



APPLICATION FOR PERMIT

Class of Building or Type of Structure
Portland, Maine

2nd class
March 24, 1960

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location (4-1) Carleton St, 87-103 Neal St Within Fire Limits? _____ Dist. No. _____

Owner's name and address Projects, Inc. c/o Richard Holden, Jr. 10 Arcade Office-477 Congress St Telephone _____

Lessee's name and address _____ Telephone _____

Contractor's name and address _____ Telephone _____

Architect _____ Specifications _____ Plans _____ No. of sheets _____

Proposed A building PROFESSIONAL BLDG: 1 CR DOCTORS OFFICES No. families 32

Last use _____ No. families _____

Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____

Other buildings on same lot _____

Estimated cost \$ _____ Fee \$ _____

General Description of New Work

To construct 2-story brick building as per plans

This is preliminary to get settled the question of zoning appeal. In event the appeal is sustained the applicant will furnish complete information.

10/28/60 - Appeal rights expired. 2/60 - [initials]

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 owners

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 _____

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

Projects, Inc.

APPROVED: _____

by: Richard Holden, Jr. F.M.

INSPECTION COPY

Signature of owner

AP-4-14 Carleton Street, 87-103 Neal Street and 129-139 Pine Street

April 25, 1960

Projects, Inc.
% Richard B. Holden, Jr.
10 Arcade Office
477 Congress Street

cc to: Corporation Counsel

Gentleman:

We have been informed by the Corporation Counsel that your zoning appeal concerning construction of a professional building for doctors' offices at the above named location has been sustained subject to the condition that there shall be no overnight parking on the premises. Since permit application filed is only a preliminary one on which appeal was based, no further action can be taken by this Department until plot plan and architectural plans showing compliance with Zoning Ordinance and Building Code requirements have been filed for checking and approval and the application has been completed by furnishing the estimated cost of the work and paying the permit fee based thereon.

It should be borne in mind that rights granted under the appeal will expire unless permit is issued and work is started on the project within six months of the date on which the appeal was sustained and work is substantially completed within one year of that date.

Very truly yours,

Albert J. Sears
Inspector of Buildings

AJS:m

AP-4-14, Carleton, 87-103 Neal & 129-139 Pine Street

March 29, 1960

Projects, Inc.
c/o Richard D. Holden Jr.
10 Arcade Office
477 Congress Street

cc to: Corporation Counsel

Gentlemen:

Building permit for construction of a professional building containing thirty-two suites of doctor's offices and consisting of two sections, each about 50 feet by 80 feet and two stories high connected by a one story portion about 20 feet by 50 feet, is not issuable under the Zoning Ordinance for the following reasons:

1. The property is located in an R-6 Residential Zone where office space for doctors of medicine, dentistry and osteopathy is not an allowable use unless authorized by the Board of Appeals, as provided by Section 7-4-7c of the Ordinance.

2. Off-street parking is proposed only about 15 feet from the existing dwelling on the adjoining lot at 131-133 Pine Street instead of the minimum of 25 feet specified by Section 14-G of the Ordinance.

We understand that you would like to exercise your appeal rights concerning these discrepancies. Accordingly we are certifying the case to the Corporation Counsel, to whose office in Room 208, City Hall, you should go to file the appeal.

It should be understood that, if the appeal is sustained, it will be necessary before a permit can be issued for the plot plan to be revised to indicate all necessary details, such as guard curbs or bumper guards, grading and surfacing, fencing, drainage, lighting, location and width of driveway entrances etc., to show compliance with Zoning Ordinance requirements. Architectural plans will also be needed to show compliance with Building Code requirements, including a satisfactory arrangement of means of egress from both stories of each section of the main building.

Very truly yours,

Albert J. Sears
Inspector of Buildings

AJS/jg

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

April 4, 1960

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Thursday, April 14, 1960, at 4:00 p.m. to hear the appeal of Mitchell Burns requesting an exception to the Zoning Ordinance to permit construction of a professional building containing thirty-two suites of doctors' offices and consisting of two sections, each about 50 feet by 80 feet and two stories high connected by a one-story portion about 20 feet by 50 feet on the premises located at 4-14 Carleton Street, 129-139 Pine Street and 87-103 Neal Street.

This permit is presently not issuable because the property is located in an R-6 Residential Zone where office space for doctors of medicine, dentistry and osteopathy is not an allowable use unless authorized by the Board of Appeals, as provided by Section 7-A-7c of the Ordinance.

This appeal is taken under Section 24 of the Zoning Ordinance which provides that such permit may be granted only if the Board of Appeals finds that such use of the premises will not adversely affect property in the same zone or neighborhood and will not be contrary to the intent and purpose of the Zoning Ordinance.

All persons interested either for or against this appeal will be heard at the above time and place, this notice of required public hearing having been sent to the owners of property within 500 feet of the premises in question as required by the Ordinance.

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

Granted Conditionally 4/27/60

60/32

DATE: April 14, 1960

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF MITCHELL BURNS
AT 4-14, Carleton St., 129-139 Pine Street and 87-103 Neal Street

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

VOTE

BOARD OF APPEALS

	Yes	No
Franklin G. Hinckley	<input checked="" type="checkbox"/>	()
Ralph L. Young	<input checked="" type="checkbox"/>	()
Frederick Nelson	<input checked="" type="checkbox"/>	()

Record of Hearing:

- Opposed: Clinton Ham - 126 Pine Street
- R. L. Baker - 138 Pine Street
- Mrs. Mabel O. Stewart - 151 Pine Street
- S. Arthur Paul - First Church of Christ Scientist
- Josiah H. Drummond - 100 Neal Street
- Mrs. William Ward - Pine and Vaughan Street
- Edith Pitt and Pauline Mann - Neal & Pine Streets
- Marcel LeBeau - 90 Neal Street
- Mrs. Dorothy A. LeButt - 144 Pine Street

Granted Conditionally

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

March 31, 1960

CONDITIONAL USE APPEAL 4-14 Carleton Street
129-139 Pine Street

Mitchell Burns, owner of property at 87-103 Neal Street,

under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to: Construction of a professional building containing thirty-two suites of doctors' offices and consisting of two sections, each about 50 feet by 80 feet and two stories high connected by a one-story portion about 20 feet by 50 feet. This permit is presently not issuable because the property is located in an R-6 Residential Zone where office space for doctors of medicine, dentistry and osteopathy is not an allowable use unless authorized by the Board of Appeals, as provided by Section 7-A-7c of the Ordinance.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that such use of the premises will not adversely affect property in the same zone or neighborhood and will not be contrary to the intent and purpose of the Zoning Ordinance.

Mitchell E Burns
APPELLANT

DECISION

After public hearing held April 14, 1960, the Board of Appeals finds that such use of the premises will not adversely affect property in the same zone or neighborhood and will not be contrary to the intent and purpose of the Zoning Ordinance, provided there shall be no overnight parking on the premises.

It is, therefore, determined that permit should be issued in this case, as above provided.

Granted April 22, 1960

Franklin H. D. Dill
Joseph L. Long
Robert J. Nelson

BOARD OF APPEALS

ROGERS HALL
LOWELL, MASSACHUSETTS

April 14, 1960.

Mrs. Pauline H. Hilly
Chairman Board of Appeals
Portland, Maine

Dear Sir;

Since my work as a teacher in a private school in Lowell, Massachusetts prevents me from attending to-day's meeting I am sending this letter through the kindness of my neighbor, Mrs. Pauline Hilly.

I am co-owner with my sister, Helen S. Gordon, of the house at 144 Pine Street corner of Pine and Hill Streets opposite the property concerned in to-day's meeting. I make this my home and have lived there for many years since early childhood.

While I dislike to see such a drastic change in what was for so many years our lovely neighborhood and am unhappy about the section becoming a business area, yet I

thinks this may be a solution to the disposition of the property. Of course the traffic situation will be greatly increased if Dr. Crow's place in the next block is any criterion to go by. I believe he has only four or five doctors there and there is constant traffic and I don't know what thirty-two doctors would bring.

While I am somewhat in favor of permitting a lifting of the zoning law for the specific purpose (the building of doctors' suites), I am not in favor of changing the zoning law. By this I mean permission to use the property for any other purpose or purposes should not be given. I do not completely trust the present owner and feel that if the cooperation is given permission to erect the buildings for doctors' offices this must be most definitely and emphatically stated with no loopholes left.

Sincerely yours,
(Hus) Dorothy A. DeButt

April 11, 1960

Mr. Mitchell E. Burns
368 Brighton Avenue
Portland, Maine

Dear Mr. Burns:

April 14

cc: Projects, Inc.
c/o Richard N. Holden, Jr.
10 Arcade Office
477 Congress Street
Portland, Maine

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

April 4, 1960

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Thursday, April 14, 1960, at 4:00 p.m. to hear the appeal of Mitchell Burns requesting an exception to the Zoning Ordinance to permit construction of a professional building containing thirty-two suites of doctors' offices and consisting of two sections, each about 50 feet by 80 feet and two stories high connected by a one-story portion about 20 feet by 50 feet on the premises located at 4-14 Carleton Street, 129-139 Pine Street and 87-103 Neal Street.

This permit is presently not issuable because the property is located in an R-6 Residential Zone where office space for doctors of medicine, dentistry and osteopathy is not an allowable use unless authorized by the Board of Appeals, as provided by Section 7-A-7c of the Ordinance.

This appeal is taken under Section 74 of the Zoning Ordinance which provides that such permit may be granted only if the Board of Appeals finds that such use of the premises will not adversely affect property in the same zone or neighborhood and will not be contrary to the intent and purpose of the Zoning Ordinance.

All persons interested either for or against this appeal will be heard at the above time and place, this notice of required public hearing having been sent to the owners of property within 500 feet of the premises in question as required by the Ordinance.

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

CITY OF PORTLAND, ME
Department of Building Insp

AP-4-14, Carlton, 37-103 Neal & 1st

Projects, Inc.
c/o Richard B. Holden Jr.
10 Arcade Office
477 Congress Street

✓cc to

Gentlemen:

Building permit for construction of
taining thirty-two suites of doctor's off
sections, each about 50 feet by 80 feet a
by a one story portion about 20 feet by 5
the Zoning Ordinance for the following re

1. The property is located in an R-
office space for doctors of medicine, den
an allowable use unless authorized by the
vided by Section 7-A-7c of the Ordinance.

2. Off-street parking is proposed o
existing dwelling on the adjoining lot at
of the minimum of 25 feet specified by Se

We understand that you would like to
concerning these discrepancies. Accordin
to the Corporation Counsel, to whose offi
should go to file the appeal.

It should be understood that, if the
be necessary before a permit can be issue
rised to indicate all necessary details,
guards, grading and surfacing, fencing, d
and width of driveway entrances etc., to
Ordinance requirements. Architectural pl
show compliance with Building Code requir
arrangement of means of egress from both
main building.

Very truly

AJS/jg

Albert J.
Inspector of B

RESIDENCE ONE

APPLICATION FOR PERMIT

Section Class

July 13, 1961

MAINE

erect alter repair demolish install the following building structure equipment
e Building Code and Zoning Ordinance of the City of Portland, plans and
ving specifications:

Within Fire Limits? _____ Dist. No. _____
Location, Scaggler's Cove, Cape Eliz. Telephone _____
Telephone _____
3 Walton St. Telephone _____
Specifications _____ Plans _____ No. of sheets _____
_____ No. families _____
allowing _____ No. families 2
Style of roof _____ Roofing _____

Fee \$ 5.00

Description of New Work

Building (half of duplex)
Buildings

Will you close all sewers or drains connecting with public
or structure to be demolished, under the super-
t. of Public Works of the City of Portland? Yes

Read see use of differently with

7/18/61

Installation of heating apparatus which is to be taken out separately by and in
BE ISSUED TO owner

Details of New Work

Is any electrical work involved in this work? _____
If not, what is proposed for sewage? _____
Form notice sent? _____
Height average grade to highest point of roof _____
Is _____ solid or tiled land? _____ earth or rock? _____
Thickness, top _____ bottom _____ cellar _____
Roof covering _____
_____ of lining _____ Kind of heat _____ fuel _____
_____ size? _____ Corner posts _____ Sills _____
_____ Size _____ Max. on centers _____
6" O. C. Bridging in every floor and floor roof span over 8 feet.
_____, 2nd _____, 3rd _____, roof _____
_____, 2nd _____, 3rd _____, roof _____
_____, 2nd _____, 3rd _____, roof _____
_____ of walls? _____ height? _____

If a Garage

Accommodated _____ number commercial cars to be accommodated _____
Repairs to cars habitually stored in the proposed building? _____

Miscellaneous

Will work require disturbing of any tree on a public street? not 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? _____
By _____ Mrs. D. W. Dixon

Thomas E. Dixon 2-4746

NOTES

1. Found over 100 lbs. of 7/15/11
with 100 lbs. of 7/15/11
indicating just to be
part of the
 2. Old papers not intended
to be put together in this
part, unless packing with what
would not miss the water

Permit No.	
Location	
Owner	
Date of permit	
North, South, In.	
Inspn. J. J. King	
Field No.	
Final Inspn.	
City of Occupant issued	
Station Out No.	
Form checked	
Notice	

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

August 3, 1959

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Thursday, August 13, 1959, at 4 00 p.m. to hear the appeal of Mitchell E. Burns requesting an exception to the Zoning Ordinance to permit use of the vacant land at 4-14 Carleton Street extending through to 87-103 Neal Street and abutting the street line at 129-139 Pine Street for off-street parking of 100 passenger motor vehicles.

This permit is presently not issuable under the Zoning Ordinance because the property is located in an R-6 Residence Zone where under Section 7-A-7d of the Ordinance such a use is not allowable unless authorized by the Board of Appeals.

This appeal is taken under Section 24 of the Zoning Ordinance which provides that such permit may be granted only if the Board of Appeals finds that such use of the premises will not adversely affect property in the same zone or neighborhood and will not be contrary to the intent and purpose of the Zoning Ordinance.

All persons interested either for or against this appeal will be heard at the above time and place, this notice of required public hearing having been sent to the owners of property within 500 feet of the premises in question as required by the Ordinance.

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

Granted 8/13/59
59/66

DATE: August 13, 1959

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF MITCHELL E. BURNS

AT 4-14 Carleton Street, 129-139 Pine Street, and 87-103 Neal Street

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

BOARD OF APPEALS

VOICE

Franklin G. Hinckley
Joseph T. Gough
Harry M. Shwartz

Yes
()
()
()

No
()
()
()

PRESENTATIONS FOR APPELLANT:

Morris Greenberg, Esq., Attorney
Mitchell Burns, Appellant
~~Records of Hearing~~
Alton Maxim, Realtor
Mrs. Bessie M. Roberts, 155 Neal Street
Mrs. Stetson, 106 Pine Street
Mrs. Jewett, 43 Pine Street (Nursing Home) (By Mr. Greenberg)
Madeline Bois, 110 Pine Street
Tenant at 130 Neal Street
Mrs. Alice K. Wellman, 122 Emery Street
Spokesman for Mr. Germane, 105 Pine Street
Mrs. Angela DiBiase, 129 Emery Street
Mrs. Sue Moody, 131 Emery Street
Mrs. Josephine Hendrickson, 181 Vaughan Street
Mrs. Garricy, nurse at 20 Thomas Street (nursing)
Mr. Vincent, 137-139 Neal Street
Mr. Bachelder, 54 West Street
Mrs. Bartlett, 116 Pine Street
Williams Nursery Company (hedges)
N. Francis Jensen, Realtor

SPEAKING IN OPPOSITION:

Raymond Oakes, Esq. for Mrs. Bernard Bove, and others
Josiah Drummond, Esq. for himself, Dan Drummond, Ellis O'Brien, Mrs. Herbert Holmar,
Mrs. Luter, 175 Vaughan, Mrs. Hopkins, 16 Mill,
S. Arthur Paul, Esq. for First Church of Christ Scientists, 61 Neal Street
Clifton Ham, 143 and 126 Pine Street
Francis T. Burke, Pine Street Garage
Raymond Gallagher, West Street Garage and Brackett Street Garage
William B. Ward, 150 Vaughan Street
Robert L. Baker, 138 Pine Street
William B. Holbrook, 65 West Street
Peter De Palma, 130 Pine Street
Mary Boyd, 46 West Street
Frederick Cross, 28 Carleton Street
Willard E. Pierce, 50 Carleton Street
Joseph T. Sylvester, 171 Vaughan Street
Pauline Mann, 147 Pine Street

(over)

Mrs. Dorothy LeButt, 144 Pine Street and speaking for Misses Cram, 74 West Street
Morrill Allen, 53 West Street
Mrs. Lillian Barker, 104 Neal Street
Mrs. Mabel Stewart, 151 Pine Street
Mrs. Weston and Mrs. Bater, 146 Pine Street
Mr. Raymond Coburn, 62 Neal Street
McLellan, 68 Neal Street
Michael H. Kearney, 114 Pine Street

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

July 30, 1959

CONDITIONAL USE APPEAL

& 87-103 Neal St.

Mitchell E. Burns, owner of property at 4-14 Carleton St., 129-139 Pine St./
under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby
respectfully petitions the Board of Appeals to: Permit use of the vacant land at these
premises extending through to 87-103 Neal Street and abutting the street line at 129-139
Pine Street for off-street parking of 100 passenger motor vehicles. This permit is
presently not issuable under the Zoning Ordinance because the property is located in an
R-6 Residence Zone where under Section 7-A-7d of the Ordinance such a use is not allowable
unless authorized by the Board of Appeals.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that such
use of the premises will not adversely affect property in the same zone or neighborhood and will
not be contrary to the intent and purpose of the Zoning Ordinance.

Mitchell E. Burns
APPELLANT

DECISION

After public hearing held August 13, 1959, the Board of Appeals finds that such use of
the premises will not adversely affect property in the same zone or neighborhood and will not
be contrary to the intent and purpose of the Zoning Ordinance.

It is, therefore, determined that permit should not be issued in this case.

Franklin G. Hill
Henry M. Roberts
[Signature]
BOARD OF APPEALS

28 Berkeley St

Portland 4 Maine

Mr Franklin H. Hensley

Chairman of the Board of Appeals
as an owner & tax payer for forty years
in the Berkeley Ave & Neal area I protest
firmly turning it into a noisy, obnoxious
parking lot with the destruction of six
or more beautiful elm trees so necessary to
the beauty of our Forest City & only a
few blocks from our Water Promenade.

To gain entrance to the proposed
parking lot would require the destruction
of other healthy elms, not affected by
disease, on Berkeley & Pine streets

I trust that you will give this
protest consideration when the matter
is deliberated.

Very sincerely yours
Fred W. Cross

LAW OFFICES
BERNARD A. BOVE
CHAPMAN BUILDING - ROOM 511
477 CONGRESS STREET
PORTLAND 3, MAINE

August 12, 1959

Hon. Franklin G. Hincley, Chairman
and Members of the Board of Appeals.

Gentlemen:-

As I am unable to be present to the meeting of August 13, 1959, to hear the appeal of Mitchell E. Burns - I wish to submit the following memorandum - which will be read by some one at the meeting and request that same may be made part of the records:-

Mrs. Bove and I keep and maintain our home at 90 Neal Street, which is directly across from the lot in question. My answer to those who claim that a Public Parking Lot is a necessity, is simply "NO" At this time no real necessity does exist.

A Public Parking Lot in this particular location not only would depreciate the value of the real estate nearby, but would also tend to create and establish a public nuisance. Mr. Burns, who is the promotor of this project says that, he would only have 100 pleasure cars parked in said lot; to this I say that, 100 cars parked in said lot not only would depreciate the value of our real estate, but would also interfere with our peaceful way of life. Furthermore, a public parking lot in this particular location would jeopardize the lives of so many small children who live in this vicinity and who attend the "Buttler" school and the other school on Carroll Street, these children walk from their home to school four times a day without escort; should this proposed ordinance go into effect, it would necessitate further police protection at an additional expense to the city.

For these and other similar reasons I request that this appeal may be dismissed without prejudice.

Respectfully yours,
Bernard A. Bove
Bernard A. Bove

SAB/b

August 10, 1959

Mr. Mitchell E. Burns
368 Brighton Avenue
Portland, Maine

Dear Mr. Burns:

August 13

WARREN McDONALD
INSPECTOR OF BUILDINGS

ALBERT J. SEARS
DEPUTY INSPECTOR OF BUILDINGS

CITY OF PORTLAND, MAINE

Department of Building Inspection
CITY OF PORTLAND

RE: AP00-4-14, Carlton Street, 129-139 Pine Street
& 87-103 Neal Street

July 29, 1959

Mr. Mitchell E. Burns
368 Brighton Avenue

✓cc to: Corporation Counsel

Dear Mr. Burns:

A certificate of occupancy for use of the vacant land at 4-14 Carlton Street extending through to 87-103 Neal Street and abutting the street line at 129-139 Pine Street for off-street parking of 100 passenger motor vehicles is not issuable under the Zoning Ordinance because the property is located in an R-6 Residence Zone where under Section 7-A-7d of the Ordinance such a use is not allowable unless authorized by the Board of Appeals. We understand that you would like to exercise your appeal rights in this matter. Accordingly we are certifying the case to the Corporation Counsel, at whose office appeals are filed.

Very truly yours,

Albert J. Sears
Inspector of Buildings

AJS/jg

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

August 3, 1959

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Thursday, August 13, 1959, at 4:00 p.m. to hear the appeal of Mitchell E. Burns requesting an exception to the Zoning Ordinance to permit use of the vacant land at 4-14 Carleton Street extending through to 87-103 Neal Street and abutting the street line at 129-139 Pine Street for off-street parking of 100 passenger motor vehicles.

This permit is presently not issuable under the Zoning Ordinance because the property is located in an R-6 Residence Zone where under Section 7-A-7d of the Ordinance such a use is not allowable unless authorized by the Board of Appeals.

This appeal is taken under Section 24 of the Zoning Ordinance which provides that such permit may be granted only if the Board of Appeals finds that such use of the premises will not adversely affect property in the same zone or neighborhood and will not be contrary to the intent and purpose of the Zoning Ordinance.

All persons interested either for or against this appeal will be heard at the above time and place, this notice of required public hearing having been sent to the owners of property within 500 feet of the premises in question as required by the Ordinance.

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

87-103 4-14
Neal, Carlton, Perie

8/13/59

Appeal denied

Please put in J-2 File

APC -14 Carleton Street, 129-139 Pine Street
and 87-103 Neal St.

August 14, 1959

Mr. Mitchell E. Burns
363 Brighton Avenue

Dear Mr. Burns:

As you are aware, the use of the premises at the above named location as an off-street parking lot for motor vehicles is unlawful unless a certificate of occupancy authorizing it has been issued by this department. This we are unable to do because of the recent action of the Board of Appeals in denying your zoning appeal. It is therefore necessary that the use of the property be kept within the limits of the allowable uses specified by Section 7-A of the Zoning Ordinance applying to the R-6 Residence Zone in which the property is located.

Very truly yours,

Albert J. Sears
Inspector of Buildings

AJS:m

APCO-4-14 Carleton Street, 129-139 Pine Street
& 87-103 Neal Street

July 29, 1959

Mr. Mitchell E. Burns
368 Brighton Avenue

cc to: Corporation Counsel

Dear Mr. Burns:

A certificate of occupancy for use of the vacant land at 4-14 Carleton Street extending through to 87-103 Neal Street and abutting the street line at 129-139 Pine Street for off-street parking of 100 passenger motor vehicles is not issuable under the Zoning Ordinance because the property is located in an R-6 Residence Zone where under Section 7-A-7d of the Ordinance such a use is not allowable unless authorized by the Board of Appeals. We understand that you would like to exercise your appeal rights in this matter. Accordingly we are certifying the case to the Corporation Counsel, at whose office appeals are filed.

Very truly yours,

Albert J. Sears
Inspector of Buildings

AJS/jg

APPLICATION FOR CERTIFICATE OF OCCUPANCY FOR USE OF PREMISES

Portland, Maine July 28, 1959

Location 87-103 Neal St.
4-16 Carleton Street Zone R-1
119-139 Fine St.

To the INSPECTOR OF BUILDINGS, Portland, Maine

The undersigned hereby applies for a certificate of occupancy to allow the use of the above named premises for Mitchell Burns

as set forth on the attached site plan (made by H. I. & E. C. Jordan whose address is 879 1/2 Congress St.) to show compliance with the Zoning Ordinance according to the intended use and the zone in which the property is located; and in accordance with the following pertinent information:-

Owner (name, address and phone number) Mitchell Burns, 368 Brighton Ave., - 4-0714

Lessee (name, address and phone number) _____

Is proposed use to be accessory to a building or other use on this lot? no
If so, what is name of building or other use _____

If off-street parking is sought, what is proposed maximum number of vehicles to be parked—passenger cars? 100, commercial vehicles? no

Have you secured on the site plan the written approval of existing and proposed entrances to and exits from the premises for vehicles over public sidewalks by the Traffic Engineer (Dept. of Pub. Works)? yes
And, if access to the premises is available from more than one street, have you secured similar approval by the Planning Board? _____

Have you shown on the site plan the true location of all trees on the public street along the frontage of the premises (both streets if a corner lot)? yes

Do you propose to remove or disturb any tree on a public street? no
If so, have you secured on the site plan the written approval of the Director of Parks and Recreation? _____

Signature of Owner Mitchell E. Burns

By _____
(duily authorized thereto)

THIS IS NOT A CERTIFICATE OF OCCUPANCY

To _____ appeal denied 8/19/59

COMMENCING the above proposed use of the premises would be IN VIOLATION of the Zoning Ordinance unless a Certificate of Occupancy is first procured from the Department of Building Inspection.

However, improvement of the premises according to the site plan and the above application may now proceed without further authorization, but subject to the conditions indicated below—notice of readiness for final inspection to be given to this Department when the premises have been placed in compliance with the requirements:-

(Date) _____
Inspector of Buildings

INQUIRY - BLANK

ZONE R-6

FIRE DIST. 3

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Date May 8, 1958

Letter
Verbal

By Telephone

87-103 Neal Street

LOCATION 4-14 Carleton Street OWNER _____

MADE BY Philip J. Clifford TEL. SP 3-6346

ADDRESS 57 Exchange Street

PRESENT USE OF BUILDING _____ NO. STORIES _____

LAST USE OF BUILDING _____ CLASS OF CONSTRUCTION _____

REMARKS Only ^{driveway} entrance would be lower property at
20-26 Carleton Street, with walk gates in wire
fence around outline of parking lot.

INQUIRY 1-7 Would it be permissible to use this vacant
land for parking for tenants of apartment
houses at 92-96 Neal, 48-50 West Street, 20-26
Carleton Street, and 115-121 Pine Street, corner
of Carleton Street? Land not needed for parking lot
would be sold off for house lots.

ANSWER Told Mr. Clifford because of the uncertainty
of application of off-street parking regulations
because of court case and proposed revision of
Ordinance, it is difficult to give him any definite
answer. I suggested that he consult the Appra-
4 Counsel's office concerning the matter,
which he said he would do.

DATE OF REPLY 5/12/58 REPLY BY A.J.S.

GL 4-14 Carleton St.,
87-99 Neal St.,

April 9, 1953

Mr. Kenneth B. Newton
Sheraton Corporation of America
1 Court St.,
Boston 8, Mass.

Copy to: Chairman Board of Assessors

Dear Mr. Newton:

Replying to request to Chairman Hearn of our Board of Assessors concerning the property owned by Portland Sheraton Company at 87-103 Neal St., (Assessors' Lot Nos. 63-H-6, 7 & 8) and at 4-14, Carleton St., (63-H-15 & 16), all of these lots are in an Apartment House Zone, where either an apartment house or a hotel is an allowable use under the Zoning Ordinance.

The question of parking or storing motor vehicles will arise. For an apartment house that would be limited to parking of one motor vehicle for each family housed on the premises, which amounts to one motor vehicle for each dwelling unit, the dwelling unit being established by presence of cooking facilities irrespective of the number of rooms or number of occupants. There would be some minor limitations as to the location on the lot of this parking with relation to the street line (inside edge of public sidewalk) and the side lot lines.

There is no clear allowance for parking of motor vehicles in connection with hotel use other than a maximum of three, but other garage space or space for parking of more than three may be granted if authorized by the Board of Appeals after the usual appeal procedure, but in any case not more than one commercial motor vehicle is permitted.

Area of occupancy is liberal—limited to sixty per cent of the area of the lot with an additional allowance of 400 square feet on a corner lot. For apartment houses, 250 square feet of occupancy allowed for each family or dwelling unit. No building is permitted to exceed 65 feet or five stories in height unless it sets back from each street and lot line 10 feet in addition to the normal minimum yard dimensions plus one foot for each foot of excess height; no building to exceed 80 feet or six stories.

The front yard is counted on the street frontage where the building is numbered and the minimum depth is five feet from the street line (inside edge of public sidewalk), but no building is permitted closer to the street line than the front of a habitation on an adjoining lot within 100 feet of a proposed building. Minimum side yard width is 10 feet to be increased by one foot for each additional story of the building above three stories and one foot for every 10 feet or fraction thereof that the length of the side yard exceeds 50 feet. The front yard and rear yard extend the entire width of a lot and the side yards run only between them. Minimum depth of rear yard, between rear wall and rear lot line, is 20 feet or 25 per cent of the depth of the lot whichever is the less. There is also a provision for corner clearance, which amounts to a triangle on private property whose sides are 10 feet long along each street line measured from their intersection.

All of the above space and height stipulations are subject to variance appeal.

Requirements of the Building Code are too numerous to mention here. To be of as much assistance as possible, we are enclosing copies of Section 205 applying to special use requirements for hotels and apartment houses and Section 212, containing general re-

April 9, 1953

Joseph B. Newton-----2

Arguments for all classes of use. Before you proceed beyond preliminary plans, it
will be well for you to secure a copy of the entire building code from the City
Clerk--\$2.00.

Very truly yours,

Ernest McDonald
Inspector of Building

WJG/vj

Enc: several pages of building code



9.26

APARTMENT HOUSE ZONE
CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION
COMPLAINT

Location:
10-14 Carleton Street

INSPECTION COPY

COMPLAINT NO. 52/109

Date Received 7/7/52

Location 10-14 Carleton Street Use of Building Dwelling House and Kindergarten School

Owner's name and address Portland Sheraton Co., 1 Court Street, Boston, Mass. Telephone _____

Tenant's name and address Mrs. Howard Judkins Telephone _____

Complainant's name and address Bernard A. Beve, 90 Neal Street Telephone _____

Description: Children are being cared for in the building overnight, which is apparently in the nature of a children's home.

NOTES: 7-9-52. Talk to Mrs. Judkins, who says she has children sleep on the second floor, from 4 that nursery children because they leave around 4 P.M. She has five children in the nursery. Inspection has been sometimes during the day night for children. It will allow to take house to play with the nursery children.

7/14/52 - letter - m
7/16/52 - second letter - m
about 9/1/52 - saw Mr. Beve on the street and I do not see that we have any control over his complaint at present - m

LAW OFFICES
BERNARD A. BOVE
CHAPMAN BUILDING - ROOM 511
477 CONGRESS STREET
PORTLAND 3, MAINE

July 16, 1952

*Bl...
have copy
WNT
7/22/52*

Mr. Warren McDonald,
Inspector of Buildings
Portland, Maine

Dear Mr. McDonald:

I wish to thank you for the copy of your letter relative the premises at 10-14 Carleton Street and the fact that a permit was issued and is on file, i.e:

To use same as a kindergarten school for twelve children to be discharged at 4 p. m. would not qualify and entitle the tenant in possession to use the premises as a nursery for nine to fifteen children and if the truth was known, some of these children besides her own, stay over-night and practically all the others are about the premises till 6 p. m.

In other words, the premises are used for entire different purpose for which the permit was issued. A personal view would convince you or anyone else how the place is abused, that the children are left by themselves with little or no supervision, and above all, the noises and cries are beyond our endurance.

RECEIVED
JUL 18 1952
DEPT. OF BLD'G. INSP.
CITY OF PORTLAND

The place once the prettiest spot of our neighborhood, today is a sore eye to the City of Portland.

Perhaps if you could call Dr. Thomas A. Foster of Neal Street, he would be able to give you some ideas of his observations as how the children are cared and how they are allowed to go about the premises naked and unprotected.

My tax bill to the City of Portland for 1951 was \$1,258.68. I was glad to pay same as soon as the bills were rendered, and will welcome any increase on its valuation if and when the city finance requires it for the adequate operation of different departments, for the protection of its citizens, education for our children, and for our general welfare. But, when difficulties such as these arise to impair our peace of mind, and our way of living, then we wish we had no property and lived away from everything and everybody.

In writing as I do, rest assured that I voice the sentiments of my neighbors in that vicinity.

I have no grievance with your department at all, as a matter of fact, for the past twenty years, I have had opportunity to check on your administrative duties as an enforcing officer of one of the most important departments of our city and at all times, I was happy to notice that your city was above everything else, regardless of the parties involved. For this, we, the citizens of Portland, are fortunate to have you for our protection and for our general welfare and for which we wish you in return a long tenure in office.

Sincerely yours,



BERNARD A. BOVE

BAB:D

7/14/52

McG:

Mr. Bove was pretty disturbed about conditions here. He said that children were running around naked in the second story and hanging out of the windows I have not talked with him since P.M. J's report. I think he has talked with you about parking on rear lot. AGP

C-52-109 10-14 Carleton Street

July 16, 1952

Mrs. Howard Judkins
10-14 Carleton Street
Portland, Maine

Copy to: Portland Sheraton Co.,
c/o Mr. Carl H. Shaw
Clifford L. Swan Co., Inc.,
234 Middle Street

Mr. Bernard A. Eove
90 Neal Street

Dear Mrs. Judkins:

I am sorry that my letter of July 14 relating to the use of the building at 10-14 Carleton Street as a nursery or kindergarten school was substantially in error, particularly because the letter was written under the assumption that the nursery school had been established without the required permit for change of use and without the certificate of occupancy. It is clear, however, that you did get a permit in 1951 and did meet the requirements and a certificate of occupancy for use of four rooms for a nursery school was issued with the limitation that there should not be more than twelve children in the building at any one time.

It seems to me, however, that that limitation of twelve children in the building at one time would have to include your own children, who may be under eighteen years of age, and any neighborhood children, who might be in the building at a given time, whether the service to the neighboring children was being paid for or not.

We have had report of some features claimed to be injurious or offensive to the neighborhood. With reference to the last paragraph of my letter of July 14, therefore, I suggest that you examine your methods and arrangements to see if all features objectionable to the neighborhood may not be eliminated promptly.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMCD/R

C-52-109 10-14 Carleton Street

7/30/52

WHD

4-0331

July 14, 1952

Mrs. Howard Judkins
10-14 Carleton Street
Portland, Maine

Copies to: Portland Sheraton Co.,
c/o Mr. Carl H. Sh...
Clifford L. Swan Co., Inc.,
234 Middle Street
Mr. Bernard A. Bove
90 Neal Street

36767
26263 H

Dear Mrs. Judkins:

It appears that you have established a nursery or kindergarten school for several children in your home, owned by Portland Sheraton Company at 10-14 Carleton Street. Inspector Thurlow of this department secured from you the information on July 9 that you were then caring for five children besides your own children, that these children whom you care for do not remain over night but go to their homes about four o'clock each afternoon. You assured him that only your own children were in the building overnight, and you said that occasionally children from the neighborhood come over and play with your own children and the nursery children.

While you, perhaps, are not aware of it, establishing such a nursery school constitutes a change of use of a part of the dwelling under the Building Code, and the nearest classification in the Building Code is that of a school. If you wish to continue the nursery, it is necessary that you file application at this office for a permit to change the use of the part of the building to a Nursery School—the application to be filed without delay—and include in the application the room or rooms and which story in the building where the nursery children are accommodated for play and instruction.

Naturally the Building Code contains a great many requirements for safety and fire protection in schools; but, these rules do not apply if not more than twelve children are to be accommodated in the building at one time. Under these circumstances, I should say that you would have to include your own children in this number. On that basis you would only be able to care for the number of outside children in the building at one time, which would be obtained by subtracting the number of your own children from twelve. To place the building in conformity with the rules for schools accommodating more than twelve children at one time would undoubtedly be prohibitive.

This use of the building is usually classified as an educational use which is ordinarily allowable under the Zoning Ordinance in the Apartment House Zone where the property is located. However, Section 8A of the Ordinance applying to such zone provides that no premises shall be used for any use injurious, noxious or offensive to a neighborhood by reason of the emission of odor, fumes, dust, smoke, vibration or noise or other cause. It occurs to me that if your own children and the nursery school children and also other children from the neighborhood play together in the yard, whether twelve or more or less, and make noise obnoxious to the neighborhood, something would have to be done to bring the situation in compliance with the Zoning Ordinance.

Very truly yours,

Karren McDonald, Inspector of Buildings

WHD/B



(A) APARTMENT HOUSE ZONE
 APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class
 Portland, Maine, August 30, 1951

PERMIT ISSUED
 02105

OCT 20 1951

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 12 1/2 Carleton Street Within Fire Limits? yes Dist. No. _____
 Owner's name and address Clifford Swan, Agt., 234 Middle Street Telephone _____
 Lessee's name and address Mrs. Howard Judkins, 14 Carleton Street Telephone none
 Contractor's name and address _____ Telephone _____
 Architect _____ Specifications _____ Plans no. _____ No. of sheets _____
 Proposed use of building dwelling house and kindergarten school No. families 1
 Past use _____ " " _____ No. families 1
 Material brick No. stories 3 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ _____ Fee \$ _____

General Description of New Work

To change use of four rooms on first floor from living quarters to kindergarten school for not more than 12 children. No alterations.

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 Mrs. Howard Judkins**

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 Root 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? _____

APPROVED:

 OCT 10 1951

Miscellaneous

Will work require disturbing of any tree on 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

Clifford Swan Co., Agt.

NOTES: BRUCE W. HAYES

8/3/51
in the location
were shown
Judkins, that needed
to be - for - stopped.

A section of the
excavation was
excavated, but no
found, but I suggested
to take a thin section
this section, the clay is not
sufficiently hard to
- enough to have thick plates.
I tried her soil would possibly
not be - by better of these
conditions.

Permit No. 5119105
Location: 147 Carleton St.
Owner: Mrs. J. Ward Judkins
Date of permit: 10/20/51
Next closing-in
Last closing-in
Final No. 10/18/51
Permit No. 10/18/51
Certificate issued 10/19/51

COPY

CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy



Issued to **Clifford Swan, Agt.**

Date of Issue **October 19, 1951**

This is to certify that the building, premises, or part thereof, indicated below, and built or altered—changed as to use at **11 Carleton Street** under Building Permit No. **51/2105**, 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, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Four rooms on first floor

APPROVED OCCUPANCY

Kindergarten school

Limiting Conditions:

Limited to not more than **12** children on premises at any one time.

This certificate supersedes certificate issued **10/18/51:**

R. M. Threlkeld
Inspector

CC: Mrs. Howard Judkins, 11 Carleton St., *Inspector of Buildings*

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

AP 14, Carlton Street-1

September 5, 1951

Mrs. Howard Judkins
14 Carlton Street
Portland, Maine

Copies to: Mr. Clifford Swan, Agent
234 Middle Street
Oliver T. Jurborn
Chief of the Fire Department

Dear Mrs. Judkins:

With relation to your application for a building permit to change the use of four rooms in the first story of the building at 14, Carlton Street to a kindergarten school to accommodate not more than twelve children at any one time, our inspector reports that he pointed out three places in the heater room which require firestops, also that you were to have removed and thoroughly cleaned out the entire run of the smokepipe serving the house heater.

When these features have been cared for, please notify Inspector Thurlow of this office of readiness for another inspection, so that, if all is found in order, the building permit for the change of use and the certificate to occupy the four rooms for the school purpose may be issued.

He reports that the smokepipe is rusted to some extent. When it is removed, the pipe may be found in poorer condition than it appeared at time of inspection, or perhaps it may not be cleaned without holes coming in it. In either case it would be best to provide new smokepipe for whatever part seems unsuitable for use, so that final inspection may find it all in order.

That there may be no misunderstanding, the certificate of occupancy, when issued, will authorize use of the building for not more than twelve children at any one time. If that were not the case, a great many improvements for safety and fire prevention would be required by the Building Code.

Very truly yours,

Warron McDonald
Inspector of Buildings

WHD/11

INQUIRY BLANK

ZONE A

FIRE DIST. 3

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Verbal
By Telephone

Date 8/30/51

LOCATION 14 Carleton Street OWNER _____

MADE BY Mr. Howard Jenkins - TEL. No

ADDRESS 14 Carleton Street

PRESENT USE OF BUILDING Dwelling - 1 Family

CLASS OF CONSTRUCTION Second NO. OF STORIES 3

REMARKS: _____

WJK
MM
8/30/51

INQUIRY: 1 - Would it be allowable to use several rooms in this building as a kindergarten or day nursery?

ANSWER: 1 - Use is allowable in the Apartment House zone and if limited to not more than 12 pupils would not come under Building Code requirements for schools. Permit for change of use of section of building to be used for school purposes is necessary.

DATE OF REPLY 8/30/51

REPLY BY A. J. Sears



FILL IN COMPLETELY AND SIGN WITH INK

PERMIT ISSUED
Permit No. 1600

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, Sept 3 1942

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

10-14

Location 14 Carleton St Use of Building Residence No. Stories 3-2 New Building
Name and address of owner of appliance Miss Maria Hamlen 14 Carleton St Existing "
Installer's name and address The Seble Foundation Telephone 21939

General Description of Work

To install Coal Fuel Steam Boiler (concrete appliance) OR CLASSIFIED AS WAIVED

IF HEATER, POWER BOILER OR COOKING DEVICE

Is appliance or source of heat to be in cellar? Yes If no, which story _____ Kind of Fuel coal

Material of supports of appliance (concrete floor or what kind) Concrete

Minimum distance to wood or combustible material, from top of appliance or casing top of furnace, 3 feet

from top of smoke pipe 15" from front of appliance 6 ft from sides or back of appliance 3 feet

Size of chimney flue 8x12 Other connections to same flue Gas Range

IF OIL BURNER

Name and type of burner _____ Labeled and approved by Underwriters' Laboratories? _____

Will operator be always in attendance? _____ Type of oil feed (gravity or pressure) _____

Location oil storage _____ No. and capacity of tanks _____

Will all tanks be more than seven feet from any flange? _____ How many tanks fireproofed? _____

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

INSPECTION COPY

Signature of Installer The Seble 1600
8/4/42 Chas. H. Nelson



(A) APARTMENT HOUSE ZONE

PERMIT ISSUED

APPLICATION FOR PERMIT

Permit No. 0684
MAY 8 1931

Class of Building or Type of Structure - Second Class

Portland, Me., May 7, 1931

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect alter ~~in~~ all 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 14 Carleton Street Ward 7 Within Fire Limits? YES Dist. No. 5
Owner's or Lessee's name and address Maria P. Hamlin, 14 Carleton St. Telephone _____
Contractor's name and address Porter-Burham Co., 167 Kennebec St. Telephone 3572
Architect's name and address _____
Proposed use of building dwelling house No. families 1
Other buildings on same lot _____
Plans filed as part of this application? YES No. of sheets 1
Estimated cost \$ 360. Fee \$ 1.00

Description of Present Building to be Altered

Material brick No. stories _____ Heat _____ Style of roof _____ Roofing _____
Last use dwelling house No. families 1

General Description of New Work

To erect one stovy frame sun parlor 6' x 14' on side of dwelling house
To change window to door to lead into new sun parlor

Concrete slab - 3 1/2" thick - 3/8" rods - 12' long

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 12'
To be erected on solid or filled land? solid earth or rock? earth
Material of foundation concrete Thickness, top 15" Bottom 15"
Material of underpinning brick Height 3 1/2' Thickness 15"
Kind of Roof flat Rise per foot 3" Roof covering copper
No. of chimneys no Material of chimneys _____ of lining _____
Kind of heat no change Type of fuel _____ Is gas fitting involved? _____
Corner posts 4x8 Sills 4x8 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 reinforced concrete 2nd _____ 3rd _____ roof 2x6
On centers: 1st floor _____ 2nd _____ 3rd _____ roof 16"
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

Signature of owner Maria P. Hamlin
Porter-Burham Co.
James Z. Porter

INSPECTION COPY

4711A

Ward 7 Permit No. 31/684

Loc. 14 Casleton St.

Owner Marisa P. Hamlin

Date of permit 5/8/31

N. closing-in 6/2/31 - 1:20 PM

Inspn. closing-in 6/3/31 - 11 AM

Final Notif. _____

Final Inspn. 6/10/31

Cert. of Occupancy issued None

NOTES

5/14/31 - Forms for
foundation partly
erected - A.G.S.
5/20/31 - Scaffolding under
pinning - A.G.S.
5/29/31 - Framing com-
pleted - A.G.S.
6/3/31 - Crewing left
for closing-in - A.G.S.



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.

August 6, 1924

To the

Portland, Me.,

INSPECTOR OF BUILDINGS:

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

Location 14 Carleton street Ward 7 in fire limits? NO
 Name of Owner or Lessee, J. H. Hamlin & Son Address 14 Carleton St.
 " " Contractor, Charles B. Howatt Son " 192 Brackett St.
 " " Architect, "
 Description of Present Bldg. Material of Building is brick Style of Roof, pitch Material of Roofing, slate
 Size of Building is 50ft feet long; 26ft 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 22ft. Wall, if Brick; 1st, 2d, 3d, 4th, 5th,
 What was Building last used for? dwelling No. of Families? 1
 What will Building now be used for? dwelling 1 family

Detail of Proposed Work

Change back and cellar stairways put in partitions
 all to comply with the building ordinance

Estimated Cost \$ 800.

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

Charles B. Howatt Son

Address

192 Brackett St.

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK



R6 RESIDENCE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure

Brick Second Class

October 1963

Portland, Maine

PERMIT ISSUED
OCT 4 1963
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 14-16 Carleton St. Within Fire Limits? _____ Dist. No. _____

Owner's name and address Charles E Dixon, 18 Smuggler's Cove Cape Elizabeth, Me Telephone _____

Lessee's name and address _____ Telephone _____

Contractor's name and address Fred Allen, 97 Atlantic St. City Telephone _____

Architect _____ Specifications _____ Plans _____ No. of sheets _____

Proposed use of building _____ No. families _____

Last use Dwelling No. families 2

Material brick No. stories 2 1/2 Heat _____ Style of roof _____ Roofing _____

Other buildings on same lot _____

Estimated cost \$ _____ Fee \$ 5.00

General Description of New Work

To demolish existin. 2 1/2-story brick dwelling.

Do you agree to tightly and permanently close all evers or drains connecting connecting with public or private sewers from this building or structure to be demolished under the supervision and to the approval of the Dept. of Public Works of the City of Portland? Yes.

Parking area for new building.

Graduation letter sent 10-2-63

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

Details of New Work

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 _____ Sill _____

Size Girder _____ Columns under girders _____ Size _____ Max. on centers _____

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

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

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

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

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

If a Garage

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

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

APPROVED:

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

Charles E Dixon

PHOTOCOPY

Signature of owner by: Charles E Dixon

7m

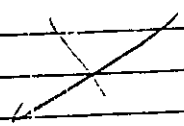
NOTES

10-15-63 started inside *JD*

3-10-64 Down to first floor *JD*

4-17-64 Down to foundation *JD*

4-30-64 Grading started *JD*



Permit No. 63/1301

Location 14-16 Paulista St

Owner Charles B. Wilson

Date of permit 10/4/63

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

October 2, 1963

Charles E Dixon
18 Smuggler's Cove
Cape Elizabeth Maine

Dear Sir:

With relation to permit applied for to demolish a building or portion of building at #14-16 Carleton St. it is unlawful to commence demolition work until a permit has been issued from this department.

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

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

Very truly yours,

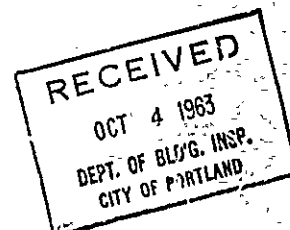
Albert J. Sears

Albert J. Sears
Director of Building Inspection

AJS/h

Eradication of this building has been completed.

J. Klein
10-3-63



CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

July 18, 1961

Mrs. D. W. Dixon
Smuggler's Cove
Cape Elizabeth, Maine

Dear Mrs. Dixon:

With relation to permit applied for to demolish a building or portion of building at 14 Carleton Street it is unlawful to commence demolition work until a permit has been issued from this department.

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

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

Very truly yours,

Albert J. Sears

Albert J. Sears
Inspector of Buildings

AJS/jg

Eradication of this building has been completed.

J. L. Mason
7-18-61

AK-14, Carleton Street

July 18, 1961

Mr. Charles E. Dixon
Smuggler's Cove
Capo Elizabeth, Maine

cc to: Sam Serota
43 Walton Street

Dear Mr. Dixon:

Deputy Inspector Mayberry reports after examination with you of the building at the above named location that, as far as can be determined, the bricks used in the construction of the dividing wall between the two halves of the building, which after demolition of your half would become an exterior wall, are not of a quality that will stand exposure to the weather. He also reports that it is extremely doubtful if the floor and roof framing on either side of this wall are anchored to it in any substantial manner.

For these reasons we shall be unable to issue a permit for demolition of your half of this duplex building unless and until satisfactory information has been furnished as to how the exposed side of the masonry wall is to be treated to provide adequate resistance to the weather and as to how floor and roof framing of that half of the building which is to remain is to be anchored to the masonry wall in an adequate manner. Information will also be needed as to how adequate support is to be provided for the remaining floor and roof construction of front entrance platform.

Very truly yours,

AJS/jg

Albert J. Seay
Building Inspector Director