

133-137 NEAL STREET



Full cut • 320R • Half cut • 3202R • Third cut • 3203R • Fifth cut • 3205R

City of Portland, Maine
Fire Department

Mr. Ron Vincent

94 Park Ave.

Portland, Maine

Re: Fire @ 137-139 Neal St.

Mr. Vincent

On July 18, 1981 a fire occurred in the building listed above, of which you are reported to be the owner.

If permanent repair work is required for this building, you must obtain a permit from the Building & Inspection Dept. in City Hall before starting such work.

Very Truly Yours,

Chief
Portland Fire Department

cc: Building & Inspection Dept.
Health Dept. (Housing Div.)
City Assessor's (Mr. Lucci)

The fire started in the living room on the third floor and extended to the cockloft and mushroomed to the front and rear of the entire half of the building.

City of Portland, Maine
Fire Department

Mr. Ron Vincent
94 Park Ave.
Portland, Maine

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cc: Building & Inspection Dept.
Health Dept. (Planning Div.)
City Assessor's (Mr. Lucci)

The fire started in the living room on the third floor and extended to the cockloft and mushroomed to the front and rear of the entire half of the building.

PERMIT TO INSTALL PLUMBING			PERMIT NUMBER 3084
Date Issued 6-18-73		Address 137 Neal St.	
Portland Plumbing Inspector		Installation For Apartment House	
By ERNOLD R. GOODWIN		Owner of Bldg. Mr. Adrian Vincent	
App. First Insp.		Owner's Address 47 East Surfside Old Orchard Beach	
Date		Plumber Richard I. Buxton	
By		NEW REEPL South Windham	
App. Final Insp.		SINKS	
Date		LAVATORIES	
By		TOILETS	
Type of Bldg.		BATH TUBS	
<input type="checkbox"/> Commercial		SHOWERS	
<input type="checkbox"/> Residential		DRAINS FLOOR SURFACE	
<input type="checkbox"/> Single		1 HOT WATER TANKS 2.00	
<input type="checkbox"/> Multi Family		TANKLESS WATER HEATERS	
<input type="checkbox"/> New Construction		GARBAGE DISPOSALS	
<input type="checkbox"/> Remodeling		SEPTIC TANKS	
		HOUSE SEWERS	
		ROOF LEAKERS	
		AUTOMATIC WASHERS	
		DISHWASHERS	
		OTHER	
		TOTAL 2.00	

Building and Inspection Services Dept.: Plumbing Inspection

CITY OF PORTLAND, MAINE

Application for Permit to Install Wires

Permit No. 57254
 Issued 10-11-68
 Portland, Maine Oct 11, 1968

To the City Electrician, Portland, Maine:

The undersigned hereby applies for a permit to install wires for the purpose of conducting electric current, in accordance with the laws of Maine, the Electrical Ordinance of the City of Portland, and the following specifications:

(This form must be completely filled out — Minimum Fee, \$1.00)

Owner's Name and Address Anderson, Vincent Tel. 774-3129
 Contractor's Name and Address Marino Elec. Tel. 774-3129
 Location 137 & 131 Main St Use of Building Use of Building
 Number of Families 8 Apartments 8 Stores 3 Number of Stories 3
 Description of Wiring: New Work Additions Alterations ✓

Pipe ✓ Cable Metal Molding BX Cable Plug Molding (No. of feet) 9
 No. Light Outlets 9 Plugs Light Circuits Plug Circuits 9
 FIXTURES: No. Fluor. or Strip Lighting (No. feet) 9
 SERVICE: Pipe Cable Underground No. of Wires Size 9
 METERS: Relocated Added Total No. Meters 9
 MOTORS: Number Phase H. P. Amps Volts Starter 9
 HEATING UNITS: Domestic (Oil) No. Motors Phase H.P. 9
 Commercial (Oil) No. Motors Phase H.P. 9
 Electric Heat (No. of Rooms) 9
 APPLIANCES: No. Ranges Watts Brand Feeds (Size and No.) 9
 Elec. Heaters Watts 9
 Miscellaneous Watts 9 Extra Cabinets or Panels 9
 Transformers 9 Air Conditioners (No. Units) 9 Signs (No. Units) 9
 Will commence 19 Ready to cover in 19 Inspection 19
 Amount of Fee \$ 1.00

Signed 9. J. Marino

DO NOT WRITE BELOW THIS LINE

SERVICE ✓ METER ✓ GROUND ✓
 VISITS: 1 2 3 4 5 6
 7 8 9 10 11 12
 REMARKS:

INSPECTED BY 9. W. H. H. H. (OVER)

LOCATION *Nez/ ST 137-139*
 INSPECTION DATE *10/30/68*
 WORK COMPLETED *10/30/68*
 TOTAL NO. INSPECTIONS
 REMARKS:

FEE S FOR WIRING PERMITS EFFECTIVE JULY 31, 1963

WIRING

1 to 30 Outlets	\$ 2.00
31 to 60 Outlets	3.00
Over 60 Outlets, each Outlet	.05
(Each twelve feet or fraction thereof of fluorescent lighting or any type of plug molding will be classed as one outlet).	

SERVICES

Single Phase	2.00
Three Phase	4.00

MOTORS

Not exceeding 50 H.P.	3.00
Over 50 H.P.	4.00

HEATING UNITS

Domestic (Oil)	2.00
Commercial (Oil)	4.00
Electric Heat (Each room)	.75

APPLIANCES

Ranges, Cooking Tops, Ovens, Water Heaters, Disposals, Built-in Dishwashers, Dryers, and any permanent built-in appliance — each unit	1.50
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MISCELLANEOUS

Temporary Service, Single Phase	1.00
Temporary Service, Three Phase	2.00
Circuses, Carnivals, Fairs, etc.	10.00
Meters, relocate	1.00
Distribution Cabinet or Panel, per unit	1.00

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

July 21, 1958

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Friday, August 1, 1958, at 4:00 p.m. to hear the appeal of Adrian H. Vincent requesting an exception to the Zoning Ordinance to permit changing each half of the first story of the duplex building now housing six apartments at 133-137 Neal Street from one apartment to two apartments.

This permit is presently not issuable because there is no room on the lot either for a driveway or any parking space for the two off-street parking spaces required by Section 14 of the Zoning Ordinance and because the area of the lot is only about 6800 square feet instead of the minimum of 8000 square feet required by Section 7-B-9 of the Zoning Ordinance applying to the R-6 Residence Zone in which the property is located on the basis of 1000 square feet for each family housed in the building.

This appeal is taken under Section 23 of the Zoning Ordinance which provides that the Board of Appeals by unanimous vote may grant such a variance if it finds that the strict application of the provisions of the Ordinance would result in practical difficulties or unnecessary hardship in the development of property which are inconsistent with the intent and purpose of the Ordinance; that the granting of the variance is necessary in order to avoid confiscation and permit reasonable use of property; that there are exceptional or unique circumstances relating to the property that do not apply generally to other property in the same zone or neighborhood, which have not arisen as a result or action of the appellant subsequent to the adoption of the Ordinance; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance; and that the granting of the variance will not be contrary to the intent and purpose of the 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, Maine
Municipal Officers
BUILDING CODE

58/86
Granted 9/4
July 7, 1958, 19

To the Municipal Officers:

Your appellant, Adrian H. Vincent, who is the owner of property at 133-137 Neal Street, respectfully petitions the Municipal Officers of the City of Portland to permit an exception to the provisions of the Building Code relating to this property, as provided by Section 115, Paragraph A of said Building Code. Building permit to change each half of the first story of the duplex building now housing six apartments from one apartment to two apartments is not issuable because a single central heating plant enclosed with separations of at least one-hour fire resistance, as specified by Sections 203-f-3 and h of the Building Code where there are more than six apartments in a building of this use, is not to be provided, it being planned to heat the building as at present with six separate systems.

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

The Municipal Officers may grant an exception if it finds unnecessary hardship and practical difficulty and if an exception can be granted without substantially departing from the intent and purpose of the Building Code.

Adrian H. Vincent
Appellant

After public hearing held on the 4th day of August, 1958, the Municipal Officers find that an exception is necessary to avoid unnecessary hardship and practical difficulty and an exception can be granted without substantially departing from the intent and purpose of the Building Code.

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

Herbert E. Smith
Berley L. Lessor
J. E. Ball, Jr.
Mitchell C. G.
William H. O'Brien
Gen. B. Kilian
MUNICIPAL OFFICERS
J. H. Smith

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

VARIANCE APPEAL

Granted 6/1/58

56/78

July 7, 1958, 1958

Adrian H. Vincent, owner of property at 133-137 Neal Street, under the provisions of Section 23 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals for a variance from the provisions of said Ordinance to permit: Changing each half of the first story of the duplex building now housing six apartments from one apartment to two apartments. This permit is presently not issuable because there is no room on the lot either for a driveway or any parking space for the two off-street parking spaces required by Section 14 of the Zoning Ordinance and because the area of the lot is only about 6800 square feet instead of the minimum of 8000 square feet required by Section 7-B-9 of the Zoning Ordinance applying to the R-6 Residence Zone in which the property is located on the basis of 1000 square feet for each family housed in the building

LEGAL BASIS OF APPEAL: Such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in practical difficulties or unnecessary hardship in the development of property which are inconsistent with the intent and purpose of the Ordinance; that the granting of the variance is necessary in order to avoid confiscation and permit reasonable use of property; that there are exceptional or unique circumstances relating to the property that do not apply generally to other property in the same zone or neighborhood, which have not arisen as a result of action of the appellant subsequent to the adoption of the Ordinance; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance; and that the granting of the variance will not be contrary to the intent and purpose of the Ordinance.

Adrian H. Vincent
APPELLANT

DECISION

After public hearing held August 1, 1958, the Board of Appeals finds that all of the above conditions do exist with respect to this property and that a variance should be granted in this case.

It is, therefore, determined that a variance from the provisions of the Zoning Ordinance should be granted in this case.

Franklin D. Hillley
Harry M. J. Rust
Robert L. Long
BOARD OF APPEALS

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

July 21, 1958

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Friday, August 1, 1958, at 4:00 p.m. to hear the appeal of Adrien H. Vincent requesting an exception to the Zoning Ordinance to permit changing each half of the first story of the duplex building now housing six apartments at 133-137 Neal Street from one apartment to two apartments.

This permit is presently not issuable because there is no room on the lot either for a driveway or any parking space for the two off-street parking spaces required by Section 14 of the Zoning Ordinance and because the area of the lot is only about 6800 square feet instead of the minimum of 8000 square feet required by Section 7-B-9 of the Zoning Ordinance applying to the R-6 Residence Zone in which the property is located on the basis of 1000 square feet for each family housed in the building.

This appeal is taken under Section 25 of the Zoning Ordinance which provides that the Board of Appeals by unanimous vote may grant such a variance if it finds that the strict application of the provisions of the Ordinance would result in practical difficulties or unnecessary hardship in the development of property which are inconsistent with the intent and purpose of the Ordinance; that the granting of the variance is necessary in order to avoid confiscation and permit reasonable use of property; that there are exceptional or unique circumstances relating to the property that do not apply generally to other property in the same zone or neighborhood, which have not arisen as a result or action of the appellant subsequent to the adoption of the Ordinance; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance; and that the granting of the variance will not be contrary to the intent and purpose of the 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, MAINE
BOARD OF APPEALS

July 29, 1958

Mr. Adrian F. Vincent
112 Woodford Street
Portland, Maine

Dear Mr. Vincent:

The Board of Appeals will hold a public hearing
on Friday, August 1, 1958, at 4:00 p.m. in the Council
Chamber of the City Hall, Portland, Maine, to hear your
appeal under the Zoning Ordinance.

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

BOARD OF APPEALS
Franklin G. Hinckley
Chairman

WARREN McDONALD
INSPECTOR OF BUILDINGS

ALBERT J. SEARS
DEPUTY INSPECTOR OF BUILDINGS

CITY OF PORTLAND, MAINE
Department of Building Inspection

AP-13-137 Neal Street (called 137-139)

July 3, 1958

Mr. Adrian H. Vincent
112 Woodford Street

cc to: Corporation Counsel

Dear Mr. Vincent:

We are unable to issue a permit for changing each half of the first story of the duplex building now housing six apartments at 133-137 Neal Street from one apartment to two apartments because the proposed alteration will not comply with Zoning Ordinance and Building Code requirements in the following respects:

1. The area of the lot on which the building is located is only about 6800 square feet instead of the minimum of 8000 square feet required by Section 7-B-9 of the Zoning Ordinance applying to the R-6 Residence Zone in which the property is located on the basis of 1000 square feet for each family housed in the building.
2. Because there is no room on the lot either for a driveway or any parking space, it is impossible to provide thereon the two off-street parking spaces required by Section 14 of the Zoning Ordinance.
3. A single central heating plant enclosed with separations of at least one-hour fire resistance, as specified by Sections 203-f-3 and h of the Building Code where there are more than six apartments in a building of this use, is not to be provided, it being planned to have the building as at present with six separate systems.

We understand that you would like to exercise your appeal rights, under both the Zoning Ordinance and the Building Code, concerning these discrepancies. Accordingly we are certifying the case to the Corporation Counsel, at whose office in Room 200, City Hall, the appeals should be filed.

Very truly yours,

Warren McDonald
Inspector of Buildings

AJS/jg

AP-133-137 Neal Street (called 137-139)

July 3, 1958

Mr. Adrian H. Vincent
112 Woodford Street

cc to: Corporation Counsel

Dear Mr. Vincent:

We are unable to issue a permit for changing each half of the first story of the duplex building now housing six apartments at 133-137 Neal Street from one apartment to two apartments because the proposed alteration will not comply with Zoning Ordinance and Building Code requirements in the following respects:

1. The area of the lot on which the building is located is only about 6800 square feet instead of the minimum of 8000 square feet required by Section 7-B-9 of the Zoning Ordinance applying to the R-6 Residence Zone in which the property is located on the basis of 1600 square feet for each family housed in the building.
2. Because there is no room on the lot either for a driveway or any parking space, it is impossible to provide thereon the two off-street parking spaces required by Section 14 of the Zoning Ordinance.
3. A single central heating plant enclosed with separations of at least one-hour fire resistance, as specified by Sections 203-f-3 and h of the Building Code where there are more than six apartments in a building of this use, is not to be provided, it being planned to heat the building as at present with six separate systems.

We understand that you would like to exercise your appeal rights, under both the Zoning Ordinance and the Building Code, concerning these discrepancies. Accordingly we are certifying the case to the Corporation Counsel, at whose office in Room 208, City Hall, the appeals should be filed.

Very truly yours,

Warren McDonald
Inspector of Buildings

AJS/jg

(COPY)

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION 137-139 Neal St.

Date of Issue December 8, 1958

Issued to Adrian H. Vincent,
112 Woodford St.

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. 58/1007 . has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

#137—first floor
#139—first floor

APPROVED OCCUPANCY
Two apartments
Two apartments.

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

(Date)

Inspector

Nelson F. Cartwright

[Signature]
Inspector of Buildings

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

Sept. 15, 1958

AP- 137-139 Neal Street

Mr. Adrian M. Vincent
112 Woodford Street

Dear Mr. Vincent:

You may consider this letter a temporary certificate of occupancy for use of the two new apartments (one existing apartment changed to two) in the first story of the #139 side of the duplex building at the above named location. When work has been satisfactorily completed for similar changes in the other half of the building, a certificate of occupancy covering both sides of the building will be issued.

We understand that work on the #137 side of the building may not be done for some time. You should understand that, under the Building Code, if all work on this project is suspended for a period greater than 5 months in length, the permit under which work is being done will expire and issuance of a new one will be necessary before further work is done. Under the Zoning Ordinance it is also necessary that all work on the project be completed within one year of the date on which the zoning appeal was sustained in order to avoid expiration of the rights granted under that appeal.

Very truly yours,

Warren McDonald
Inspector of Buildings

AJS:m

August 5, 1958

AP - 133- 137 Neal Street

Mr. Adrian H. Vincent
112 Woodford Street

Dear Mr. Vincent:

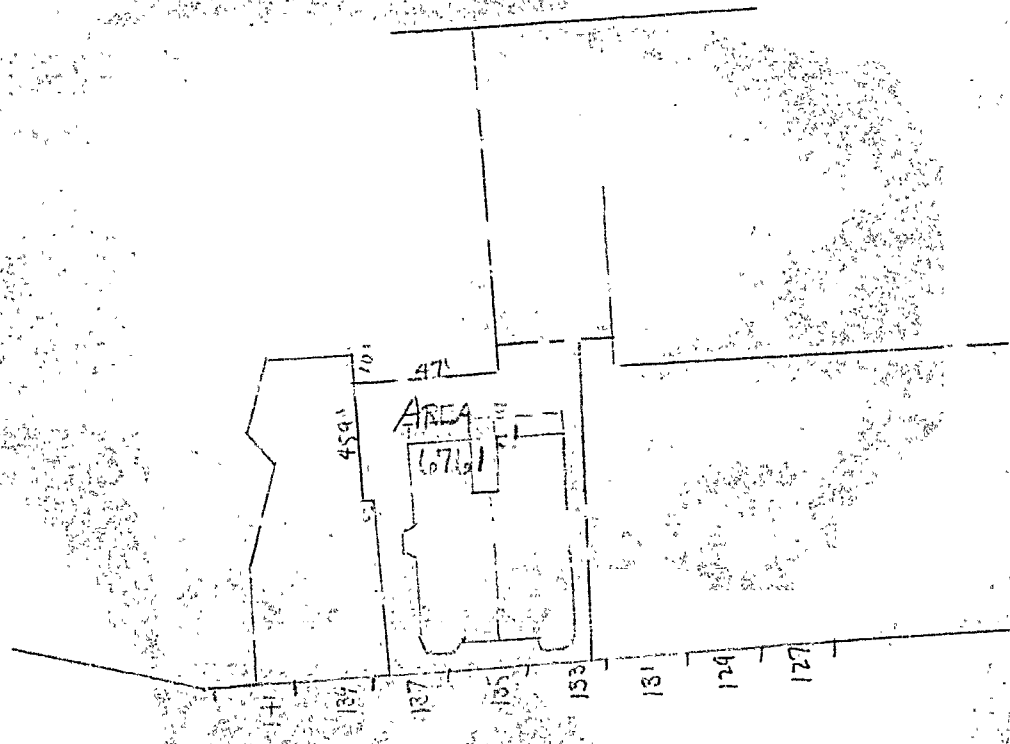
Appeals under the Zoning Ordinance and Building Code having been sustained, building permit for alterations in first story of apartment house at the above named location to provide two additional apartments therein is issued herewith. A certificate of occupancy is required from this department before the new apartments are put into use. Therefore, this office should be notified for an inspection when all essential work on the project has been completed.

Very truly yours,

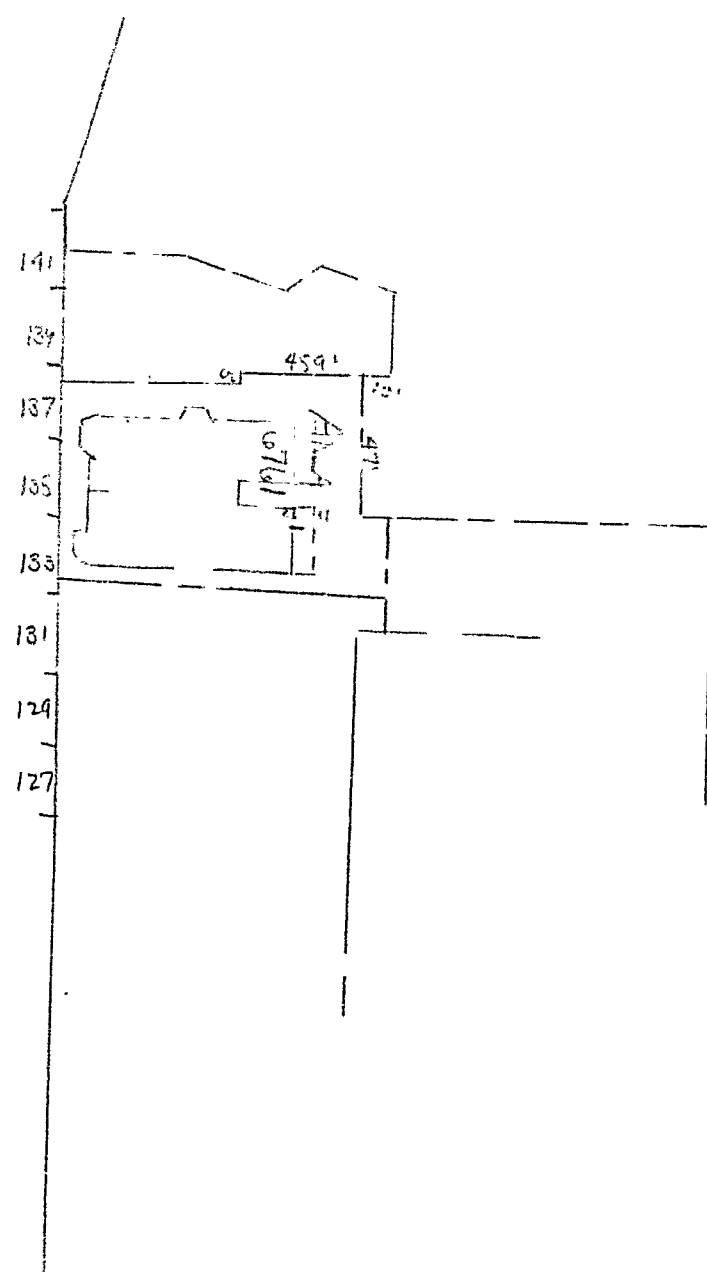
Albert J. Sears
Deputy Inspector of Buildings

AJS:m

137-139 N. 600 ft
63-D-8



137-139 Neal St
63-D-8





RE RESIDENCE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third ClassPortland, Maine, June 26, 1958PERMIT ISSUED
01007

AUG 5 1958

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 137-139 Neal Street (137-137) Within Fire Limits? Yes Dist. No. 137
Owner's name and address Adrian H. Vincent, 112 Woodford St. Telephone 4-0089
Lessee's name and address _____ Telephone _____
Contractor's name and address _____ Telephone _____
Architect _____ Specifications _____ Plans Yes No. of sheets 1
Proposed use of building Apartment house No. families 8
Last use _____ " " _____ No. families 6
Material frame No. stories 3 Heat steam Style of roof _____ Roofing _____
Other building on same lot _____
Estimated cost \$ 2000. Fee \$ 5.00

General Description of New Work

To change first floor (both sides) from one apartment to two apartments - ~~no~~ alterations
To close up two doors on each side between rooms

Permit issued with 1000

Appeals sustained

6/4/58 + 9/1/58

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? Yes Is any electrical work involved in this work? Yes
Is connection to be made to public sewer? _____ If not, what is proposed for sewage? _____
Has septic tank notice been sent? _____ Form notice sent? _____
Height average grade to top of plate _____ Height average grade to highest point of roof _____
Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
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 _____
Size Girder _____ Columns under girders _____ Size _____ Max. on centers _____
Kind and thickness of outside sheathing of exterior walls? _____
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:

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

INSPECTION COPY

Signature of owner

Adrian H. Vincent

P.H.

NOTES

8-13-58 Plumbing
work going on #137
side. Door closed (10)
9-15-58 New smoke
pipes installed both
basement with OK
clearances. Firestops OK.
#139 side ready
for C.F.O.
9/15/58 - Temp. C & for
139 side ready
later - mvd
11-24-58 Work started
on #137 side (10)
2-8-58 #137 side
ready for occupancy (10)

Permit No. 58/1007
Location 137/139 West St.
Owner William H. Harcourt
Date of permit 8/5/58
Notif. closing-in
Inspn. closing-in
Final Notif.
Final Inspn.
Cert. of Occupancy issued 12/8/58 (10)
Sinking Out Notice
Form Check Notice

8-13-58

6-26

9-17

10-17

12-17

CITY OF PORTLAND
HEALTH DEPARTMENT
HOUSING DIVISION



Loc. 127 Coal Street
Loc w/i S
Bldg Fire Elec Other
Issued July 11, 1956
Expires August 11, 1956

Mr. William F. Ficker
152 Eastern Promenade
Portland, Maine

Dear Sir:

On July 22, 1956 an examination was made of the premises located at 127 Coal Street, Portland, Maine.

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

Electrical Equipment

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

- a) Install convenience outlets in all the rooms throughout the structure where there is a gas stove, refrigerator or other electrical appliance. Particular attention is directed to the kitchen and bathroom in the second floor apartment, and the bedroom, living room, and dining room in the third floor apartment.

Structural Repairs

Repair and put in good order all dilapidated and hazardous parts of the structure as follows:

- a) Repair or replace the loose, cracked or missing plaster on the ceiling of the living room in the second floor apartment, and on the ceiling of the bathroom in the third floor apartment.
- b) Determine the reason and remedy the condition which now shows evidence of leakage on the walls in the second and third floor front hallway.
- c) Determine the reason and remedy the condition which now shows evidence of leakage in the alcove.
- d) Repair or replace the loose or worn treads on the cellar stairway.
- e) Repair or replace the loose, broken and missing parts of the front porch.
- f) Paint up the loose or missing siding and blocks on the elevation at the front of the structure.
- g) Replace the broken window sashes in the cellar windows.
- h) Replace the missing handrails in the front stairway.
- i) Repair or replace the loose or missing balusters on the rail in the third floor hallway.

The above mentioned conditions are in violation of the City Ordinance "Minimum Standards for Continued Occupancy" and "Authority to Vacate Buildings" and must be corrected on or before August 11, 1956.

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. _____
Loc w/i S _____
Bldg Fire Elec Other _____
Issued _____
Expires _____

Signature _____

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



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 2

Portland, Maine, Nov. 30, 1955

PERMIT ISSUED

NOV 30 1955

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 55/210 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location 137-139 Neal St. Within Fire Limits? yes Dist. No.
Owner's name and address Mary E. Harvey, c/o William E. Hickey Telephone
178 Eastern Promenade
Lessee's name and address Telephone
Contractor's name and address Jack French, R. F. D. #1, Cumberland Center Telephone
Architect Plans filed no No. of sheets
Proposed use of building apartment house No. families 6
Last use " " No. families 6
Increased cost of work Additional fee 50

Description of Proposed Work

To rebuild portion of piazza 9' 6" x 8' which was left after portion of piazza was removed. (This is the other half of the house)

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 brick piers at least 4' below grade Thickness, top 12" bottom 12" cellar
Material of underpinning Height Thickness
Kind of roof shed Rise per foot Roof covering Asphalt Class C Und Lab
No. of chimneys Material of chimneys of lining
Framing lumber—Kind hemlock Dressed or full size? dressed
Corner posts 4x6 Sills 4x6 Girt or ledger board? Size
Girders Size Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor 2x6, 2nd 2x6, 3rd 2x6, roof 2x6
On centers: 1st floor 16", 2nd 16", 3rd 16", roof 16"
Maximum span: 1st floor 9' 6", 2nd 9' 6", 3rd 9' 7", roof 8'

Approved:

Signature of Owner by: Jack W. French

Approved: 11/30/55

Inspector of Buildings

INSPECTION COPY

C-10-154-SC-Mark



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 1

Portland, Maine, Nov. 21, 1955

PERMIT ISSUED

NOV 22 1955

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 55/2108 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location 137-139 Neal St. Within Fire Limits? yes Dist. No. 3
Owner's name and address Mary E. Harvey, c/o William E. Hickey Telephone
178 Eastern Promenade
Lessee's name and address Telephone
Contractor's name and address Jack French, R. F. D. #1, Cumberland Center Telephone
Architect Plans filed yes. No. of sheets 1
Proposed use of building apartment house No. families 6
Last use " " No. families 6
Increased cost of work Additional fee .50

Description of Proposed Work

To rebuild portion of piazza 9' 6" x 8' which was left after portion of piazza was removed.

Permit Issued with Letter

Amendment to be issued to Jack French 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 brick piers at least 4' below grade Thickness, top 12" bottom 12" cellar
Material of underpinning Height Thickness
Kind of roof shed Rise per foot Roof covering Asphalt Class C Und Lab
No. of chimneys Material of chimneys of lining
Framing lumber—Kind hemlock Dressed or full size? dressed
Corner posts 4x6 Sills 4x6 Girt or ledger board? Size
Girders Size Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor 2x6 2nd 2x6 3rd 2x6 roof 2x6
On centers: 1st floor 16" 2nd 16" 3rd 16" roof 16"
Maximum span: 1st floor 9' 6" 2nd 9' 6" 3rd 9' 6" roof 8'

Approved:

Signature of Owner by: Jack W. French

Approved: 11/21/55

Inspector of Buildings

INSPECTION COPY

C-10-154-SC-Mars



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, October 17, 1955

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 137-139 Neal Street Within Fire Limits? Yes Dist. No. 3
Owner's name and address Mary E. Harvey, c/o William E. Hickey Telephone 178 Eastern Promenade
Lessee's name and address Jack French, RFD 1, Cumberland Center Telephone
Architect Specifications Plans No. of sheets
Proposed use of building Apartment No. families 6
Last use No. families 6
Material frame No. stories 3 Heat Style of roof Roofing
Other building on same lot
Estimated cost \$ 1100. Fee \$ 5.00

General Description of New Work

To change size of existing three-story rear piazzas from 10' x 20' to 10' x 12'
To replace all rotten timbers - no change in existing brick pier foundation or roof.

10' x 12' each for 2nd and 3rd floors
with front stairs - each with 8' x 10' landing
brick chimneys at rear of which require
rebuilding. 7' x 6' porch 2 x 6 and
only one window. Rotten timbers
and some brickwork to be replaced.

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** Jack French

Details of New Work

Is any plumbing involved in this work? Yes Is any electrical work involved in this work? Yes
Is connection to be made to public sewer? Yes If not, what is proposed for sewage? Septic tank
Has septic tank notice been sent? Yes Form notice sent? Yes
Height average grade to top of plate 1st floor Height average grade to highest point of roof 2nd floor
Size, front 10' x 12' depth 10' x 12' No. stories 3 solid or filled land? Yes earth or rock? Yes
Material of foundation existing brick pier thickness, top 12" bottom 12" cellar Yes
Material of underpinning brick Height 12" Thickness 12"
Kind of roof none Rise per foot 12" Roof covering asph/flu
No. of chimneys 2 Material of chimneys brick of lining brick Kind of heat fuel fuel oil
Framing lumber—Kind 2x4 Dressed or full size? Yes
Corner posts 4x6 Sills 4x6 Girt or ledger board? Yes Size 4x6
Girders 2x4 Size 2x4 Columns under girders 2x4 Size 2x4 Max. on centers 4'
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 2x4 2nd 2x4 3rd 2x4 roof 2x4
On centers: 1st floor 2x4 2nd 2x4 3rd 2x4 roof 2x4
Maximum span: 1st floor 2x4 2nd 2x4 3rd 2x4 roof 2x4
If one story building with masonry walls, thickness of walls? 12" height? 12'

If a Garage

No. cars now accommodated on same lot 0, to be accommodated 0 number commercial cars to be accommodated 0
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? Yes

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

Mary Harvey

INSPECTION COPY

Signature of owner

By: Jack French
C16-254-M-11-11

NOTES

11-16-55 1st one

11/18/55 - 1st letter
about amendment

11-29-55 Completed
Well done

12-14-55 2nd one
Completed so. amend.
also well done

Permit No. 55/2108
Location 137-139
Owner Mary
Date of permit 11/1/55
Nail, closing-in
Insp. closing-in
Final Notif.
Final Insp.
Cert. of Occupancy issued
Sinking Out Notice
Form Check Notice



APARTMENT HOUSE ZONE
APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, Sept. 12, 1949

RECEIVED
01-16-49
SEP 12 1949
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~construct~~ repair ~~damaged~~ damaged the following building ~~structure~~ 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 132 Neal Street Within Fire Limits? yes Dist. No. _____
Owner's name and address Larry E. Harvey, 182 Eastern Promenade Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address King Butland, 206 Franklin Street Telephone _____
Architect _____ Specifications _____ Plans 20 No. of sheets _____
Proposed use of building Apartment house No. families 6
Last use _____ " " No. families 6
Material wood No. stories 3 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ 1,000 Fee \$ 4.00

General Description of New Work

To repair after fire to former condition without any alterations.
No floor or roof timbers to be replaced.

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 King Butland

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
Height average grade to top of plate _____ Height average grade to highest point of roof _____
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 _____ irt 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:

9-12-49 C. C. C.

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

Larry E. Harvey

King Butland

Signature of owner by:

INSPECTION COPY

NOTES

2-12-49. Only structural damage
near room first floor ceiling, 2nd
floor porch, 7th Butland to put new
full length timbers inside burned
over cells

9/22/49 - Work closed in section
of rear piazza re-built

Permit No.	49/1463
Location	134 Macalester
Owner	W. H. H. H. H.
Date of permit	9/13/49
Notif. closing in	
Inspn. closing in	
Final Notif.	
Final Inspn.	9/22/49
Cert. of Occupancy issued	



CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Complaint No. 45-36

COMPLAINT

INSPECTION COPY

Date received April 4, 1945

Location 133-137 Neal Street Use of Building Tenant House

Owner's name and address Agnes E. O'Connor, Mary E. Harvey, 182 Ea. Promenade Telephone

Tenant's name and address Telephone

Complainant's name and address EMCD Telephone

Description: Front and rear 3-story piazzas are dangerous.

7/1/45 - Additional comply by Mrs. Elias Thomas, Sr.

Done
10/1/45 - Mr. Hickey
representing
owner says
they are to
be built there
and as a result
the plaza will
be closed
permanently.

COMPLAINT NO. 45-36
 Location 33-37 Neal Street
 Date Received 4/4/45
 Date Disposed of

NOTES

1.5-4.5 The rear 3 story
 section are supported
 by 3 brick foundation
 and
 some of the bricks are
 broken at upper corner
 of the porch near the
 ground level and
 near the side. There
 seems to be a slight
 settlement. Some pits
 and indentations, 1/8" to
 and about 10" long.
 One of the rear stairs
 at 139, first tread off
 ground level is in
 a cracking condition
 Part of the railing first
 story is missing - about
 4 ft.
 At 137 the rear porch
 does not appear to be
 quite so bad.

Front piazza
 made some repairs
 Although it is not
 so bad as the rear
 front only one

8 375 NW. Everest
 139 (near corner)
 called and said
 nothing had been
 done. I talked to
 Mrs. Harvey (Hallam)
 who said Cunningham
 had promised for a
 year to have a
 look at this property
 and give her a quick
 fix repair while I
 was talking to him.
 Harvey a man
 from Cunningham
 office came to the
 house and he said
 he would go to this
 real estate property
 this P.M. to see
 what needed to be



CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Complaint No. 45-36

COMPLAINT

INSPECTION COPY

121

Date received April 4, 1945

Location 436-137 Neal Street

Use of Building Tenement House

Owner's name and address Agnes E. O'Connor, Mary E. Harvey, 132 E. Promenade

Telephone

Tenant's name and address

Telephone

Complainant's name and address MCD

Description: Front and rear 3-story piazzas are dangerous.

4/1/45 - Evidence supplied by Mrs. Elsie Dunne, etc.

Done. 1710.5
10/1/45 - Mr. [unclear] representing owner says they are to remove these piazzas reducing the size. Will get plans & permit.

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

June 23, 1995

Vaccaro, Albert J.
P. O. Box 141
Boston, MA 02101

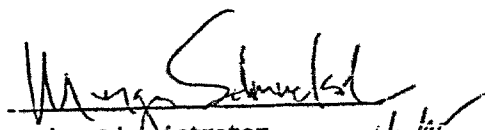
Dear Mr. Vaccaro,

It has come to our attention that there are twelve(12) dwelling units in the building you own at 137 Neal Street in Portland. Our files indicate that only eight(8) dwelling units have been authorized. This is in violation of section 14-463 of the Portland Land Use Code and Chapter 1 section 107.0 of the city's Building Code and may also violate other sections of these and other codes.

You are hereby required to correct these violations within 30 days from date of this letter. Failure to do so will result in legal action.

Copies of the above noted code sections are attached.


Code Enforcement Officer


Zoning Administrator 4/20/95

/el

cc: Tammy Munson, Code Enforcement Officer, Field Supervisor

Enclosure 2

389 Congress Street • Portland, Maine 04101 • (207) 874-8704 • FAX 874-8716 • TTY 874-8936

File
Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

September 6, 1995

Albert J. Vaccaro
P. O. Box 141
Boston, MA 02101

RE: 133-137 Neal Street
Portland, Maine
69-D-9

Dear Mr. Vaccaro,

Thank you for your copy of the letter from Warren Turner. As I mentioned, there was no copy of this letter in our microfiche. However, it will be added to that file immediately.

The letter from Warren Turner negates our previous letter to you dated June 23, 1995. It appears that Mr. Turner did further research to determine that the 12 dwelling units are allowable as a use under the Zoning Land Use Ordinance for the property at 133-137 Neal Street.

However, please note, if there are any fire safety issues under the BOCA Building Code and/or the NFPA Life Safety Code, those concerns would still have to be corrected.

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,

Marge Schmuckal
Marge Schmuckal
Zoning Administrator

cc: P. Samuel Hoffses, C, Insp Svcs
A. Simpson, CEO
T. Munson, CEO/Field Supervisor

08.29.95 08:12 PM *BOT FINANCIAL SERVIC P02



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

133-137 Neal St
69-D-8

July 9, 1986

Re: 137-139 Neal Street

To Whom It May Concern:

Records in the Assessor's Office show that the building at 137-139 Neal Street has twelve apartment units, and based on the records in City Hall this is the maximum number of dwelling units allowable for this building in the R-6 Residence Zone.

Sincerely,

Warren J. Turner
Warren J. Turner
Zoning Enforcement Inspector

cc: P. Samuel Hoffses, Chief of Inspection Services

ATTESTED TRUE COPY

Will - for
7/10/86