



APPLICATION FOR PERMIT
 DEPARTMENT OF BUILDING INSPECTIONS SERVICES
 ELECTRICAL INSTALLATIONS

Date March 19, 1981
 Receipt and Permit number A66965

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: 131 Beacon St.
 OWNER'S NAME: Peter Wellman ADDRESS: 774-4646

		FEES
OUTLETS:		
Receptacles _____	Switches _____	Plugmold _____
ft. TOTAL <u>30</u>		<u>3.00</u>
FIXTURES: (number of)		
Incandescent <u>5</u>	Flourescent _____	(not strip) TOTAL <u>5</u>
Strip Flourescent _____		ft. _____
		<u>3.00</u>
SERVICES:		
Overhead _____	Underground _____	Temporary _____
TOTAL amperes <u>200</u>		<u>3.00</u>
METERS: (number of) <u>2</u>		
MOTORS: (number of):		
Fractional _____	1 HP or over _____	
RESIDENTIAL HEATING:		
Oil or Gas (number of units) _____	Electric (number of rooms) <u>5</u>	
		<u>5.00</u>
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 _____ <u>x</u>	Water Heaters _____ <u>x</u>	
Cook Tops _____	Disposals _____	
Wall Ovens _____	Dishwashers _____	
Dryers _____	Compactors _____	
Fans _____	Others (denote) _____	
TOTAL _____		<u>3.00</u>
MISCELLANEOUS: (number of)		
Branch Panels _____	Transformers _____	
Air Conditioners Central Unit _____	Separate Units (windows) _____	
Signs 20 sq. ft. and under _____	Over 20 sq. ft. _____	
Swimming Pools Above Ground _____	In Ground _____	
Fire/Burglar Alarms Residential _____	Commercial _____	
Heavy Duty Outlets, 220 Volt. (such as welders) 30 amps and under _____	over 30 amps _____	
Circus, Fairs, etc. _____	Alterations to wires _____	
Repairs after fire _____	Emergency Lights, battery _____	
Emergency Generators _____		
INSTALLATION FEE DUE:		<u>17.00</u>
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT DOUBLE FEE DUE:		_____
FOR REMOVAL OF A "STOP ORDER" (304-16.b)		_____
TOTAL AMOUNT DUE:		<u>17.00</u>

INSPECTION:
 Will be ready on _____, 19____; or Will Call x
CONTRACTOR'S NAME: Barker Elec.
ADDRESS: 25 Kittredge Rd. S. P.
TEL: Box 767-3680
MASTER LICENSE NO.: 3676 **SIGNATURE OF CONTRACTOR:**
LIMITED LICENSE NO.: _____ Daniel Barker

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



APPLICATION FOR PERMIT

PERMIT ISSUED
MAR 12 1981
174
CITY OF PORTLAND

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION
ZONING LOCATION _____ PORTLAND, MAINE Dec. 22, 1980.

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 131 Beacon St.
1. Owner's name and address Peter & Rebecca Wellman same Fire District #1 , #2
2. Lessee's name and address Telephone 774-4646
3. Contractor's name and address Telephone
4. Architect Specifications Plans No. of sheets
Proposed use of building 2 family dwelling No. families
Last use single family dwelling No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ 8,000 Fee \$ 25.00 pd appeal fee

FIELD INSPECTOR—Mr. _____ GENERAL DESCRIPTION
This application is for: @ 775-5451 Ext. 234 To change use from single family dwelling to two family as per plans. New apartment will be on the third floor.
Garage
Masonry Bldg.
Metal Bldg.
Alterations
Demolitions
Change of Use
Other

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

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

DETAILS OF NEW WORK

Is any plumbing involved in this work? Is any electrical work involved in this work?
Is connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber—Kind Dressed or full size? Corner posts Sills
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" 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 _____ MISCELLANEOUS
BUILDING INSPECTION—PLAN EXAMINER Will work require disturbing of any tree on a public street? ..
ZONING:
BUILDING CODE: Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? YEP ..
Fire Dept.:
Health Dept.:
Others:

Signature of Applicant Peter Wellman Phone #
Type Name of above Peter Wellman 1 2 3 4
Other
and Address

127-133 Beacon St.
cor. 108-110 Lincoln St.

December 23, 1980

Peter & Rebecca Wellman
131 Beacon St.
Portland, Maine

Building permit and certificate of occupancy to change the use of the single family dwelling at the above named location, to a two family dwelling with the new apartment on the third floor, are not issuable under the Zoning Ordinance because the proposed use is not allowable in the R-3 Residential Zone in which this property is located unless authorized by the Board of Appeals under the provisions of Section 602.4.A.5.c .

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, room 317, City Hall to file the appeal on forms which are available here. A fee of \$25. for a Conditional Use 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. Sec. 602.24.D.

Very truly yours,

Malcolm G. Ward
Building Inspection Supervisor

MGW:k

Jan. 16, 1981

Peter & Rebecca Wellman
131 Beacon Street
Portland, Maine

RE: Appeal at 131 Beacon Street

Dear Mr. & Mrs. Wellman:

Following is the decision of the Board of Appeals regarding your petition to permit change of use of the single family dwelling to 2 family with new apartment on third floor at the above named location. Please note that your appeal was granted.

Also, before your permit can be issued, you must pay the permit fee itself. Make all check payable to City of Portland.

Very truly yours,

Malcolm G. Ward
Code Enforcement Officer

MGW/t

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

APPLICATION FOR A CONDITIONAL USE APPEAL

Peter & Rebecca Wellman, owner of property at 127-133 Beacon St. corner
108-110 Lincoln St.
under the provisions of Section 602.24 D of the Zoning Ordinance of the City of
Portland, hereby respectfully petitions the Board of Appeals to permit:

Change of use of the single family dwelling at the above named location
to a two family dwelling with the new apartment on the third floor
which is not issuable under the Zoning Ordinance because the proposed
use is not allowable in the R-3 Residential Zone in which this property
is located unless authorized by the Board of Appeals under the pro-
visions of Section 602.4.A.5.c

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds
that the conditions imposed by Section 602.24 D (3) of the Zoning Ordinance have been
met. (See reverse side hereof for said conditions.)

Site Plan approval (is/is not) required by the Site Plan Ordinance. If site plan
approval is required, a preliminary or final site plan is attached hereto as Exhibit A.


APPELLANT

602.24 D (3) Conditions for Conditional Uses.

a. Authorized Uses. A conditional use permit may be issued for: any use specifically listed as a conditional use in the regulations applicable to the zone in which it is to be located.

b. Standards. A conditional use permit for the conditional uses listed in Sections 602.2 through 602.13 shall be granted only if evidence is presented which establishes:

(1) That the proposed building or use will be in harmony with the general purpose, goals, objectives and standards of the Land Development Plan, the Zoning Ordinance and the Site Plan Ordinance.

(2) That the proposed building or use will not have a substantial adverse effect including monetary, upon adjacent property, the character of the neighborhood, traffic conditions, utility facilities and other matters affecting the public health, safety and general welfare.

(3) That the proposed building or use will be constructed, arranged and operated so as not to interfere with the development and use of neighboring property in accordance with the applicable zone regulations.

(4) That the proposed building or use will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewers, and schools; or that the persons or agencies responsible for the establishment of the proposed use will provide adequately for such services.

(5) That the proposed building or use will not result in the destruction, loss or damage of any natural, scenic or historic feature of major importance; and

(6) That the proposed building or use complies with all standards imposed on it by the regulations applicable to the zone in which the use is to be located and any additional standards relating to the specified conditional uses.

c. General Considerations. In determining whether the evidence establishes that the foregoing conditions have been met, the Board shall consider:

(1) Whether and to what extent the proposed building or use at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of the public convenience or which will contribute to the general welfare of the neighborhood or community;

(2) Whether and to what extent such public goals can be met by the location of the proposed building or use at some site or in some area which may be more appropriate than the proposed site; and

(3) Whether and to what extent all steps possible have been taken to minimize any adverse effects of the proposed building or use on the immediate vicinity through building design, site design, landscaping and screening.

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

CONDITIONAL USE APPEAL

Findings of Fact

The applicant is Peter & Rebecca Wellman and he is interested in the property located at 127-133 Beacon St. cor. 109-110 Lincoln St. as 2 family dwelling. The owner of the property is same as above and his address is 131 Beacon St.. The property is located in a R-3 Zone. The present use of the property is single family dwelling.

The applicant respectfully petitions the Board of Appeals for a conditional use permit to permit change of use to two family dwelling - not allowable in the R-3 Residential Zone where property is located.

Further Findings of Fact

Appearances

The names and addresses of those appearing in support of the application are: Mrs. Mrs. Wellman

and the names and addresses of those appearing in opposition to the application are:

Exhibits

The documentary evidence presented to the Board, including, but not by way of limitation, plans, specification, photographs, etc. consisted of the following:

photos, maps

REASONS FOR DECISIONS

The proposed building or use (will) be in harmony with the general purpose, goals, objectives and standards of the Land Development Plan, the Zoning Ordinance and the Site Plan Ordinance, as evidenced by: surrounding neighborhood

center multi-family use.

The proposed building or use (will/will not) have a substantial adverse effect, including monetary, upon adjacent property, the character of the neighborhood, the traffic conditions, utility facilities and other matters affecting the public health, safety and general welfare, because of the following: _____

The proposed building or use (will/will not) be constructed, arranged and operated so as to interfere with the development and use of neighboring property in accordance with the applicable zoning regulations as demonstrated by: no structural

change, has its own parking

The proposed building or use (will/will not) be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewers, and schools, as evidenced by: _____

_____;

and the persons or agencies responsible for the establishment of the proposed use (will/will not) provide adequately for such services as shown by: _____

The proposed building or use (will/will not) result in the destruction, loss or damage of any natural, scenic or historic feature of major importance, because of the following: _____

The proposed building or use (will/will not) comply with all standards imposed on it by the regulations applicable to the zone in which the use will be located and any additional standards relating to the specific conditional use as demonstrated by the following: _____

The proposed building or use at the particular location requested (is/is not) necessary or desirable to provide a service or a facility which is in the interest of the public convenience or which (will/will not) contribute to the general welfare of the neighborhood or community, as demonstrated by: _____

The public goals described above (can/can not) be met by the location of the proposed building or use at some site or in some area which may be more appropriate than the proposed site, because of the following: _____

All steps possible (have/have not) been taken to minimize any adverse effects of the proposed buildings or use on the immediate vicinity through building design, site design, landscaping and screening as evidenced by: _____

SPECIFIC RELIEF GRANTED

After a public hearing on Jan. 15, 1981, the Board of Appeals find that all of the conditions required by the Ordinance (do/do not) exist with respect to this property and that a conditional use should _____ be granted in this case.

It is therefore determined that a conditional use _____ be granted
in this case by:

Gail D. Zagon

Jacqueline Cohen

Michael E. Winstone

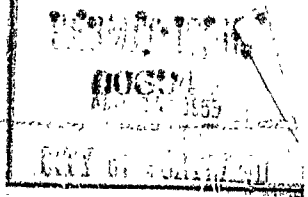
Eugene J. Martin

Merrill S. Lippin



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, May 10, 1955



To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect ~~alter or repair~~ construct the following building structure ~~erected~~ 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 131 Beacon St. Within Fire Limits? no Dist. No. _____
 Owner's name and address George L. Bowles, 131 Beacon St. Telephone 4-2155
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Donald York, 73 Broadway Telephone 3-7710
 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 dwelling
 Estimated cost \$ 1,000. Fee \$ 4.00

General Description of New Work

To construct 2-car frame garage ^{22'} x 24'

4/14/55

CHIEF OF BUREAU

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 Donald York

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 15'
 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 8" bottom 10" cellar no
 Material of underpinning _____ to sill _____ Height _____ Thickness _____
 Kind of roof pitch-gable Rise per foot 7" Roof covering Asphalt Class C Und Lab
 No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
 Framing lumber—Kind hemlock Dressed or full size? dressed
 Corner posts 1x4 Sills 1x6 Girt or ledger board? _____ Size _____
 Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-55" 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 24"
 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 0, to be accommodated 2 number commercial cars to be accommodated 0
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? no

APPROVED:

O.R. - 5/17/55 - G. J. S.

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

George L. Bowles

Signature of owner by:

D B York

INSPECTION COPY

May 12, 1955

AP-127-133 Beacon Street

Mr. George L. Bowles
131 Beacon St.

Copies to Corporation Counsel

Mr. Donald York
73 Broadway

Dear Mr. Bowles:

As you are aware, we are unable to issue a permit for construction of a two car garage 22 feet by 24 feet on the lot with your dwelling at the above location because the side wall of the garage is proposed only two feet six inches from the side lot line whereas a clearance of not less than five feet from that line is required by Section 15A6 of the Zoning Ordinance because the front wall of the garage will be less than 50 feet back from Beacon St.

You have expressed a desire to exercise your appeal rights and accordingly we are sending you an outline of the appeal procedure and are certifying the case to the Corporation Counsel, who acts as clerk for the Board of Appeals.

Very truly yours,

Warren McDonald
Inspector of Buildings

AJS/B

Enc: Outline of appeal procedure

STATEMENT ACCOMPANYING APPLICATION FOR BUILDING PERMIT

for garage Date 5/10/55
at 131 Beacon St.

1. In whose name is the title of the property now recorded? George J. Rowles
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? yes
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? 6"
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

D B York

City of Portland, Maine
Board of Appeals
—ZONING—

May 12, 1955

Sustained
5/12/55

55/42

To the Board of Appeals:

Your appellant, George L. Bowles
property at 127-133 Beacon Street

, who is the owner of
, respectfully petitions the Board of Appeals

property, as provided by Section 18, Paragraph E of said Zoning Ordinance,
Permit for construction of a two-car garage, 22 feet by 22 feet, on the lot with

the dwelling at 127-133 Beacon Street is not issuable under the Zoning Ordinance
because the side wall of the garage is proposed only two feet six inches from the
side lot line whereas a clearance of not less than five feet from that line is
required by Section 15A6 of the Zoning Ordinance because the front wall of the
garage will be less than 50 feet bac. from Beacon Street.

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 can
be granted without substantially departing from the intent and purpose of the Zoning
Ordinance.

George L. Bowles
Appellant

After public hearing held on the 13th day of May, 1955,
the Board of Appeals finds that an exception is necessary in this case to grant reasonable use
of property 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
in this specific case. be permitted

Ben B. Wilson
Harry E. Torrey
John W. Lake
Carlton L. Rice
William H. O'Brien
BOARD OF APPEALS

DATE: May 13, 1955

HEARING ON APPEAL UNDER THE Zoning Ordinance of George L. Bowles

AT 127-133 *Beacon Street*

Public hearing on above appeal was held before the Board of Appeals

<u>Board of Appeals</u>	<u>VOTE</u>		<u>Municipal Officers</u>
	Yes	No	
Ben B. Wilson	(✓)	()	
Harry K. Torrey	(✓)	()	
John W. Lake	(✓)	()	
Carleton G. Lane	(✓)	()	
William H. O'Brien	(✓)	()	
	()	()	
	()	()	
	()	()	

Record of Hearing:

IN FAVOR OF: Letter in file

Portland, Maine
May 16, 1955

TO THE BOARD OF APPEALS:

We, the undersigned, have no objection to the construction of a two-car garage, 22 feet by 22 feet, on the property at 127-133 Beacon Street, with the understanding that the sidewall of the garage is proposed only two feet six inches from the side lot line instead of the five feet from that line required when the front wall will be less than 50 feet back from Beacon Street.

Fredrick H. Thompson, Minister Woodlands
(Owner) Chapel Street Church
123 Beacon St. Portland, Me.
(Address)

Ruth N. Parry
(Owner)
102 Lincoln St. Portland, Me.
(Address)

INQUIRY BLANK *ml*

ZONE TRAA ZONE

FIRE DIST. NONE

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Verbal
By Telephone

Date Nov. 23, 1953

LOCATION 131 Beacon, corner of Lincoln St OWNER George L. Bowles

MADE BY Owner TEL. 3-1561 (OFFICE)

ADDRESS 131 Beacon Street

PRESENT USE OF BUILDING _____

CLASS OF CONSTRUCTION _____

NO. OF STORIES _____

REMARKS: _____

INQUIRY: 1- How close to the lot line can a garage be built on the lot with drive in from Beacon Street?

*MS
WR
11/24/53*

ANSWER: 1- Since lot is only 71.5' deep from Beacon Street and garage must be kept at least 3' from rear line, a building only 18.5' deep (so as to keep the front of it at least 50' from Beacon Street) can be built if a distance of only 3' from side lot is provided. If garage is to be deeper than this, a 5' distance is required.

I suggested that, if he wished to locate garage closer to street than 50' and only 3' from side line, he

DATE OF REPLY 11/23/53

REPLY BY C.G.S.

try appeal action. Explained to him how this may be done -



(SA) SINGLE RESIDENCE ZONE - A
 FILL IN COMPLETELY AND SIGN WITH INK

STEAM

PERMIT ISSUED

Permit No. **958**
 AUG 23 1945

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT
 Portland, Maine, AUG. 21, 1945

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 131 BEACON ST Use of Building DWELLING No. Stories 2 New Building
 Existing "
 Name and address of owner of appliance GEO. L. BOWLES 135 MARSHALL WAY
 Installer's name and address BALLARD OIL EQUIP. CO. INC. Telephone 2-1991

To install OIL BURNER - (REPLACEMENT) O.K. 8/22/45 C.R.
 General Description of Work

IF HEATER, POWER BOILER OR COOKING DEVICE
 Is appliance or source of heat to be in cellar? YES If not, which story _____ Kind of Fuel OIL
 Material of supports of appliance (concrete floor or what kind) CONCRETE
 Minimum distance to wood or combustible 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 OIL BURNER
 Name and type of burner EB00 Labeled and approved by Underwriters' Laboratories? YES
Insurance rules require 7 ft. between tank and heater. Building Code requires 5 ft. We recommend 7 ft. where possible.
 Will operator be always in attendance? No Type of oil feed (gravity or pressure) PRESSURE
 Location oil storage BASEMENT No. and capacity of tanks 1 - 275 ALREADY INSTALLED
 Will all tanks be more than seven feet from any flame? YES How many tanks fireproofed? _____
 Amount of fee enclosed? 1.00 (\$1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)
 Signature of Installer BALLARD OIL EQUIP. CO. INC.

INSPECTION COPY



APPLICATION FOR PERMITS

PERMIT ISSUED

Class of Building or Type of Structure Third Class

JUN 13 1939

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

Portland, Maine, June 13, 1939

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

Location 131 Beacon Street Within Fire Limits? no Dist. No.
Owner's or Lessee's name and address Elizabeth M. Bowles, 131 Beacon Street Telephone
Contractor's name and address Herbert G. Cail, 52 Maplewood Street Telephone 4-0904
Architect Plans filed YES No. of sheets 2
Proposed use of building Dwelling No. families 1
Other buildings on same lot none
Estimated cost \$ 225. Fee \$.75

Description of Present Building to be Altered

Material frames No. stories 2 Heat Style of roof Roofing
Last use Dwelling No. families 1

General Description of New Work

To demolish 10' x 16' platform on side of dwelling and
To construct 10' x 16' one story open piazza on side of dwelling
(4x6 header)

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED.

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

Details of New Work

no Height average grade to top of plate 8'
Size, front 10' depth 16' No. stories 1 Height average grade to highest point of roof 13' 11'
To be erected on solid or filled land? solid earth or rock? earth
Material of foundation concrete piers 16"x10" Thickness, top bottom cellar
Material of underpinning 8" and 10" O.G. Height Thickness
Kind of Roof shed Rise per foot 4" Roof covering asphalt roofing Class C Unad. Lab.
No. of chimneys none Material of chimneys of lining
Kind of heat none Type of fuel Is gas fitting involved?
Framing Lumber Kind hemlock Dressed or Full Size? dressed
Corner posts 8" postsills 4x6 Girt or ledger board? Size
Material columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.
Joists and rafters: 1st floor 2x6 2nd 3rd roof 2x6
On centers: 1st floor 12" 2nd 3rd roof 13"
Maximum span: 1st floor 10' 2nd 3rd roof 10'

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

If a Garage

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

Miscellaneous

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

INSPECTION COPY

Signature of owner Elizabeth M. Bowles

Signature of contractor Herbert G. Cail



SINGLE RESIDENCE ZONE PERMIT
APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class **MAY 9 1938**

Portland, Maine, May 6, 1938

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 151 Beacon Street Ward 5 Within Fire Limits? no Dist. No. _____
 Owner's or Lessee's name and address George L. Bowles, 57 Linn Ave. Telephone _____
 Contractor's name and address A. J. Brenner, 105 Davon Street Telephone 2-5681
 Architect _____ Plans filed _____ No. of sheets _____
 Proposed use of building dwelling house No. families 1
 Other buildings on same lot _____
 Estimated cost \$ 60. Fee \$.50

Description of Present Building to be Altered

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

General Description of New Work

To put in 5 1/2' partition (2x4 studs 15" OC) to use portion of existing pantry, first floor for toilet room, existing window at least three square feet in area for ventilation. To make existing window in pantry smaller

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

Details of New Work

**CERTIFICATE OF OCCUPANCY
 REQUIREMENT IS WAIVED.**

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

If a Garage

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

Miscellaneous

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

George L. Bowles

Signature of owner By _____

A. J. Brenner

INSPECTION COPY

FILL IN COMPLETELY AND SIGN WITH INK

PERMIT ISSUED

Permit No. 1045



APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWERING EQUIPMENT

Portland, Maine, Aug. 1, 1934

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 131 Beacon Street, City Use of Building Residence

Name and address of owner Mrs. Jos. B. Walton, 131 Beacon St., City Ward 1

Contractor's name and address Eastern Oil Co., 135 Marginal Way Telephone 6495

General Description of Work

To install One Ballard Jr. Oil Burner with 275 gal. tank.

IF HEATER, POWER BOILER OR COOKING DEVICE

Is heater or source of heat to be in cellar? YES If not, which story Kind of Fuel oil

Material of supports of heater or equipment (concrete floor or what kind) concrete

Minimum distance to wood or combustible material, from top of boiler or casing top of furnace.

from top of smoke pipe from front of heater from sides or back of heater

IF OIL BURNER

Name and type of burner Ballard-gun type Labeled and approved by Underwriters' Laboratories? yes

Will operator be always in attendance? no Type of oil feed (gravity or pressure) pressure

Location oil storage cellar No. and capacity of tanks 1-275 gallon

Will all tanks be more than seven feet from any flame? YES How many tanks fireproofed?

Amount of fee enclosed \$1.00 (\$1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

Signature of contractor [Signature]

INSPECTION COPY

NOTIFICATION BEFORE LATHING OR CLOSING-IN IS WAIVED.

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED.

[Handwritten initials]

PERMIT # 002089 CITY OF Portland BUILDING PERMIT APPLICATION MAP # _____ LOT# _____

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

Owner: John M. Ney, III - 772-3190
 Address: 131 Beacon St., Portland 04102
 LOCATION OF CONSTRUCTION: 131 Beacon St.
 CONTRACTOR: owner _____ SUBCONTRACTORS: _____
 ADDRESS: _____

For Official Use Only	
Date: <u>May 16, 1989</u>	Subdivision: Yes / No _____
Inside Fire Limits _____	Name _____
Bldg Code _____	L.A. _____
Time Limit _____	Block _____
Estimated Cost: <u>\$28,600</u>	Permit Expiration: _____
Value Structure _____	Ownership: _____ Public _____ Private _____
Fees: <u>\$60.00</u>	

Ect. Construction Cost: \$28,000 Type of Use: 2 family
 Past Use: _____
 Building Dimensions L _____ W _____ Sq. Ft. _____ # Stories: _____ Lot Size: _____
 Is Proposed Use: _____ Seasonal _____ Condominium _____ Apartment _____

Ceiling:
 1. Ceiling Joists Size _____
 2. Ceiling Strapping Size _____ Spacing _____
 3. Type Ceilings: _____
 4. Insulation Type _____ Size _____
 5. Ceiling Height: _____

Conversion - Explain To extend the kitchen onto existing porch.
 COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE 1 set of plans submitted

Roof:
 1. Truss or Rafter Size _____ Span _____
 2. Sheathing Type _____
 3. Roof Covering Type _____
 4. Other _____

Residential Buildings Only:
 # Of Dwelling Units _____ # Of New Dwelling Units _____
 Foundation:
 1. Type of Soil: _____
 2. Set Backs - Front _____ Rear _____ Side(s) _____
 3. Footings Size: _____
 4. Foundation Size: _____
 5. Other _____

Chimneys:
 Type: _____ Number of Fire Places _____

Floor:
 1. Sills Size: _____ Sills must be anchored.
 2. Girder Size: _____
 3. Lally Column Spacing: _____ Size: _____
 4. Joists Size: _____ Spacing 16" O.C.
 5. Bridging Type: _____ Size: _____
 6. Floor Sheathing Type: _____ Size: _____
 7. Other Material: _____

Heating:
 Type of Heat: _____

Exterior Walls:
 1. Studding Size _____ Spacing _____
 2. No. windows _____
 3. No. Doors _____
 4. Header Sizes _____ Span(s) _____
 5. Bracing: Yes _____ No _____
 6. Corner Posts Size _____
 7. Insulation Type _____ Size _____
 8. Sheathing Type _____ Size _____
 9. Siding Type _____ Weather Exposure _____
 10. Masonry Materials _____
 11. Metal Materials _____

Electrical:
 Service Entrance Size: _____ Smoke Detector Required Yes _____ No _____

Interior Walls:
 1. Studding Size _____ Spacing _____
 2. Header Sizes _____ Span(s) _____
 3. Wall Covering Type _____
 4. Fire Wall if required _____
 5. Other Materials _____

Plumbing:
 1. Approval of soil test if required Yes _____ No _____
 2. No. of Tubs or Showers _____
 3. No. of Flushes _____
 4. No. of Lavatories _____
 5. No. of Other Fixtures 00 _____

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

White-Tax Assessor Yellow-GPCOG White Tag -CEO

Zoning:
 District _____ Street Frontage Req. _____ Provided _____
 Required Setbacks: Front _____ Luck _____ Side _____ Side _____

Review Required:
 Zoning Board Approval: Yes _____ No _____ Date: _____
 Planning Board Approval: Yes _____ No _____ Date: _____
 Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____
 Shore and Floodplain Mgmt. _____ Special Exception _____
 Other (Explain) _____
 Date Approved 5-16-89

Permit Received By George C. GREGG

Signature of Applicant _____ Date _____

Signature of CEO _____ Date _____

Inspection Dates _____

197 N.W. ROWE © Copyright GPCOG 1987

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION 131 Beacon Street

Issued to Peter Wellman

Date of Issue July 2, 1986

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. 81/174, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

ENTIRE

TWO FAMILY DWELLING

Limiting Conditions:

Work was done in 1981 but a Occupancy permit was never issued

This certificate supersedes
certificate issued

Approved:

7-3-86
(Date)

P. Wellman
Inspector

[Signature]
Inspector of Building

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.

PLOT PLAN

N



FEES (Breakdown From Front)

Base Fee \$ 25.00 _____

Subdivision Fee \$ _____

Site Plan Review Fee \$ _____

Other Fees \$ 135.00 _____

(Explain) _____

Late Fee \$ _____

Type	Inspection Record	Date
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____

COMMENTS 1/5/89 OK AN

Signature of Applicant John M. Mey III Date 16 May 89

PLUMBING APPLICATION

Department of Human Services
Division of Health Engineering
(207) 289-3826

PROPERTY ADDRESS

Town Or Plantation: Portland
Street Subdivision Lot #: 131 BEACON ST

PROPERTY OWNERS NAME

Last: NEY First: JACK
Applicant Name: Rudolf CASPARIUS
Mailing Address of Owner/Applicant (if Different): 1231 FOREST AVE

PORTLAND PERMIT # 3,488 TOWN COPY
Date Permit Issued: 6/21/89 \$ 11,870.10 FEE Double Fee Charged
Local Plumbing Inspector Signature: [Signature] L.P.I. # 11213

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.
[Signature] Date: Jun 20, 89

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.
[Signature] Date Approved: JUN 22 1989

PERMIT INFORMATION

This Application is for	Type Of Structure To Be Served:	Plumbing To Be Installed By:
1. <input type="checkbox"/> NEW PLUMBING 2. <input checked="" type="checkbox"/> RELOCATED PLUMBING	1. <input checked="" type="checkbox"/> SINGLE FAMILY DWELLING 2. <input type="checkbox"/> MODULAR OR MOBILE HOME 3. <input type="checkbox"/> MULTIPLE FAMILY DWELLING 4. <input type="checkbox"/> OTHER - SPECIFY _____	1. <input checked="" type="checkbox"/> MASTER PLUMBER 2. <input type="checkbox"/> OIL BURNERMAN 3. <input type="checkbox"/> MFG'D. HOUSING DEALER/MECHANIC 4. <input type="checkbox"/> PUBLIC UTILITY EMPLOYEE 5. <input type="checkbox"/> PROPERTY OWNER LICENSE # <u>1,776</u>

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Number	Column 2 Type of Fixture	Number	Column 1 Type of Fixture	
<p>HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.</p> <p>OR</p> <p>HOOK-UP: to an existing subsurface wastewater disposal system.</p>		Hosebibb / Sillcock		Bathtub (and Shower)	
		Floor Drain		Shower (Separate)	
		Urinal		<input checked="" type="checkbox"/> Sink	
		Drinking Fountain		<input checked="" type="checkbox"/> Wash Basin	
		Indirect Waste		<input checked="" type="checkbox"/> Water Closet (Toilet)	
		Water Treatment Softener, Filter, etc.		<input checked="" type="checkbox"/> Clothes Washer	
	<p>PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.</p>		Grease/Oil Separator		<input checked="" type="checkbox"/> Dish Washer
			Dental Cuspidor		<input checked="" type="checkbox"/> Garbage Disposal
			Bidet		Lairdry Tub
	Number of Hook-Ups & Relocations		Other: _____		Water Heater
\$ Hook-Up & Relocation Fee		Fixtures (Subtotal) Column 2	6	Fixtures (Subtotal) Column 1	
			0	Fixtures (Subtotal) Column 2	
			6	Total Fixtures	
			\$ 18.	Fixture Fee	
			\$ 0.	Hook-Up & Relocation Fee	
			\$ 18.	Permit Fee (Total)	

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

TOWN COPY

PERMIT # 002029 CITY OF Portland BUILDING PERMIT APPLICATION MAP # _____ LOT# _____

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

Owner: John M. Ney, III - 772-3190
 Address: 131 Beacon St., Portland 04102
 LOCATION OF CONSTRUCTION 131 Beacon St.
 CONTRACTOR: owner SUBCONTRACTORS: _____

ADDRESS: _____
 Est. Construction Cost: \$28,000 Type of Use: 2 family
 Past Use: _____
 Building Dimensions L W Sq. Ft. # Stories: Lot Size: _____
 Is Proposed Use: _____ Seasonal _____ Condominium _____ Apartment _____

Conversion - Explain To extend the kitchen onto existing porch.

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE 1 set of plans submitted

Residential Buildings Only:
 # Of Dwelling Units _____ # Of New Dwelling Units _____

Foundation:
 1. Type of Soil: _____
 2. Set Backs - Front _____ Rear _____ Side(s) _____
 3. Footings Size: _____
 4. Foundation Size: _____
 5. Other _____

Floor:
 1. Sills Size: _____ Sills must be anchored.
 2. Girder Size: _____
 3. Lally Column Spacing: _____ Size: _____
 4. Joists Size: _____ Spacing 16" O.C.
 5. Bridging Type: _____ Size: _____
 6. Floor Sheathing Type: _____ Size: _____
 7. Other Material: _____

Exterior Walls:
 1. Studding Size _____ Spacing _____
 2. No. windows _____
 3. No. Doors _____
 4. Header Sizes _____ Span(s) _____
 5. Bracing: Yes _____ No _____
 6. Corner Posts Size _____
 7. Insulation Type _____ Size _____
 8. Sheathing Type _____ Size _____
 9. Siding Type _____ Weather Exposure _____
 10. Masonry Materials _____
 11. Metal Materials _____

Interior Walls:
 1. Studding Size _____ Spacing _____
 2. Header Sizes _____ Span(s) _____
 3. Wall Covering Type _____
 4. Fire Wall if required _____
 5. Other Materials _____

For Official Use Only

Date: May 16, 1989 Subdivision: Yes / No _____
 Inside Fire Limits _____ Name _____
 Bldg Code _____ Lot _____
 Time Limit _____ Block _____
 Estimated Cost: \$28,000 Permit Expiration: _____
 Value/Structure _____ Ownership: _____ Public _____ Private _____
 Fee: \$160.00

Ceiling:
 1. Ceiling Joists Size: _____
 2. Ceiling Strapping Size _____ Spacing _____
 3. Type Ceilings: _____
 4. Insulation Type _____ Size _____
 5. Ceiling Height: _____

Roof:
 1. Truss or Rafter Size _____ Span _____
 2. Sheathing Type _____
 3. Roof Covering Type _____
 4. Other _____

Chimneys: _____ Number of Fire Places _____
 Type: _____

Heating: _____
 Type of Heat: _____

Electrical: _____
 Service Entrance Size: _____ Smoke Detector Required Yes _____ No _____

Plumbing:
 1. Approval of soil test if required Yes _____ No _____
 2. No. of Tubs or Showers _____
 3. No. of Flushes _____
 4. No. of Lavatories _____
 5. No. of Other Fixtures: _____

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

Zoning: District _____ Street Frontage Req.: _____ Provided _____
 Required Setbacks: Front _____ Back _____ Side _____ Side _____

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

Permit Received By Nancy Grossman

Signature of Applicant John M. Ney III Date 16 May 89

Signature of CEO _____ Date _____

Inspection Dates 9/89



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date April 28, 1989, 19
 Receipt and Permit number 0021

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: 131 Beacon St
 OWNER'S NAME: John Ney ADDRESS: _____

	FEES
OUTLETS:	
Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL <u>30</u>	3.00
FIXTURES: (number of)	
Incandescent <u>2</u> _____ Fluorescent _____ (not strip) TOTAL <u>2</u>	3.00
Strip Fluorescent _____ ft.	
SERVICES:	
Overhead _____ Underground _____ Temporary _____ TOTAL amperes _____	
METERS: (number of)	
MOTORS: (number of)	
Fractional	
1 HP or over	
RESIDENTIAL HEATING:	
Oil or Gas (number of units)	
Electric (number of rooms)	
COMMERCIAL OR INDUSTRIAL HEATING:	
Oil or Gas (by a main boiler)	
Oil or Gas (by separate units)	
Electric Under 20 kws _____ Over 20 kws _____	
APPLIANCES: (number of)	
Ranges _____ Water Heaters _____	
Cook Tops _____ Disposals _____	
Wall Ovens _____ Dishwashers _____	
Dryers _____ Compactors _____	
Fans _____ Others (denote) _____	
TOTAL	
MISCELLANEOUS: (number of)	
Branch Panels	
Transformers	
Air Conditioners 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: <u>6.00</u>	

INSPECTION:
 Will be ready on _____, 19__; or Will Call XX
CONTRACTOR'S NAME: John Ney
ADDRESS: 131 Beacon St.
TEL.: 772-3190
MASTER LICENSE NO.: _____ **SIGNATURE OF CONTRACTOR:** _____
LIMITED LICENSE NO.: _____

