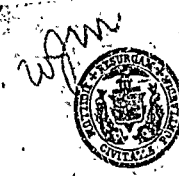


20-24 BEACON STREET

STAMP  
MADE IN U.S.A.  
8203-1R



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, 8/21/51

01569 AUG 23 1951 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 20 Beacon St. Use of Building Dwelling No. Stories 1 1/2 New Building Existing "
Name and address of owner of appliance Benson B. Grant 28 Vannah Ave Telephone 42671
Installer's name and address Pallotta Oil Co

To install New Forced Hot Water Boiler Convector Radiators Oil Burner

IF HEATER, OR POWER BOILER

Location of appliance or source of heat Basement Type of floor beneath appliance Concrete
If wood, how protected? Kind of fuel Oil
Minimum distance to wood or combustible material, from top of appliance or casing top of furnace 3 ft
From top of smoke pipe 2 ft From front of appliance 20 ft From sides or back of appliance 10 - 20 ft
Size of chimney flue 8 x 10 Other connections to same flue None
If gas fired, how vented? Rated maximum demand per hour

IF OIL BURNER

Name and type of burner Fluid heat Rotary Labeled by underwriters' laboratories? Yes
Will operator be always in attendance? No Does oil supply line feed from top or bottom of tank? Bottom
Type of floor beneath burner Concrete Number and capacity of tanks 1 - 25
Location of oil storage Basement
If two 275-gallon tanks, will three-way valve be provided?
Will all tanks be more than five feet from any flame? Yes How many tanks fire proofed?
Total capacity of any existing storage tanks for furnace burners Alone

IF COOKING APPLIANCE

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

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

RECEIVED AUG 23 1951 DEPT. OF BLD'G INSP CITY OF PORTLAND

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

APPROVED: ON 8/23/51 - ajs

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 Installer Pallotta Oil Co S. J. Pallotta



# APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class  
Portland, Maine, May 15, 1951

PERMIT ISSUED  
00879  
MAY 21 1951

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect 2-car garage at the following building structure 21' x 20' in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 20 Beacon Street Within Fire Limits? no Dist. No. \_\_\_\_\_  
Owner's name and address E. A. Bean, 16 Beacon Street Telephone \_\_\_\_\_  
Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
Contractor's name and address Benson & Grant, 28 Van Ness Avenue Telephone \_\_\_\_\_  
Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans yes No. of sheets 1  
Proposed use of building 2-car garage No. families \_\_\_\_\_  
Last use \_\_\_\_\_ No. families \_\_\_\_\_  
Material \_\_\_\_\_ No. stories \_\_\_\_\_ Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
Other buildings on same lot proposed dwelling Fee \$ 4.00  
Estimated cost \$ 1,000

## General Description of New Work

To construct 2-car garage 21' x 20'.

Permit issued with letters

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

## Details of New Work

Is any plumbing involved in this work? \_\_\_\_\_ Is any electrical work involved in this work? \_\_\_\_\_  
Height average grade to top of plate 8' Height average grade to highest point of roof 14'  
Size, front \_\_\_\_\_ depth \_\_\_\_\_ No. stories \_\_\_\_\_ solid or filled land? \_\_\_\_\_ earth or rock? \_\_\_\_\_  
Material of foundation concrete slab Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_ cellar \_\_\_\_\_  
Material of underpinning \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_  
Kind of roof Pitch-gable Rise per foot \_\_\_\_\_ Roof covering Asphalt Glass C. Und. Lat.  
No. of chimneys \_\_\_\_\_ Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_ Kind of heat \_\_\_\_\_ fuel \_\_\_\_\_  
Framing lumber—Kind hemlock Dressed or full size? \_\_\_\_\_ dressed \_\_\_\_\_  
Corner posts 4x6 Sills 2x8 Girt or ledger board? \_\_\_\_\_ Size \_\_\_\_\_  
Girders \_\_\_\_\_ Columns under girders \_\_\_\_\_ Size \_\_\_\_\_ Max. on centers \_\_\_\_\_  
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.  
Joists and rafters: 1st floor concrete, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof 2x6  
On centers: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof 18"  
Maximum span: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
If one story building with masonry walls, thickness of walls? \_\_\_\_\_ height? \_\_\_\_\_

## If a Garage

cars now accommodated on same lot 0, to be accommodated 2 number commercial cars to be accommodated \_\_\_\_\_  
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? no

## Miscellaneous

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

APPROVED:

*E. A. Bean*

Signature of owner

*E. A. Bean*

INSPECTION COPY



STATEMENT ACCOMPANYING APPLICATION FOR BUILDING PERMIT

for garage Date 5/15/51  
at 20 Beacon Street

1. In whose name is the title of the property now recorded? E. A. Bean
2. Are the boundaries of the property in the vicinity of the proposed work shown clearly on the ground, and how? stakes
3. Is the outline of the proposed work now staked out upon the ground? Wed. Morning  
If not, will you notify the Inspection Office when the work is staked out and before any of the work is commenced? \_\_\_\_\_
4. What is to be maximum projection or overhang of eaves or drip? \_\_\_\_\_
5. Do you assume full responsibility for the correctness of the location plan or statement of location filed with this application, and does it show the complete outline of the proposed work on the ground, including bay windows, porches and other projections? yes
6. Do you assume full responsibility for the correctness of all statements in the application concerning the sizes, design and use of the proposed building? yes
7. Do you understand that in case changes are proposed in the location of the work or in any of the details specified in the application that a revised plan and application must be submitted to this office before the changes are made? yes

E. A. Bean

AP 20-24 Beacon Street

Benson & Grant  
28annah Avenue  
Portland, Maine

May 21, 1951

Copy to, Mr. Everett A. Bean  
16 Beacon Street

Gentlemen:

Building permits for construction of a one family dwelling and a detached two car garage on the lot at 20-24 Beacon Street are issued herewith based on the plans filed with the applications for permits, but subject to the following:

1. The permit for the dwelling is issued on the basis that the lot on which it is to be located and which is to be set off from a larger lot on which there is already an existing dwelling house is to have a frontage of at least 63'. This width of lot is necessary to provide the minimum required area of lot of 6000 square feet specified by the Zoning Ordinance in the Residence AA Zone where the greater part of the lot is located.
2. On the basis that there are to be supports between the large center window and the small ones at each side of it in the front wall of living room, no less than a 4x8 header is required for the opening.
3. The roof framing indicated for the roofs of the dormer and the open porch on the rear of the building will figure out only if the pitch is to be more than 4" in 12". Since the pitch to be used is not noted in figures on the plans and since scaling of the drawings indicates a figure of about 4" in 12" or under, this matter is being called to your attention so that care may be taken to provide a pitch in excess of 4" in 12" when these roofs are framed.
4. It is noted that brick veneer is planned for a section of the front wall of the building, but there is no indication as to the size and spacing of the ties. Spacing of ties as specified by the Building Code is every other brick of every fifth course or equivalent. This amounts to a spacing of 16" horizontally and 12" vertically. Under a war time emergency allowance the use of corrugated galvanized sheet metal ties at least three-quarters of an inch in width and of such thickness of metal that at a width not exceeding seven-eighths of an inch, 1000 ties weigh not less than forty-eight pounds has been allowable. However, there is now before the Municipal Officers an amendment to the Building Code which will require the use of either number 48 corrugated copper ties or two of the forty-eight pound galvanized ties placed one on top of the other. We recommend that compliance be provided with the proposed amendment.
5. It should be noted that the height of the new garage is limited by the Zoning Ordinance to twelve feet above the grade at a point half way between the plate and the ridge. This height will not be exceeded if the heights given in the application are followed, but since the pitch of the roof is not given in the application, care should be taken to make sure that the pitch used will not give an average height in excess of the maximum of 12' allowable.

Very truly yours,

Warren McDonald, Inspector of Buildings

AJS/B



0374

(RAA) 1951-12-16-AA

### APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, May 11, 1951

PERMIT ISSUED  
00869  
MAY 21 1951  
CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 20-22 Beacon Street Within Fire Limits? no Dist. No. \_\_\_\_\_  
 Owner's name and address Everett A. Bean, 10 Beacon Street Telephone \_\_\_\_\_  
 Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Contractor's name and address Benson & Grant, 28 Vannah Avenue Telephone 3-9524  
 Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans yes No. of sheets 4  
 Proposed use of building dwelling house No. families 1  
 Last use \_\_\_\_\_ No. families \_\_\_\_\_  
 Material \_\_\_\_\_ No. stories \_\_\_\_\_ Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
 Other building on same lot \_\_\_\_\_  
 Estimated cost \$ 15,000 Fee \$ 15.00

#### General Description of New Work

To construct 1-story frame dwelling house 28' x 42'.

Permit Issued with Letter

*Important notice set*

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

#### Details of New Work

Is any plumbing involved in this work? yes Is any electrical work involved in this work? yes  
 Is connection to be made to public sewer? yes If not, what is proposed for sewage? \_\_\_\_\_  
 Height average grade to top of plate 11' Height average grade to highest point of roof 22 1/2'  
 Size, front 42' depth 28' No. stories 1 1/2 solid or filled land? no earth or rock? earth  
 Material of foundation concrete at least 4' below grade Thickness, top 10" bottom 12" cellar yes  
 Material of underpinning \_\_\_\_\_ to sill \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_  
 Kind of roof Pitch-gable Rise per foot 10" Roof covering Asphalt Class C Urd Lab  
 No. of chimneys 1 Material of chimneys brick of lining tile Kind of heat hot water oil  
 Framing lumber—Kind hemlock Dressed or full size? dressed  
 Corner posts 4x6 Sills 2x8 box Girt or ledger board? \_\_\_\_\_ Size \_\_\_\_\_  
 Girders yes Size 6x8 full size Columns under girders Lally Size 3x4 Max. on centers 8'  
 Stulls (outside walls and carrying partitions) 2x1-16" O. C. Bridging in every floor and flat roof span over 8 feet.  
 Joists and rafters: 1st floor 2x8 <sup>stairway</sup> 2nd 2x8 3rd \_\_\_\_\_, roof 2x8  
 On centers: 1st floor 16" 2nd 16" 3rd \_\_\_\_\_, roof 20"  
 Maximum span: 1st floor 13 1/2' 2nd 13 1/2' 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? \_\_\_\_\_

APPROVED:

with letter signed  
 \_\_\_\_\_  
 \_\_\_\_\_

#### Miscellaneous

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

INSPECTION COPY

Signature of owner by: Clinton W. Benson

NOTES

5-17-51. Stabbin out O.K. all  
 variances noted in green. etc.  
 5/22/51 - See note on location plan  
 about locating building closer  
 to street line - O.K.  
 5/31/51. Forms all ready for  
 inspection. O.K.  
 5-31-51. Forms checked as per note  
 under 5-22-51. O.K.  
 7-17-51. Off. P.T. with note that plumbers  
 may could not be done if not  
 that no closing in within 3'  
 of plumbing would be done  
 until initial work.  
 Plumbing work with O.K.  
 11/2/51 - Almost ready for final O.K.  
 10/29/51 - Could not get in yet  
 11/23/51 - Escalator under test  
 fire test over guide when it is  
 open between ceiling & floor  
 see rec. book. O.K. WJM  
 11/24/51 - Work done WJM

Permit No. 51/869  
 Location # 231  
 Owner: [illegible]  
 Date of permit 5/21/51  
 Notif. closing in 7/17/51  
 Inspr. closing in 7-17-51  
 Final Insp. 11/24/51  
 Cert. of Occupancy issued 11/26/51

DATE	DESCRIPTION OF WORK	BY	STATUS
5-17-51	Stabbin out O.K. all variances noted in green.		
5-22-51	See note on location plan about locating building closer to street line.		
5-31-51	Forms all ready for inspection.		
5-31-51	Forms checked as per note under 5-22-51.		
7-17-51	Off. P.T. with note that plumbers may could not be done if not that no closing in within 3' of plumbing would be done until initial work.		
11-2-51	Almost ready for final O.K.		
10-29-51	Could not get in yet.		
11-23-51	Escalator under test fire test over guide when it is open between ceiling & floor.		
11-24-51	Work done.		

STATEMENT ACCOMPANYING APPLICATION FOR BUILDING PERMIT

for dwelling house  
at 20-22 Beacon Street Date 5/11/51

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

Benson & Grant Co.  
By Clinton M. Benson Jr.



AP 20-24, Beacon Street

May 21, 1941

Hansen & Grant  
28 Van Ness Avenue  
Portland, Maine

Copy to, Mr. Everett A. Bean,  
16 Beacon Street

Gentlemen:

Building permits for construction of a one family dwelling and a detached two car garage on the lot at 20-24, Beacon Street are issued herewith based on the plans filed with the applications for permits, but subject to the following:

1. The permit for the dwelling is issued on the basis that the lot on which it is to be located and which is to be set off from a larger lot on which there is already an existing dwelling house is to have a frontage of at least 63'. This width of lot is necessary to provide the minimum required area of lot of 6000 square feet, specified by the Zoning Ordinance in the Residence AA Zone where the greater part of the lot is located.
2. On the basis that there are to be supports between the large center window and the small ones at each side of it in the front wall of living room, no less than a 4x8 header is required for the opening.
3. The roof framing indicated for the roofs of the dormer and the open porch on the rear of the building will figure out only if the pitch is to be more than 4" in 12". Since the pitch to be used is not noted in figures on the plans and since scaling of the drawings indicates a figure of about 4" in 12" or under, this matter is being called to your attention so that care may be taken to provide a pitch in excess of 4" in 12" when these roofs are framed.
4. It is noted that brick veneer is planned for a section of the front wall of the building, but there is no indication as to the size and spacing of the ties. Spacing of ties as specified by the Building Code is every other brick of every fifth course or equivalent. This amounts to a spacing of 16" horizontally and 12" vertically. Under a war time emergency allowance the use of corrugated galvanized sheet metal ties at least three-quarters of an inch in width and of such thickness of metal that at a width not exceeding seven-eighths of an inch, 1000 ties weigh not less than forty-eight pounds has been allowable. However, there is now before the Municipal Officers an amendment to the Building Code which will require the use of either number 48 corrugated copper ties or two of the forty-eight pound galvanized ties placed one on top of the other. We recommend that compliance be provided with the proposed amendment.
5. It should be noted that the height of the new garage is limited by the Zoning Ordinance to twelve feet above the grade at a point half way between the plate and the ridge. This height will not be exceeded if the heights given in the application are followed, but since the pitch of the roof is not given in the application, care should be taken to make sure that the pitch used will not give an average height in excess of the maximum of 12' allowable.

Very truly yours,

Warren McDonald, Inspector of Buildings

AJS/B

COPY

CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

Date of Issue November 26, 1951



Issued to Everett A. Bean

This is to certify that the building, premises, or part thereof, indicated below, and built under Building Permit No. 51/269, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy, limited or otherwise, as indicated below.

ENTIRE BUILDING OR PREMISES  
Entire Building

APPROVED OCCUPANCY  
One-family Dwelling House

Limiting Conditions:

This certificate supersedes certificate issued 11/26/51

*William J. McLean*  
Inspector of Buildings

*Waverly*  
Inspector of Buildings

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

29 Beacon Street

119-E-10



SHAW-WALKER

#8503-1R



September 22, 1978 ✓

Gladys M. Bean  
20 Beacon Street  
Portland, Maine 04103

Dear Ms. Bean: Re: 20 Beacon Street, Portland, Maine NCP-Oakdale 119-E-10

The Housing Inspections Division of the Department of Neighborhood Conservation has recently completed an exterior inspection of your property in conjunction with the above referred program.

Congratulations are extended to you for the general condition of your property which was found to meet the standards established by the City's Housing Code.

Good maintenance is the best way to protect the value of your property and neighborhood.

Please feel free to call on us if we can be of assistance to you.

Sincerely yours,  
Joseph E. Gray, Jr., Director  
Neighborhood Conservation

By Lyle R. Noyes  
Lyle R. Noyes,  
Chief of Housing Inspections

Inspector G. Bartlett  
G. Bartlett

VW



