a follow-up inspection of a previous inspection done by Hugh Irving, Code Enforcement Officer at the above address on 9/20/89. Listed below are the items that have not been corrected:

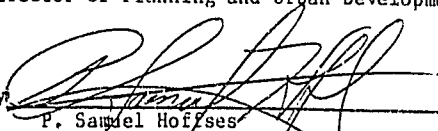
1. EXTERIOR - front bay window - broken shingle. 108-3
2. EXTERIOR - cornice moulding - missing. 108-2
3. EXTERIOR 2ND. FL.FR. - hole in wall. 108-2
4. EXTERIOR 2ND. FL. FR. - combo screen - missing. 108-3
- *5. EXTERIOR - REAR - fire-escape drop ladder chained up. 116-2
6. EXTERIOR - REAR - window/combo - missing screen. 108-3
7. EXTERIOR - REAR - window - 2nd. level - combo/with missing screen. 108-3
8. EXTERIOR - REAR - 3 inch cornice - missing moulding. 108-1
9. EXTERIOR - FRONT, 1ST. FLOOR - missing combo screen. 108-3


*LT. W. GARROWAY, FIRE PREVENTION BUREAU - notified.

The above mentioned conditions are in violation of Article 5 of the Municipal Code of the City of Portland, Maine, and must be corrected on or before January 7, 1989.

Failure to comply with this order may result in a complaint being filed for prosecution in District Court.

Sincerely yours,
Joseph E. Gray, Jr.,
Director of Planning and Urban Development

By: 
P. Samuel Hoffses
Chief of Inspection Services


Rehab Specialist, Paul Brume for Kevin Carroll (6)
Neighborhood Conservation Program

jmr