

135-141 CALEB STREET

STAMPALKEY
8203-3R

City of Portland, Maine
Board of Appeals
—ZONING—

appeal granted 10/12/56
Sustained 10/12/56
56/95

October 10, 1956, 19

To the Board of Appeals:

Your appellant, Bernard Goodman, who is the owner of property at 135-141 Caleb Street, respectfully petitions the Board of Appeals of the City of Portland to permit an exception to the regulations of the Zoning Ordinance relating to this property, as provided by Section 18, Paragraph E of said Zoning Ordinance.

Building permit is not issuable to construct one-family dwelling with one-story carport attached because the front of the carport would be 23 feet 6 inches from the street line (inside edge of public sidewalk) of Caleb Street instead of the 25 feet required and it would be closer to the street line than the front of the dwelling under construction on the left hand side which is 25 feet from the street line, according to Section 15A of the Ordinance applying in the Residence AA Zone where the property is located.

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

An exception is necessary in this case to grant reasonable use of property and avoid unnecessary hardship and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

Bernard M. Goodman
Appellant

After public hearing held on the 12th day of October, 1956, the Board of Appeals finds that an exception is necessary in this case to grant reasonable use of property and avoid unnecessary hardship and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

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

Ben J. Wilson
Barley Resnik
William J. DeWitt
John W. Lake
William H. O'Brien
BOARD OF APPEALS

CS-41

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

October 11, 1956

Mr. and Mrs. William J. Goodreau
131 Caleb Street
Portland, Maine

Dear Mr. and Mrs. Goodreau:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Friday, October 12, 1956, at 10:30 a. m. to hear the appeal of Bernard Goodreau, requesting an exception to the Zoning Ordinance to authorize construction of a one-family dwelling with a one story carport attached on the property at 135-141 Caleb Street.

This permit is presently not issuable under the Zoning Ordinance because the front of the carport would be 23 feet 6 inches from the street line of Caleb Street (inside edge of public sidewalk) instead of the 25 feet required and it would be closer to the street line than the front of the dwelling under construction on the left hand side which is 25 feet from the street line, according to Section 15A of the Ordinance applying in the Residence AA Zone where the property is located.

If you are interested either for or against this appeal, please be present or be represented at this hearing in support of this appeal.

BOARD OF APPEALS

Ben B. Wilson

Chairman

K
cc: Mr. Herman Albert
119 Morning Street
Portland, Maine

September 21, 1956

AP 135-141 Caleb Street

Owner—Bernard Gocman
161 Portsmouth St.

Contractor—Thomas Harland
10 Everett St.

Advance permit for excavation and construction of foundation only is issued herewith on basis of recently filed revised plot and architectural plans without prejudice as to any questions which may arise when complete examination of plans has been completed.

We understand that construction of carport shown on plans has been abandoned for the present. As discussed with you, it should be clearly understood that locating front of dwelling only 25 feet from street line as latest plot plan indicates is going to limit greatly locations in which a future carport can be placed so as to conform with Zoning Ordinance requirements. Although you may have appeal rights concerning the location of any future carport, there is no certainty that you would be successful in getting an appeal sustained for any location you might desire. Therefore it is important that you consider carefully at this time before getting committed to a definite location how any future plans for additions to the building may be affected.

If you do not have a set of the three revised sheets of plans sent to us by the architect, it is important that you secure one before proceeding with construction of the foundation. As indicated on these plans, the finished grade of the ground adjoining all foundation walls which are to enclose cellar space is to be such that the bottom of the 10-inch thick wall will not be more than 6 feet below it. Top of foundation walls at all points is to be at such a level that bottom of sills will be no less than 6 inches above the finished grade. The bottom of all parts of the foundation walls is to be located not less than 4 feet below grade unless it rests on ledge.

Should excavation indicate that all of foundation walls are not to rest on ledge, information is to be furnished before form work is started as to what construction is to be provided to prevent unequal settlement where transition from earth to ledge takes place as to prevent possible cracking of walls.

Very truly yours,

Albert J. Sears
Deputy Inspector of Buildings

AJS/G

September 14, 1956

AP - 135-11,1 Caleb Street

Mr. Bernard M. Goodman
161 Dartmouth Street

Dear Mr. Goodman:-

In making a cursory examination of plans for proposed dwelling to be erected at the above location to determine whether or not an advance permit for excavation and foundation only can be issued, we have found several details involving the foundation which do not comply with Building Code requirements, as follows:-

1. Bottom of foundation wall of that part of building where there is to be a cellar is shown 7 feet or more below the finished grade of the ground adjoining it. Section 307-c-3.5 of the Code limits to 6 feet the depth below grade to which a straight 10-inch thick wall such as is indicated may extend. } b. way

2. Section 312-c-3.3 specifies that wood sills shall not be placed closer to the finished surface of the ground than 6 inches. As near as we can determine from elevations and sections on plans bottom of sills is to be closer than this distance to the finished grade in several locations.

3. We note that some special kind of fireplace with copper hood is planned in living room. There is some question if we shall be able to approve the use of this metal hood for the purpose indicated. It is certain that the arrangement shown of the floor joists of gallery and wood sill supporting them extending into the 12-inch rubble stone wall forming back of fireplace at about the level of the hearth is contrary to safe construction practices as well as being contrary to Building Code requirements.

Since all of these details affect the construction of the foundation walls, we shall be unable to issue even an advance permit for excavation and construction of foundation until information has been furnished to indicate how compliance is to be provided with Building Code requirements relating thereto. There may be other details of construction which do not meet requirements that will be found when a full check of the plans has been completed, but as yet time has not been available to make such a check.

Very truly yours,

Albert J. Sears
Deputy Inspector of Buildings

AJS/G



(RAA) RESIDENCE ZONE - AA

APPLICATION FOR PERMIT

Class of Building or Type of Structure Advance

Portland, Maine, Sept. 11, 1956

PERMIT ISSUED

01577

To the INSPECTOR OF BUILDINGS, PORTLAND MAINE
The undersigned hereby applies for a permit to erect ~~alter or modify~~ the following ~~existing~~ structure ~~erect~~
in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and
specifications, if any, submitted herewith and the following specifications:

Location 135-141 Galeb St. Within Fire Limits? no Dist. No. 3-4769
Owner's name and address Barnard Goodman, 161 Dartmouth St. Telephone 3-4146
Lessee's name and address _____ Telephone _____
Contractor's name and address Thomas Marland, 10 Everett St. Telephone _____
Architect _____ Telephone _____
Proposed use of building dwelling house and carport Specifications construction permit
Last use _____ Plans see No. of sheets _____
Material _____ No. stories _____ Heat _____ Style of roof _____ No. families 1
Other buildings on same lot _____ Roofing _____
Estimated cost \$ _____

General Description of New Work

Fee \$ 1.00

To excavate and construct foundation only for proposed 1-story frame dwelling and carport
32' x 55'.

Permit Issued with _____

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

Details of New Work

Is any plumbing involved in this work? yes Is any electrical work involved in this work? yes
Is connection to be made to public sewer? yes If not, what is proposed for sewer? _____
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 1 solid or filled land? solid earth or rock? earth
Material of foundation concrete at least 4' below grade Thickness, top 10" bottom 10" cellar yes half _____
Material of underpinning _____ to sill _____ Height _____ Thickness _____
Kind of roof _____ Rise per foot _____ Roof covering _____ Kind of heat _____ fuel _____
No. of chimneys _____ Material of chimneys _____ of lining _____
Framing lumber—Kind _____ Sills _____ Girt or ledger board? _____
Corner posts _____ Size _____ Columns under girders _____ Size _____
Girders _____ Size _____ Max. on centers _____
Joists and rafters: _____ 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

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

Miscellaneous

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

APPROVED:

with letter by AGJ

PHOTOCOPY

Signature of owner

Barnard M. Goodman

NOTES

19-3-56 Acar Footings
 ok. to pour. ledge
 removal in front to
 start soon. @P

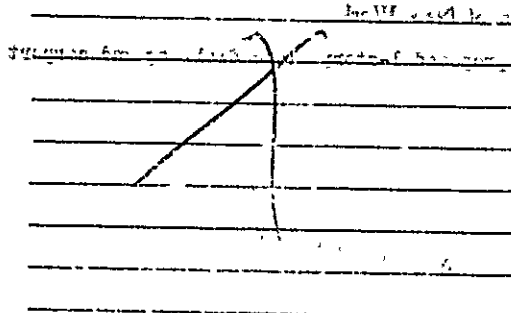
10-9-56 All Footings
 ok. to pour.

10-22-56 Foundation
 work done except
 garage under approval @P

11-28-56 Garage forms
 going up ok @P

| | |
|---------------------------|---------------------|
| Permit No. | 561577 |
| Location | 35-141 Ave. P |
| Owner | Blissford & Spelman |
| Date of permit | 9/21/56 |
| Notif. closing-in | |
| Inspr. closing-in | |
| Final Notif. | |
| Final Inspr. | |
| Cert. of Occupancy Issued | |
| Staking Out Notice | |
| Form Check Notice | |

12-4



11-28-56 Garage forms going up ok @P

10-22-56 Foundation work done except garage under approval @P

10-9-56 All Footings ok. to pour.

19-3-56 Acar Footings ok. to pour. ledge removal in front to start soon. @P

12-4

10-22-56 Foundation work done except garage under approval @P

10-9-56 All Footings ok. to pour.

19-3-56 Acar Footings ok. to pour. ledge removal in front to start soon. @P



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, Jan. 21, 1958

JAN 23 1958 00068 CITY OF PORTLAND

NFC

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: 135-141 Caleb St. Use of Building: dwelling house No. Stories: New Building Existing: Existing
Name and address of owner of appliance: Bernard Goodman, 161 Dartmouth St.
Installer's name and address: Carroll S. Hannaford, 4 Widgery Wharf Telephone: 2-3903

General Description of Work

To install forced warm air heating system and oil burning equipment

IF HEATER, OR POWER BOILER

Location of appliance: basement Any burnable material in floor surface or beneath? no
If so, how protected? Kind of fuel? oil
Minimum distance to burnable material, from top of appliance or casing top of furnace: 4'
From top of smoke pipe: 2' From front of appliance: over 4' From sides or back of appliance: over 3'
Size of chimney flue: 12" Other connections to same flue: none
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? yes

Model 0221-751 IF OIL BURNER

Name and type of burner: Lennox 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 1/2"
Location of oil storage: basement Number and capacity of tanks: 2-275 gal.
Low water shut off? Make? No.
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 smoke pipe
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., 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED:

O.K. 1-21-58 MRE

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

Carroll S. Hannaford

Signature of Installer: John Hoyden

MAINE PRINTING CO.

INSPECTION COPY

(COPY)

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION 125-141 Calah Street

Issued to Bernard Goodman

Date of Issue August 23, 1957

This is to certify that the building, premises, or part thereof, at the above location, built ~~altered~~
~~changed to use~~ under Building Permit No. 561907, has had final inspection, has been found to conform
substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for
occupancy or use, limited or otherwise, as indicated below.

FORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

1-family dwelling

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

Nelson F. Cartwright
(Date) Inspector

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.

Memorandum from Department of Building Inspection, Portland, Maine
EP 135-141 Caleb Street--Amendment #1 to Permit #56/1907 for construction of fire-
place in basement of dwelling for and by Bernard Goodman--3/1/57

Amendment #1 to Permit #56/1907 covering construction of fireplace in basement
of dwelling under construction at the above location is issued herewith based on
plan filed Feb. 28, 1957, but subject to the following conditions:-

1. Flue of fireplace is not to be at an angle of less than 45 degrees with
the horizontal.
2. Hearth of fireplace in first story is to be not less than 18 inches deep.
3. There is to be a smoke-tight withe of brick, stone or concrete at least
3 3/4 inches thick between the second and third sets of tile flue lining.
4. It is understood that walls of chimney are to be constructed of 4 inches
of brickwork veneered with stone.

(Signed) Warren McDonald
Inspector of Buildings

AJS/G

CS-27

January 8, 1957

BP 135-141 Caleb Street

Mr. Bernard Goodran
161 Dartmouth Street

Copies to: Mr. Thomas H. Ward
10 Everett Street
Mr. H. W. Glasman
Sun Building
Lowell, Mass.

Dear Mr. Goodran:-

Due to the unusual type of construction of fireplace chimney in your dwelling under construction at the above location, it is necessary that more information be furnished before a permit amendment authorizing construction of an additional fireplace in the basement to be connected to it can be issued.

Since the back wall of the fireplace supports first floor and roof construction, it is important to know how large an opening is to be cut in this wall where new fireplace is to be added and what is to be provided across this opening for support of the loads above, as well as whether fireplace itself is to be all outside this wall or recessed into the vacant space beneath hearth of fireplace in first story.

Inasmuch as there will now be three flues in the chimney, it will be necessary to provide a smoke-tight division with of brick, concrete or stone no less than three and three-quarters inches thick between the second and third sets of flue lining, bonded into the chimney walls and extending from bottom to top of flues.

Very truly yours,

Albert J. Sears
Deputy Inspector of Buildings

AJS/G



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 1

Portland, Maine, Jan. 4, 1957

PERMIT

MAR 1 1957

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 56/1907 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location 135-141 Caleb St. Within Fire Limits? no Dist. No.
Owner's name and address Bernard Goodman, 161 Dartmouth St. Telephone 3-4146
Lessee's name and address
Contractor's name and address owner Telephone
Architect Plans filed no No. of sheets
Proposed use of building dwelling house and garage No. families 1
Last use No. families
Increased cost of work Additional fee .50

Description of Proposed Work

To provide fireplace in cellar making three flues in this chimney.

Permit Issued with Memo

Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Material of underpinning Height Thickness
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining
Framing lumber—Kind Dressed or full size?
Corner posts Sills Girt or ledger board? Size
Girders Size Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor, 2nd, 3rd, roof
On centers: 1st floor, 2nd, 3rd, roof
Maximum span: 1st floor, 2nd, 3rd, roof

Approved: with memo by ags

Signature of Owner Bernard M. Goodman

Approved: 3/1/57 Inspector of Buildings

INSPECTION COPY

C-10-154-5C-Mark

October 29, 1956

Mr. Bernard H. Goodman
161 Dartmouth Street

Copies to: Mr. Thomas Harland
10 Everett Street
Mr. H. H. Glasman
Sun Building
Lowell, Mass.

Dear Mr. Goodman:-

Building permit for construction of a single family dwelling and attached garage at the above location is issued herewith based on revised plans bearing revision dates of October 12, 1956 and architect's addenda to plans and specifications dated October 26, 1956 received at this office today, but subject to the following conditions:-

1. Front wall of garage is to be located no closer than 23 feet 6 inches to the street line, this being the distance authorized by the Board of Zoning Appeals.
2. Ties for brick and stone veneer are to have a minimum thickness of wire of number six gauge (approximately 3/16 of an inch) and are to be spaced as indicated in architect's addendum. This applies as well to stone veneer for wall of chimney.
3. The Insulite roof deck has been approved for use in the City under the following conditions:-
 - a - Built-up roofing is to be used as a roof covering.
 - b - Spacing of supports for the three-inch material shall not exceed 48 inches.
 - c - Material is to be installed strictly in accordance with the specifications and instructions of the manufacturer.

Permit is therefore issued on the basis that, if such material is used, care will be taken to see that compliance is provided with all of the above conditions.

Very truly yours,

Albert J. Sears
Deputy Inspector of Buildings

MS/G

GILBERT
Associates INC.

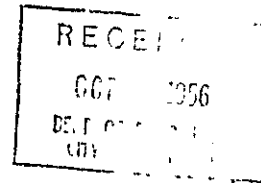
- architects
- engineers
- designers

sun bldg., lowell, mass. • tel. gl 4-7776 • hartford, conn.

ESTABLISHED 1872

October 26, 1956

Mr. Albert J. Sears
Deputy Inspector
Dept. of Building Inspection
Portland, Maine



Dear Mr. Sears:

Enclosed find copy of addenda to plans and specifications for the residence of Mr. Bernard M. Goodman, Caleb Street, Portland, Maine.

I believe this addenda takes care of the questions you raise in your letter of October 24.

Mr. Goodman and I would greatly appreciate it if you would process these items immediately as we are very anxious to have the building closed in before extremely cold weather comes.

Very truly yours,

A handwritten signature in cursive script that reads "Herbert H. Glassman".

Herbert H. Glassman, A. I. A.

HHG/j
Enclosure
cc: Mr. B. Goodman

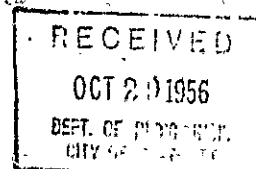
Addenda to Plans and Specifications
for proposed residence at

Caleb Street, Portland, Maine

Mr. & Mrs. Bernard Goodman, Owner

1. Instructions have been given to the contractor to comply with the zoning appeal.
2. Foundation will be carried across front of garage and extend down to surface of ledge.
3. Sheet No. 7 of the drawings, Fireplace Section 5-5, extension of hearth beyond face of hood should be changed to read "18."
4. Chimney will be constructed of 4" backup brick and faced with 5" of stone. All stone shall be tied as indicated below.
5. Specifications shall be changed to read, "Spacing of ties 12" vertically and 16" horizontally, where backup material is brick. Spacing shall be 16" vertically and 12" horizontally where backup material is block.
6. Plant boxes indicated shall not be attached to building and will be separated from building by an expansion joint.
7. Footing for pipe columns at roof shall extend 4' below grade, or to existing ledge.
8. Since the foundations were poured before the receipt of our revised sections, we have instructed the contractor to install his sill in accordance with the detail indicated on the right hand side of Section AA(at bedroom #3). This detail will now be typical throughout the building. Exterior grade will be depressed to allow for the minimum of 6" separation required by the building code.

Herbert H. Glassman, A. I. A.
Registered Architect
State of Maine #197



October 24, 1956

AF 135-141 Calob Street

Mr. Herbert H. Glassman
Sun Building
Lowell, Mass.

Copy to Mr. Bernard M. Goodman
161 Dartmouth Street

Dear Mr. Glassman:-

Examination of revised plans for single family dwelling and garage to be erected at the above location, this City, discloses questions as to compliance with Zoning Ordinance and Building Code requirements as listed below. Before a permit can be issued it is necessary that information be furnished by revised plans or otherwise indicating compliance. Details in question are as follows:-

1. Zoning appeal has been sustained allowing construction of front wall of attached garage 23 feet 6 inches from street line. However, plot plan indicates front wall of garage only 22 feet 6 inches from street line. Unless wall of dwelling closest to street line, foundation wall already having been poured, has been located farther from street line than the 27 feet indicated on plot plan previously filed, adjustment in length of garage will need to be made in order to provide required setback of garage from street line. *Revised*

2. Foundation wall is required to extend across front of garage at least where there are to be wood frame walls above and unless floor slab is to rest directly on ledge, the wall is required to extend all the way across the front of garage. *OK*

3. Since floor of living room is now to be of wood frame construction, hearth of fireplace is required to extend not less than 18 inches instead of the 12 inches shown beyond the face of the wall supporting it. *OK*

4. If walls of chimney are to be built of random stone as apparently indicated, they are required to be not less than 12 inches thick at all locations. Scaled thickness on plans indicates only 8 inches in some places. *See Arch. Letter*

5. Material and size of metal ties for stone veneer are not indicated. Spacing of ties indicated does not meet Code requirements of 12 inches vertically and 16 inches horizontally or equivalent. *- Size not indicated*

6. If plant box structure is to be attached to wall of building, it is required to have foundations extending at least four feet below grade or to ledge. *Not attached*

7. Footing for pipe columns supporting roof of open porch are required to extend at least 4 feet below grade or to ledge. *OK*

8. Sections AA, BB, DD, & EE have been changed so as to show sills in some locations below the finished grade of ground outside the walls, this condition having been called to your attention and corrected on revised plans prior to

October 24, 1956

Mr. Herbert H. Glassman - - - - -/2

issuance of advance permit covering excavation and construction of foundation only. We understand that foundation has already been poured in accordance with the plans on which this permit was issued so that construction shown in the sections mentioned cannot now be provided anyway. Details showing construction in compliance with Code requirements therefore need to be furnished. Wherever, box type sill construction is not used, allowable minimum size of sill is 4x6, which is required to be all one piece in cross-section. - J. H. Lee architect's letter.

Very truly yours,

Albert J. Sears
Deputy Inspector of Buildings

AJS/G

P. S. No work beyond that covered by advance permit, which does not include construction of garage foundation, is to be done until the general construction permit has been issued and is in your possession.

(G. L. on type Glassman copy)

September 28, 1956

AP - 135-141 Caleb Street

Mr. Bernard H. Goodman
161 Dartmouth Street

Copy to Herbert H. Glassman
Sun Building
Lowell, Mass.

Dear Mr. Goodman:-

Examination of plans filed with application for permit for construction of a single family dwelling at the above location discloses variances from and questions as to compliance with Building Code requirements as listed below. Before a permit can be issued it is necessary that revised plans showing compliance be furnished for checking and approval. Details in question are as follows:-

1. We understand that construction of carport has been abandoned, but presumably at least part of the open porch across front of building is to be retained. Information is needed as to just what the area of porch roof is to be and how it is to be framed and supported. *Appeal sustained for 23-6*

2. The Board of Standards and Review has voted to recommend to the Municipal Officers approval of Insulite planking, which is indicated as an alternate to the wood roof planking shown in plans. However, it is not likely that the Municipal Officers will be able to take any action on this recommendation until October 15th, at the least and even then it is possible that something might develop so that their approval would not be given at that time. Therefore if it is possible to issue a permit before approval is given for the use of this material, it will have to be on the basis of the use of the wood planking. 7

3. Question has arisen as to whether or not approval can be given for the odd type of fireplace using a metal hood for conducting smoke and fumes to chimney. If this steel vent duct and hood connected to the chimney flue to vent the open fire, both hood and duct to be covered from view by a copper encasement, were to be called a smokepipe, to conceal it from view as indicated would not be allowable under the Building Code. However, we feel that we should not classify it as a smokepipe, but should advise the owner that it has much the same function as a smokepipe, is subject to the same deterioration without anyone knowing it as a concealed smokepipe, and has the added disadvantage, as far as the plans show, that it cannot be removed and cleaned, at least easily. We shall need to have information however as to thickness of metal to be used in construction of vent and hood, how it is to be supported on masonry, and how the metal is to be stiffened and supported so as to provide rigid construction. 7

4. If walls of chimney flue are to be constructed of rubble stone as indicated they are required to be at least 12 inches thick outside the flue lining at all locations. 7

5. Are all wood frame walls to be constructed of 2x4 studs spaced 16 inches

Mr. Bernard H. Goodman - - - - -12

September 28, 1956

on centers as required? 7

6. Is Gessato board and plywood indicated on outside of walls at various locations to be applied on top of the usual boarding attached to the studs? If not, and it is to replace the boarding, information is needed as to the thickness of the material to be used. ?

7. What is size, material and spacing of metal ties for rubble stone veneer to be? ?

8. Of what kind of lumber are the 2x12 rafters to be? Unless Douglas Fir lumber is to be used, there is a question as to their adequacy to provide the required strength. ?

9. What provision is to be made for a footing for support of the 3-inch pipe column supporting the 6x14 ridge beam in living room? *steel beam*

10. The double 2x12 beam across den in line with main wall of building appears not to figure out unless we are not interpreting the plans correctly. *change to 3-2x12*

change 12. What is to be used for a header over large window opening in wall of den? ?

13. Since header beam at cellar stairway opening is to be on a span of more than 8 feet, timber hangers are required for its support on trimmer beams. *-OK*

Very truly yours,

Albert J. S.
Deputy Inspector of Buildings

AJS/c

Goodman House and Insulite

9/28/56

AJS:

The Board voted last night to recommend approval of Insulite limiting the kind of roofing to be used with it; but this will hardly reach M. O. before Oct. 15 and of course there could be a "hit" somewhere.

With regard to the odd fireplace and vent, besides finding out how it will be stiffened and supported, please warn owner and builder with copy to architect, something like this.

If this steel vent hood and duct connected to the chimney flue to vent the open fire, both hood and duct to be covered from view by a copper encasement, were to be called a smokepipe, to conceal it from view as intended would be allowable under the Building Code. However, we have felt that we should not classify it as a smokepipe, but should advise the owner that it has much the same function as a smokepipe, is subject to the same deterioration/without anyone knowing it as a ^{concealed} smokepipe ~~with~~, and has the added disadvantage, as far as the plans show, in that it cannot be removed and cleaned, at least easily.

wacd

226
wacd

135-141 Caleb St

August 17, 1956

Inq.—Use of Insulite on proposed home for Mr. Bernard Goodman on Caleb Street
ES&B request for recommendation to MCo of Insulite Roof Deck

Sumner T. Bernstein, Esq.
Bernstein & Bernstein
97 Exchange St.

Copy to Mr. Bernstein

Dear Mr. Bernstein,

Replying to your inquiry of August 13 concerning the use of Insulite Roof Deck on the proposed dwelling of Mr. Bernard Goodman on Caleb St., this material is one of quite a number of synthetic building materials which have been developed in the past several years and concerning which it is necessary to have special approvals set up under the Building Code by the Board of Municipal Officers. That has not yet been done in the case of Insulite Roof Deck.

This material has been on the agenda of the Board of Standards & Review for several months, but consideration has been delayed because of other problems which seemed more urgent to the Board.

Your request on behalf of Mr. Goodman will be brought to the attention of the members of the Board before the next meeting, which is scheduled for Thursday, September 13. The delay is no doubt unfortunate from Mr. Goodman's standpoint, but we would be unable to issue any building permit based on the use of this material unless and until there is action setting up the standard by the Board of Municipal Officers following recommendation by the Board of Standards and Review.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMcD/B

3A

(RAA) RESIDENCE ZONE - AA



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, Sept. 11, 1956

PERMIT ISSUED
0190

OCT 29 1956

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 135-141 ~~311~~ Caleb St. Within Fire Limits? no Dist. No. _____
 Owner's name and address Bernard Goodman, 161 Dartmouth St. Telephone 3-4146
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Thomas Marland, 10 Everett St. Telephone _____
 Architect _____ Specifications _____ Plans 3 No. of sheets 10
 Proposed use of building dwelling house and carport garage No. families 1
 Last use _____ No. families _____
 Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ 12,000. Fee \$ 19.00

General Description of New Work

To construct 1-story frame dwelling house ~~and carport~~ 32' x 55', and single car garage approximately 12' x 23'

Permit Issued with Letter

Special sustain 10/12/56

Kind and thickness of outside sheathing of exterior walls? 1" boards
 It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. **PERMIT TO BE ISSUED TO owner**

Details of New Work

Is any plumbing involved in this work? yes Is any electrical work involved in this work? yes
 Is connection to be made to public sewer? yes If not, what is proposed for sewage? _____
 Has septic tank notice been sent? _____ Form notice sent? yes
 Height average grade to top of plate 9' 1" Height average grade to highest point of roof 12' 7"
 Size, front _____ depth _____ No. stories 1 solid or filled land? solid earth or rock? earth
 Material of foundation concrete at least 4' below grade Thickness, top 10" bottom 10" cellar half
 Material of underpinning _____ to sill _____ Height _____ Thickness _____
 Kind of roof pitch-gable Rise per foot 2 5/4" Roof covering Asph/Flt shingles ~~Asph/Flt shingles~~ tar and gravel
 No. of chimneys 1 Material of chimneys stone of lining tile Kind of heat oil fuel oil
 Framing lumber—Kind hemlock Dressed or full size? dressed
 Corner posts 4x4 Sills 4x6 Girt or ledger board? _____ Size _____
 Girders yes Size see plan Columns under girders _____ Size _____ Max. on centers _____
 Joists and rafters: 1st floor 2x12, 2nd _____, 3rd _____, roof 2x12 see plan
 On centers: 1st floor 12", 2nd _____, 3rd _____, roof _____
 Maximum span: 1st floor 16', 2nd _____, 3rd _____, roof _____
 Is a story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

Are cars now accommodated on same lot _____, to be accommodated _____ number commercial cars to be accommodated _____
 Is automobile repairing to be done other than minor repairs to cars habitually stored in the proposed building? _____

Miscellaneous

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

at the City of Portland

COPY

Signature of owner

Bernard M. Goodman

B

APPLICATION FOR PERMIT

PERMIT ISSUED

DEC 5 1986

B.O.C.A. USE GROUP 001725

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION PORTLAND, MAINE DEC. 2, 1986

City Of Portland

To the CHIEF 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 135. Caleh. St. Fire District #1 , #2
1. Owner's name and address Richard & Jane Holden - same Telephone # 774-5737
2. Lessee's name and address Telephone # 774-1181
3. Contractor's name and address George Clark - Hardy Rd. Falmouth. Telephone #
Proposed use of building dwelling No. of sheets
Last use same No. families 1
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ 20,000 Appeal Fees \$
FIELD INSPECTOR-Mr. @ 775-5451 Base Fee 120.00
Late Fee
TOTAL \$

To construct 1 story addition to existing dwelling, 10' 6" x 10'-16' 4" x 13' to back of dwelling as per plans. 2 sheets of plans.

Stamp of Special Conditions

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

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? existing. 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 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: DATE
BUILDING INSPECTION-PLAN EXAMINER
ZONING:
BUILDING CODE:
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 Phone # same
Type Name of above Jane Holden 1 2 3 4
Other and Address

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date June 17, 1957
 Receipt and Permit number D 10765

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: 135 Caleb Street
 OWNER'S NAME: Richard Holden ADDRESS: same

| | FEES |
|---|-------|
| OUTLETS: Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL 1-30 | 3.00 |
| FIXTURES: (number of) Incandescent _____ Fluorescent <u>3</u> (not strip) TOTAL <u>3</u> | 3.00 |
| Strip Fluorescent _____ ft. | |
| SERVICES: Overhead _____ Underground _____ Temporary _____ TOTAL amperes | |
| METERS: (number of) _____ | |
| MOTORS: (number of) Fractional _____ | |
| 1 HP or over <u>1</u> | 1.00 |
| 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 Under 20 kws _____ Over 20 kws _____ | |
| APPLIANCES: (number of) Ranges _____ Water Heaters _____ | |
| Cook Tops _____ Disposals _____ | |
| Wall Ovens _____ Dishwashers _____ | |
| Dryers _____ Compactors _____ | |
| Fans _____ Others (denote) _____ | |
| TOTAL <u>2</u> | 3.00 |
| MISCELLANEOUS: (number of) Branch Panels <u>1</u> | 1.00 |
| 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: _____ | 11.00 |

INSPECTION:

Will be ready on now, 1957; or Will Call _____
 CONTRACTOR'S NAME: Keeley Elec
 ADDRESS: P.O. Box 3235
 TEL: 797-3772
 MASTER LICENSE NO.: 4176 SIGNATURE OF CONTRACTOR:
 LIMITED LICENSE NO.: _____

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

PERMIT ISSUED

APPLICATION FOR PE

DEC 5 1986

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

001725

City of Portland

ZONING LOCATION R-3 PORTLAND, MAINE DEC 21, 1986

To the CHIEF 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 135 Caleb St. 04102
i. Owner's name and address Richard & Jane Holden - same Fire District #10, #2
2. Lessee's name and address Telephone # 774-5737
3. Contractor's name and address Gerard C. Mark - Hardy, Rd., Falmouth, Telephone # 774-1181

Proposed use of building dwelling 130-4-011 No. of sheets
Last use same No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ 25,000 20,000

FIELD INSPECTOR—Mr. @ 775-5451

Appeal Fees \$
Base Fee 120.00
Late Fee
TOTAL \$

To construct 1 story addition to existing dwelling, 10' 6" x 10'-16' 4" x 13' to back of dwelling as per plans. 2 sheets of plans.

Stamp of Special Conditions

PERMIT ISSUED WITH LETTER

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

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? existing. 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 partition) 2x4-16" O C Bridging in every floor and flat roof span over 8 feet.
Joists and rafters 1st floor 2nd 3rd roof
On centers 1st floor 2nd 3rd roof
Maximum span. 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

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

APPROVALS BY DATE
BUILDING INSPECTION—PLAN EXAMINER
ZONING D.K. M.T. Dec 4, 1986
BUILDING CODE
Fire Dept
Health Dept
Others

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

Signature of Applicant Jane A. Holden Phone # same
Type Name of above Jane Holden

PERMIT ISSUED WITH LETTER

FIELD INSPECTOR'S COPY APPLICANT'S COPY OFFICE FILE COPY
[2] Mr. Correll

NOTES

5/29/87 inspected
framing OK to
close in wall

Permit No. 86/1725
Location 135 Valley St
Owner Richard Jordan
Date of permit 2-2-86
Approved 12-5-86
Building Addition
Garage
Alteration

[Handwritten signature]

BUILDING PERMIT REPORT

DATE: 12-5-86
ADDRESS: 135 CALLEB ST.
REASON FOR PERMIT: 1 STORY ADDITION
BUILDING OWNER: Richard & Jane Holden
CONTRACTOR: George Clark
PERMIT APPLICANT: Jane Holden
APPROVED: 5-6 ~~DENIED~~

CONDITION OF APPROVAL OR DENIAL:

- 1.) All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with self-closers.
- 2.) Each apartment shall have access to two(2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
- 3.) Each apartment shall be equipped with an approved single station smoke detector powered by the house current. The detector shall be located in an area which will provide protection for the sleeping areas.
- 4.) The boiler shall be protected by enclosing with one(1) hour fire rated construction including fire doors and ceiling, or by placing over the boiler, two(2) residential sprinkler heads supplied from the domestic water.
- *5.) Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside opening without the use of separate tools. Where windows are provided as a means of egress or rescue, they shall have a sill height not more than 44 inches (1118 mm) above the floor. All egress or rescue windows from sleeping rooms must have minimum net clear openings of 5.7 square feet (0.53m²). The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm).

- *6.) In addition to any automatic fire alarm system required by Sections 1716.3.2 and 1716.3.3, a minimum of one single station smoke detector shall be installed in each guest room, suite or sleeping area in buildings of Use Groups R-1 and I-1 and in dwelling units in the immediate vicinity of the bedrooms in buildings of Use Group R-2 or R-3. When actuated, the detector shall provide an alarm suitable to warn the occupants within the individual unit (see Section 1717.3.1).

In buildings of Use Groups R-1 and R-2 which have basements, an additional smoke detector shall be installed in the basement. In buildings of Use Group R-3, smoke detectors shall be required on every story of the dwelling unit, including basements.

In dwelling units with split levels, a smoke detector installed on the upper level shall suffice for the adjacent lower level provided the lower level is less than one full story below the upper level. If there is an intervening door between the adjacent levels, a smoke detector shall be installed on both levels.

All detectors shall be installed in an approved location. Where more than one detector is required to be installed within an individual dwelling unit, the detectors shall be wired in such a manner that the actuation of one alarm will actuate all the alarms in the individual unit.

- 7.) 608.1 Attached garages: Private garages located beneath rooms in buildings of Use Groups R-1, R-2, R-3 or I-1 shall have walls, partitions, floors, and ceilings separating the garage space from the adjacent interior spaces constructed of not less than 1 hour fire-resistance rating. Attached private garages shall be completely separated from the adjacent interior spaces and the attic area by means of 1/2-inch gypsum board or equivalent applied to the garage side. The sills of all door openings between the garage and adjacent interior spaces shall be raised not less than 4 inches (102mm) above the garage floor. The door opening protectives shall be 1 3/4-inch solid core wood doors or approved equivalent.

608.1.1 Separation by breezeway: A garage separated by a breezeway not less than 10 feet (3048mm) in length from a building of Use Group R-3 may be of type 5B construction, but the junction of the garage and breezeway shall be firestopped to comply with the requirements of Section 1420.0.