

Beacon Street



CITY OF PORTLAND, MAINE
 DEPARTMENT OF BUILDING INSPECTION
 COMPLAINT

Location

INSPECTION COPY

COMPLAINT NO. 82-74

Date Received 7-28-82

Location 9-11 Beacon St. Use of Building R

Owner's name and address Allison Nailos Telephone _____

Tenant's name and address u/k Telephone _____

Complainant's name and address P. Rollins, City MGR. Office Telephone _____

Description: Possible Business operation in Residential Area

NOTES: I have investigated this allegation and find that there is no violation.

Mrs. Nailos stated that she Kalm is used only in connection with her hobby (pottery making). After several observations of the premises I find no evidence to the contrary.

K. McNeill



CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION
COMPLAINT

100-1000

INSPECTION COPY

COMPLAINT NO. 82-74

Date Received 7-28-62

Location 9-11 BEACON ST. Use of Building R

Owner's name and address Allison Nilas Telephone _____

Tenant's name and address N/K Telephone _____

Complainant's name and address P. Rollins, City Mgr. Office Telephone _____

Description: Possible Business operation in Residential area.

NOTES: I have investigated this allegation and find that there is no violation.

Mrs. Nilas stated that she knew no one who was doing any work here (putting on things). After several observations of the premises I found no evidence to the contrary.

[Signature]

Allison Rollins



CITY OF PORTLAND

PAUL A. ROLLINS
EXECUTIVE ASSISTANT
FOR ADMINISTRATION AND COUNCIL AFFAIRS

July 27, 1982

TO: Sam Hoffses, Chief of Inspection Services

FROM: Paul A. Rollins, Executive Assistant for Administration
and Council Affairs *PAR*

SUBJECT: POSSIBLE BUSINESS IN RESIDENTIAL AREA

Please be advised by this memorandum that this office has received a complaint regarding the possibility of a business running at 9 or 11 Beacon Street. That business using a gas powered kiln. Would you please investigate both the Zoning Ordinance and that address to see if in fact there is a business occurring and advise me whether it is in conformance with the Zoning Ordinance.

Thank you for your assistance in this matter.

PAR/b



APPLICATION FOR PERMIT

B.O.C.A. USE GROUP 0673

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION PORTLAND, MAINE, Aug. 10, 1977

PERMIT ISSUED

AUG 10 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 11 Beacon St. Fire District #1 [] #2 []
1. Owner's name and address Alan Twombly - same Telephone 774-0753
2. Lessee's name and address Telephone
3. Contractor's name and address Owner Telephone
4. Architect Specifications Plans No. of sheets
Proposed use of building wooden tool shed No. families
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ 250. Fee \$ 5.00

FIELD INSPECTOR-Mr. GENERAL DESCRIPTION

This application is for: @ 775-5451
Dwelling Ext. 234 Permit to construct wooden tool shed
Garage 8 x 12 as per plans. 3 sheets of plans.
Masonry Bldg. Stamp of Special Conditions
Metal Bldg.
Alterations
Demolitions
Change of Use
Other wooden tool shed

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 [x] 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 in exterior 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, 2, 3rd, roof
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

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

APPROVALS BY: DATE MISCELLANEOUS
BUILDING INSPECTION-PLAN EXAMINER Will work require disturbing of any tree on a public street?
ZONING: A.R. mod. 8/10/77
BUILDING CODE: O.L. 3/8/1977 Will there be in charge of the above work a person competent
Fire Dept.: to see that the State and City requirements pertaining thereto
Health Dept.: are observed?
Others:

Signature of Applicant Alan Twombly Phone # same
Type Name of above Alan Twombly 1 [x] 2 [] 3 [] 4 []

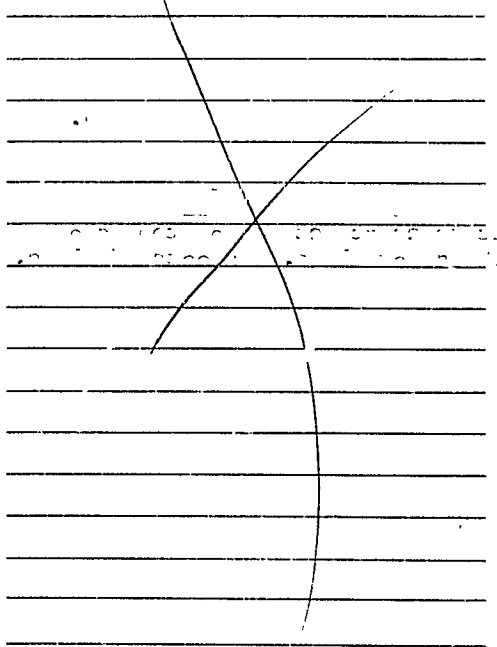
Other
and Address

NOTES

8-3-77 board complaint on bldg without permit - verified it by insp & had owner come in for a permit - work already started & nearly completed in 2
8-26-77 Completed - in 2

Permit No. 97/0679
Location 111 Madison St
Owner Clean Development
Date of permit 8-10-77
Approved 8-10-77. BK12
Signed

8th
Burlington Ave



August 4, 1977

11 Beacon Street

Alan J & Donna M Twombly
11 Beacon Street
Portland, Maine 04103

An inspection on August 3, 1977 revealed that you are building a shed in the rear yard of the above property. A building permit is required for this structure. Please come in immediately to apply for a permit. We will need a plot plan showing how far the structure is located from your house and the lot lines, and also a structural plan showing the sizes of timbers being used.

If you have any questions concerning this matter, please do not hesitate to call this office.

Very truly yours,

Marge Schmuckal
Bldg. Inspector

MS/t

CITY OF PORTLAND, MAINE
Application for Permit to Install Wires

B96

Permit No. *7502*
Issued

Portland, Maine *Jan. 14*, 19*75*

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 *Alan Twombly* *Beacon* Tel. *774-0733*

Contractor's Name and Address *C.A. DeSimone Jr.* Tel. *774-3678*

Location *11 Beacon St.* Use of Building *Apt.*

Number of Families *3* Apartments *3* Stores Number of Stories

Description of Wiring: New Work Additions Alterations

New Apt. Adding service Separate drop

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

No. Light Outlets *36* Plugs Light Circuits Plug Circuits

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

SERVICE: Pipe Cable *yes* Underground No. of Wires *3* Size *2.5 amp*

METERS: Relocated Added Total No. Meters

MOTORS: Number Phase H. P. Amps Volts Starter

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

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

Electric Heat (No. of Rooms) *Four*

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

Elec. Heaters *4500* Watts

Miscellaneous Watts Extra Cabinets or Panels

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

Will commence *8-19* Ready to cover in 19 Inspection *will cover* 19

Amount of Fee \$ *8.50*

Signed *C.A. DeSimone Jr.*

DO NOT WRITE BELOW THIS LINE

SERVICE METER GROUND

VISITS: *1/16-75* 3 4 5 6

7 8 9 10 11 12

REMARKS:

Service called

INSPECTED BY *Libby*

(OVER)

PERMIT TO INSTALL PLUMBING

Address 11 Beacon St. PERMIT NUMBER 3937

Date issued Dec. 4, 1974

Portland Plumbing Inspector
By ERNOLD R. GOODWIN

Installation For mult. 3 fam.
Owner of Bldg Allen J. Trombly
Owner's Address same

Plumber Fred J. DeWaters Date: 12-4-74
NEW REPL NO FEE

App. First Insp.

Date
By

App. Final Insp.
Date
By

Type of Bldg.

ERNOLD R. GOODWIN
CHIEF PLUMBING INSPECTOR

- Commercial
- Residential
- Single
- Multi Family
- New Construction
- Remodeling

NEW	REPL		NO	FEE
1		SINKS	1	2.00
1		LAVATORIES	1	2.00
1		TOILETS	1	2.00
1		BATH TUBS	1	2.00
		SHOWERS		
		DRAINS FLOOR SURFACE		
1		HOT WATER TANKS	1	2.00
		TANKLESS WATER HEATERS		
		GARBAGE DISPOSALS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS		
		AUTOMATIC WASHER		
		DISHWASHERS		
		OTHER		
		Base Fee		3.00
			TOTAL	5 13.00

Building and Inspection Services Dept.; Plumbing Inspection

9-11 Beacon Street

Dec. 17, 1973

Alan Twombly
11 Beacon Street

cc to: Corporation Counsel

Dear Mr. Twombly:

Building permit and certificate of occupancy to change the use of the two family dwelling at the above named location to a three family apartment house are not issuable under the Zoning Ordinance for the following reasons:

The property is located in an R-5 Residential Zone where the proposed use is not allowable. Section 602.6.A. The area of the lot on which this building is located is only about 8,511 sq. feet instead of the minimum of 9,000 sq. feet (3,000 sq. feet per family required by Section 602.6.B.8.

We understand that you would like to exercise your appeal rights in this matter. Accordingly you or your authorized representative should come to this office in Room 113, City Hall to file the appeal on forms which are available here. A fee of \$15.00 for a variance appeal shall be paid at this office at the time the appeal is filed. If fee has been paid and appeal filed prior to this letter then consider this letter as a matter of formality.

Very truly yours,

Malcolm G. Ward
Plan Examiner

MGW:m

PERMIT ISSUED
WITH LETTER

11 Beacon Street

January 29, 1974

Alan Twombly
11 Beacon Street

Dear Mr. Twombly:

Permit for change of use from 2 family to 3 family dwelling house is issued herewith subject to Portland's BOCA International Building Code requirements.

Section 618.5 requires that all stairways shall have handrails on both sides.

Section 618.92 requires that all interior stairway enclosures be provided with 3/4 hour fire resistance. This means 5/8 inch sheetrock taped and cemented between the joints.

Section 618.94 requires that the enclosure and underside of stairways of combustible construction, except in one and two family dwellings, shall be protected with fire resistive partitions in the ceilings as herein required, and the space below the stairs shall be kept open or should be solidly enclosed with fire resistive partitions.

All doors leading into this enclosure shall be 1 3/4 inch solid wood core doors.

The bathroom is required to be mechanically ventilated.

Very truly yours,

Farle S. Smith
Plan Examiner

ESS:m

Section 626.0-Means of egress lighting: 626.1 Artificial lighting - All means of egress in other than one and two family dwellings shall be equipped with artificial lighting facilities to provide the intensity of illumination herein prescribed continuously during the time that conditions of occupancy of the building require that the exitways be available.



APPLICATION FOR PERMIT

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION R-5 PORTLAND, MAINE

PERMIT ISSUED

000777 JAN 30 1974

CITY OF PORTLAND

To the DIRECTOR OF BUILDING & INSPECTION SERVICE, 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 11 Beacon Street. Fire District #1 [] #2 []
1. Owner's name and address Alan Twombly, same Telephone 774-0733
2. Lessee's name and address Telephone
3. Contractor's name and address owner Telephone
4. Architect Specifications Plans yes No. of sheets 1
Proposed use of building three family dwelling No. families 3
two family dwelling No. families 2
Material frame No. stories 3 Heat Style of roof Roofing
Other buildings on same lot
Estimated construction cost \$ 1,500.00 Fee \$ 6.00

FIELD INSPECTOR - Mr. Hoffses GENERAL DESCRIPTION
This application is for: @ 775-5451 Change of use as above with alterations per plan.
No bearing members to be disturbed.
Building Alterations
Masonry Bldg.
Metal Bldg.
Alterations
Demolitions
Change of Use
Other

PERMIT ISSUED WITH LETTER

Stamp of Special Conditions

Appeal sustained 1-3-74

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 [x] 2 [] 3 [] 4 []
Other:

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
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber--kind Dressed or full size? Corner posts Sills
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 3 feet.
Joists and rafters 1st floor 2nd 3rd roof
On centers: 1st floor 2nd 3rd roof
Maximum span: 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

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

APPROVALS BY: DATE MISCELLANEOUS
BUILDING INSPECTION--PLAN EXAMINER Will work require disturbing of any tree on a public street?
ZONING: P.R. 1/13/74 M.S.D.
BUILDING CODE: S.K. C. 8. 4/20/74 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
Fire Dept.
Health Dept.
Others:

Signature of Applicant Alan J. Twombly Phone # 774-0733
Type Name of above ALAN TWOMBLY 1 [] 2 [] 3 [] 4 []

FIELD INSPECTOR'S COPY

Other and Address

NOTES

B-1-74 about completed
 3-5-74 Couldn't get in. ~~OK~~
 4-1-74 Couldn't get in. ~~OK~~
 4-16-72 Same ~~OK~~
 5-10-74 Same ~~OK~~
 6-10-74 Lowest I guess at
 times to give acct to see
 inside. Nobody home turning
 in form as completed. ~~OK~~

Permit No. 74/197
 Location 11 Reagan St
 Owner Alex Kowalsky
 Date of permit 1/31/74
 Approver:

SAW

~~Blank lined area with a large X drawn across it.~~

Blank lined area.

Territory DU



CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION
COMPLAINT

Location:
11 Beacon St.

FILE COPY

COMPLAINT NO. 73/92

Date Received Aug. 28, 1973

Location 11 Beacon Street Use of Building _____

Owner's name and address _____ Telephone _____

Tenant's name and address _____ Telephone _____

Complainant's name and address anon. Telephone _____

Description: been working for almost a year now without a permit -
Tearing out and rebuilding the insides of above building.

NOTES:

8-29-73 Nobody home - Evid. of work being done. JH

8-30-73 Squall.

9-10-73 Same

11-26-73 Allegedly changed from two to three
family - could bring in plans. JH

SAM 1-3-74 - The same guy called in & complained again.
As of this date MR. Twombly hasn't brought in any
plans or anything. - Jan 4, 1974 granted
Appeal -

9-11 Beacon Street

Dec. 17, 1973

Alan Twombly
11 Beacon Street

cc to: Corporation Counsel

Dear Mr. Twombly:

Building permit and certificate of occupancy to change the use of the two family dwelling at the above named location to a three family apartment house are not issuable under the Zoning Ordinance for the following reasons:

The property is located in an R-5 Residential Zone where the proposed use is not allowable. Section 602.6.A. The area of the lot on which this building is located is only about 8,511 sq. feet instead of the minimum of 9,000 sq. feet (3,000 sq. feet per family required by Section 602.6.B.8.

We understand that you would like to exercise your appeal rights in this matter. Accordingly you or your authorized representative should come to this office in Room 113, City Hall to file the appeal on forms which are available here. A fee of \$15.00 for a variance appeal shall be paid at this office at the time the appeal is filed. If fee has been paid and appeal filed prior to this letter then consider this letter as a matter of formality.

Very truly yours,

Malcolm G. Ward
Plan Examiner

MGW:m

Rec'd.
12/15/73

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

VARIANCE APPEAL

Alan Twombly

owner of property at 9-11 Beacon Street under the provisions of Section 24 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: and certificate of occupancy to change the use of the two family dwelling at the above named location to a three family apartment with the new apartment on the third floor. This permit is not issuable under the Zoning Ordinance for the following reasons. (1) The property is located in an R-5 Residential Zone where the proposed use is not allowable under Section 602.6.A. (2) The area of the lot on which this building is located is only about 8,511 sq. feet instead of the minimum of 9,000 sq. feet (3,000 sq. feet per family) required by Section 602.6.B.8.

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 undue hardship in the development of property which is inconsistent with the intent and purpose of the Ordinance; that there are exceptional or unique circumstances relating to the property that do not generally apply to other property in the same zone or neighborhood, which have not arisen as a result of action of the applicant subsequent to the adoption of this Ordinance whether in violation of the provisions of the Ordinance or not; 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.

Alan J. Twombly
APPELLANT

DECISION

After public hearing held January 3, 1974, 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.

W. Tracy E. Hubert
Jaqueline G. G. G.
Alan J. Twombly
Board of Appeals

Dec 28, 1973

Alan Twombly
11 Beacon Street

Dear Mr. Twombly:

112

January 3, 1974

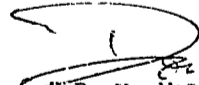
December 8, 1973.

Dear Earle,

As one of the nearby homeowners to the two family dwelling at 9-11 Beacon Street, which wants to change to a three family apartment house, I'd like to write you concerning my feelings, since I can't attend the public meeting at 4 on January 3rd.

My feeling, generally, is that we should conform to the ordinances unless, as you quoted in your notice, it would inflict undue hardship on the owner. If the 3,000 feet per family is allocated that way (and not, say, 4,000 for one, 3,000 for another and only 2,000 for a third,) then it would be ok for that part of the problem, but the ordinance, I'm sure didn't mean to divide that way. In addition, since we're having problems with parking, we should make sure that there is at least one space per family as required under 602.14 B 1. I am also concerned, despite the ordinances, about fire exits in a building that tall. We should use common sense, look at the building, measure the per family area, etc., before granting a variance.

Regards to you and the other members of the committee.


J.D. MacWilliams
51 Beacon Street

Portland, Maine.

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

December 18, 1973

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in Room 112, City Hall, Portland, Maine on Thursday, January 3, 1974 at 4:00 p.m. to hear the appeal of Alan Twombly requesting an exception to the Zoning Ordinance to permit and certificate of occupancy to change the use of the two family dwelling at 9-11 Beacon Street to a three family apartment house.

This permit is not issuable under the Zoning Ordinance for the following reasons: (1) The property is located in an R-5 Residential Zone where the proposed use is not allowable under Section 602.6.A. (2) The area of the lot on which this building is located is only about 8,511 sq. feet instead of the minimum of 9,000 sq. feet (3,000 sq. feet per family required by Section 602.6.B.8.).

This appeal is taken under Section 24 of the Zoning Ordinance which provides 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 undue hardship in the development of property which is inconsistent with the intent and purpose of the Ordinance; that there are exceptional or unique circumstances relating to the property that do not generally apply to other property in the same zone or neighborhood, which have not arisen as a result of action of the applicant subsequent to the adoption of this Ordinance whether in violation of the provisions of the Ordinance or not; 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 property in question as required by Ordinance.

BOARD OF APPEALS

W. Earle Eskilson
Chairman

CITY OF PORTLAND, MAINE
Application for Permit to Install Wires

Permit No. 58176
 Issued 9-25-69
 Portland, Maine Sept 25, 1969

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 Carl Sloan Jr. Tel. _____
 Contractor's Name and Address W. G. Jensen Tel. 772-0065
 Location 9-11 Beacon St. Use of Building 2 family
 Number of Families _____ Apartments _____ Stores _____ Number of Stories _____
 Description of Wiring: New Work _____ Additions _____ Alterations _____

 Pipe _____ Cable _____ Metal Molding _____ BX Cable _____ Plug Molding (No. of feet) _____
 No. Light Outlets _____ Plugs 2 Light Circuits _____ Plug Circuits 2
 FIXTURES: No. _____ Fluor. or Strip Lighting (No. feet) _____
 SERVICE: Pipe _____ Cable ✓ Underground _____ No. of Wires 3 Size 3/2 alum - 2/2 1/4 alum
 METERS: Relocated ✓ Added _____ Total No. Meters 2
 MOTORS: Number _____ Phase _____ H. P. _____ Amps _____ Volts _____ Starter _____
 HEATING UNITS: Domestic (Oil) _____ No. Motors _____ Phase _____ H.P. _____
 Commercial (Oil) _____ No. Motors _____ Phase _____ H.P. _____
 Electric Heat (No. of Rooms) _____
 APPLIANCES: No. Ranges _____ Watts _____ Brand Feeds (Size and No.) _____
 Elec. Heaters _____ Watts _____
 Miscellaneous _____ Watts _____ Extra Cabinets or Panels _____
 Transformers _____ Air Conditioners (No. Units) _____ Signs (No. Units) _____
 Will commence Sept 25, 1969 Ready to cover in wire call Inspection _____ 19____
 Amount of Fee \$ 3.00

Signed W. G. Jensen - 1765
40 Freeborn St.

DO NOT WRITE BELOW THIS LINE

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

REMARKS:

INSPECTED BY W. G. Jensen
 (OVER)

PERMIT TO INSTALL PLUMBING

1505

PERMIT NUMBER

Date issued 6-7-62
 PORTLAND PLUMBING INSPECTOR

Address 17 Beacon Street
 Installation For: Daniel J. Bannigan
 Owner of Bldg. Daniel J. Bannigan
 Owner's Address: 17 Beacon Street
 Plumber: Ballard Oil & Equipment Co. Date: 6-7-62

By J. P. Welch

APPROVED FIRST INSPECTION
 Date June 25 1962
 By JOSEPH E. WELCH

APPROVED FINAL INSPECTION
 Date June 25 1962
 By JOSEPH E. WELCH

TYPE OF BUILDING
 COMMERCIAL
 RESIDENTIAL
 SINGLE
 MULTI FAMILY
 NEW CONSTRUCTION
 REMODELING

NEW	REPL	PROPOSED INSTALLATIONS	NUMBER	FEE
		SINKS		
		LAVATORIES		
		TOILETS		
		BATH TUBS		
		SHOWERS		
		DRAINS		
		HOT WATER TANKS		
		TANKLESS WATER HEATERS		
		GARBAGE GRINDERS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS (Conn. to house drain)		
1		General Indirect Tank Coil	1	\$ 2.00

PORTLAND HEALTH DEPT. PLUMBING INSPECTION TOTAL ▶ \$ 2.00

3

PERMIT NUMBER 8290

PERMIT TO INSTALL PLUMBING

Date Issued Dec 20 1959
PORTLAND PLUMBING INSPECTOR

Address: 11 Broadway Street

Installation For: Renovate 1st Floor

Owner of Bldg.: Harriet J. R. Williams

Owner's Address: 11 Broadway St.

By: J. P. White

Plumber: W. J. Thompson Date: 12-20-59

APPROVED FIRST INSPECTION

Date: 12-14-59

By: JOSEPH P. WELCH

APPROVED FINAL INSPECTION

Date: 12/14/59

By: Christman

TYPE OF BUILDING

- COMMERCIAL
- RESIDENTIAL
- SINGLE
- MULTI FAMILY
- NEW CONSTRUCTION
- REMODELING

NEW	REPL	PROPOSED INSTALLATIONS	NUMBER	FEE
		SINKS		
		LAVATORIES		
		TOILETS		
		BATH TUBS		
		SHOWERS		
		DRAINS		
		HOT WATER TANKS		
		TANKLESS WATER HEATERS	3	
		GARBAGE GRINDERS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS (conn. to house drain)		
1		<u>metallic water main</u>	1	2.00
		<u>water table</u>		1.00

SM 12-55 PORTLAND HEALTH DEPT. PLUMBING INSPECTION Total 3.00



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, November 23, 1959

PERMIT ISSUED NO. 40 1959 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: 11 Beacon St. Use of Building: Dwelling No. Stories: 2 New Building Existing: Existing Name and address of owner of appliance: Daniel J Bannigan, 11 Beacon St. Installer's name and address: Ballard Oil & Equipment Co. 135 Marginalway Telephone: 2-1991

General Description of Work

To install Oil burning equipment in connection with existing steam heat. (conversion)

IF HEATER, OR POWER BOILER

Location of appliance: Any burnable material in floor surface or beneath? If so, how protected? Kind of fuel? Minimum distance to 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: Esso High Pressure-gumtype 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: concrete Size of vent pipe: 1 1/4" Location of oil storage: basement Number and capacity of tanks: 1-275 gal. Low water shut off: yes Make: McDonnell-Killer 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

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

APPROVED: [Signature] 11.23.59

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 Ballard Oil & Equipment Company

by: [Signature]

CS 300

INSPECTION COPY

Signature of Installer

F 10



RS RESIDENCE ZONE

FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, April 25, 1958

PERMIT ISSUED 00438 APR 25 1958 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: 11 Beacon St. Use of Building: Dwelling No. Stories: 2 New Building Existing: Existing Name and address of owner of appliance: Daniel J. Bannigan, 11 Beacon St. Installer's name and address: Randall & McAllister, 84 Commercial St. Telephone: 3-2941

General Description of Work

To install Oil burner equipment in connection with existing steam heat. (conversion)

IF HEATER, OR POWER BOILER

Location of appliance: Any burnable material in floor surface or beneath? If so, how protected? Kind of fuel? Minimum distance to 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: Timken, rottray Labeled 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: concrete Size of vent pipe: 1 1/2" Location of oil storage: basement Number and capacity of tanks: 1-275 gal. Low water shut off: yes Make: McDonnell-Killer No. 67 Will all tanks be more than five feet from any flame? yes How many tanks enclosed? none Total capacity of any existing storage tanks for furnace burners: none

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

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

APPROVED: [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 Randall & McAllister

MAINE PRINTING CO.

INSPECTION COPY

Signature of Installer by: [Signature]

Fm

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

OCTOBER 23, 1996

MARTINEZ FRANK
PO BOX 6746 - WOODFORD STN
PORTLAND ME 04101

Re: 9 BEACON ST
CBL: 082- - E-010-001-01
DU: 3

Dear Mr. Martinez:

You are hereby notified, as owner or agent, that an inspection was made of the above-referenced property. Violations of Article V of the Municipal Ordinance (Housing Code) were found as described in detail on the attached "Housing Inspections Report".

In accordance with the provisions of the above-mentioned Code, you are hereby ordered to correct those defects within sixty (60) days. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within ten (10) days from this date, we will assume the repairs to be in progress and, on reinspection within the time set forth above, will anticipate that the premises have been brought into compliance with the Housing Code Standards.

Please Note: You should consult this department to insure that any corrective action you should undertake complies with the building, plumbing, electrical, zoning and other Articles of the City Code.

Please contact this office if you have any questions regarding this order.

Your cooperation will aid this department in its goal to maintain decent, safe, and sanitary housing for all of Portland's residents.

Sincerely,

Merle Leary

Merle Leary
Code Enforcement Officer

Tammy Munson

Tammy Munson
Code Enfc. Offr./ Field Supv.

HOUSING INSPECTION REPORT

Location: 9 BEACON ST
Housing Conditions Date: October 23, 1996
Expiration Date: December 22, 1996

Items listed below are in violation of Article V of the Municipal Codes, "Housing Codes", and must be corrected before the expiration date:

- | | |
|--|--------|
| 1. INT - CELLAR - STAIRS ARE MISSING A RAILING | 108.20 |
| 2. INT - CELLAR - CHIMNEY IS MISSING MORTAR | 108.50 |
| 3. INT - CELLAR - CHIMNEY HAS EXCESSIVE ACCUMULATION OF SOOT | 108.50 |
| 4. INT - CELLAR - CHIMNEY IS MISSING A CLEAN-OUT DOOR | 108.50 |
| 5. INT - CELLAR - REMEDY THE CONDITION THAT IS CAUSING THE FURNACE TO LEAK OIL | 114.30 |

PRIORITY VIOLATION: #5

Inspection Services
P. Samuel Hoffses
Chief



CITY OF PORTLAND

Planning and Urban Development
Joseph E. Gray Jr.
Director

OCTOBER 23, 1996

MARTINEZ FRANK
P O BOX 6746 - WOODFORD STN
PORTLAND ME 04103

Re: 9 BEACON ST
CBL: 082- - E-010-001-01
DU: 3

Dear Mr. Martinez:

During a recent inspection of the property owned by you at the above-referred address, it was noted that smoke detectors were missing/inoperable in some locations (i.e.; inoperative detectors in the second- and third-floor apartments).

25 MRSA 2464 required that approved smoke detectors be installed in each apartment in the immediate vicinity of the bedrooms. When activated, the detector shall provide an alarm suitable to warn the occupants within the individual unit. Failure to comply with this statute may result in a fine of up to \$500 for each violation.

Reinspection of your property will be made in twenty-four (24) hours. Lack of compliance will result in referral of the matter for legal action.

Loss control is a responsibility of your management. Our observations are intended to assist you. Recommendations are a result of conditions observed at the time of our visits. They do not necessarily include every possible loss potential code violation, or exception to good practice.

Please read and implement the attached formal code interpretation or determination - Number 93-1 - March 10, 1993 - from the State Fire Marshall's office.

Sincerely,

Merle Leary

Merle Leary
Code Enforcement Officer

Tammy Munson

Tammy Munson
Code Enf. Offr./ Field Supv.

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



Application for Permit for Alterations, etc.

Portland, Me., March 18, 1926. 19

To the
INSPECTOR OF BUILDINGS:
 The undersigned applies for a permit to alter the following described building:—

Location 11 Beacon Street Ward 7 in fire-limits? No
 Name of Owner or Lessee, D. J. Bamigan Address 11 Beacon St.
 " " Contractor, Owner " "
 " " Architect, " "
 Material of Building is _____ Style of Roof _____ Material of Roofing, _____
 Size of Building is _____ feet long; _____ inches wide on bottom and batters to _____ inches on top.
 Cellar Wall is constructed of _____ is _____ inches thick; is _____ feet in height.
 Underpinning is _____
 Height of Building _____
 What was Building last used for? Private Garage - 1 car No. of Families? 2d
 What will Building now be used for? Same No. of Families? 2d

NO. OF FAMILIES
 LATHING OR CLOSING-IN
 WAIVED

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK

Detail of Proposed Work

Move private garage from 17 Beacon Street to 11 Beacon Street. Garage to be set on mid gills. When relocated the garage will be at least 2 feet from all lot lines. There is a two-family frame dwelling on the lot at 11 Beacon Street and the garage will be located at least 10 feet from the dwelling. The garage will be at least 10 feet from the nearest windows in the adjoining property. All work will comply with the building ordinance. Cost \$ 15.00

If Extended On Any Side

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

When Moved, Raised or Built Upon

No. of Stories in height when Moved, Raised, or Built upon? _____ Proposed Foundations? _____
 No. of feet high from level of ground to highest part of Roof to be? _____ Party Walls _____
 How many feet will the External Walk be increased in height? _____
The above construction will not require the removal or disturbing of any shade tree on the public street.

If Any Portion of the External or Party Walls Are Removed

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

Signature of Owner or Authorized Representative Daniel J. Bamigan
 Address 11 Beacon St

Fee \$2.00

Wm. P. ...
 CHIEF OF FIRE DEPT.