

32-34 CLARK STREET



PUBLIC # 9208 - HEALTH # 92024 - TRAFFIC # 92031 - FIRE # 92035



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION R-6

PORTLAND, MAINE, June 26, 1977

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 32 Clark St. Fire District #1 #2

1 Owner's name and address Lena Ginsburg - same Telephone 772-2188

2 Lessee's name and address Telephone

3 Contractor's name and address Ray Moulton - Eastman Road Cape Eliz Telephone 799-5411

4 Architect Specifications Plans No. of sheets

Proposed use of building Dwelling No. families 3

Last use same No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated contractual cost \$ 700 Fee \$ 5.00

FIELD INSPECTOR—Mr. GENERAL DESCRIPTION

This application is for: @ 775-5451

- Dwelling Ext. 234
- Garage
- Masonry Bldg.
- Metal Bldg.
- Alterations
- Demolitions
- Change of Use
- Other fire escape

Permit to construct fire escape to be north side of bldg. as per plans. 1 sheet of plans.

Stamp of Special Conditions

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 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

BUILDING INSPECTION—PLAN EXAMINER

ZONING: as per plan 5/17/77

BUILDING CODE: as per 5/20/77

Fire Dept. J. J. ...

Health Dept. J. J. ...

Others:

MISCELLANEOUS

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

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

Signature of Applicant Ray Moulton Phone # SAME

Type Name of above Ray Moulton 1 2 3 4

Other and Address

FIELD INSPECTOR'S COPY

7-27-77 work started at NOTES at landing under
went started at landing under 2nd floor
window makes - n
8-9-77 Work completed - n

Permit No. 97165743
Location 39 1/2 Ave
Owner James Stinson
Date of permit 6-28-77
Approved 7-5-77 [Signature]

()
[Faint mirrored text from reverse side of page]

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CITY OF PORTLAND
HEALTH DEPARTMENT
HOUSING DIVISION



Loc. 24-30 Stern Street
Loc w/i S
Bldg & Fire Elec & Other X
Issued March 20, 1969
Expires April 30, 1969

Dr. Thomas DeFotis
Rippon Road
Seaside, Ore

Dear Sir:

On March 18, 1969 an examination was made of the premises located
at 44-36 1st St
44-38 Clark Street

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

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

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

If any additional information is desired, visit or telephone the Housing Supervisor at this Office, Tel. 774-8221, extension 226. Kindly notify this office as soon as all corrections have been completed.

Very truly yours,
Health Director

By _____
Housing Supervisor

VIOLATIONS & SPECIFICATIONS

Responsibility of Owner or Agent ** Responsibility of Occupant

In good order all exterior and interior parts of the structure as follows:

- a. The missing bricks and paint of the loose joints on the foundation.
- b. Furry and loose plaster joints throughout the structure.
- c. The loose, worn or missing gutters and downspouts.
- d. Determine the reason and remedy the condition which has caused the roof to leak.
- e. The defective ceiling in the front hall.
- f. The loose, cracks or missing plaster on the ceiling in the front hall.
- g. The loose, areas of missing plaster on the ceiling and walls in the kitchen on the first floor.
- h. The defective floor in the kitchen on the first floor.
- i. Determine the reason and remedy the condition which causes the ceiling to leak in the kitchen on the second floor.
- j. The loose, cracks or missing plaster in the address room on the second floor.
- k. Determine the reason and remedy the condition which causes the water to leak in the bathroom.

ELECTRICAL

Check and have repaired all defective electric wiring and electrical equipment throughout the structure.

SPACES OF 18"

- a. The defective light fixture in the hallway.
- b. The defective light fixture in the rear bedroom on the first floor.
- c. The defective light fixture in the rear bedroom on the third floor.

STAIRS

Check and have repaired all defective staircases and stairway fixtures throughout the structure.

SPACES OF 18"

- a. The defective door in the hallway.
- b. The defective doors in the kitchen on the first floor.

ROOFING

SPACES OF 18"

- a. The missing roof tile on the roof in the kitchen on the first floor.

RECEIVED
MAR 20 1969
DEPT. OF BLDG. INSP.
CITY OF PORTLAND



(A) APARTMENT HOUSE ZONE
APPLICATION FOR PERMIT
 Class of Building or Type of Structure Third Class

Portland, Maine, August 16, 1955

PERMIT ISSUED

AUG 18 1955

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ alter ~~and construct~~ 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 32 Clark Street Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Lena Ginsburg (Ginsburg-Market, 32 Clark St. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Charles Rosenbloom, 179 Middle St. Telephone 2-1768
 Architect _____ Specifications _____ Plans _____ No. of sheets _____
 Proposed use of building store and apartments Last use _____ No. families _____
 Material _____ No. stories 1 Heat _____ Style of roof _____ No. families _____
 Other building on same lot _____ Roofing _____
 Estimated cost \$ 450.00 Fee \$ ~~4.00~~ 2.00

General Description of New Work

To repair after fire to former condition (without alterations and without change of use) but if conditions in the areas of repair are found to be dangerously sub-standard of Building Code requirements, both Building Department and owner will be notified immediately. Cause unknown. Took place last Saturday.

20--2x8 floor joists to be provided along side of existing joists. To change two wooden posts in basement to 4" pips. To rebuild stairway from basement store to apartments. To provide new floor in store back using 2x10 joists.

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

**CERTIFICATE OF COMPLIANCE
 REQUIREMENT IS WAIVED**

Charles Rosenbloom
 Permit Issued with Letter

Details of New Work

Is any plumbing involved in this work? _____
 Is connection to be made to public sewer? _____
 Has septic tank notice been sent? _____
 Height average grade to top of plate _____
 Size, front _____ depth _____ No. stories _____
 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

Ginsburg Market
 Charles Rosenbloom

Charles Rosenbloom

Signature of owner By: _____

C16-254-1M-Marks

APPROVED.

INSPECTION COPY

NOTES

8-22-55 C.H. to close in
except around chimney
Rear chimney need painting
front chimney setting
on beam needs clean
out door. @

9-12-55 Owner wants
to relocate stairs
to go up to 1st floor
proposed location to
be near oil burner
in entrance. Found
oil burner living on floor
cabinet stairs and
two apartments above
on 2nd floor with
only one exit to
rear apt

Main walk in scuder
put in store wood
wall for close to
oil burner & boiler
No permit to install
fire place and
Fire retardant
located in rear @

DESCRIPTION NOT TO SCALE

9-12-55 9-12

No. 55/1354

Location 2 Clark St.

Owner Lena Lindberg

Date of remitt 8/15/55

Notif. closing-in 8/29/55

Inspr. closing-in -

Final Notif.

Final Inspr.

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

August 18, 1951

32 Clark St. — repair after fire

Mr. Charles Rosenbloom
179 Middle St.
Mrs. Lena Ginsburg
32 Clark St.

Copies to: Health Director
Fire Chief

Dear Mrs. Ginsburg & Mr. Rosenbloom:-

Building permit for repair after fire at the above location is issued to Mr. Rosenbloom herewith subject to the following conditions. If these conditions are not understood or if you are unwilling or unable to comply with them it is important that you do not start the work but furnish more information to show compliance with the Building Code.

The permit is issued without prejudice to the question of number of floor joists required to be removed—the application indicates 20—that to be determined by the inspector before he attaches his approval for closing-in. Notice to this office is required of readiness for closing-in or covering up when all wiring etc. is completed, all firestems in place and the like, and no part of the framing or other work is to be covered from view until the inspector has left his green tag of approval at the job.

The permit is also issued without prejudice to the adequacy of the present arrangement of columns and girders in the cellar. The application says that the wooden posts in the basement are to be changed to four inch pipe. Mr. Rosenbloom has indicated that he would likely use a second-hand pipe for these columns, filling in with concrete. Since the store is in the basement and the pipe would support only living quarters, this is allowable but we are unable to attribute any strength value to the concrete filling. Second-hand pipe, if used, must be only such as complied with standard pipe dimensions when manufactured (bolts, tubing or similar light metal pipe not permitted), shall be free from scale and heavy corrosion, and the thickness of the shell must be no less than 90% of the standard thickness of the original pipe when new.

We have no information to show what loads will come upon these columns, but the permit is issued on the basis that if pipe column will be supported by concrete footing no less than 24 inches by 24 inches and 12 inches in depth, each pipe to be anchored to the footing and to be supplied with a suitable bearing plate at the top which shall be anchored to the wooden girders and to the pipe columns.

This permit is issued on the basis that the building is to be used for a combination store and dwelling house, with the store in the basement and one apartment on the first floor and one apartment on the second floor, with no use whatever on the third floor and without prejudice whatever to the defects discovered by the Health Department or any other City department. There has been considerable confusion with regard to the use of this building. On the occasion of issuing a permit for another repair after fire in 1950 an attempt was made to clear the matter up. It became evident from the record that the building had been unlawfully used as an apartment house at various times since 1941. The upshot of all this is that the third floor is not to be used in any way for living quarters until such time as such use may be allowed under a building permit and certificate of occupancy, and all requirements of law as to health, sanitation and safe exit complied with.

The owner will have particular interest in the paragraph above since it is for responsibility to see that the law is complied with.

Very truly yours,

CITY OF PORTLAND
HEALTH DEPARTMENT
HOUSING DIVISION

Carl Elstberg
32 Clark Street
Portland, Maine



Loc. 32 Clark Street
Loc w/i S E
Bldg X Fire X Elec X Other
Issued September 4, 1953
Expires October 4, 1953

Dear Sir:

On July 4, 1953

at 32 Clark Street

an examination was made of the premises located

at 32 Clark Street Non-compliance with the ordinances relating to housing conditions was found as detailed below.

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

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

If any additional information is desired visit or telephone the Housing Supervisor at this Office, telephone 4-1431, extension 226. Kindly notify this office as soon as all corrections have been completed.

Very truly yours,
Edward W. Colby, M.D.
Health Director

By _____
Housing Supervisor

VIOLATIONS & SPECIFICATIONS

- ## Responsibility of Owner or Agent ** Responsibility of Occupant
- ## ~~Electric Wiring~~ Check and have repaired all defective electric wiring and electrical equipment throughout the structure.
 - a) Install suspension wiring in all the rooms where there is a dangerous excessive sag of extension cords. Particular attention is directed to the bedroom of the second floor apartment right and second floor apartment left.
- ## ~~Structural Repairs~~ Repair or replace and put in good order all dilapidated and hazardous parts of the structure as follows:
 - a) Repair or replace the hole in the kitchen floor, second floor apartment rear.
 - b) Replace the missing window frame in the shed.
- ## ~~Unsanitary and Inhabitable Conditions~~ Accomplish a general clean up of the attic by removing and properly disposing of the after effects and residue of a former fire.

The above mentioned conditions are in violation of the City Ordinance "Minimum Standards for Continued Occupancy" and must be corrected on or before October 4, 1953.

RECEIVED
SEP 4 1953
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

To: Housing Division, Health Department

From _____ Date _____
This is to inform you that deficiencies of which this Department has been notified, have been corrected to our satisfaction.

Remarks: _____

Loc. 32 Clark Street
Loc w/i S E
Bldg X Fire X Elec X Other
Issued September 4, 1953
Expires October 4, 1953

(Please return to Housing Division of Health Department when corrections have been COMPLETED)



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, 7/31/50

PERMIT ISSUED 01291 AUG 3 1950 CITY OF PORTLAND RF-WJM

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 32 Clark St. Use of Building Store & House No. Stories 2 New Building Existing Name and address of owner of appliance Lena Rosenberg Installer's name and address Eastern Oil & Equip. Co. Telephone 36485

General Description of Work

To install Eastern Oil burner in connection w/ Hot Water system.

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 Eastern Oil Model A Labelled by underwriter's laboratories? Yes Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? Bottom Type of floor beneath burner Concrete Location of oil storage Cellar 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? Total capacity of any existing storage tanks for furnace burners none

IF COOKING APPLIANCE

Location of appliance. Kind of fuel. Type of floor beneath appliance. If wood, how protected? Minimum distance to wood or combustible material from top of appliance. From front of appliance. From sides and back. From top of smokepipe. Size of chimney flue. Other connections to same flue. Is hood to be provided? If so, how vented? If gas fired, how vented? Rated maximum demand per hour.

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

RECEIVED AUG 1 1950 DEPT. OF B & O INSP. CITY OF PORTLAND

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

APPROVED: OK 8-2-50 [Signature]

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

INSPECTION COPY

Signature of Installer Eastern Oil & Equip. Co. E. C. Miller

Permit No. 50/1291 8-1750

Location 32 Clark St.

Owner Lena Ginsburg

Date of permit 8/3/56

Approved 8-750 VFB

which is the basement part of the building. The
line between street and location of oil
tank. VFB

NOTES

- 1 Fuel Pipe
- 2 Vent Pipe
- 3 Kind of Heat
- 4 Burner Shields & Supports
- 5 Name & Label
- 6 Stack Control
- 7 High Limit Control
- 8 Remote Control
- 9 Piping Support & Protection
- 10 Valve on Supply Line
- 11 Capacity of Tanks
- 12 Tank Fill Type & Supports
- 13 Tank Furnace
- 14 Oil Gauge
- 15 Instruction Card
- 16

8751 Tank
located in unexcavated
basement. This is
against the owner
level on the street



(A) APARTMENT HOUSE ZONE
APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, July 10, 1930

PERMIT ISSUED
04150
JUL 17 1930

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 32 Clark Street Within Fire Limits? yes Dist. No. _____
Owner's name and address Lena Ginsburg, 32 Clark Street Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Charles Rosenblom, 179 Middle Street Telephone 2-1768
Architect _____ Specifications _____ Plans no No. of sheets _____
Proposed use of building Dwelling house and store No. families 2
Last use _____ " " " " No. families 2
Material wood No. stories 2 1/2 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ 225 Fee \$ 2.00

General Description of New Work

To repair after fire to former condition, but in conditions in the areas of repair are found to be dangerously substandard of Building Code requirements, both Building Department and owner will be notified immediately. A few roof timbers may have to be replaced.

Permit Issued with Letter

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 Charles Rosenblom

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 _____ of _____ to be accommodated _____ number commercial cars to be accommodated _____
Will automobile repairing to _____ 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

Lena Ginsburg

Signature of owner by: Charles Rosenblom

AP 32 Clark Street-I

Change off

July 17, 1950

Mr. Charles Rosenblom
179 Middle Street
Mrs. Lena Ginsburg
32 Clark Street

CC: Oliver T. Sanborn, Chief of the Fire Department

Dear Madam & Sir:

Building permit for repair after fire of the building at 32 Clark Street to its former condition without alterations as to arrangement or lawful use, is issued, herewith, to the contractor, subject to the following:

1. Mr. Rosenblom assures me that you now merely plan to make good the fire damage and that where timbers are burned, they will be replaced by new timbers of adequate strength running from bearing to bearing.

2. It is understood that the owner means to use this building from now on as a store in the first story and 2-family dwelling house on floors above. This is a lawful use and was the use to which the building was put before 1941. It appears that this means that the third floor is not to be used for any purpose whatever. Sometimes since the early part of 1941, the building was converted to an apartment (more than two apartments) besides the store. At one time about 1942 the rental bureau indicated four dwelling units or apartments in the building. At other times there were only three apartments in the building, the third floor apparently being used as a separate apartment. It is clear that this use for more than two dwelling units was an unlawful one in that no permit or certificate of occupancy was issued from this department to cover that use and the requirements of the Building Code for an apartment house were never met. That situation now will be taken care of, if the stated intention of leaving the third floor vacant is carried through. The owner should bear in mind, however, that not more than two dwelling units can be established in this building lawfully unless a permit from this department is first secured, the improvements necessary for fire protection and safety required by the Building Code carried out, and a certificate of occupancy issued from this department.

Very truly yours,

Warren McDonald
Inspector of Buildings

Wkab/G

File 9010

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

- 1. Location 32 Clark St Date Investigation Commenced 6/1/50
- 2. References: Complaints _____ Appl. BP _____ Inq. _____
- 3. Present Owner and Address Carl Ginsburg, 32 Clark St
- 4. Present Lessee and Address _____
- 5. Building Permit Record: _____

Assessors' Record

- 6. Survey 1924: Owner _____ No. tenants _____
No. rooms _____; Class of Use _____
- 7. Assessors' change record since 1924 _____

9. City Directory Record

1926	1939	
1927	1940	<u>Ginsburg, Herbert, Poloski</u>
1928	1941	" "
1929	1942	<u>3 families</u>
1930	1943	<u>Ginsburg, Frank</u>
1931	1944	<u>Attorneys & Crawford</u>
1932	1945	<u>" Hyman, Pres"</u>
1933	1946	<u>" Vasey, Corrie</u>
1934	1947	" "
1935	1948	" "
1936	1949	
1937	1950	
1938	1951	

CONCLUSIONS

3 family tenement before 1941.
Rent control says 4 units in 1942. P.H.
No Fire Chief's Order.



APPLICATION FOR PERMIT

ISSUED
Permit No. 1802

Class of Building or Type of Structure Third Class
Portland, Maine, November 6, 1940 NCV 6 1940
Supersedes application of 10/17/40

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 32 Clark Street Within Fire Limits? yes Dist. No. 3
Owner's or Lessee's name and address Corner Summer St. Telephone _____
Carl Ginsburg, 30 Clark St. Telephone 2-1743
Contractor's name and address John Pistaki-Page & Sons, 12 Briggs St. Plans filed yes No. of sheets 1
Architect _____ No. families 2
Proposed use of building Grocery store and tenements
Other buildings on same lot _____ Fee \$ 50

Estimated cost \$ 50
Description of Present Building to be Altered
Material brick roof No. stories 2 1/2 Heat _____ Style of roof _____ Roofing _____
Last use Grocery store and tenements No. families 2

General Description of New Work
To provide new partitions for existing toilet with new ventilator, as shown on plan, partitions to be 2x3 studs 16" OC, covered on both sides, 8' high closed over top, doors to both toilet and vestibule to be at least 24" wide and ~~made~~ self-closing in such a way that there will be little chance of both doors being open at the same time
To cut in new window at least three square feet in area for ventilation of same, in brick foundation wall (steel lintel)

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

Details of New Work

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED

Is any plumbing work involved in this work? yes
Is any electrical work involved in this work? yes Height average grade to top of plate _____
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 _____ 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 _____ Type of fuel _____ Is gas fitting involved? _____
Framing lumber—Kind _____ Dressed or full size? _____
Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
Material columns under girders _____ Size _____ Max. on centers _____
Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 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 _____, height? _____
If one story building with masonry walls, thickness of walls? _____

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

Signature of owner Carl Ginsburg
By J. P. Page

INSPECTION COPY

Wm. B. Beattie

11/10/40
1802



UNLIMITED BUSINESS ZONE
APPLICATION FOR PERMIT Permit No. _____
 Class of Building or Type of Structure Third Class

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

Portland, Maine, October 17, 1910

The undersigned hereby applies for a permit to erect alter amend 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 32 Clark Street Within Fire Limits? yes Dist. No. 3
 Corner of Summer St.
 Owner's or lessee's name and address Carl Ginsburg, 32 Clark St. Telephone _____
 Contractor's name and address Steve Tampuska, 27 Selem St. Telephone _____
 Architect _____ Plans filed _____ No. of sheets _____
 Proposed use of building grocery store and tenements No. families 2
 Other buildings on same lot _____ Fee \$ 25
 Estimated cost \$ 15

Description of Present Building to be Altered

Material brick No. stories 2 1/2 Heat _____ Style of roof _____ Roofing _____
 Last use store and tenements No. families 2

General Description of New Work

To cut in new window in underpinning of building to provide ventilation for existing toilet window to be at least three square feet in area

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

Details of New Work

CERTIFICATE OF OCCUPANCY
 REQUISITE IS WAIVED

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

INSTRUCTION COPY

Signature of owner

Carl Ginsburg

By Steve Tampuska

7143C

Permit No. 40/1802

Location 32 Clark St.

Owner Carl Ginsburg

Date of permit 10/16/40

Notif. closing-in

Inspn. closing-in

Final Notif

Final Inspn. 1/24/41. OK

Cert. of Occupancy issued None

NOTES

~~10/22/40 Carl Ginsburg
 notified Plumber to do the
 work with the house in
 connection with
 application to permit
 for kitchen to be done. OK~~

~~11/7/40. Made for occupancy
 OK~~

~~11/9/40. Same. OK~~

~~11/13/40. Same. OK~~

~~11/25/40. Work complete. OK~~

~~12/1/40. Same. OK~~

~~12/1/40. Same. OK~~

~~12/1/40. Same. OK~~

12/30/40 Same. OK



LIMITED BUSINESS ZONE PERMIT ISSUED

APPLICATION FOR PERMIT

JUN 9 1935

Class of Building or Type of Structure Refrigeration Equipment

Portland, Maine, May 24, 1935

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 52 Clark Street Ward 7 Within Fire Limits? YES Dist. No. 3
Owner's or tenant's name and address Carl Charles Ginsberg 52 Clark St. Telephone
Contractor's name and address Cutler & Cutler, Inc. 186 Federal St. Telephone P 7405
Architect's name and address
Proposed use of building Store and tenement No. families
Other buildings on same lot
Plans filed as part of this application? YES No. of sheets 1
Estimated cost \$ 500.00 Fee \$.75

Description of Present Building to be Altered

Material wood No. stories 1 1/2 Heat Style of roof Roofing
Last use Store and tenement No. families

General Description of New Work

To install refrigeration equipment

NOTIFICATION OF THE LAIR OR CLOSING IS WAIVED
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.

Details of New Work

Height average grade to top of plate
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 Rise per foot Roof covering
No. of chimneys Material of chimneys of lining
Kind of heat Type of fuel Is gas fitting involved?
Corner posts Sills Girt or ledger board? Size
Material columns under rders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" () 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
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

Charles Ginsberg
By Cutler & Cutler, Inc.

Signature of owner

Oliver T. Sanborn

INSPECTION COPY

CITY OF FIRE DEPT.

98297

Ward 7 Permit No 33/674

Location 32 Clark St.

Owner Carl Ginsberg

Date of permit 6/30/33

Notif. closing-in _____

Inspn. closing-in _____

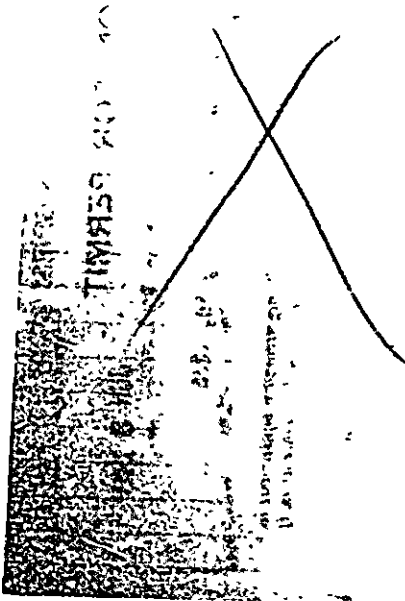
Final Notif. _____

Final Inspn 6/30/33

Cert of Occupancy issued Yours

NOTES

6/9/33 - unit installed -
C. J. J.





(B) LIMITED BUSINESS ZONE

Permit No. 2140

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, October 19, 1951
Supersedes application of 10/8/51

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 32 Clark Street Ward 7 Within Fire Limits? YES Dist. No. 3
 Owner's or Lessee's name and address Carl Ginsburg, 32 Clark St. Telephone _____
 Contractor's name and address Joyce & Devins, 4 Bond St. Telephone P 5936
 Architect's name and address _____
 Proposed use of building dwelling house with 1 car garage attached No. families 2
 Other buildings on same lot _____
 Plans filed as part of this application? _____ No. of sheets _____
 Estimated cost \$ 250. Fee \$.75

Description of Present Building to be Altered

Material wood No. stories 2 Heat _____ Style of roof _____ Roofing _____
 Last use dwelling house No. families 2

General Description of New Work

To alter rear shed now used as wood shed in the first story as a garage. A concrete floor will be provided in the garage part. There is a brick wall between the proposed garage and the front of the building. The only opening in it being a door and this door will be bricked up. The ceiling over the garage will be covered with Portland cement plaster and metal lath. Large garage doors will be provided in the front so arranged that the doors will not swing over the public sidewalk, a proper header will be provided over the door.

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

Details of New Work

Size, front _____ depth _____ No. stories _____ Height average grade to top of plate _____
 Height average grade to highest point of roof _____
 To be _____ on solid or filled land? _____ earth or rock? _____
 Material foundation _____ Thickness, top _____ bottom _____
 Material of underpinning _____ Height _____ Thickness _____
 Kind of Roof _____ Rise per foot _____ Roof covering _____
 No. of chimneys _____ Material of chimneys _____ of lining _____
 Kind of heat _____ Type of fuel _____ Is gas fitting involved? _____
 Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
 Material columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-16" O.C. Girders 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 no, to be accommodated 2
 Total number commercial cars to be accommodated none
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? no

Miscellaneous

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

Signature of owner Carl Ginsburg

APPROVED
 INSPECTION COPY
 [Signature]
 CLERK OF RECORD

6135A

Ward _____ Permit No. _____
Location _____
Owner _____
Date of permit _____
Notif. closing-in _____
Inst. sing-in _____
Final Notif. _____
Final Inspn. _____
Cert. of Occupancy issued _____

NOTES

10/21/31 - driver in
- allowing some of beam
downy between garage
& str. - to let him of
requirements
my S.

Copy to Mr. Carl Ginsburg-32 Clark Street

October 13, 1931

Messrs. Joyce & Fovine
4 Bond Street
Portland, Maine

Gentlemen:

Referring to your application in the name of Carl Ginsburg for a building permit to cover the construction of a one story garage in the rear of his combined dwelling house and store at 32 Clark Street, upon examination of the premises in the light of the Building Code and Zoning Ordinance, I find that I am unable to issue the permit for this garage for the reason that the proposed garage would occupy more than 30% of the area of the rear yard of the buildings now on the property.

If you will return the receipt for the fee paid to this office your money will be refunded by voucher.

The owner has appeal rights under the law, and may refer the question of the construction of the garage to the Board of Municipal Officers who have authority to act in such matters.

If he will come to this office at some time during the Inspector's office hours named above, these appeal rights will be more fully explained to him.

Very truly yours,

Inspector of Buildings.

WJ/HC

STATEMENT ACCOMPANYING APPLICATION FOR BUILDING PERMIT

for one story brick addition for one car garage
at 32 Clark Street

Date 10/9/51

1. In whose name is the title of the property now recorded? *Carl Jungling*
2. Are the boundaries of the property in the vicinity of the proposed work shown clearly on the ground, and how? *fence*
3. Is the outline of the proposed work now staked out upon the ground? *Yes* if not, will you notify the Inspection Office when the work is staked out and before any of the work is commenced?
4. What is to be maximum projection or overhang of eaves or drip? *12 in Project*
5. Do you assume full responsibility for the correctness of the location plan or statement of location filed with this application, and does it show the complete outline of the proposed work on the ground, including bay windows, porches and other projections? *Yes*
6. Do you assume full responsibility for the correctness of all statements in the application concerning the sizes, design and use of the proposed building? *No*
7. Do you understand that in case changes are proposed in the location of the work or in any of the details specified in the application that a revised plan and application must be submitted to this office before the changes are made? *Yes*

Martin Joyce



(B) LIMITED BUSINESS 2017

APPLICATION FOR PERMIT

Permit No. _____

Class of Building or Type of Structure Third Class

Portland, Maine, October 8, 1951

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 32 Clark Street Ward 7 Within Fire Limits? YES Dist. No. 3
 Owner's or lessee's name and address Carl Ginsburg, 32 Clark St. Telephone _____
 Contractor's name and address Joyce & Devine, 4 Bond St. Telephone 2 3996
 Architect's name and address _____ Telephone _____
 Proposed use of building dwelling house with 1 car garage attached No. families 2
 Other buildings on same lot shed
 Plans filed as part of this application? YES No. of sheets 1
 Estimated cost \$ 350. Fee \$.75

Description of Present Building to be Altered

Material wood No. stories 2 Heat _____ Style of roof _____ Roofing _____
 Last use dwelling house No. families 2

General Description of New Work

To erect one story brick addition 10'6" x 20' on rear of building for use as one car garage
 The inside of the garage will be covered, where required by law, with metal lath and cement plaster

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

Details of New Work

Size, front _____ depth _____ No. stories _____ Height average grade to top of plate _____
 To be erected on solid or filled land? solid Height average grade to highest point of roof 10'
 Material of foundation stone in wet weather earth or rock? earth
 Material of underpinning _____ Thickness, top 10" bottom 16"
 Pitch of Roof flat Rise per foot 0" Roof covering tar and gravel & ply
 No. of chimneys no Material of chimneys _____ of brick _____
 Kind of heat no Type of fuel _____ gas fitting in covered? _____
 Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
 Material columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-16" O.C. Girders 6x8 or larger Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.
 Joists and rafters: 1st floor concrete 2nd _____ 3rd _____ roof 2x10
 On centers: 1st floor _____ 2nd _____ 3rd _____ roof 16"
 Maximum span: 1st floor _____ 2nd _____ 3rd _____ roof 10'
 If one story building with masonry walls, thickness of walls? 7x 8" height? 0'

If a Garage

No. cars now accommodated on same lot no to be accommodated 1
 Total number commercial cars to be accommodated none
 Will automobile repaving be done other than minor repairs to cars habitually stored in the proposed building? no

Miscellaneous

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

INSPECTION COPY

Signature of owner Carl Ginsburg
 By Joyce & Devine
Oliver T. ...

613bA

Ward 7 Permit No. 312140

Location 32 Clark St.

Owner Carl Kunking

Date of permit 10/21/31

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn. 12/7/31

Cert. of Occupancy issued None

NOTES

10/12/31 - Resn. fault about

$$4.1 \times 10.5 = 430.5$$

$$432.5 \times 0.3 = 129.75$$

Proposed garage

$$10.5 \times 20 = 210 \text{ sq ft}$$

10/27/31 - no work

started

11/6/31 - no work started

A.G.

11/17/31 - work over

work contractors A.G.

11/25/31 - OK except

door between garage

+ stove has not yet

been made.

closing. Mr. Kunking

says he will

weight on to keep

door closed. A.G.

12/7/31 - weight hung
on door to make it
self-closing. A.G.



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

Application for Permit for Alterations, etc.

To the
 INSPECTOR OF BUILDINGS:

Portland, August 7, 1917 191

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

Location 32 Clark St. Ward, 7 Fire- in fire-limits? Ec
 Name of Owner or Lessee, S. Lundberg Address 32 Clark St.
 " " Contractor, W. S. Tinsley " 53 Boyd St.
 " " Architect, "
 Material of Building is wood Style of Roof, pitch Material of Roofing, shingles
 Size of Building is 55 feet long; 20 feet wide. No. of Stories, 2 1/2
 Cellar Wall is constructed of stone is inches wide on bottom and batters to inches on top.
 Underpinning is brick is inches thick; is feet in height.
 Height of Building, 25 ft. Wall, if Brick; 1st, 2d, 3d, 4th, 5th,
 What was Building last used for? dwelling No. of Families? two
 What will Building now be used for? dwelling Estimated Cost, \$ 250.00

Descrip-
 tion of
 Present
 Bldg.

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK

DETAIL OF PROPOSED WORK

Raise house two feet and build the brick underpinning two feet higher
If over four feet high, the brick is to be 12" thick
To comply with the Building Ordinance

IF EXTENDED ON ANY SIDE

Size of Extension, No. of feet long? ; No. of feet wide? ; No. of feet high above sidewalk?
 No. of Stories high? ; Style of Roof? ; Material of Roofing?
 Of what material will the Extension be built Foundation?
 If of Brick, what will be the thickness of External Walls? inches; and Party Walls inches.
 How will the extension be occupied? How connected with Main Building?

WHEN MOVED, RAISED OR BUILT UPON

No. of Stories in height when Moved, Raised or Built upon? Proposed Foundations
 No. of feet high from level of ground to highest part of Roof to be?
 How many feet will the External Walls be increased in height? Party Walls

IF ANY PORTION OF THE EXTERNAL OR PARTY WALLS ARE REMOVED

Will an opening be made in the Party or External Walls? in Story.
 Size of the opening? How protected?
 How will the remaining portion of the wall be supported?

Signature of Owner or
 Authorized Representative

W. S. Tinsley

Address 5



Location, Ownership and detail must be correct, complete and legible.

Separate application required for every building.

Plans must be filed with this application.

Application for Permit for Alterations, etc.

To the
INSPECTOR OF BUILDINGS:

Portland, August 8, 1917 191

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

Location 32 Clark St. Ward, 7 in fire-limits? No
Name of Owner or Lessee, S. Sunburg Address 32 Clark St.
" " Contractor, Joseph Sunburg " 18 Locust St.
" " Architect, _____ " _____

Description of Present Bldg.

PLAN REPORT

Material of Building is wood Style of Roof, pitch Material of Roofing, shingles
Size of Building is 33 feet long; 20 feet wide. No. of Stories, 2 1/2
Cellar Wall is constructed of stone is _____ inches wide on bottom and batters to _____ inches on top.
Underpinning is brick is _____ inches thick; is _____ feet in height.
Height of Building, 25 ft. Wall, if Brick; 1st, _____ 2d, _____ 3d, _____ 4th, _____ 5th, _____
What was Building last used for? dwelling No. of Families? two
What will Building now be used for? dwelling Estimated Cost, \$1000.00

DETAIL OF PROPOSED WORK

Build addition on back of building; build dormer window in main building
To comply with the Building Ordinance (6 x 6)

IF EXTENDED ON ANY SIDE

Size of Extension, No. of feet long? 16; No. of feet wide? 10; No. of feet high above sidewalk? 28 ft.
No. of Stories high? 2; Style of Roof? pitch; Material of Roofing? asphalt
Of what material will the Extension be built wood Foundation? brick and cement
If of Brick, what will be the thickness of External Walls? _____ inches; and Party Walls _____ inches.
How will the extension be occupied? rooms How connected with Main Building? joined to

WHEN MOVED, RAISED OR BUILT UPON

No. of Stories in height when Moved, Raised or Built upon? _____ Proposed Foundations _____
No. of feet high from level of ground to highest part of Roof to be? _____
How many feet will the External Walls be increased in height? _____ Party Walls _____

IF ANY PORTION OF THE EXTERNAL OR PARTY WALLS ARE REMOVED

Will an opening be made in the Party or External Walls? _____ in _____ Story.
Size of the opening? _____ How protected? _____
How will the remaining portion of the wall be supported? _____

Signature of Owner or Authorized Representative

Joseph Sunburg

Address _____

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION 396

MAY 30 1984

ZONING LOCATION PORTLAND, MAINE May 24, 1984

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 . . . 32 Clark St. Fire District #1 , #2

1 Owner's name and address Saul Ginsberg & Co. Telephone . 772-2188 . .

2 Lessee's name and address Telephone

3 Contractor's name and address Telephone

Proposed use of building No. of sheets

1st use storage shed No families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated contractual cost \$ Appeal Fees \$

FIELD INSPECTOR—Mr Base Fee 25.00

@ 775-5451 Late Fee

TOTAL \$

To demolish 8' x 14' 1 story wooden storage shed no utilities

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 hanging 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

Fire Dept

to see that the State and City requirements pertaining thereto

Health Dept:

are observed?

Others.

Signature of Applicant Phone # 2220

Type Name of above Debra Keenan for Saul 1 2 3 4

Ginsberg

Other

and Address

5

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY

CITY OF PORTLAND, MAINE
BUILDING & INSPECTION SERVICES

Date May 24, 1984

To: Saul Ginsberg
contractor
32 Clark Street

With relation to permit applied for to demolish a 8' x 14' wooden storage shed
at (address) 32 Clark St. belonging to

(owner) Saul Ginsberg. It is unlawful to commence demolition work until a permit has been issued from this department.

³¹³
Section 6 of the Ordinance for rodent and vermin control provides, "It shall be unlawful to demolish a 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 and Inspection Services 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.

NOTICE - PER MUNICIPAL CODE
A PERMIT TO DEMOLISH OR REMOVE A
STRUCTURE SHALL EXPIRE THIRTY (30)
DAYS AFTER THE DATE OF ISSUANCE.

Very truly yours,

P. Samuel Hoiffes
Chief of Inspection Services

Health Department comments:

An inspector of the shed
didn't reveal infestation of rodents

Copies to:

- 2 - Health - Environ. (Mr. Vandoloski)
- 1 - Health - (Mr. Noyes)
- 1 - Public Works - *attn. David Vining - 82 Hanover St. (Storage)*
- 1 - Fire Dept.

CITY OF PORTLAND, MAINE
BUILDING & INSPECTION SERVICES

Date May 24, 1984

To: Saul Ginsberg
contractor

32 Clark Street

With relation to permit applied for to demolish a 8' x 14' wooden storage shed

at (address) 32 Clark St. belonging to

(owner) Saul Ginsberg. It is unlawful to commence demolition work until a permit has been issued from this department.

³¹³
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NOTICE - PER MUNICIPAL CODE
A PERMIT TO DEMOLISH OR REMOVE A
STRUCTURE SHALL EXPIRE THIRTY (30)
DAYS AFTER THE DATE OF ISSUANCE.

Very truly yours,

P. Samuel Hoiffes
Chief of Inspection Services

Health Department comments: _____

Copies to:

- 2 - Health - Environ. (Mr. Vandoloski)
- 1 - Health - (Mr. Noyes)
- 1 - Public Works - *attn. David Vining - 82 Hancock St. (Garage)*
- 1 - Fire Dept.

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP 596

B.O.C.A. TYPE OF CONSTRUCTION

MAY 30 1984

ZONING LOCATION PORTLAND, MAINE May 24, 1984

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 ... 32 Clark St. ... Fire District #12, #20

Owner's name and address Saul Ginsberg - same Telephone 772-2188

Lessee's name and address Telephone

Contractor's name and address Owner Telephone

Proposed use of building No. of sheets

Last use storage shed 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 25.00
Late Fee
TOTAL \$

To demolish 8' x 14' 1 story wooden storage shed no utilities

Stamp of Special Conditions

Handwritten notes: 5-24-84, 5-29-84

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 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

BUILDING INSPECTION - PLAN EXAMINER

ZONING:

BUILDING CODE:

Fire Dept. JEL 5/27/84

Health Dept.

Others:

MISCELLANEOUS

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

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

Signature of Applicant Debra Keenan Phone # same

Type Name of above Debra Keenan for Saul 15 2 3 4

Ginsberg Other

and Address

FIELD INSPECTOR'S COPY

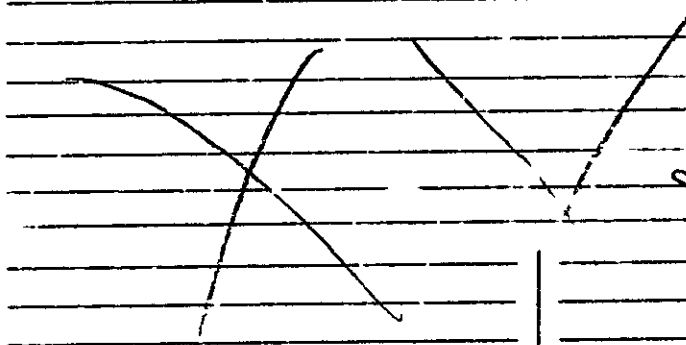
APPLICANT'S COPY

OFFICE FILE COPY

Handwritten signature: M. Leary

NOTES

6-11-54 Shed has been
taken down.



Permit No. 89/596

Location

961 Cleopatra St

Owner

Paula Sampson

Date of permit

5-27-54

Approved

5-30-54

Dwelling

Garage

Alterations

Demolish storage shed

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



32 Clark Street

MERRILL S. SELTZER
Chairman

JACQUELINE COHEN
Secretary

TIMOTHY E. FLAHERTY
ROBERT J. GAUDREAU
EUGENE S. MARTIN
PAULETTE P. PARKER
MICHAEL E. WESTORT

March 19, 1985

Sidney and Saul Ginsburg
32 Clark Street
Portland, ME 04102

Gentlemen:

At the March 14, 1985 meeting of the Board of Appeals, the Board voted to deny your appeal to change the use of the above referenced dwelling from three apartment units and a store to four apartment units and a store.

A copy of the Board's decision is enclosed for your information.

Sincerely,

Kathleen A. Taylor
Secretary

Enclosure

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

SPACE AND BULK VARIANCE APPEAL

I. Findings of Fact

A. Applicant Saul and Sidney Ginsburg

B. Property Location 32 Clark Street

C. Applicant's Interest in Property:

Owner

Tenant

Other _____

D. Property Owner same

E. Owner's Address 32 Clark Street

F. Zone (Circle One):

R-1 R-2 R-3 R-5 R-6 R-4

R-P B-1 B-2 B-3 A-B

I-P I-I I-2 I-2b I-3 I-3b I-4

RPZ W-1

G. Site Plan Approval required _____

H. Present Use of Property three family and store

I. Section(s) to Which Variance Related 14-139.2 14-473

J. Reasons Why Permit Cannot be Issued insufficient lot size
(3,785 rather than 4,000 required)

K. Requested Variance Would Per it four units and store

L. Notice Sent to _____ Adjacent Property Owners

II. Appearances

A. Those Advocating Variance

Mr F. REYNOLDS

B. Those Opposing Variance

(Attachments, As Necessary)

III. Exhibits (Any documents, photos, plans, further findings of fact, etc. presented to the Board as part of its records)

IV. Reasons for Decisions - Undue Hardship (The following checklist relates with the Board of Appeals hardship definitions for Space and Bulk variances as contained in Section 602.24C 3.b.(1) (a) through (e)

A. The parcel is exceptional due to physical characteristics or topographic features which amount to more than a mere inconvenience

() Yes/Agreement with statement

No/Disagreement with statement

Reasons _____

B. If yes, the unique physical conditions: (Check One)
Sec. 602.24C 3.b.(1) (b)

() Existed at the time of the enactment of the provision from which a variance is sought; or

() Were caused by natural forces; or

() Were the result of governmental action

- C. Pertinent ordinance provision deprives owner of substantial use or enjoyment of property in the manner commonly enjoyed by owners of property subject to the same provisions (Sec. 602.24C 3.b. (1) (c))

() Yes/Agreement with statement

() No/Disagreement with statement

Reasons _____

- D. As evidenced by affirmative answers to either IV. A. or IV. C. above, the variance will not create a special privilege for the applicant. Sec. 602.24C 3.b. (1) (d)

() Yes/Agreement with statement

() No/Disagreement with statement

Reasons _____

- E. The variance will not adversely affect neighborhood property in the same zone and will not be detrimental to the general public health and safety Sec. 602.24C 3.b. (1) (e)

() Yes/Agreement with statement

() No/Disagreement with statement

Reasons _____

V. Specific Relief Granted

After a public hearing held on 3/14/85, the Board of Appeals finds that: (Check One)

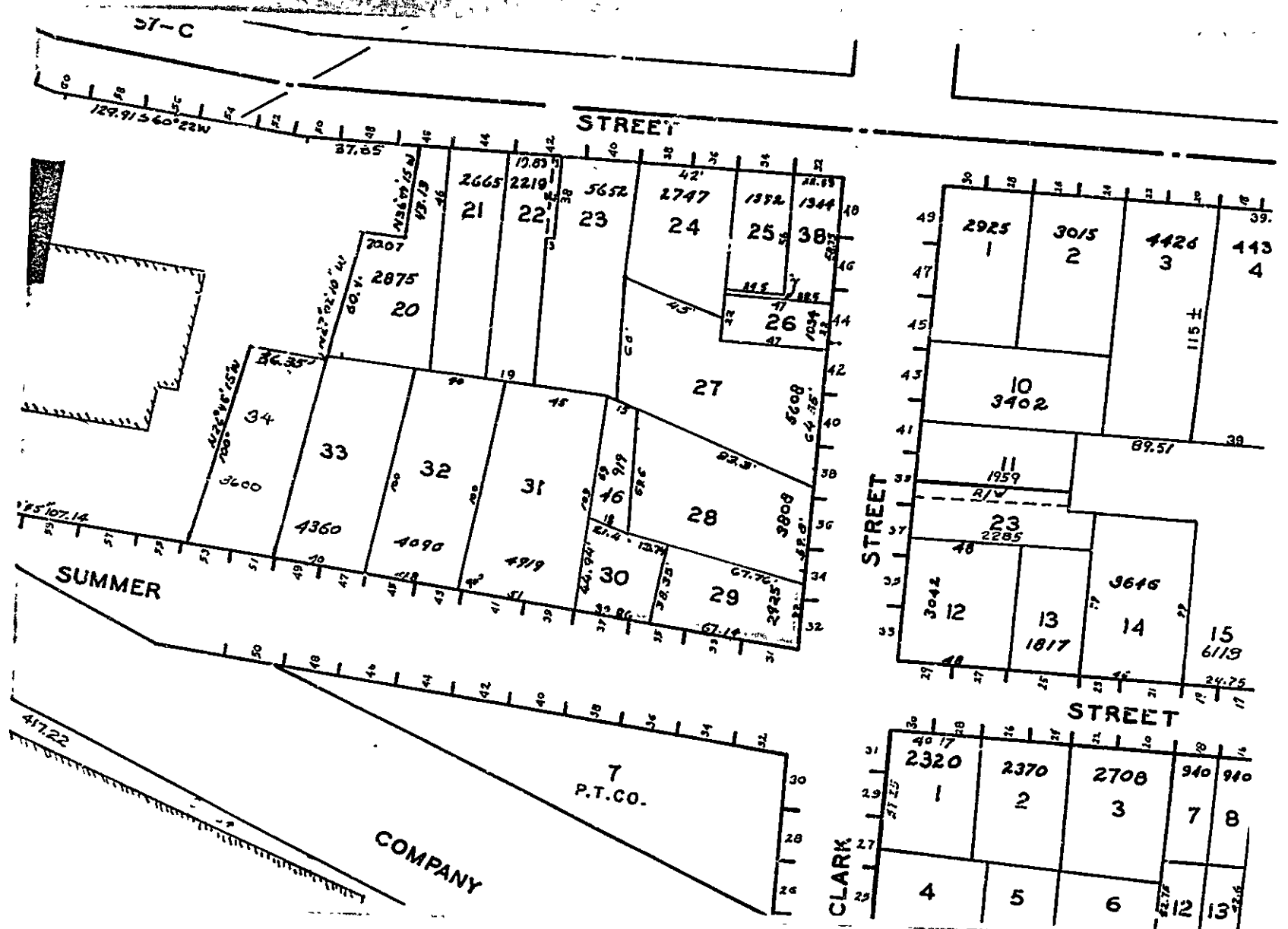
- () Approval - All of the conditions required by Sec. 602.24C 3.b.(1) exist with respect to this property, as evidenced by affirmative responses to all statements set forth in IV. A. through IV. E above, and that a space and bulk variance be granted in this case.

Conditions of Approval (If any) _____

✓ Disapproval - All conditions required by Sec.602.24C 3.b. (1) do not exist with respect to this property, as evidenced by one or more negative responses to statements set forth in IV. A. through IV. E. above, and that a space and bulk variance should not be granted in this case.

VI. Signatures of Board

Merrill F. Kelly Chairman
Michael E. Weston
Robert Gaudreau
David J. Kelly
Francis P. Jackson



ST-C

STREET

$129.91 \pm 60^\circ 22' W$

SUMMER

7
P.T.CO.

COMPANY

STREET

STREET

CLARK
STREET

41722



**DIRIGO
MANAGEMENT
COMPANY**

57 EXCHANGE STREET • PORTLAND, MAINE 04101
(207) 871-1080

March 5, 1985

Board of Zoning Appeals
City of Portland
Portland, Maine 04101

Re: Ginsberg Variance Request

Ladies and Gentlemen:

As neighbors of Sol and Sid Ginsberg, owning property at 39 rear Clark Street (17 Summer St.), we wish to express our wholehearted support of their proposed renovation of the top floor of their house into a residential apartment.

Our neighborhood is made up of a variety of housing types, including single-family houses and apartment houses. Many of these apartments have been renovated out of large single family houses, which have been broken into single units. This is exactly what is happening with the Ginsberg's request and we think that it is entirely appropriate that they be permitted to do what so many other neighbors have done over the years.

The density of the neighborhood is such that the addition of one unit to the Ginsberg building will have no adverse effect on the neighborhood's quality. In fact, by permitting a more economic use of the property, it will doubtless provide necessary funds to the Ginsbergs in maintaining their own house. As long term residents as well as business people in the neighborhood, we believe the Ginsbergs are entitled to make full use of their property.

Therefore we entirely support their request to add an additional unit to their building. We sincerely hope that you will act favorably upon their request.

Sincerely yours,

David Lakari

Robert C. S. Monks

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



MERRILL S. SELTZER
Chairman

JACQUELINE COHEN
Secretary

TIMOTHY E. FLAHERTY
ROBERT J. GAUDREAU
EUGENE S. MARTIN
PAULETTE P. PARKER
MICHAEL E. WESTORT

February 6, 1985

Mr. Paul Ginsburg
32 Clark Street
Portland, Me 04102

cc: Mrs. Faustina Reynolds
32 Clark St
Portland, Me 04102

Re: 32 Clark St
Lot Size: 3785 sq.ft.

Dear Sir:

We wish to process your variance for a change of use from three apartment units and a store to four apartment units and a store with the new apartment to be located on the third floor.

According to the Assessor's Office, the property is carried in the names of Sidney and Saul Ginsburg jointly as a result of Probate Court records for the estate of Lena Ginsburg. If the owners will jointly sign the appeal application enclosed then this item will be placed on the agenda for February 28th provided we receive the signed application before February 13th at noon.

Upon receipt of this necessary appeal form signed jointly by the applicants, we shall take your request to the Board of Appeals provided we receive a complete application from you and Mr. Sidney Ginsburg before noon on February 13th.

Sincerely,

Warren J. Turner
Warren J. Turner
Zoning Specialist

WJT/uuz

Encl: Application for Space & Bulk Variance

cc: Merrill Seltzer, Chairman of the Board of Appeals
Joseph E. Gray, Jr., Director of Planning & Urban Development
Alexander Jaegerman, Chief Planner
P. Samuel Hoiser, Chief of Inspection Services
Warren J. Turner, Zoning Specialist

Applicant: *Lidney and Paul Ginsburg* Date: *Feb. 6 1985*
Address: *32 Clark St.*
Assessors No.: *58A-29+30*

CHECK-LIST AGAINST ZONING ORDINANCE

Data -

Zone Location - *R-6 Residence*

Interior or corner lot -

Use - *Change from 3 to 4 apt units and a store in basement*

Sewage Disposal - *City sewer*

Rear Yards -

Side Yards -

Front Yards -

Projections -

Height -

Lot Area -

Building Area -

Area per Family -

Width of Lot -

Lot Frontage -

Off-street parking -

Loading Bays -

Site Plan -

Shoreland Zoning -

Flood Plains -

Applicant: *Sidney and Saul Hirsberg*

Date: *Feb. 27, 1985*

Address: *32 Clark St.*

Assessors No.: *57 - - 29,30*

CHECK LIST AGAINST ZONING ORDINANCE

- Date -
- Zone Location - *R-6*
- Interior or corner lot - *corner*
- Use - *Change from 3 apts + store to 4 apts + store*
- Sewage Disposal - *O.K.*
- Rear Yards -
- Side Yards -
- Front Yards -
- Projections -
- Height - *2 1/2 story with basement store*
- Lot Area - *3,785 sq. ft.*
- Building Area - *849 sq. ft.*
- Area per Family - *1,000 sq. ft. per family*
- Width of Lot - *38'*
- Lot Frontage - *32' x 100'*
- Off-street Parking - *O.K. for 4 spaces*
- Loading Bays - *NA*

- Site Plan -
- Shoreland Zoning -
- Flood Plains -

Faustina Reynolds represents the two owners for this appeal

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



MERRILL S. SELTZER
Chairman

JACQUELINE COHEN
Secretary

TIMOTHY E. FLAHERTY
ROBERT J. GAUDREAU
EUGENE S. MARTIN
PAULETTE P. PARKER
MICHAEL E. WESTORT

March 1, 1985

Re: 32 Clark Street

Mrs. Faustina Reynolds
49 Summer Street
Portland, Maine 04102

Sidney & Saul Ginsberg
32 Clark Street
Portland, Maine 04102

Dear Mrs. Reynolds:

On February 28th, the Board of Appeals voted to postpone your variance appeal to the March 14th meeting of the Board at 3:30 P.M., in Room 209, City Hall, Portland, Maine. At that time your variance will be considered under the criteria in effect at the time of your initial application on January 21, 1985. A copy of the variance criteria is enclosed for your information. A financial statement is also enclosed for completion and return to this office.

If there are any further questions concerning this matter, please do not hesitate to contact Mr. Malcolm Ward, Inspection Services Office, (Phone: 775-5451, Extension 347).

Sincerely,

Warren J. Turner
Zoning Specialist

Enclosures (2)

cc: Merrill S. Seltzer, Chairman, Board of Appeals
Joseph E. Gray, Jr., Director, Planning & Urban Development
Alexander Jaegerman, Chief Planner
P. Samuel Hoffses, Chief, Inspection Services
Malcolm Ward, Code Enforcement Officer

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS



EUGENE S. MARTIN
Chairman

MERRILL S. SELTZER
Secretary

JACQUELINE COHEN
TIMOTHY E. FLAHERTY
THOMAS J. MURPHY
PAULETTE P. PARKER
MICHAEL E. WESTORT

January 28, 1985

Mr. Sidney Ginsburg
32 Clark Street
Portland, Me 04102

cc: Mrs. Faustina Reynolds
32 Clark Street
Portland, Me 04102

RE: 32 Clark Street

Dear Mr. Ginsberg:

We have received your application for a variance to allow more than three apartment units in the building at 32 Clark Street where a store is now located in the basement.

The Board of Appeals cannot consider this variance request because the vacant lot is not in the same ownership with that of the lot on which the existing building is located.

Owner

58-A-28 32 Clark St.
2,425 square feet

Sidney Ginsberg
32 Clark Street
Portland, Me 04102

58-A-30 vacant lot
1,360 square feet

Morris L. Ginsberg
645 Blair Ave.
Piedmont, Ca 94611

Based on your lot size (2,425 sq. ft.), only two apartment units would be permitted at Clark Street. If you own both lots, then we could proceed to process this appeal for a space and bulk variance.

If you will return the receipt for the \$50.00 fee, we shall proceed to refund the payment for this variance application, provided you concur in its withdrawal from consideration by the Board of Appeals. We are holding this application until we hear from you.

Sincerely,

Warren J. Turner
Zoning Specialist

WJT/uuz

cc: Merrill Seltzer, Chairman of the Board of Appeals
Joseph E. Gray, Jr., Director of Planning & Urban Development
Susan Hoctor, Associate Corporation Counsel

389 CONGRESS STREET • PORTLAND, MAINE 04101

TELEPHONE 207) 775-5451

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



32 Clark Street

MERRILL S. SELTZER
Chairman

JACQUELINE COHEN
Secretary

TIMOTHY E. FLAHERTY
ROBERT J. GAUDREAU
EUGENE S. MARTIN
PAULETTE P. PARKER
MICHAEL E. WESTORT

February 21, 1985

Mr. Sidney and Mr. Saul Ginsburg
32 Clark Street
Portland, ME 04102

Gentlemen:

The purpose of this letter is to notify you that your variance appeal for a change of use from three apartments and a store to four apartment units and a store will be considered by the Board of Appeals on Thursday, February 28th under the new criteria contained on the back of the attached application form.

Sincerely,

Warren J. Turner
Zoning Specialist

WJT/kat
Enclosure

cc: Mrs. Faustina Reynolds
Merrill S. Seltzer, Chairman, Board of Appeals
Joseph E. Gray, Jr., Director, Planning & Urban Development
Alexander Jaegerman, Chief Planner
P. Samuel Hoffses, Chief of Inspection Services
Malcolm G. Ward, Zoning Enforcement Officer

FINANCIAL ANALYSIS STATEMENT

	Yearly Expenses Before Conversion*	Yearly Expen After Conversi
Yearly mortgage or loan debt service (exclude equity)		
Amount of Mortgage <u>NONE</u>		
Dates of Term <u>—</u>		
Interest Rate <u>—</u>		
Total Cost of Conversion <u>APPROX. \$5,000.</u>		
Real Estate Taxes	1,088.47	SAME
Insurance (exclude personal property)	717.00	"
Water and Sewer (only renter(s) costs)	235.71	?
Heat (only if you pay tenant(s) heat costs)	1787.39	SAME
Electricity (only if you pay tenant(s) electricity costs).	—	
Legal	—	
Audit	—	
Trash removal	—	
Maintenance	50.00	SAME
Repairs	375.77	—
Snow Removal	—	
Lawn Care	175.00	—
Supplies	—	
Payroll	—	
Reserve for replacement	—	
Reserve for vacancy	—	
Advertising	—	
Management and bookkeeping	—	
TOTAL YEARLY COST	4,329.34	—
TOTAL RENTAL INCOME	7,890.00	8,490.00
No. of Apartments		
Rents Apartment 1	1,800.00	
Apartment 2	3,090.00	
Apartment 3	—	
	projected 3,600.00	

*All figures must include only the costs or percentage of costs attributable to the rental units and not the personal living costs of the owner's unit. If this is a 2-family house, only 50% of cost is eligible if the owner occupies one unit.

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



MERRILL S. SELTZER
Chairman

JACQUELINE COHEN
Secretary

TIMOTHY E. FLAHERTY
ROBERT J. GAUDREAU
EUGENE S. MARTIN
PAULETTE P. PARKER
MICHAEL E. WESTORT

32 Clark Street

All persons interested either for or against this Space & Bulk Variance Appeal will be heard at a public hearing in Room 209, City Hall, Portland, Maine on Thursday, March 14, 1985 at 3:30 p.m. This notice of required public hearing has been sent to the owners of property directly abutting and directly across a street or alley from the property as required by Ordinance.

Sidney and Saul Ginsburg, owners of the property located at 32 Clark Street, under the provisions of Section 14-473 of the Zoning Ordinance of the City of Portland, Maine hereby respectfully petition the Board of Appeals to permit change of use of this building from three apartment units and a store to four apartment units and a store, not allowed because the lot on which this building is located is only 3,785 sq. ft. instead of the 4,000 sq. ft. minimum (1,000 sq. ft. per dwelling unit) required by Section 14-139(2) of the Zoning Ordinance applying to the R-6 Residential Zone in which this property is located.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that the conditions imposed by Section 14-473 of the Zoning Ordinance have been met.

Jacqueline Cohen
Secretary

kat
3/1/85

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



22 Clark Street

MERRILL S. SELTZER
Chairman

JACQUELINE COHEN
Secretary

TIMOTHY E. FLAHERTY
ROBERT J. GAUDREAU
EUGENE S. MARTIN
PAULETTE P. PARKER
MICHAEL E. WESTOFT

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Sidney and Saul Ginsburg, owners of the property located at 32 Clark Street, under the provisions of Section 14-473 of the Zoning Ordinance of the City of Portland, Maine hereby respectfully petition the Board of Appeals to permit change of use of this building from three apartment units and a store to four apartment units and a store, not allowed because the lot on which this building is located is only 3,785 sq. ft. instead of the 4,000 sq. ft. minimum (1,000 sq. ft. per dwelling unit) required by Section 14-139(2) of the Zoning Ordinance applying to the R-6 Residential Zone in which this property is located.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that the conditions imposed by Section 14-473 of the Zoning Ordinance have been met.

Jacqueline Cohen
Secretary

kat
2/15/85

32 Clark St.

58-A-28+29

58-A-27 - Janet F. Neudorfer + Mary Jane Gould, 42 Clark St.

30 - Giaslong

46 - Elizabeth Giese, 90 W. Norris Dale Jr, 40 Salem St. 04102

58-B-11 - Jane W. Ransay, RR#1, I 2X131, New Edgecomb, ME 04556

12 - Mildred G. Lucarelli 33 Clark St. 04102

23 - Ransay

58-C-7 - Portland Terminal Co. 232 St John St.

58-D-1 - Herbert E. Tracy, 28 Summer St. 04102



CITY OF PORTLAND

VARIANCE APPEAL

APPLICATION

Applicant's name and address: FAUSTINA REYNOLDS

49 SUMMER ST. PORTLAND, ME

Applicant's interest in property (e.g., owner, purchaser, etc.):

(REPRESENTING MR. SAUL GINSBURG - HANDICAPPED)

Owner's name and address (if different): SAUL GINSBURG

32 CLARK ST. PORTLAND, ME

Address of property (or Assessor's chart, block and lot number):

32 CLARK ST. (CORNER SUMMER/CLARK)

Zone: R-6 RESIDENCE Present use: 3 APARTMENTS/ STORE

Type of variance requested SPACE & BULK

Variance from: Section 14- 139 (2)

NOTE: If site plan approval is required, attach preliminary or final site plan.

The undersigned hereby makes application for a variance as above-described, and certifies that all information herein supplied by him is true and correct to the best of his knowledge and belief.

Dated: 2/11, 19 85

Saul Ginsburg
Signature of Applicant

Sidney Gosley



CITY OF PORTLAND

VARIANCE APPEAL

APPLICATION

Applicant's name and address: FAUSTINA REYNOLDS
49 SUMMER ST. PORTLAND

Applicant's interest in property (e.g., owner, purchaser, etc.):
(REPRESENTING MR SAUL GINSBURG) (HANDICAPPED)

Owner's name and address (if different): SAUL GINSBURG
32 CLARK ST PORTLAND

Address of property (or Assessor's chart, block and lot number):
32 CLARK ST. (CORNER SUMMER/CLARK)

Zone: RB RESIDENCE Present use: 3 APARTMENTS/STORE

Type of variance requested: SPACE AND BULK

Variance from: Section 14-139 (2)

NOTE: If site plan approval is required, attach preliminary or final site plan.

The undersigned hereby makes application for a variance as above-described, and certifies that all information herein supplied by him is true and correct to the best of his knowledge and belief.

Dated: Jan. 18, 1985

Faustina Reynolds
Signature of Applicant

RECEIVED
JAN 21 1985
CITY OF PORTLAND

I GENERAL INFORMATION

Location/address of construction 32 Clark St.
 Owner or lessee's name Calvin Arns
 Address P.O. Box 705 Westbrook 04092 Tel. 879-0147

Contractor's name Mark C. Fournier
 Address 12 Burnham St. Westbrook Tel. _____

Subcontractors: _____
PERMIT ISSUED
MAR 12 1987
City of Portland

II. NEW SUBDIVISION OR EXISTING LOT REFERENCE
 Name _____
 Lot _____
 Block _____
 Bk. & pg. Reg / deeds _____
 Date recorded _____

III PROPOSED USE: CODE 104.3 If other*, explain family house addition Seasonal Condominium Apartment

IV. PAST USE: 104.3 family house

V OWNERSHIP: PUBLIC (Federal/ State/ local government) PRIVATE (individual/corp/nonprofit)

VI DESCRIPTION OF WORK

renovate the attic, new roof, and change floor plan on 1st and 2nd floors, also build decks as per plans permit #1

VII BUILDING DIMENSIONS: length 51' width 24'2" square footage 2448 height 35'8" #stories 2 1/2

VIII EST. CONSTRUCTION COST: 50,000 **IX. GR. SQ. FT. OF LAND:** 3675 **BUILDING:** 2448

X. RESIDENTIAL BUILDINGS ONLY

NEW DWELLING UNITS WITH:	BDRMS	2 BDRMS	3 BDRMS
EXISTING DWELLING UNITS WITH:			<u>X-3</u>

XI. RESIDENTIAL UNITS:
 NEW DWELLINGS _____
 EXISTING DWELLINGS 3
 NET RESIDENTIAL UNITS 3

XII. SIGNATURE OF APPLICANT: _____ **DATE:** _____

XIII ZONING DO NOT WRITE BELOW THIS LINE

DISTRICT _____ STREET FRONTAGE _____
 SETBACKS: front _____ back _____ side _____ side _____
 ZONING BOARD APPROVAL. no yes (date) _____
 PLANNING BOARD APPROVAL. no yes (date) _____

XIV. OFFICE USE:
 TAX MAP # _____
 LOT # _____
 VALUE/STRUCTURE # _____
 PERMIT EXPIRATION _____

XV CONDITIONAL USE: variance _____ site plan _____ subdivision _____ shore and floodplain mgmt _____
 special exception _____ other _____ (explain) _____

XVI SIGNATURE OF FIELD INSPECTOR (CEO): _____ **DATE:** _____

XVII FEES.

base fee.....
 subdivision fee.....
 site plan review fee.....
 other fees.....
 late fee.....
 TOTAL... \$170.00

XVIII SPACE FOR FIGURING /ADDITIONAL COMMENTS:

1 WATER SUPPLY <input type="checkbox"/> public <input type="checkbox"/> private	6 CHIMNEY # flues # fireplaces	PLOT PLAN/DETAILS OF WORK ON REVERSE White - Municipal Office Green - Applicant Yellow - CEO Pink - Tax Assessor (only on 1/2)
2 SEWER <input type="checkbox"/> public <input type="checkbox"/> private, type	9 FRAMING floor joists	
3 HEAT type fuel	size max on centers	
4 FOUNDATION type	ceiling joists	
5. ROOF type	rafters	
thickness footing	studs	
pitch load	wall studs	
covering load		
6. PLUMBING # tubs # showers	10. If 1 story building w/ masonry walls	
# lavatories # laundry tubs	wall thickness height	
# flushes # other	11 BEDROOM WINDOWS	
SPRINKLER SYSTEM? <input type="checkbox"/> yes <input type="checkbox"/> no	height width sill height	
7 ELECTRICAL service entrance size	egress window? <input type="checkbox"/> yes <input type="checkbox"/> no	
# smoke detectors		
NUMBER OF OFF-STREET PARKING SPACES		
enclosed outdoors		

APPLICATION FOR PERMIT

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

ZONING LOCATION PORTLAND, MAINE Jan. 201

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

LOCATION 12 Clark St.

- 1. Owner's name and address Saul & Sidney Ginsburg - same
2. Lessee's name and address
3. Contractor's name and address

Proposed use of building 4 family

Last use 3 family

Material No stories Heat Style of roof

Other buildings on same lot

Estimated construction cost \$54,000

FIELD INSPECTOR - Mr

@ 775-5451

Base Fee
Late Fee
TOTAL \$

Change of use from 3 to 4 families with new apt on third floor

Stamp of Special Conditions

DENIED

This application is preliminary to the issuance of a permit. In the event this appeal is filed...

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?
Has septic tank notice been sent?
Height average grade to top of plate
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 Gilder 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

BUILDING INSPECTION - PLAN EXAMINER

MISCELLANEOUS 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 Faustina Reynolds for Saul & Sidney Ginsburg

Phone # 773-0441 1 3 3 4 0

Other and Address

PLUMBING APPLICATION

Department of Human Services
Division of Health Engineering
(207) 263-3825

PROPERTY ADDRESS

Town Or Plantation	Portland ME
Street Subdivision Lot #	32 Black St.
PROPERTY OWNERS NAME	
Last: <i>Ames</i>	First: <i>Colvin</i>
Applicant Name	Kevin Rice
Mailing Address of Owner/Applicant (if different)	13 W. Washington St. Portland ME

PORTLAND	PERMIT # 2,558	TOWN COPY
Fee	10.8371	\$ 36.00
Local Plumber Signature		FEE <input type="checkbox"/> State Fee Charged
L.P.I. #		

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.

Kevin M. Rice 10-6-87
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.

[Signature] NOV 16 1987
Local Plumbing Inspector Signature Date Approved

PERMIT INFORMATION

This Application is for:	Type Of Structure To Be Served:	Plumbing To Be Installed By:
1. <input checked="" type="checkbox"/> NEW PLUMBING 2. <input checked="" type="checkbox"/> RELOCATED PLUMBING OCT 9 1987	1. <input type="checkbox"/> SINGLE FAMILY DWELLING 2. <input type="checkbox"/> MODULAR OR MOBILE HOME 3. <input checked="" type="checkbox"/> MULTIPLE FAMILY DWELLING 4. <input type="checkbox"/> OTHER - SPECIFY: _____	1. <input checked="" type="checkbox"/> MASTER PLUMBER 2. <input type="checkbox"/> OIL BURNER/MAN 3. <input type="checkbox"/> MFG'D. HOUSING DEALER/MECHANIC 4. <input type="checkbox"/> PUBLIC UTILITY EMPLOYEE 5. <input type="checkbox"/> PROPERTY OWNER LICENSE # 02570

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	1	Bathtub (and Shower)
	HOOK-UP: to an existing subsurface wastewater disposal system.	2	Shower (Separate)
	PIPING RELOCATION of sanitary lines, drains, and piping without new fixtures	1	Sink
		2	Wash Basin
		2	Water Closet (Toilet)
	Hook-Ups (Subtotal)	2	Clothes Washer
	Hook-Up Fee		Dish Washer
			Garbage Disposal
			Laundry Tub
	Fixtures (Subtotal) Column 2		Water Heater
\$ 6.00		10	Fixtures (Subtotal) Column 1
		10	Fixtures (Subtotal) Column 2
		10	Total Fixtures
		\$ 30	Fixture Fee
		\$ 6	Point Fee (Total)
		\$ 36	

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

INSPECTIONS: Service 200 Amp by Russo
Service called in 2/19/88
Closing-in 4/24/87 by Russo

PROGRESS INSPECTIONS: 4/24/87 _____
5/28/87 _____
10/24/87 _____
11/14/87 _____
_____ _____
_____ _____

ELECTRICAL INSTALLATIONS—
Permit Number 07056
Location 322 Wood St
Owner William Russo
Date of Permit 2/19/87
Final Inspection 4/24/87
By Inspector R Russo
Permit Application Register Page No. 139

DATE:	REMARKS:
<u>5/28/87</u>	<u>Panel for C of U Completed on 2nd fl recept.</u>
<u>10/24/87</u>	<u>3rd fl walk way to closed. Permit must be approved for work Panel.</u>
<u>2/8/88</u>	<u>Service head to close to window & 2/9/88</u>

11/14/88



APPLICATION FOR PERMIT

DEPARTMENT OF BUILDING INSPECTIONS SERVICES

ELECTRICAL INSTALLATIONS

Date January 11, 1951
 Receipt and Permit number 3851

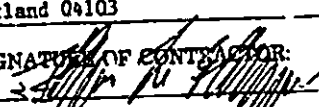
To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:

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: 32 Clark St.
 OWNER'S NAME: Mrs. Graham ADDRESS: 32 Clark

	FEES
OUTLETS:	
Receptacles <u>6</u> Switches <u>6</u> Plug-n-oid _____ ft. TOTAL <u>12</u>	2.40
FIXTURES: (number of)	
Incandescent _____ Fluorescent _____ (not strip) TOTAL <u>4</u>80
Strip Fluorescent _____ ft.	
SERVICES:	
Overhead _____ Underground _____ Temporary _____ TOTAL amperes _____ ..	
METERS: (number of) _____	
MOTORS: (number of)	
Fractional _____	
1 HP or over _____	
RESIDENTIAL HEATING:	
Oil or Gas (number of units) _____	
Electric (number of rooms) _____	
COMMERCIAL OR INDUSTRIAL HEATING:	
Oil or Gas (by a main boiler) _____	
Oil or Gas (by separate units) _____	
Electric Under 20 kws _____ Over 20 kws _____	
APPLIANCES: (number of)	
Ranges <u>1</u> _____ Water Heaters _____	
Cook Tops _____ Disposals _____	
Wall Ovens _____ Dishwashers _____	
Dryers _____ Compactors _____	
Fans _____ Others (denote) _____	
TOTAL <u>1</u>	3.00
MISCELLANEOUS: (number of)	
Branch Panels _____	
Transformers _____	
Air Conditioning 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 _____	
..... 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 _____	5.20
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT	DOUBLE FEE DUE:
FOR REMOVAL OF A "STOP ORDER" (304-18.b)	TOTAL AMOUNT DUE: <u>MIN</u> 15.00

INSPECTION:
 Will be ready on _____, 1951; or Will Call X

CONTRACTOR'S NAME: The Electrician
ADDRESS: 1231 Forest Ave. Portland 04103
TEL.: 878-0006
MASTER LICENSE NO.: 13851 **SIGNATURE OF CONTRACTOR:** 
LIMITED LICENSE NO.: _____

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

CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 32 Clark Street

Date of Issue May 29, 1987



Issued to Calvin Avesa

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. 87/204, 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 OF PARADES

APPROVED OCCUPANCY

3 apartments

Second floor rear

Limiting Conditions:

Rear hall area must be fire rated. Rear stairs must be widened to meet code.
Thirty days to construct.

This certificate supersedes
certificate issued

Approved:

5/29/87
William L. ...
Inspector

Inspector of Buildings

Notice: This certificate certifies to valid use of building or premises, and shall be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for use as follows:

D.P. ...
4/2/87