

26-54 BOWDOIN STREET

SHAW-WALKER

Full cut # 9201 • Half cut # 9202R • Third cut # 9203R • Full cut # 9205R



PERMIT ISSUE  
 SINGLE RESIDENCE PERMIT Permit No. 0162  
**APPLICATION FOR PERMIT** MAR 4 1936

Class of Building or Type of Structure Second Class

Portland, Maine, March 4, 1936

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 28 Bowdoin Street Ward 7 Within Fire Limits? yes Dist. No. 8  
 Owner's or Lessee's name and address Charles F. Simms, 380 Commercial St. Telephone 5-8171  
 Contractor's name and address Ernest C. Soule, 75 Edwards Street Telephone \_\_\_\_\_  
 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? \_\_\_\_\_ No. of sheets \_\_\_\_\_  
 Estimated cost \$ 250. Fee \$ .75

Description of Present Building to be Altered

Material brick No. stories 5 1/2 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
 Last use dwelling house No. families 1

General Description of New Work

To construct additional stairway between the second and third floor of existing all.  
 Nothing in this permit is to be construed as permitting under the Zoning Ordinance the use of this building for occupancy by for more than a single apartment as defined by the Building Code.  
 To cut opening in the attic floor of the main house and install an adjustable stairway which when not in use fills the opening in the floor or ceiling

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

Details of New Work

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

If a Garage

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

Miscellaneous

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

Signature of owner Charles F. Simms

INSPECTION COPY

Ward 7 Permit No. 36/162

Location 28 Bowdoin St.

Owner Chas. F. Simms

Date of permit 3/4/36

Notif. closing-in

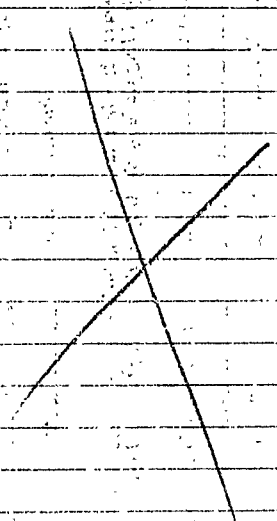
Inspn. closing-in

Final Notif.

Final Inspn. 3/18/36

Ceri. of Occupancy issued None

NOTES  
3/18/36 - Work done -  
C.F.S.







APPLICATION FOR PERMIT

0203 PERMIT ISSUED

Class of Building or Type of Structure Second Class Portland, Maine, March 4, 1928.

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 28 Bondoin Street Ward 7 Within Fire Limits? yes Dist. No. 8
Owner's or Lessee's name and address Charles F. Sizer, 550 Commercial St. Telephone
Contractor's name and address Ernest G. Soule, 75 Edwards Street Telephone
Architect's name and address No. families 2
Proposed use of building dwelling house
Other buildings on same lot
Plans filed as part of this application? No. of sheets
Estimated cost \$ 800x 1,000. Fee \$ 1.00

Description of Present Building to be Altered

Material brick No. stories 2 1/2 Heat Style of roof Roofing
Last use dwelling house No. families 1

General Description of New Work

To add certain partitions at the third floor level to provide a re-arrangement of rooms, including one maid's room, one additional bath room and kitchenette at this level; to provide additional flight of stairs in the all between the second and third floors; to provide an enclosure in the third story around existing front stairway; also to include certain minor changes in doors and doorways and perhaps cutting in one or more windows in the first and second stories of the building; the new bath room will be provided with ventilation by means of an outside window. This work does not include any change in the structural supports of the building and there will be absolutely no alterations which would give the building on the outside any aspect other than that of a single family dwelling house.

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately and in the form of a separate permit. CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

Appeal sustained and Permit granted by Special Order of Board of Municipal Officers 3/18/28

Details of New Work

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

If a Garage

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

Miscellaneous

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

Signature of owner Charles F. Sizer

INSPECTION COPY



Ward 7 Permit No. 36/203  
Location 28 Bowdoin St.  
Owner Charles F. Simms  
Date of permit 3/17/36  
Notif. closing-in 3/25/36  
Inspn. closing-in 3/25/36 - C.F.T.  
Final Notif.  
Final Inspn: 4/27/36  
✓ Cert. of Occupancy issued 4/28/36

NOTE:  
3/18/36 - New stairs  
in place being done  
on other details.

A.G.S.

4/3/36 - Plastering  
done A.G.S.

4/27/36 - Work on wall  
along except for  
painting & papering

some inside  
work A.G.S.



FILL IN COMPLETELY AND SIGN WITH INK

PERMIT ISSUED

Permit No. 0288

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

Portland, Maine, March 27, 1936

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

Location 28 Cornish Bowdoin Vaughan Use of Building family  
Name and address of owner Charles E. Dimes Ward 7  
Contractor's name and address Scribner & Swanson Telephone 3-7682

General Description of Work

To install steam heating system

NOTIFICATION BEFORE LAYING OR CLOSING IS REQUIRED

IF HEATER, POWER BOILER OR COOKING DEVICE

CERTIFICATE OF COMPLIANCE REQUIREMENT

Is heater or source of heat to be in cellar? cellar If not, which story \_\_\_\_\_ Kind of Fuel coal  
Material of supports of heater or equipment (concrete floor or what kind) concrete floor  
Minimum distance to wood or combustible material, from top of boiler or casing top of furnace, 36 in.  
from top of smoke pipe 19 in., from front of heater 12 ft. from sides or back of heater 21 in.  
Size of chimney flue 12 X 12 Other connections to same flue none brick wall

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 flame? \_\_\_\_\_ 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 contractor Scribner & Swanson

13728

Ward 7 Permit No. 36/283

Location 28 Bowdoin St.

Owner Charles E. Simes

Date of permit 3/27/36

Post Card sent

Notif. for insp.

Approval tag issued 4/27/36

Oil Burner Check List (date)

1. Kind of heat
2. Label
3. Anti-siphon
4. Oil storage
5. Tank distance
6. Vent pipe
7. Fill pipe
8. Gauge
9. Rigidity
10. Feed safety
11. Pipe sizes and material
12. Control valve
13. Ash pit vent
14. Temp. or pressure safety
15. Instruction card
- 16.

NOTES

4/3/36 - Working on installation - A.G.

4/27/36 - Installation  
O.K. - A "Motorstoker"  
automatic stoker  
has been installed  
here A.G.



3678

CITY OF PORTLAND, MAINE  
BOARD OF MUNICIPAL OFFICERS  
COMMITTEE ON ZONING AND BUILDING ORDINANCE APPEALS

October 21, 1935

To Whom It May Concern:

The Committee on Zoning and Building Ordinance Appeals of the Municipal Officers will hold a public hearing at the City Council Chamber, City Hall, Friday, November 1, 1935 at eleven O'clock in the forenoon, upon the appeal of Joseph H. Symonds, prospective purchaser of the property at 28 Bowdoin Street, corner of Vaughan Street, who seeks to change the use of this single family dwelling house on the property to what the appellant terms a "guest house".

The appellant describes this proposed use as follows: the third story to be adapted for two small apartments; the second story to be used for six separate rooms to be leased to individuals; the first story to be used for the owner's living quarters in the dining room of which meals will be served to tenants if they so desire, two individual rooms; and a large room in this story to be set aside for tenants' use as a lounging or social room; the basement, besides the usual service devices, such as heater, etc. to have in it a recreation room for the use of the tenants. The appellant further states that no changes will be made in the outward appearance of the building and only minor changes on the inside; also, that, if successful with this appeal, he would like to build a garage on the property, probably of brick, to accommodate not more than four automobiles.

It was not possible for the Inspector of Buildings to issue this permit because the proposed use is not ordinarily allowable in the Single Residence Zone where the property is located.

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

COMMITTEE ON ZONING AND BUILDING  
ORDINANCE APPEALS

Philip J. Deering, Chairman



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

Date: Sept. 2, 19 77  
 Receipt and Permit number A03149

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: 28 Bowdoin St.

OWNER'S NAME: Dr. McCann ADDRESS: same

OUTLETS: (number of)

Lights	_____	
Receptacles	_____	FEES
Switches	_____	
Plugmold	_____ (number of feet)	
TOTAL	_____	

FIXTURES: (number of)

Incandescent	_____	
Fluorescent	_____ (Do not include strip fluorescent)	
TOTAL	_____	
Strip Fluorescent, in feet	_____	

SERVICES:

Permanent, total amperes	_____	
Temporary	_____	

METERS: (number of) \_\_\_\_\_

MOTORS: (number of)

Fractional	_____	
1 HP or over	_____	

RESIDENTIAL HEATING:

Oil or Gas (number of units)	_____	
Electric (number of rooms)	_____	

COMMERCIAL OR INDUSTRIAL HEATING:

Oil or Gas (by a main boiler)	_____	
Oil or Gas (by separate units)	_____	
Electric (total number of kws)	_____	

APPLIANCES: (number of) wiring swimming pool with panel 6.00

Ranges	_____	Water Heaters	_____
Cook Tops	_____	Disposals	_____
Wall Ovens	_____	Dishwashers	_____
Dryers	_____	Compactors	_____
Fans	_____	Others (denote)	_____
TOTAL	_____		

MISCELLANEOUS: (number of)

Branch Panels	_____	
Transformers	_____	
Air Conditioners	_____	
Signs	_____	
Fire/Burglar Alarms	_____	
Circus, Fairs, etc.	_____	
Alterations to wires	_____	
Repairs after fire	_____	
Heavy Duty, 220v outlets	_____	
Emergency Lights, battery	_____	
Emergency Generators	_____	

INSTALLATION FEE DUE: \_\_\_\_\_

FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT ..... DOUBLE FEE DUE: \_\_\_\_\_

FOR REMOVAL OF A "STOP ORDER" (304-16.b) ..... \_\_\_\_\_

FOR PERFORMING WORK WITHOUT A PERMIT (304-9) ..... \_\_\_\_\_

TOTAL AMOUNT DUE: 6.00

INSPECTION:  
 Will be ready on 9-2, 19 77 or Will Call \_\_\_\_\_

CONTRACTOR'S NAME: E. S. Boulos

ADDRESS: 40 Circus Time Rd. So. Portland

TEL.: 773-33706

MASTER LICENSE NO.: 1387

LIMITED LICENSE NO.: \_\_\_\_\_

SIGNATURE OF CONTRACTOR:  
*Albert A. Hadjilov*

INSPECTOR'S COPY







# APPLICATION FOR PERMIT

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

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

ZONING LOCATION D-4 PORTLAND, MAINE, .. Aug. 1, 1977

PERMIT ISSUED

AUG 2 1977

CITY of PORTLAND

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

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

LOCATION 28 Bowdoin Street .....

1. Owner's name and address ... Bo. Cairbre McCann & Eithne McCann ... Fire District #1  #2   
 Telephone 773-8521

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

3. Contractor's name and address ... Custom Pools - Gray Road ... Telephone 871-2832 work  
Gray Road Falmouth ... Telephone ... 797-0366

4. Architect .....

Specifications .....

Plans 04105 No. of sheets .....

Proposed use of building .....

Last use .....

Material .....

No. stories .....

Heat .....

Style of roof .....

Roofing .....

Other buildings on same lot .....

Estimated contractual cost \$ 6,000 .....

Fee \$ 24.00 .....

FIELD INSPECTOR—Mr. .... GENERAL DESCRIPTION

This application is for: @ 775-5451

Dwelling .....

Garage .....

Masonry Bldg. ....

Metal Bldg. ....

Alterations .....

Demolitions .....

Change of Use .....

Other .. swimming pool

Permit to install inground swimming pool 40 x 18 as per plans. 1 sheet of plans.

Stamp of Special Conditions

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

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

### DETAILS OF NEW WORK

Is any plumbing involved in this work? .....

Is any electrical work involved in this work? .....

Is connection to be made to public sewer? .....

If not, what is proposed for sewage? .....

Has septic tank notice been sent? .....

Form notice sent? .....

Height average grade to top of plate .....

Height average grade to highest point of roof .....

Size, front .....

depth .....

No. stories .....

solid or filled land? .....

earth or rock? .....

Material of foundation .....

Thickness, top .....

bottom .....

cellar .....

Kind of roof .....

Rise per foot .....

Roof covering .....

No. of chimneys .....

Material of chimneys .....

of lining .....

Kind of heat .....

fuel .....

Framing Lumber—Kind .....

Dressed or full size? .....

Corner posts .....

Sills .....

Size Girder .....

Columns under girders .....

Size .....

Max. on centers .....

Studs (outside walls and carrying partitions) 2x4-10" O. C. Bridging in every floor and flat roof span over 8 feet.

Joists and rafters: 1st floor .....

2nd .....

3rd .....

roof .....

On centers: 1st floor .....

2nd .....

3rd .....

roof .....

Maximum span: 1st floor .....

2nd .....

3rd .....

roof .....

If one story building with masonry walls, thickness of walls? .....

height? .....

### IF A GARAGE

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

APPROVALS BY: .....

BUILDING INSPECTION—PLAN EXAMINER .....

ZONING: P.R. McO. 8/1/77 .....

BUILDING CODE: O.K. E.V. 8/1/77 .....

Fire Dept.: .....

Health Dept.: .....

Others: .....

### MISCELLANEOUS

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

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

Signature of Applicant: Eithne McCann .....

Phone # ... same ...

Type Name of above ... Eithne McCann .....

1  2  3  4

Other .....

and Address .....

FIELD INSPECTOR'S COPY





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

Date Nov. 8, 19 76  
 Receipt and Permit number A8087

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:  
 The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: 28 Bowdoin St. Bowdoin St.  
 OWNER'S NAME: Dr. Robert McCann ADDRESS: same

OUTLETS: (number of)			
Lights	<u>1-30</u>		
Receptacles	_____		
Switches	_____		
Plugmold	_____ (number of feet)		
TOTAL	_____		<u>3.00</u>
FIXTURES: (number of)			
Incandescent	_____		
Fluorescent	_____ (Do not include strip fluorescent)		
TOTAL	_____		
Strip Fluorescent, in feet	_____		
SERVICES:			
Permanent, total ampces	<u>200</u>		
Temporary	_____		<u>3.00</u>
METERS: (number of)	<u>1</u>		<u>.50</u>
MOTORS: (number of)			
Fractional	_____		
1 HP or over	_____		
RESIDENTIAL HEATING:			
Oil or Gas (number of units)	_____		
Electric (number of rooms)	_____		
COMMERCIAL OR INDUSTRIAL HEATING:			
Oil or Gas (by a main boiler)	_____		
Oil or Gas (by separate units)	_____		
Electric (total number of kws)	_____		
APPLIANCES: (number of)			
Ranges	_____	Water Heaters	_____
Cook Tops	_____	Disposals	_____
Wall Ovens	_____	Dishwashers	_____
Dryers	_____	Compactors	_____
Fans	_____	Others (denote)	_____
TOTAL	_____		
MISCELLANEOUS: (number of)			
Branch Panels	_____		
Transformers	_____		
Air Conditioners	_____		
Signs	_____		
Fire/Burglar Alarms	_____		
Circus, Fairs, etc.	_____		
Alterations to wires	_____		
Repairs after fire	_____		
Heavy Duty, 220v outlets	_____		
Emergency Lights, battery	_____		
Emergency Generators	_____		

INSTALLATION FEE DUE: \_\_\_\_\_  
 FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT ..... DOUBLE FEE DUE: \_\_\_\_\_  
 FOR REMOVAL OF A "STOP ORDER" (304-16.b) ..... \_\_\_\_\_  
 FOR PERFORMING WORK WITHOUT A PERMIT (304-9) ..... \_\_\_\_\_  
 TOTAL AMOUNT DUE: 6.50

INSPECTION:  
 Will be ready on \_\_\_\_\_, 19\_\_ or Will Call  \_\_\_\_\_  
 CONTRACTOR'S NAME: Hannons Electric  
 ADDRESS: 51 Lawn Ave. So. Portland, Me.  
 TEL.: 767-2471  
 MASTER LICENSE NO.: 2885  
 LIMITED LICENSE NO.: \_\_\_\_\_  
 SIGNATURE OF CONTRACTOR: K. Larry Hannan

INSPECTOR'S COPY





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

Date Sept 5, 1975, 19\_\_  
 Receipt and Permit number A-03207

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:  
 The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine,  
 the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: XXXXXXXXXX 28 Bowdoin St.  
 OWNER'S NAME: Parker Poole Jr. ADDRESS: same

OUTLETS: (number of)

Lights	_____	FEES
Receptacles	<u>2</u>	
Switches	_____	
Plugmold	_____ (number of feet)	<u>3.00</u>
TOTAL	_____	

FIXTURES: (number of)

Incandescent	_____	
Fluorescent	_____ (Do not include strip fluorescent)	
TOTAL	_____	
Strip Fluorescent, in feet	_____	

SERVICES:

Permanent, total amperes	_____	
Temporary	_____	

METERS: (number of) \_\_\_\_\_

MOTORS: (number of)

Fractional	_____	
1 HP or over	_____	

RESIDENTIAL HEATING:

Oil or Gas (number of units)	_____	
Electric (number of rooms)	_____	

COMMERCIAL OR INDUSTRIAL HEATING:

Oil or Gas (by a main boiler)	_____	
Oil or Gas (by separate units)	_____	
Electric (total number of kws)	_____	

APPLIANCES: (number of)

Ranges	_____	Water Heaters	_____
Cook Tops	_____	Disposals	_____
Wall Ovens	_____	Dishwashers	_____
Dryers	_____	Compactors	_____
Fans	_____	Others (denote)	_____
TOTAL	_____		

MISCELLANEOUS: (number of)

Branch Panels	_____	
Transformers	_____	
Air Conditioners	_____	
Signs	_____	
Fire/Burglar Alarms	_____	
Circus, Fairs, etc.	_____	
Alterations to wires	_____	
Repairs after fire	_____	
Heavy Duty, 220v outlets	_____	
Emergency Lights, battery	_____	
Emergency Generators	_____	

FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT	INSTALLATION FEE DUE:	_____
FOR REMOVAL OF A "STOP ORDER" (304-16.b)	DOUBLE FEE DUE:	_____
FOR PERFORMING WORK WITHOUT A PERMIT (304-9)	TOTAL AMOUNT DUE:	<u>3.00</u>

INSPECTION: Will be ready on \_\_\_\_\_, 19\_\_; or Will Call

CONTRACTOR'S NAME: Caron Waltz  
 ADDRESS: 416 Frisbie St.  
 TEL.: 799-2228

MASTER LICENSE NO.: 2498  
 LIMITED LICENSE NO.: \_\_\_\_\_

SIGNATURE OF CONTRACTOR:  
Thomas A. Foley

iak

INSPECTOR'S COPY

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

Permit No. 55825

Issued .....

Portland, Maine May 25, 1967

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 Chas. Ames Tel. ....  
 Contractor's Name and Address Donald C. Barton Tel. 7730422  
 Location 28 Bowdoin St Use of Building leveling  
 Number of Families 1 Apartments ..... Stores ..... Number of Stories .....

Description of Wiring: New Work Oil Burner Installation Additions ..... Alterations .....

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

No. Light Outlets ..... Plugs ..... Light Circuits ..... Plug Circuits .....

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

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

METERS: Relocated ..... Added ..... Total No. Meters .....

MOTORS: Number 1 Phase S.P. H.P. 1/8 Amps ..... Volts ..... Starter .....

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

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

Electric Heat (No. of Rooms) .....

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

Elec. Heaters ..... Watts .....

Miscellaneous ..... Watts ..... Extra Cabinets or Panels .....

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

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

Amount of Fee \$ 2.10 Signed Donald C. Barton

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 W. A. [Signature]  
 (OVER)



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, May 25, 1967

PERMIT ISSUED 00374 MAY 26 1967 CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 28 Bowdoin St. Use of Building 1 fam. dwelling No. Stories 3 New Building Existing " Name and address of owner of appliance Charles Sims, 28 Bowdoin St. Installer's name and address Donald Barton, 119 Gleckler Rd. Telephone 773-0422

General Description of Work

To install oil-fired burner (in place of coal) in existing steam heating system

IF HEATER, OR POWER BOILER

Any burnable material in floor surface or beneath? Kind of fuel? Minimum burnable material, from top of appliance or casing top of furnace From top of smoke pipe From front of appliance From sides or back of appliance Size of chimney flue Other connections to same flue If gas fired, how vented? Rated maximum demand per hour Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion?

IF OIL BURNER

Name and type of burner Econojet gun type Labelled by underwriters' laboratories? yes Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? bottom Type of floor beneath burner cement Size of vent pipe 1 1/2" Location of oil storage basement Number and capacity of tanks 2-275 gal. Low water shut off yes Make McDonnell Miller No. 67 Will all tanks be more than five feet from any flame? yes How many tanks enclosed? Total capacity of any existing storage tanks for furnace burners

IF COOKING APPLIANCE

Location of appliance Any burnable material in floor surface or beneath? If so, how protected? Height of Legs, if any Skirting at bottom of appliance? Distance to combustible material from top of appliance? From front of appliance From sides and back From top of smokepipe Size of chimney flue Other connections to same flue Is hood to be provided? If so, how vented? Forced or gravity? If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

[Empty lines for miscellaneous information]

Amount of fee enclosed? 2.00 \$2.00 for one heater, etc., \$1.00 additional for each additional heater, etc., in same building at same time.)

APPROVED:

OK 5-25-67 [Signature]

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

Charles Sims Donald Barton

Signature of Installer By: Donald B. Barton

CS 300

INSPECTION COPY

Mac





PERMIT ISSUED  
Permit No. 0548

# APPLICATION FOR PERMIT

MAY 4 1938

Class of Building or Type of Structure Second Class  
Portland, Maine, April 20, 1938

26-34

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 28 Barre Street Ward 7 Within Fire Limits? yes Dist. No. 5  
Owner's or Lessee's name and address Charles F. Simes, 28 Barre 250 Commercial St. Telephone 2-7501  
Contractor's name and address E. C. Soule, 75 Edwards St. Telephone 2-7501  
Architect's name and address John P. Thomas  
Proposed use of building dwelling house with 3 car garage in basement No. families 2  
Other buildings on same lot \_\_\_\_\_ No. of sheets 2 2 P  
Plans filed as part of this application? yes Fee \$ 1.00  
Estimated cost \$ 1,000.

### Description of Present Building to be Altered

Material brick No. stories 5 Heat steam Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
Last use dwelling house No. families 2

### General Description of New Work

To make alterations as per plan submitted to provide three car garage in basement in former billiard room  
Ceiling of this room is now metal lath and plaster - new door between garage and basement to be self-closing fire door with raised threshold  
To close up existing fireplace with masonry  
Subject to fire pumping steel columns and adjustment of City tree to approval of Park Dept.

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

### Details of New Work

Size, front \_\_\_\_\_ depth \_\_\_\_\_ No. stories \_\_\_\_\_ Height average grade to top of plate \_\_\_\_\_  
To be erected on solid or filled land? \_\_\_\_\_ Height average grade to highest point of roof \_\_\_\_\_  
Material of foundation \_\_\_\_\_ Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_  
Material of underpinning \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_  
Kind of Roof shed Rise per foot 9" Roof covering Copper  
No. of chimneys \_\_\_\_\_ Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_  
Kind of heat \_\_\_\_\_ Type of fuel \_\_\_\_\_ Is gas fitting involved? \_\_\_\_\_  
Corner posts \_\_\_\_\_ Sills \_\_\_\_\_ Girt or ledger board? \_\_\_\_\_ Size \_\_\_\_\_  
Material columns under girders \_\_\_\_\_ Size \_\_\_\_\_ Max. on centers \_\_\_\_\_  
Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.  
Joists and rafters: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof 2x4  
On centers: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof 2"  
Maximum span: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof 30"  
If one story building with masonry walls, thickness of walls? \_\_\_\_\_ height? \_\_\_\_\_

### If a Garage

No. cars now accommodated on same lot none, to be accommodated 3  
Total number commercial cars to be accommodated none  
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? no

### Miscellaneous

Will above work require removal or disturbing of any shade tree on a public street? yes  
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

INSPECTOR OF BUILDINGS  
Signature of owner Charles F. Simes By Ernest L. Soule

CITY OF PORTLAND, ME.

Ward 7 Permit No. 36/548P  
Location 28 Bowdoin St.  
Owner Charles F. Simes  
Date of permit 5/4/36  
Not in  
Inspn closing-in  
Final Notif.  
Final Inspn. 9/18/36  
Cert. of Occupancy issued None

change - A G  
8/15/36 - Fire alarm not  
yet self closing A G

NOTES  
5/11/36 - No work  
Attended outside  
A G  
5/20/36 - Circulation  
made for driveway  
but no opening  
made in foundation  
- base walls as yet -  
A G  
5/27/36 - damp in  
6/16/36 - steel beams  
in place. No fire  
proofing done as yet  
A G  
6/29/36 - Work progresses  
along slowly. A G  
7/9/36 - same A G  
7/18/36 - Very little



City of Portland, Maine

*Sustained*  
*3/16/36.*  
*36/8*

Appeal to the Municipal Officers to Change the Decision of the

Inspector of Buildings Relating to the Property Owned

by Charles S. Simes at 28 Bowdoin Street cor. Vaughan St.

March 4, 1936

To the Municipal Officers:

Your appellant, Charles S. Simes

who is the owner of property at 28 Bowdoin Street

respectfully petitions the Municipal Officers of the City of Portland to change the decision of the Inspector of Buildings relating to this property, as provided by Section 13, Paragraph c, of the Zoning Ordinance, on the ground that the enforcement of the ordinance in this case involves unnecessary hardship and because relief may be granted without substantially derogating from the intent and purpose of the Zoning Ordinance.

The decision of the Inspector of Buildings denies a permit to make certain changes on the third floor of this existing single family dwelling house to provide separate cooking arrangements at this floor level thus providing two kitchens in the building and therefore two separate apartments on the basis that more than one apartment in a single building is not ordinarily permissible under the precise terms of the Zoning Ordinance in the Single Residence Zone where the property is located.

The reasons for the appeal are as follows: The appellant having recently purchased this dwelling house is desirous of arranging the third floor so that a member of his own family may have separate living quarters and including a kitchenette where food may be prepared independent of the other kitchen in the building. The appellant has no intention of having others live in the building other than members of his own family and this proposed arrangement is merely for convenience and comfort for all concerned. There will be no changes in the outside appearance of the building that will give it any other aspect than that of a single family dwelling house.

36/8

PUBLIC HEARING ON THE APPEAL OF CHARLES F. SIMES WITH  
RELATION TO PROPERTY AT 28 BOWDOIN STREET  
CORNER OF VAUGHAN STREET

March 13, 1936

A public hearing on the above appeal was held before the Committee on Zoning and Building Ordinance Appeals today. Present for the City were Councillors Leighton, Carleton and the Inspector of Buildings.

Mr. Simes appeared in support of his appeal and explained the purpose of it. Mr. Frank H. Bradford who lives in the neighborhood of the premises in question appeared to say that he was in favor of sustaining the appeal. The Inspector of Buildings reported that a letter had been received for the Committee from Leonard Pierce, also a property owner in the vicinity, who is in favor of the appeal; also a telephone call from Mrs. Daveis, owner of the property at 6 Bowdoin Street who is very much in favor of sustaining the appeal.

There were no opponent present.

Inspector of Buildings

36/8

March 16, 1936

To The Municipal Officers:

The Committee on Zoning and Building Ordinance Appeals to whom was referred the appeal of Charles F. Simes with relation to change of use of the dwelling house at 28 Bowdoin Street, corner of Vaughan Street, reports as follows:

It is the belief of this Committee that failure to grant this permit involves unnecessary hardship, and that desirable relief may be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

It is recommended, therefore, that the appeal be sustained and that the permit be granted subject to full compliance with all terms of the Building Code.

COMMITTEE ON ZONING AND BUILDING  
ORDINANCE APPEALS

\_\_\_\_\_  
Chairman  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



36/8

CITY OF PORTLAND, MAINE  
BOARD OF MUNICIPAL OFFICERS  
COMMITTEE ON ZONING AND BUILDING ORDINANCE APPEALS

March 5, 1936

To Whom It May Concern:

The Committee on Zoning and Building Ordinance Appeals of the Board of Municipal Officers will hold a public hearing in the Council Chamber, City Hall, Friday, March 13, 1936, at eleven o'clock in the forenoon upon the appeal of Charles F. Simes relating to the use of the dwelling house at 23 Bowdoin Street, corner of Vaughan Street.

The appellant has applied for a building permit to cover alterations, especially on the third floor of the building, to provide there separate living quarters including a kitchenette, which legally constitutes a separate apartment. The proposed changes, therefore, would provide two apartments in the building. The Inspector of Buildings was unable to issue this permit under the precise terms of the Zoning Ordinance because such a use is not ordinarily permissible in the Single Residence Zone where the property is located.

The appellant sets forth in his appeal that the new apartment is intended for the use of a relative and that no alterations will be made in the outside appearance of the building which would give it any aspect other than that of a single family dwelling house.

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

Committee on Zoning and Building  
Ordinance Appeals

William J. Ward  
Llewellyn Carleton

3618

CHARLES L. HUTCHINSON  
LEONARD A. PIERCE  
HERBERT J. CONNELL  
EDWARD W. ATWOOD  
FRED C. SCRIBNER, JR.

COOK, HUTCHINSON, PIERCE & CONNELL  
465 CONGRESS STREET  
PORTLAND, MAINE

CHARLES SUMNER COOK  
COUNSEL

March  
10th  
1936

Committee on Zoning and Building  
Ordinance Appeals  
City Hall  
Portland, Maine

Gentlemen:

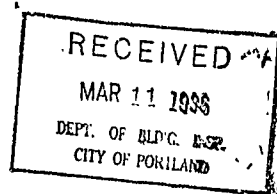
I am in receipt of yours of March 3, 1936, and am the owner of property within five hundred feet of 28 Bowdoin Street, with respect to which Charles F. Sims has applied for a building permit.

So far as I am concerned, I am not only willing but would urge upon your Committee that the permit be issued. Unless large houses in that section of the city are to stand permanently vacant, reasonable requests such as that of Mr. Sims will have to be granted.

Very truly yours,

*Ronald G. Pierce*

LAP:H



B

PERMIT # 1318 CITY OF Portland, Maine BUILDING PERMIT APPLICATION MAP # LOT#

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

Owner: Drs. McCann (Eithne and B. Cairbre)

Address: 28 Bowdoin St., Portland, ME 04101

LOCATION OF CONSTRUCTION 28 Bowdoin Street

CONTRACTOR: Gilman Group SUBCONTRACTOR: 3

ADDRESS: 29 Wharf St., Portland, ME 04101

Est. Construction Cost: 55,000.00 Type of Use: Single Family

Past Use: same

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

Is Proposed Use: Seasonal Condominium Apartment

Conversion - Explain 10'x14' add. for exist. kitchen + deck

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE Residential Buildings Only:

# Of Dwelling Units # Of New Dwelling Units

Foundation:

1. Type of Soil: Refer to Plan

2. Set Backs - Front Rear 53' ± Side(s) 52' ±

3. Footings Size: 10" x 20"

4. Foundation Size: 10" THICK FROST WALL

5. Other

Floor:

1. Sills Size: 2x6 P.T. Sills must be anchored.

2. Girder Size:

3. Lally Column Spacing: Size: Spacing 16" O.C.

4. Joists Size: 2x10 Size: 2x10

5. Bridging Type: SOLID Size: 3/4"

6. Floor Sheathing Type: PLYWOOD Size: 3/4"

7. Other Material:

Exterior Walls:

1. Studding Size: 2x4 Spacing 16" O.C.

2. No. windows

3. No. Doors

4. Header Size: DBL 2x8 Span(s) 6'

5. Bracing: Yes No

6. Corner Posts Size

7. Insulation Type: 3/8" Size Fiberglass

8. Sheathing Type: PLYWOOD Size 1/2"

9. Siding Type: BRICK Weather Exposure

10. Masonry Materials

11. Metal Materials

Interior Walls:

1. Studding Size: NONE Spacing

2. Header Size: NONE Span(s)

3. Wall Covering Type

4. Fire Wall if required

5. Other Materials

For Official Use Only
Date: October 9, 1987
Subdivision: Yes / No
Inside Fire Limits
Bldg Code
Time Limit
Estimated Cost: 55,000.00
Value/Structure: 2-95,000
Fee

Ceiling:
1. Ceiling Joists Size: 2x6 16" O.C.
2. Ceiling Strapping Size: 1x3 Spacing 16" O.C.
3. Type Ceilings: ALUMINUM
4. Insulation Type: FIBERGLASS Size 12"
5. Ceiling Height: 8

Roof:
1. Truss or Rafter Size: 2x10 Span
2. Sheathing Type: PLYWOOD Size 3/4"
3. Roof Covering Type: ASPHALT/FLY
4. Other

Chimneys:
Type: NONE Number of Fire Places

Heating:
Type of Heat: FLS

Electrical:
Service Entrance Size:
Smoke Detector Required: YES

Plumbing:
1. Approval of soil test if required: YES OCT 15 1987
2. No. of Tubs or Showers
3. No. of Flushes
4. No. of Lavatories
5. No. of Other Fixtures

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

Zoning:
District:
Street Frontage Req:
Required Setbacks: Front Back Side Side

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

Permit Received By

Signature of Applicant: [Signature] Date: 10-9-87

Signature of CEO: [Signature] Date:

Inspection Dates

5-Leary

White-Tax Assesor

Yellow-GPCOG

White Tag -CEO

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AL... INTERIOR DECK (CON'T)

... to match existing...  
... with "faceted" tops  
... handrail with beveled lead top  
... rail: 2x4 silling above with mid span bearing

NO... 2x2 (ast), 6" o.c.  
NO POST AND RAILING SECTIONS AS POSSIBLE

5. Prefabricated P.T. lattice panels  
... checker rail

7. Pr... deck fascia trim: 1x10 pine sealed with  
Cuprinol (paint-ready)

L. OTHER CON... ATIONS

- 1. Coordin... final inspections as required
- 2. Maint... and less... job site broom and rake clean
- 3. Dispo... of all construction debris regularly

\*\*\*NOT INCLUDE

- 1. Interior painting and finishes
- 2. Exterior painting or staining
- 3. Finish wood treatment, to be determined
- 4. Asbestos removal (by others) as required
- 5. Relocation of electrical panel at former greenhouse,  
as required

DEPT OF...  
OCT 11 1997

DEPT OF...  
OCT 11 1997



**G. INSULATION AND VENTILATION**

1. Walls: - 3-1/2" fiberglass batts (R-11)  
- 3/4" foil-faced rigid insulation (R-5.5)  
at framing/masonry airspaces
2. Floor: 9" fiberglass batts (R-27)
3. Ceiling: - 12" (R-36)  
- proper vent units at eav., as required
4. Vapor Barrier: 6 mil
5. Install plug-type soffit vents

**H. INTERIOR WALLS AND CEILINGS**

1. Frame pipe chase soffit above new opening at wall/ceiling intersection at kitchen South wall to accommodate drainage and supply lines for future second floor laundry
2. Plaster surfaces:  
- 1/2" "blueboard" plaster base at new and blend-in surfaces  
- metal corner beads at returns  
- plaster skim coat to fill and finish

**I. INTERIOR FINISH CARPENTRY**

1. 1x8 baseboard and base moulding to closely match existing
2. custom door and window casings, sills, apron, etc.

NOTE: WOOD TRIM TO BE CUSTOM-MILLED POPLAR OR SELECT PINE

3. At kitchen South wall reinstall baseboard, chairrail, and ceiling moulding

**J. COORDINATE INSTALLATION OF ELECTRIC AND HEATING FIXTURES AS SPECIFIED**

**K. GENERAL CARPENTRY: EXTERIOR DECK (as per plan)**

1. At house fabricate and install Pressure Treated (PT) hold off blocks" 4'0" o.c. to allow for proper water shed  
- caulk with "Geoseal"  
- secure with "Thunderbolt" tapping masonry bolts
2. Provide and install Pressure-treated (PT) Deck Framing  
- 6x6 P.T. post bases at perimeter piers  
- 4x4 P.T. posts at interior concrete footings  
- 2x10 P.T. band and rim joists with galvanized joist hangers  
- 2x10 P.T. joists & main deck, 16" o.c.  
- 2x12 P.T. stair stringers, 16" o.c.  
- 2x10 P.T. blocking, as necessary
3. Decking and Treads  
- 1x4 P.T. select Southern Yellow Pine custom decking  
- Secure with pneumatically-driven, countersunk, weather-resistant nails
4. Risers: 1x4 P.T. Southern Yellow Pine



RECEIVED  
OCT - 9 1987

DEPT OF BUILDING INSPECTIONS  
CITY OF PORTLAND

D. GENERAL CARPENTRY - ADDITION

1. Floor and related construction
  - 1c sill seal #24
  - 2x6 Pressure Treated (PT) sill
  - 2x10 joists @ 16" o.c. with 2x4 span blocking
  - 5/8" T&G plywood sub-floor
2. Exterior wall construction
  - 2x4 shoe and double top plate
  - 2x4 studs, 16" o.c.
  - double headers at openings with 1/2" spacer
  - 3/4" CDX plywood sheathing at wood trim areas
  - 3/4" rigid insulation sheathing at brick veneer areas
3. Roof construction at addition
  - 2x10 common rafters and octagonal hip jacks
  - 2x12 hip rafters and ridge
  - 2x8 ceiling joists to form raised pan-head ceiling
  - 3/4" CDX plywood sheathing in preparation for slate roof
4. Provide end install fascia and soffit roof trim

E. EXTERIOR CLOSURE

1. Coordinate roofing contractor to provide and install:
    - base felt
    - new vertical green slate roof to closely match existing
    - copper flashing at house
    - copper ridge and hip caps
    - continuous copper gutters with downspouts
    - sheet aluminum water shed at basement/pool "tunnel"
  2. Provide and install Pellé windows and French doors as per attached schedule
  3. Coordinate mason to install brick veneer at wall surfaces
    - recycled brick to match existing
    - corners with quoins to closely resemble that on sunporch
    - brick work to cover exposed foundation to grade
    - 45° corners to be cut by mason
  4. Exterior trim details to closely resemble those at sunporch
    - 5/4x6" foote/header trim board
    - decorative wood soffit braces
    - custom window sill base moulding
    - custom beveled corner window trim with lead moulding
- NOTE: WOOD TYPE SHALL BE DOPLAR OR #2 OR BETTER PINE

F. COORDINATE ELECTRICAL AND HEATING ROUGH-IN AND INSPECTIONS

NOTE: Refer to attached plumbing and electrical notations for details, exclusions, and qualifications

**B. SITE PREPARATION, (CON'T)**

**6. Coordinate excavation contractor to:**

- Remove existing as required:
  - + bulkhead foundation
  - + granite stairs at bulkhead
  - + concrete path and bulkhead floor
- Excavate for addition frost wall and walkway retaining wall
- Excavate edges as per plan at depressed walkway and tie into articulated subsurface drain system
- Excavate and pour concrete walls and retaining walls as per plan

- + includes (2) foundation vents, 8x16"
- + angled corners as per plan
- + bond out for brick veneer

- Form and pour 20" diameter footings to support brick piers at perimeter of enlarged porch
- Form and pour 10" diameter footings as interior section post supports
- Backfill with existing material, including back hoe back filling where retaining wall limits accessibility

**NOTE: DOES NOT INCLUDE ANY ADDITIONAL FILL, EXCAVATION OF LEDGE OR LARGE BOULDERS, OR FINAL GRADING AND SEEDING**

**7. Coordinate flooring contractor to pour and finish 4" concrete slab floor at under-deck walkway**

- reinforced with 6x6 woven wire mesh
- slab to be sloped toward drain

**NOTE: WE WILL ATTEMPT TO PROTECT THE LAWN, SHRUBS, AND BRICK SIDEWALK, BUT HEAVY EXCAVATION EQUIPMENT AND CONCRETE TRUCKS MAY LEAVE RUTS IN LAWN AND DAMAGE EXISTING SHRUBS OUTSIDE OF CONSTRUCTION AREAS.**

**C. OPENING BETWEEN HOME AND ADDITION:**

**1. Install dust barrier at location of proposed opening**

**2. Coordinate plumber to:**

- relocate existing second-floor cold water feed at kitchen as required by wall section removal
- remove existing radiator at kitchen

**3. Coordinate electrician to remove or relocate outlet and light boxes at kitchen as required by wall section removal**

**4. Remove existing as required to accomplish plan:**

- kitchen corner cabinet unit including slate top and backsplash pieces
- baseboard, chair rail, and ceiling moulding as required

- (2) window units and casings, complete

- interior wall covering (plaster, lath, and strapping)

**4. Coordinate mason activities, including:**

- remove defined wall section, one course at a time
- provide and install structural steel as engineered by Mequar and Jones, Inc.
- finish brick opening



the gilman group, inc.

DEPT. OF BUILDING INSPECTIONS  
CITY OF PORTLAND

29 wharf street, old port exchange p... and, maine 04101 207-772-0541

June 25, 1987.

Drs. Eithne and B. Cairbre McCann  
28 Bowdoin Street  
Portland, Maine 04101

~~PROJECT SPECIFICATIONS FOR LAGONI BREAD BAKERY ADDITION AND DECK  
EXPANSION AND RENOVATION~~

**A. GENERAL REQUIREMENTS**

1. Prepare construction drawings as required
2. Review plans and specifications with owners
3. Verify and order architectural components as required
4. Present plans and specifications to City Building Inspection Department officials
5. Obtain and post building permit and job site sign
6. Temporarily remove existing antenna wire at construction area
7. Discuss potential removal of existing asbestos pipe insulation (by independent contractor) as may be required for heat tie-in

**B. SITE PREPARATION**

1. Remove existing:
  - copper roof at bulkhead
  - railing and posts (save for reuse if possible)
  - spruce decking, treads and risers
  - joists, stringers and beams
  - lattice skirt
  - lower downspout section as required
2. Coordinate plumber to remove existing spigot at former greenhouse
3. Coordinate electrician to remove or relocate existing electrical service panel at former greenhouse and underground wiring to pool light
4. Coordinate mason to remove existing bulkhead brickwork to grade level
  - Bricks to be cleaned and saved for reuse at addition
  - existing flashing to be removed and brick repointed as required
5. In preparation for excavation contractor:
  - remove section of existing chain link fence and post
  - cover sidewalk and lawn section at street with planking and gravel ramp
  - fabricate bond-out form for proposed lower level masonry work at west side

building • remodeling • design





EXISTING KITCHEN

10' 10"

10' 10"

SIDE SET BACK 32' ±

DECK ADDITION

COMPLETE  
WALLS  
FLOOR  
ROOF  
BOARDS  
DECK  
RAILING  
ELECTRICAL

MATCH OF THE SICKING AND  
STAIRS TO THE EXISTING DOWN  
STAIRS TO THE DOUBLE FLR

LINE OF EXISTING HOUSE

START OF EXISTING DECK

DOWN 40

DOWN 40

5'

REAR SET BACKS

71' ±

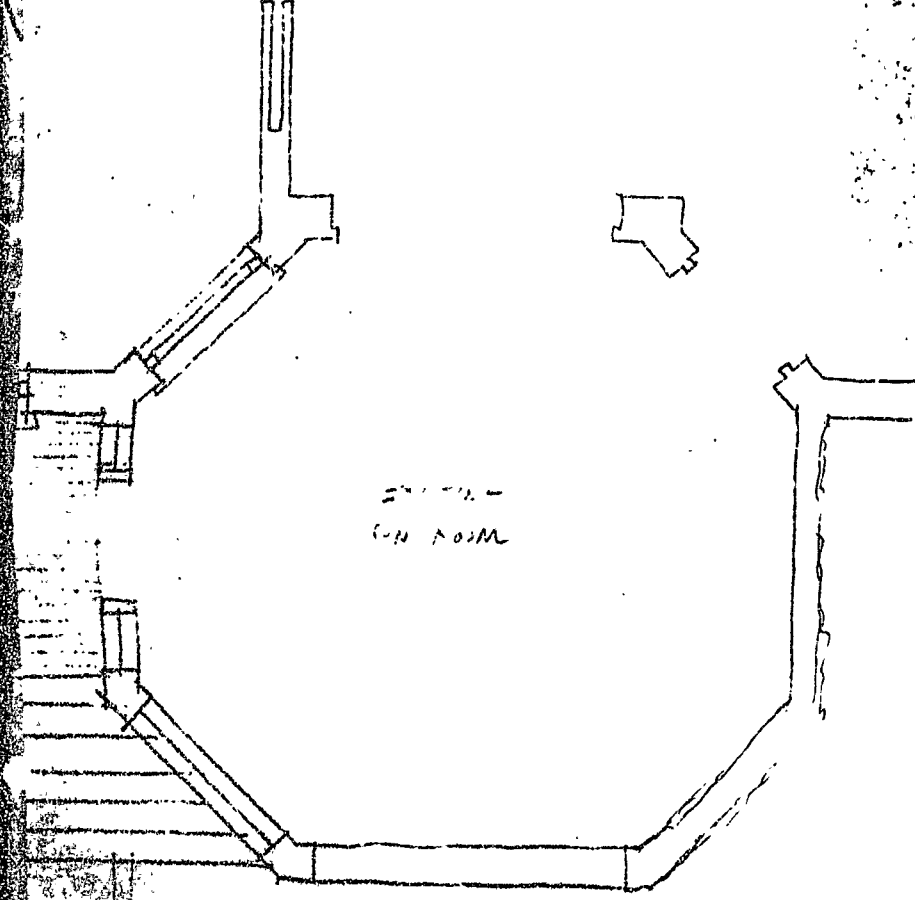
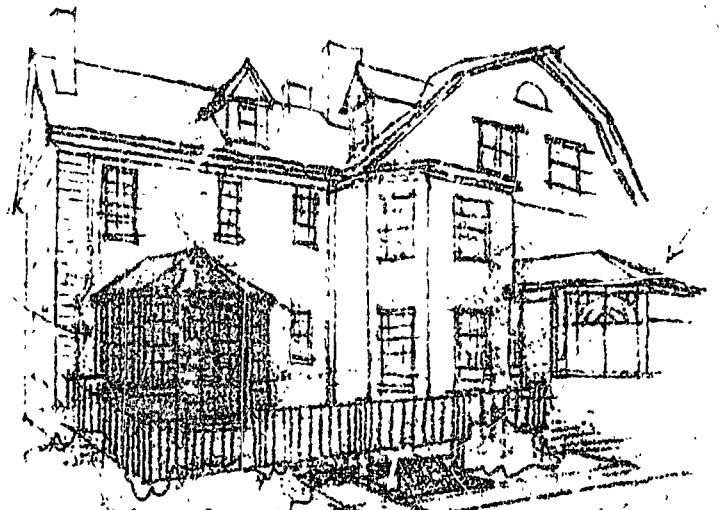
53' ±

10' 10"

0 0 0

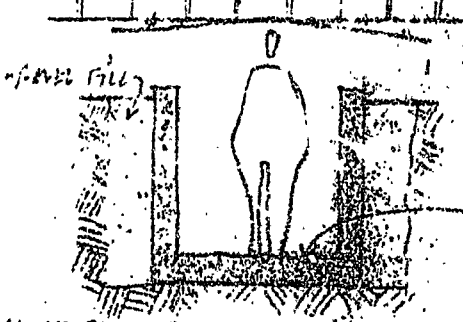


look thru and back side of  
 new bay to be adjacent to sun room  
 architect to do window details



SUN ROOM

DESIGN  
 PRESURE TANK OF BRASS  
 GALVANIZED OR COPPER  
 WATER TUB



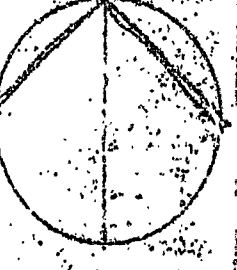
SLOPE FLOOR OF WALKWAY TOWARD DRAIN AT SIDE  
 SECTION THROUGH WALKWAY UNDER DECK

BREAKFAST BAY PROPOSAL FOR  
 DR AND MRS CAMPBELL MCCANN  
 6 BOWDOIN STREET PORTLAND

6-13-86 1/4" = 1'-0"

SAMUEL W. VAN DAM  
 ARCHITECT

66 West Street, Portland, Maine 04102  
 207-775-0443



RECEIVED  
 OCT 1 9 1987  
 DEPT. OF BUILDINGS  
 CIVIL ENGINEERING DIVISION

Applicant:

Address:

Assessor's No.: 23-D-9

CHECK LIST AGAINST EXISTING ORDINANCE

Date -

Zone Location - R-4 Residence

Interior or corner lot -

Use - Addition & Deck on Rear of House

Sewage Disposal -

Rear Yards -

Side Yards -

Front Yards -

Projections -

Height -

Lot Area - 16,489 sq ft

Building Area -

Area per Family -

Width of Lot -

Lot Frontage -

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning -

Flood Plains -



the gilman group, inc.

PERMIT  
OCT - 9 1987

29 wharf street, old port exchange, portland, maine 04101 207-772-0541

SAM HOFFSES  
BUILDING INSPECTION SERVICES  
CITY OF PORTLAND  
PORTLAND, MAINE

10.8.87

RE: PROPOSED BREAKFAST BAN/DECK ADDITION TO  
MR. HOFFSES, DR. McCANDOS BOWBOW ST. HOUSE

WITH OUR PERMIT APPLICATION WE ARE  
INCLUDING: OUR WRITTEN CONSTRUCTION SPECIFICATIONS  
GENERAL CONCEPTUAL PLAN AND SKETCH  
BY SAM VAN DAM WITH SET BACK  
MEASUREMENTS.

WE ARE WORKING ON AND WILL  
SOON PROVIDE YOU WITH WORKING DRAWINGS  
FOR THIS PROJECT. WE ARE HOPEFUL  
THAT YOU CAN GRANT US PRELIMINARY  
APPROVAL IN THAT WE WOULD LIKE TO  
START "WINTER" EXTERIOR PREP WORK. AS  
SOON AS WE COMPLETE THE OTHER  
DRAWINGS I WILL BRING THEM UP.

THANK YOU

RESPECTFULLY,

LINCOLN GILMAN

building • remodeling • design





PERMIT # 001318 CITY OF Portland, ME BUILDING PERMIT APPLICATION

MAP # \_\_\_\_\_ LOT# \_\_\_\_\_

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

Owner: DRS. McCRAE (Ethne and B. Caribre)

Address: 28 Boston St., Portland, ME 04101

LOCATION OF CONSTRUCTION REAR YARD

CONTRACTOR: CLIVE GRAY SUBCONTRACTORS: \_\_\_\_\_

ADDRESS: 28 BOSTON ST., PORTLAND, ME 04101

Est. Construction Cost: 55,000.00 Type of Use: Single Family

Final Use: RES.

Building Dimensions: L: \_\_\_\_\_ W: \_\_\_\_\_ S: \_\_\_\_\_ Stories: \_\_\_\_\_ Lot Size: \_\_\_\_\_

Proposed Use: \_\_\_\_\_ Seasonal: \_\_\_\_\_ Condominium: \_\_\_\_\_ Apartment: \_\_\_\_\_

Conversion - Explain: 10' x 24' ADD. TO EXIST. KITCHEN + BATH

COMPLETE ONLY IF THE NUMBER OF UNITS WILL INCREASE

Residential Buildings Only:

# Of Dwelling Units: \_\_\_\_\_ # Of New Dwelling Units: \_\_\_\_\_

Foundation:

- Type of Soil: Refer to Plan.
- Set Backs - Front: \_\_\_\_\_ Rear: 55' Sides: 52'
- Footings Size: 10" x 20"
- Foundation Size: 10" THICK FROST WALL
- Other: \_\_\_\_\_

Floor:

- Sills Size: 2x6 P.T. Sills must be anchored.
- Girder Size: \_\_\_\_\_
- Lally Column Spacing: \_\_\_\_\_ Size: \_\_\_\_\_
- Joists Size: 2x10 Spacing: 16" O.C.
- Bridging Type: SOLID Size: 2x10
- Floor Sheathing Type: PLYWOOD Size: 3/4"
- Other Materials: \_\_\_\_\_

Exterior Walls:

- Studding Size: 2x4 Spacing: 16"
- No. windows: \_\_\_\_\_
- No. Doors: \_\_\_\_\_
- Header Sizes: DBL 2x8 Span(s): 6'
- Bracing: Yes X No: \_\_\_\_\_
- Corner Posts Size: \_\_\_\_\_
- Insulation Type: 5/8" Size: FIBERGLASS
- Sheathing Type: PLYWOOD Size: 3/8"
- Siding Type: BRICK Weather Exposure: \_\_\_\_\_
- Masonry Materials: \_\_\_\_\_
- Metal Materials: \_\_\_\_\_

Interior Walls:

- Studding Size: NONE Spacing: \_\_\_\_\_
- Header Size: \_\_\_\_\_ Span(s): \_\_\_\_\_
- Wall Covering Type: \_\_\_\_\_
- Fire Wall if required: \_\_\_\_\_
- Other Materials: \_\_\_\_\_

Mark Leary

White-Tax Assessor

Low-GPCOG

White Tag -CEO

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For Official Use Only

Date: <u>October 9, 1987</u>	Subdivision: Yes / No _____
Inside Perimeter: _____	Plans: _____
Edge Code: _____	Lot: _____
Final Map: _____	Block: _____
Estimated Cost: <u>55,000.00</u>	Permit Expiration: _____
Value Structure: _____	Ownership: _____ Public _____ Private _____
Fees: <u>9,100.00</u>	

Ceiling:

- Ceiling Joists Size: \_\_\_\_\_
- Ceiling Strapping Size: \_\_\_\_\_ Spacing: \_\_\_\_\_
- Type of Ceiling: \_\_\_\_\_
- Insulation Type: \_\_\_\_\_
- Other: \_\_\_\_\_

Roof:

- Truss or Rafter Size: \_\_\_\_\_ Span: \_\_\_\_\_
- Sheathing Type: \_\_\_\_\_ Size: 3/4" O.C.
- Roof Covering Type: \_\_\_\_\_
- Other: \_\_\_\_\_

Chimneys:

Type: \_\_\_\_\_ Number of Fire Places: \_\_\_\_\_

Heating:

Type of Heating: FIS

Electrical:

Service Entrance Size: \_\_\_\_\_ Detector Required: Yes \_\_\_\_\_ No \_\_\_\_\_

Plumbing:

- Appliances: \_\_\_\_\_ All test if required: Yes \_\_\_\_\_ No \_\_\_\_\_
- No. of Showers: \_\_\_\_\_
- No. of Sinks: \_\_\_\_\_
- No. of Lavatories: \_\_\_\_\_
- No. of Other Fixtures: \_\_\_\_\_

Swimming Pools:

- Type: \_\_\_\_\_
- Pool Size: \_\_\_\_\_ Square Footage: \_\_\_\_\_
- Must conform to National Electrical Code and State Code.

Zoning:

District: R-4 Street Frontage Req: \_\_\_\_\_ Flow: \_\_\_\_\_

Review Required:

Zoning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_  
 Planning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_  
 Conditional Use: \_\_\_\_\_ Variance: \_\_\_\_\_ Site Plan: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
 Shore and Floodplain Mgmt: \_\_\_\_\_ Special Exception: \_\_\_\_\_  
 Other (Explain): \_\_\_\_\_  
 Date Approved: Oct 9, 1987

Permit Received By

Signature of Applicant

Signature of CEO

Inspection Dates

[Signature] Date: 10-9-87

Date: \_\_\_\_\_





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

Date January 7, 19 88  
 Receipt and Permit number 22750

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:  
 The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of  
 Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: 28 Bowdoin Street  
 OWNER'S NAME: McCann ADDRESS: same

	FEES
<b>OUTLETS:</b>	
Receptacles <u>6</u> Switches _____ Plugmold _____ ft. TOTAL <u>60</u> .....	3.00
<b>FIXTURES:</b> (number of)	
Incandescent _____ Fluorescent _____ (not strip) TOTAL .....	
Strip Fluorescent _____ ft. ....	
<b>SERVICES:</b>	
Overhead _____ Underground _____ Temporary _____ TOTAL amperes ..	
<b>METERS:</b> (number of) .....	
<b>MOTORS:</b> (number of)	
Fractional .....	
1 HP or over .....	
<b>RESIDENTIAL HEATING:</b>	
Oil or Gas (number of units) .....	
Electric (number of rooms) <u>1</u> .....	1.00
<b>COMMERCIAL OR INDUSTRIAL HEATING:</b>	
Oil or Gas (by a main boiler) .....	
Oil or Gas (by separate units) .....	
Electric Under 20 kws _____ Over 20 kws <del>XXXXXX</del> .....	<del>XXXXXX</del>
<b>APPLIANCES:</b> (number of)	
Ranges _____ Water Heaters _____	
Cook Tops _____ Disposals _____	
Wall Ovens _____ Dishwashers _____	
Dryers <u>1</u> _____ Compactors _____	
Fans _____ Others (denote) _____	
TOTAL <u>1</u> .....	1.50
<b>MISCELLANEOUS:</b> (number of)	
Branch Panels .....	
Transformers .....	
Air Conditioners Central Unit .....	
Separate Units (windows) .....	
Signs 20 sq. ft. and under .....	
Over 20 sq. ft. ....	
Swimming Pools Above Ground .....	
In Ground .....	
Fire/Burglar Alarms Residential .....	
Commercial .....	
Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under .....	
over 30 amps .....	
Circus, Fairs, etc. ....	
Alterations to wires .....	
Repairs after fire .....	
Emergency Lights, battery .....	
Emergency Generators .....	
INSTALLATION FEE DUE: .....	
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT ..... DOUBLE FEE DUE: .....	
FOR REMOVAL OF A "STOP ORDER" (304-16.b) .....	
TOTAL AMOUNT DUE: .....	5.50

**INSPECTION:**  
 Will be ready on 1/11 your conv. 19; or Will Call \_\_\_\_\_  
 CONTRACTOR'S NAME: Collins Elec  
 ADDRESS: 570 Fridge St. Westbrook  
 TEL.: 761-5464  
 MASTER LICENSE NO.: 04723 SIGNATURE OF CONTRACTOR: [Signature]  
 LIMITED LICENSE NO.: \_\_\_\_\_

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

