

SHAW-WALKER
BOOK CO. INC.

ABOUT 51-55 ASHMONT STREET



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date June 6, 1980, 19__
 Receipt and Permit number A51379

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: 55 Ashmont St. ADDRESS: _____
 OWNER'S NAME: Thomas Comeen

OUTLETS:	Receptacles _____	Switches _____	Plugload _____	ft. TOTAL <u>30</u>	<u>3.00</u>
FIXTURES:	Incandescent _____ Fluorescent _____ (not strip) TOTAL _____					
	Strip Fluorescent _____ ft.					
SERVICES:	Overhead _____	Underground _____	Temporary _____	TOTAL amperes <u>200</u>	<u>3.50</u>
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) _____					
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 Unit (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>9.50</u>
	FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT DOUBLE FEE DUE:					
	FOR REMOVAL OF A "STOP ORDER" (304-16.b) TOTAL AMOUNT DUE:					<u>9.50</u>

INSPECTION: _____
 Will be ready on Monday, 19__ or Will Call _____
 CONTRACTOR'S NAME: W. C. Haycock
 ADDRESS: 104 Primrose Lane
 TEL.: 797-3625
 MASTER LICENSE NO.: 4066
 LIMITED LICENSE NO.: _____
 SIGNATURE OF CONTRACTOR: W. C. Haycock

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



APPLICATION FOR PERMIT
 DEPARTMENT OF BUILDING INSPECTIONS SERVICES
 ELECTRICAL INSTALLATIONS

Date May 7, 1980, 19
 Receipt and Permit number A 45683

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: 49-55 Ashmont St.
 OWNER'S NAME: Thomas F. Conneen ADDRESS: 640 Brighton Ave.

OUTLETS:	Receptacles _____	Switches _____	Plugmold _____	ft. TOTAL <u>30</u>	<u>3.00</u>
FIXTURES: (number of)	Incandescent _____	Flourescent <u>7</u>	(not strip) TOTAL <u>7</u>	<u>3.00</u>	
	Strip Flourescent _____	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:		<u>6.00</u>
				DOUBLE FEE DUE:		
				TOTAL AMOUNT DUE:		<u>6.00</u>

INSPECTION:
 Will be ready on _____, 19__; or Will Call x
 CONTRACTOR'S NAME: L.C. Gignattier
 ADDRESS: Park St.
 TEL.: 772-1293
 MASTER LICENSE NO.: 3810 SIGNATURE OF CONTRACTOR: _____
 LIMITED LICENSE NO.: _____

**CERTIFICATE OF APPROVAL
FOR INTERNAL PLUMBING**

TOWN/CITY CODE: 05170 LPI NUMBER: 123 DATE ISSUED: 15 7 80
 THE TOWN/CITY OF: Portland
 Installer's Name: W. WITTNER
 Owner: Thomas J. ...
 Address: 49-55 ...
 No. 38820 IC
 Certificate of App. Number

- 1. Owner
- 2. Licensed Master Plumber
- 3. Licensed Oil Burner
- 4. Employees of Public Utilities
- 5. Manufactured Housing Dealer
- 6. Manufactured Housing Mechanic

THE INTERNAL PLUMBING INSTALLED PURSUANT TO THE ABOVE CERTIFICATE OF APPROVAL NUMBER HAS BEEN TESTED IN MY PRESENCE, FOUND TO BE FREE FROM LEAKS, AND WAS INSTALLED IN COMPLIANCE WITH THE MUNICIPAL AND STATE PLUMBING REGULATIONS.

Signature of LPI: *Arnold J. Goodwin*

Date Inspected: MAY 29 1980

TOWN'S COPY

ORIGINAL - To be sent to: Department of Human Services, Division of Health Engineering, Augusta, Maine 04333

INTERNAL PLUMBING PERMIT FOR THE TOWN/CITY OF

Town/City Code: 05170 LPI Number: 123 Date Issued: 15 7 80
 Address of Where Plumbing is Done: 49-55 ...
 Name of Owner: CANNIEN ...
 No. 38820 IP
 PERMIT NUMBER

Type of Construction	1. New	2. Remodelling	3. Addition	4. Remodelling & Addition	5. Replacement of Hot Water Heater	6. Hook-up of Mobile Home	7. Hook-up of Modular Home	8. Other (Specify)
Plumbing To Serve	1. Single (Res)	2. Multi-Fam (Res)	3. Mobile Home	4. Modular Home	5. Commercial	6. School	7. Other (Specify)	
Number of Fixtures or Hook-Ups	Sink(s) 2	Toilet(s) 2	Bathtub(s)	Lavatorie(s) 2	Showers(s) 2	Floor Drain(s) 4	Hook-Up(s)	

DATE ISSUED: MAY 29 1980

SCHEDULE OF "FEES"

1-10 Fixtures	\$2.00 each
11-20 Fixtures	\$1.00 each
21 Fixtures on up	\$.50 each
Hook-Ups	\$2.00 each

NOTE: Hotwater Heater (Tank or Tankless) is a Fixture

Fixtures Fee: 24.00
 Hook-Up Fee: 8.00
 Administrative Fee: 3.00
 Total Fee: 35.00

TOWN'S COPY

CERTIFICATE OF APPROVAL
FOR INTERNAL PLUMBING

THE TOWN/CITY OF Portland

No. 38820 IC

TOWN/CITY CODE
05170

LPI NUMBER
1123

DATE ISSUED
Month 5 Day 28 Year 80

Certificate of App. Number

Installer's Name

WHITTIER F.I.M.I.

Installer Code
1

- 1. Owner
- 2. Licensed Master Plumber
- 3. Licensed Oil Burnerman
- 4. Employees of Public Utilities
- 5. Manufactured Housing Dealer
- 6. Manufactured Housing Mechanic

Owner

Thomas J. Corneil

Address

49-55 Ashmont Street
St./Lot Number Street, Road Name
(Location where plumbing was done and inspected)

Subdivision

THE INTERNAL PLUMBING INSTALLED PURSUANT TO THE ABOVE CERTIFICATE OF APPROVAL
NUMBER HAS BEEN TESTED IN MY PRESENCE, FOUND TO BE FREE FROM LEAKS, AND WAS
INSTALLED IN COMPLIANCE WITH THE MUNICIPAL AND STATE PLUMBING REGULATIONS.

Emilio J. Goussard

Signature of LPI MAY 29 1980

Date Inspected
ORIGINAL - To be sent to: Department of Human Services,
Division of Health
Engineering, Augusta, Maine 04333

OWNER'S COPY

CITY OF PORTLAND, MAINE
FIRE PREVENTION BUREAU

May 14, 1980

TO: Thomas Conneen

FROM: Fire Prevention Bureau

SUBJECT: 49-55 Ashmont St. (Change from 4 family to 6 family)

Your building permit application has been approved by this department subject to the following conditions of the applicable codes of the City of Portland and the State of Maine.

1. Each apartment shall have a single station smoke detector wired to the house current.
2. All vertical openings shall be 1 hour fire rated enclosures, including fire doors with self-closers.
3. The boiler room shall be enclosed with construction having a fire rating of at least one hour including the overhead and fire door with self closer.
4. Each apartment shall have access to two remote and separate approved exits.

Lt. James P. Collins
Lt. James P. Collins
Fire Prevention Bureau



APPLICATION FOR PERMIT

B.O.C.A. USE GROUP 00-298

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION PORTLAND, MAINE, May 7, 1980

PERMIT ISSUED

MAY 14 1980

CITY OF PORTLAND

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

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland E.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 ... 49-55 Ashmont Street Fire District #1 , #2

1. Owner's name and address ... Thomas F. Corneen - 640 Brighton Ave, Telephone . 772-7770

2. Lessee's name and address Telephone

3. Contractor's name and address ... L. W. Whittier - Park St. Telephone . 772-1383

4. Architect Specifications Plans No. of sheets

Proposed use of building . 6 family No. families

Last use . 4 family No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot Fee \$. 19.00

Estimated contractual cost \$. 4,000

FIELD INSPECTOR—Mr. Marge GENERAL DESCRIPTION ch of use 15.00

This application is for:

Dwelling Ext. 234

Garage

Masonry Bldg.

Metal Bldg.

Alterations

Demolitions

Change of use from 4 to 6 families with alterations as per plans, 7 sheets of plans, 2 new aptg. to be on 3rd floor Stamp of Special Conditions

Fee \$. 34.00

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

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

DETAILS OF NEW WORK

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

Is connection to be made to public sewer? If not, what is proposed for sewage?

Has septic tank notice been sent? Form notice sent?

Height average grade to top of plate Height average grade to highest point of roof

Size, front depth No. stories solid or filled land? earth or rock?

Material of foundation Thickness, top bottom cellar

Kind of roof Rise per foot Roof covering

No. of chimneys Material of chimneys of lining Kind of heat fuel

Framing Lumber—Kind Dressed or full size? Corner posts Sills

Size Girder Columns under girders Size Max. on centers

Studs (outside walls and carrying partitions) 2x4-16" 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?

APPROVAL 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 # ... 8280

Type Name of above ... Thomas F. Corneen 1 2 3 4

Other and Address

City of Portland, Maine
Fire Department

June 10, 1979

Mr. Donald Newland
80 Sheraline Drive
Palmyra, Maine

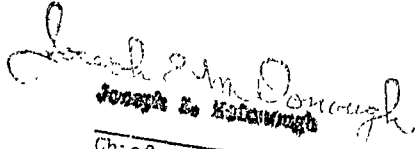
Dear Mr. Newland:

Re: Fire @ 55 Ashwood Street

On 5/30/79 a fire occurred in the building listed above, of which you are reported to be the owner ().

If permanent repair work is required for this building, you must obtain a permit from the Building & Inspection Dept. in City Hall before starting such work.

Very Truly Yours,


Joseph E. Kistowich

Chief
Portland Fire Department

cc: Building & Inspection Dept.
Corporation Counsel
Health Dept. (Housing Div.)
City Assessor's (Mr. Lucci)

NOTE: Fire started in first floor hallway and burnt a hole through the floor approximately three feet in diameter.

NFC



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COCKING OR POWER EQUIPMENT

Portland, Maine, Dec. 14, 1956

12204

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE
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 55 Ashmont St. Use of Building apartment house No. Stories 2 1/2 New Building Existing "
Name and address of owner of appliance Ralph Allen, 110 Coyle St.
Installer's name and address Norton Montgomery, 68 Wolcott St. Telephone 4-9275

General Description of Work

To install forced hot water 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 3'
From top of smoke pipe 2' From front of appliance over 4' From sides or back of appliance over 3'
Size of chimney flue 12x12 Other connections to same flue none Rated maximum demand per hour
If gas fired, how vented? none
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? yes

IF OIL BURNER

Name and type of burner Quiet Heat Labelled by underwriter's laboratories? yes
Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? bottom
Type of floor beneath burner concrete Size of vent pipe 1 1/2"
Location of oil storage basement Number and capacity of tanks 1-275 gal.
Low water shut off Make many tanks enclosed?
Will all tanks be more than five feet from any flame? yes How many tanks enclosed?
Total capacity of any existing tanks for furnace burners

IF COOKING APPLIANCE

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

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

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

APPROVED:
12-14-56 OK NFC

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

Ralph Allen

Signature of Installer: Norton Montgomery

INSPECTION COPY

File

October 5, 1954

AP 51-55 Ashcroft Street

J. E. Roberts Construction Co.,
1024 Washington Avenue
Mr. William S. Millward, Sr.
Birch Knolls
Cape Elizabeth, Maine

Copy to Mr. Ralph L. Allen
119 Coyle Street

Copy to Health Director

Gentlemen:-

Examination of plans filed with application for permit for alterations to single family dwelling at the above location to provide living quarters for four families therein discloses variances from and questions as to compliance with Zoning Ordinance and Building Code requirements as listed below. Before a permit can be issued it is necessary that revised prints indicating compliance with requirements be furnished for checking and approval. Details in question are as follows:-

1. Permit can be approved only on basis that lot on which building is located is to include part of the adjoining lot shown on plot plan, which will give a total width of lot of 81 feet.
2. Hall lights are required to be on a single circuit connected to the owner's meter and controlled by an automatic time switch so as to be burning throughout the hours of darkness. - See Section 20303 of Building Code. - ?
3. Cellar stairs are required to be enclosed with partitions of one-hour fire resistance. - See Section 20302. Handrail is required on one side of these stairs and an electric light is required within the enclosure. - *OK*
4. Enclosure of the heater as shown is not required, but there is no objection to it being done if it is so desired. - *Left out*
5. A dry concrete floor is required throughout the cellar. - See Section 20312. - *OK*
6. Smaller dimension of bedroom for front apartment in second story is less than the allowable minimum of 7 feet set by the Housing Ordinance. While this Ordinance is enforced by the Health Department and not by this department, we cannot issue a permit authorizing conditions contrary to its requirements.
7. Timber hangers are required for support of trimmers and header around stair well in second floor framing of side piazza.

Very truly yours,

Albert J. Sears
Deputy Inspector of Buildings

WJG/O

File Change from One Family to Four at 51-55 Ashmont St. 10/4/54

- 1- Zoning RD zone:
 Sect 9-C - 20' side yard required - O.K.
 Sect 9-B - 20' rear yard required - less than 20' but authorized by appeal.
 Sect 9-F - No room for habitation above second story - O.K.
 Sect 9-I - Only one family for every 1500 sqft of lot - $4 \times 1500 = 6000$ sqft.
 Actual area = 8100 square feet. O.K.

2- Special and General Use Requirements

SECTION 203	SECTION 212	
a - O.K.	a - O.K.	Sect. 10-a of H.O. - Not less than 65' of floor area + least dim 7' $5 \times 6 = 30.0'$ $5 \times 7.5 = 37.5'$ $67.5'$ Least dim - 6' for bedroom of apt in 2nd story
b - O.K.	b - O.K.	
c - O.K.	c - O.K.	
d - O.K.	d - Venting of inside bath rooms. ?	
e - 3 - Hall light on owners meter controlled by automatic time switch. ?	e - Less of stairs directly on stairs to basement. Handrails on cellar stairs. ?	
f - 2 - Cellar stairs required to be enclosed	f - O.K.	
3 - Heater room enclosure not required?		
g - O.K.	g - O.K.	
h - O.K.	h - O.K.	
i - Cellar floor ?	i - O.K.	
j - Special allowances	j - O.K.	

Change from One Family to Four at 51-55 Ashmont Street

10/4/56

3- Miscellaneous -

a- To replace chimney, OK for heater
or is chimney to be new?

b- First Floor Framing:-

2x8 full size 14' span = 55[#] per sq. ft. @ 0.11

c- Girders:- 8x6 full size - 5' = 7040[#]

2(2x8) dr. - 5' = 27468[#]
11508[#]

12.5x5x47 = 2938

12.5x5x57 = 3562

12.5x5x20 = 1250

2(12.5x8x5) = 1000

8750[#] - OK

d- Side porch Framing.

4x8-9' span = 2769[#]

$\frac{2769}{4.5 \times 9} = 68^{\#}$ per sq. ft. @ 0.11

Timber hangers for support of trimmers
& headers ?

$\frac{2 \times 11170}{3 \times 4} \times \frac{2 \times 67}{5} =$
7 = 1117[#]

$\frac{1117}{20} = 55^{\#}$

14x1 5/12

220 42
 $\frac{2 \times 1400}{3 \times 5} \times \frac{8 \times 36}{4}$



RESTRICTION NONE - D

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, October 3, 1956

PERMIT ISSUED

01766
OCT 15 1956

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair demolish 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 51-55 Ashmont Street Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Ralph L. Allen, 110 Coyle St. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address J. E. Roberts Construction Co., 1024 Washington Ave. Telephone _____
 Architect _____ Specifications _____ Plans _____ No. of sheets _____
 Proposed use of building Apartments No. families 4
 Last use Dwelling No. families 1
 Material frame No. stories 2 1/2 Heat _____ Style of roof pitch Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ 5,000. Fee \$ 4.00

General Description of New Work

To change use of building from 1-family dwelling to 4-family apartment house with alterations as per plans.

New heating system to be installed by others

Permit Issued with Letter

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 J. E. Roberts Const. Co.

Details of New Work

Is any plumbing involved in this work? yes Is any electrical work involved in this work? yes
 Is connection to be made to public sewer? _____ If not, what is proposed for sewage? _____
 Has septic tank notice been sent? _____ Form notice sent? _____
 Height average grade to top of plate _____ Height average grade to highest point of roof _____
 Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
 Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
 Material of underpinning _____ Height _____ Thickness _____
 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 _____ 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 _____
 If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

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

APPROVED:
with letter by [Signature]

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

INSPECTION COPY

Signature of owner

By:

[Signature]
 J. E. Roberts Const. Co.
[Signature]

MAINE PRINTING CO., PORTLAND

(COPY)



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

Issued to Ralph L. Allen

LOCATION 51-55 Ashmont St.

Date of Issue April 10, 1957

This is to certify that the building, premises, or part thereof, at the above location, ~~has~~ altered
changed as to use under Building Permit No. 56/1766, 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
First and Second Floors

APPROVED OCCUPANCY
4-family Apartment House
Two apartments on each floor

Limiting Conditions:
No rooms to be used for
habitation above the second
story.

This certificate supersedes
certificate issued

Approved:
4/18/57 Nelson F. Cartwright
(Date) Inspector

W. W. Doherty
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.

October 15, 1956

AP 51-55 Ashmont Street

Copies to Mr. Ralph L. Allen

J. E. Roberts Construction Co.
102 1/2 Washington Ave.

Mr. W. B. Millward Sr.

Gentlemen:-

Building permit for alterations to single family dwelling at the above location to provide living quarters for four families therein is issued herewith on basis of revised plans filed at this office on October 9, 1956, copies of which should be secured from the architect if you do not already have them, but subject to the following conditions:-

1. Permit is issued on the basis that the lot on which building is located is to have a width of 61 feet and that there are to be no rooms used for habitation above the second story. OK

2. Lights in public halls are to be on the owner's meter and controlled by an automatic time switch so as to be burning throughout the hours of darkness. OK

3. Door to stairway enclosure is required to be a fire door in any case, but, if desired, a standard fire-resistant door having a solid wood core at least 1 3/8 inches thick covered completely with galvanized iron or steel with joints in the metal lapped and locked and covering all nail heads may be used instead of the labelled door indicated. The door is required to be equipped with a liquid closer. OK

4. The Health Director has approved the use of the scull room in second story marked "alcove" on the plan that there shall be no door or other closing device on opening between scull room and the living room adjoining. Permit is issued on the basis of compliance with this condition. OK

5. Venting of indoor bath rooms is to be done in accordance with requirements of the Health Department. OK

6. Notification is to be given this department for inspection before any wall board is applied to new partition work. OK

7. A certificate of occupancy is required from this department before any of the apartments are occupied. OK

8. A separate permit issuable only to the actual installer is required for installation of the heating equipment. ✓

Very truly yours,

Albert J. Seare
Deputy Inspector of Buildings

js/g

June 5, 1956

AP 51-55 Ashmont Street

Mr. J. Ernest Roberts
1054 Washington Avenue

Copy to Mr. Ralph L. Allen
110 Coyle Street

Dear Mr. Roberts:-

The appeal under the Zoning Ordinance having been sustained, permit for moving single family dwelling from its present location at 552 Forest Avenue to the lot at the above location and to provide a poured concrete foundation with brick or concrete block underpinning is issued herewith. It is understood that all moving operations are to be carried on on private property and will not involve any passage over the public street.

Before notification is given for check of forms and location prior to pouring of concrete for foundation walls, framing plan of first floor showing size of girder and location of its supports is to be furnished for checking and approval.

This permit does not cover any change of use or alterations which may be involved therewith.

Very truly yours,

Albert J. Sears
Deputy Inspector of Buildings

AJS/C

May 25, 1956

AP 51-55 Ashmont Street

Mr. J. Ernest Roberts,
1054 Washington Ave.,
Mr. Ralph L. Allen
110 Coyle Street

Gentlemen:-

In checking application for permit and plot plan filed therewith for moving existing dwelling at 552 Forest Avenue to the above location, we find that the overall depth of the building including the bay window is about 54 feet instead of the 49 feet shown on the plot plan. On this basis, due to the fact that the front of the bay window must be located no less than 30 feet back from the street line because of the setback of an existing dwelling on the adjoining lot, the distance between the rear wall of the building in the proposed location and the rear lot line would be only about 16 feet instead of the minimum of 20 feet specified by Sect. 9b of the Zoning Ordinance applying to the Residence D Zone where the property is located. We are therefore unable to issue a permit for moving the building to the proposed location.

The proposed owner of the building has the right to ask the Board of Zoning Appeals for relief from compliance with the precise terms of the Ordinance in this particular case, but we cannot tell in advance what the results of such an appeal might be. We understand that there is only a short time left before expiration of the date on which the building either has to be removed from its present location or demolished. If we can know for sure early Monday morning, May 28, 1956, that owner wishes to exercise his appeal rights so that certification letter can be written and appeal filed that day, we will try to get it in line for consideration at the public hearing to be held by the Appeal Board on Friday, June 1, 1956. However, filing of an appeal later than next Monday will make it impossible for it to be considered until the meeting of the Appeal Board on June 15, 1956.

Under these circumstances will you please let us know how you wish to proceed with this matter.

Very truly yours,

Albert J. Sears
Deputy Inspector of Buildings

AJS/G

File copy

May 28, 1956

AP 51-55 Ashmont Street

Copies to: Mr. J. Ernest Roberts
1054 Washington Ave.

Mr. Ralph L. Allen
110 Cogle Street

Corporation Counsel

Dear Mr. Allen:-

As you already know, we are unable to issue a permit for moving the single family dwelling now located at 552 Forest Avenue, corner of Ashmont Street, to a plot of land at 41-55 Ashmont Street because in the proposed new location the rear wall of the building would be located only about 15½ feet from the rear lot line instead of the clearance of 20 feet from that line specified by Section 98 of the Zoning Ordinance applying to the Residence D Zone where the property is located.

We understand that you would like to exercise your appeal rights concerning this matter. Accordingly we are enclosing an outline of the appeal procedure and are certifying the case to the Corporation Counsel, who serves as clerk for the Board of Appeals.

Very truly yours,

Warren McDonald
Inspector of Buildings

AJS/G
Enclosure: Outline of appeal procedure

(R2) RESIDENCE ZONE . D



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, May 25, 1956

RECEIVED
00743
JUN 5 1956
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ ^{move} the following building ~~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 51-55 Ashmont St. Within Fire Limits? no. Dist. No. ...
Owner's name and address Ralph L. Allen, 110 Coyle St. Telephone 3-6436
Lessee's name and address ... Telephone ...
Contractor's name and address J. Ernest Roberts, 1054 Washington Ave. Telephone 3-6576
Architect ... Specifications .. Plans yes No. of sheets 1
Proposed use of building dwelling house No. families 2
Last use " " No. families 1
Material wood No. stories 2 1/2 Heat ... Style of roof ... Roofing ...
Other building on same lot ...
Estimated cost \$... Fee \$ 1.00.

General Description of New Work

To move 2 1/2-story frame dwelling house from 552 Forest Ave. to the above lot.
Another permit will be applied for to change use of building and do other alterations.

Permit Issued with Letter

Appeal sustained 6/1/56

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 J. Ernest Roberts

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 31' depth 43' No. stories 2 1/2 solid or filled land? earth or rock?
Material of foundation concrete at least 4" below grade Thickness, top 10" bottom 12" cellar yes
Material of underpinning block or brick Height 2' Thickness 8"
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 6x8 Girt or ledger board? Size
Girders yes Size 8x2 Columns under girders 1x17 Size 3 1/2" Max. on centers 8'
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?

APPROVED:
with letter by ajd

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
Ralph L. Allen

INSPECTION COPY Signature of owner by J. Ernest Roberts
C16-21-1-1-Marko

NOTES

6/13/56 - Foundation line
for house as laid 33'
from the street line, but
the window 3' and the
width made the house
just 30' from the street.
When do not have a
settle lot line toward
street line. This is where
the house sets 20' from
the line. The other
man we must have a
line or stake to measure
from. - Allen

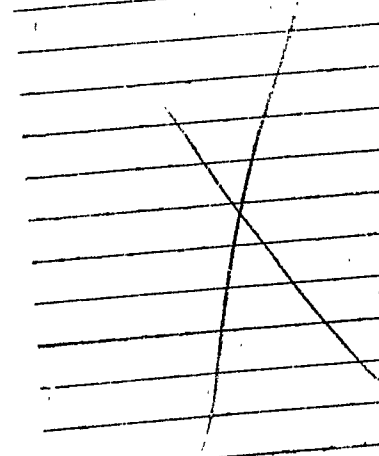
6/15/56 - House 23' from
settle lot line toward Street
line from the stake that
they have - location should
be checked again on foundation
check. - Allen

6/19/56 - Base line check,
all O.K. - left sticks -
Allen

6/27/56 - Foundation in
No more work has been
done. - Allen

7/11/56 - Building now being
moved onto foundation -
Allen

7/25/56 - Building is all
moved - Allen



Permit No. 561744
 Location 51-55 Calhoun St.
 Owner Ralph & Allen
 Date of permit 6/5/56
 Notif. closing-in
 Inspn. closing-in
 Final Notif.
 Final Inspn.
 Cert. of Occupancy issued
 Staking Out Notice
 Form Check Notice

City of Portland, Maine
Board of Appeals
—ZONING—

*Sustained
6/1/56*

May 28, 1956, 19

56/43

To the Board of Appeals:

Your appellant, Ralph L. Allen, who is the owner of property at 51-55 Ashmont 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.

Permit for moving the single family dwelling now located at 352 Forest Avenue, corner of Ashmont Street, to a plot of land at 51-55 Ashmont Street is not issuable under the Zoning Ordinance because in the proposed new location the rear wall of the building would be located only about 15 feet from the rear lot line instead of the clearance of 20 feet from that line specified by Section 9B of the Zoning Ordinance applying to the Residence D 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 can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

Ralph L. Allen
Applicant

After public hearing held on the 1st day of June, 1956, 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 be permitted in this specific case.

Ben Wilson
Ruth W. Walsh
Edward J. Colley
William F. O'Brien
John W. Tate
BOARD OF APPEALS

DATE: June 1, 1956

HEARING ON APPEAL UNDER THE Zoning Ordinance OF Ralph L. Allen
 AT 51-55 Ashmont Street

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

BOARD OF APPEALS

Ben B. Wilson
 John W. Lake
 William H. O'Brien
 Euth L. Walch
 Edward T. Colley

VOTE

Yes	No
SSSS	SSSS
SSSS	SSSS
SSSS	SSSS
SSSS	SSSS
SSSS	SSSS
SSSS	SSSS

MUNICIPAL OFFICERS

Record of Hearing:
 IN OPPOSITION

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

May 28, 1956

Mr. Ralph L. Allen
110 Coyle Street
Portland, Maine

Dear Mr. Allen:

The Board of appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Friday, June 1, 1956, at 10:30 a. m. to hear your appeal at 51-55 Ashmont Street under the Zoning Ordinance.

Please be present or be represented at this hearing in support of this appeal.

BOARD OF APPEALS

Ben B. Wilson

Chairman

K

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

May 28, 1956

Mr. and Mrs. Earl R. LaBay
126 Coyle Street
Portland, Maine

Dear Mr. and Mrs. LaBay:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Friday, June 1, 1956, at 10:30 a. m. to hear the appeal of Ralph L. Allen requesting an exception to the Zoning Ordinance to authorize moving the single family dwelling now located at 552 Forest Avenue, corner of Ashmont Street, to a plot of land at 51-55 Ashmont Street.

This permit is presently not issuable under the Zoning Ordinance because in the proposed new location the rear wall of the building would be located only about 15½ feet from the rear lot line instead of the clearance of 20 feet from the rear specified by Section 9B of the Zoning Ordinance applying to the Residence D 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.

BOARD OF APPEALS

Earl B. Wilson

Chairman

cc: Mrs. Diantha Hooper
57 Ashmont Street
Portland, Maine

DATE: June 1, 1956

HEARING ON APPEAL UNDER THE Zoning Ordinance OF Ralph L. Allen

AT 51-55 Ashmont Street

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

BOARD OF APPEALS

VOTE

MUNICIPAL OFFICERS

Ben B. Wilson
John W. Lake
William H. O'Brien
Ruth L. Walch
Edward T. Colley

Yes	No
(X)	()
(X)	()
(X)	()
(X)	()
()	()
()	()

Record of Hearing:

NO OPPOSITION

INQUIRY BLANK

ZONE R-11

FIRE DIST. None

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Date 5/21/56

Verbal
By Telephone

LOCATION About 51-55 Ashmont St OWNER Ralph S. + Helen W. Allen
MADE BY Ralph Allen TEL. 3-6436

ADDRESS 110 Coyle Street

PRESENT USE OF BUILDING Single family dwelling

CLASS OF CONSTRUCTION Third Class NO. OF STORIES 2 1/2

REMARKS: No finished rooms in attic. Building to be moved across private land and not through streets.

INQUIRY: 1- Would it be allowable to move building now located at 552 Forest Ave, corner of Ashmont Street, to the above location and convert it to an apartment house for four families?

ANSWER: 1- Yes, providing all requirements as to yard spaces and area of lot per family were complied with, no living quarters above second story, and all requirements of Building Code met.

See also letter of 7/25/56 - m

DATE OF REPLY 5/21/56

REPLY BY A. J. Sears

May 29, 1970

Inquiry about 51-55 Ashmont St.

Mr. Ralph L. Allen
110 Coyle St.

Dear Mr. Allen:-

In reviewing your inquiry of May 21st concerning the feasibility of moving the building now located at 552 Forest Ave. to a lot which you now own at about 51-55 Ashmont St. to which our Mr. Sears gave an answer, it is noted that you apparently did not give to Mr. Sears the complete description or an accurate location of the lot to which the building would be moved.

Your lot is located in a Residence D Zone under the Zoning Ordinance, and it seems best to advise you further that there are some special rules applying to this type of zone as regards the required side yard spaces (the space between each side wall of the house and the side lot line) which you ought to understand before you commit yourself to acquiring this building under the intention of moving it. The least width of side yard required on each side of the building would be 12 feet for a four-apartment building. There is the further requirement, however, that unless each dwelling unit in the building abuts on both the front yard and the rear yard, each side yard would require a least width of 20 feet.

Unless you have plenty of land these special requirements as to side yard dimensions might cause some difficulty.

It is understood that the present building is a single family dwelling house, and it seems important to emphasize to you that there are very few requirements for safety in a single family dwelling house but many relating to a four-family apartment house. Sometimes these requirements are difficult to accomplish in an existing building. Before we issue a permit to move the building we need the assurance that you can go all the way through with the proposal to make the four-family apartment house or else the assurance from you that if this is not possible the building in its new location would still be used as a single family dwelling house or perhaps two-families. To give us this assurance as regards the apartment house, would require filing with the application for the permit architectural plans of all floors and the basement by way of blueprints, the originals to have been made by someone thoroughly accustomed with the usual method of making such plans and competent to enter the Building Code for himself to see what the requirements for a four-family apartment house are and to show the necessary improvements on the plans.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMD/G

APPLICATION FOR PERMIT

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION 001677
ZONING LOCATION PORTLAND, MAINE Nov. 10, 1985

NOV 20 1985

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

The undersigned hereby apply 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 55 Ashmont St.
1. Owner's name and address Thomas Corneen - Princess Point Yarmouth
2. Lessee's name and address Stephen W. Telow same
3. Contractor's name and address
Proposed use of building single family apt with home occupation
Last use single family
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$
Appeal Fees \$
Base Fee /25.00
Late Fee
TOTAL \$

FIELD INSPECTOR Mr @ 775-5451

Change of use from single family apartment to single family apartment with home occupation as direct mail service no alterations of structural changes

Stamp of Special Conditions

2 04103

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? no
Is any electrical work involved in this work? no
Is connection to be made to public sewer?
Has septic tank notice been sent?
Height average grade to top of plate
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? no
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? yes
Fire Dept.
Health Dept.
Others

Signature of Applicant Phone # same
Type Name of above Stephen W. Telow 1 2 3 4
Other and Address

FIELD INSPECTOR'S COPY APPLICANT'S COPY OFFICE FILE COPY

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

MARCH 11, 1997

CONNEN THOMAS F
797 PRINCES PT RD
YARMOUTH ME 04096

Re: 55 ASHMONT ST
CBL: 125- - J-008-001-01
DU: 6

Dear Mr. Conneen:

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

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

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

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

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

Sincerely,

Merle Leary

Merle Leary
Code Enforcement Officer

Tammy Munson

Tammy Munson
Code Enfc. Offr./ Field Supv.

HOUSING INSPECTION REPORT

Location: 55 ASHMONT ST
Housing Conditions Date: March 11, 1997
Expiration Date: May 10, 1997

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

- | | |
|--|--------|
| 1. INT - CELLAR - STAIRS
HANDRAIL IS MISSING | 108.20 |
| 2. INT - CELLAR - WATER METER
ELECTRIC GROUND IS NOT SECURED TO CITY SIDE | 113.20 |
| 3. INT - 3RD FLR - STAIRWAY
EGRESS IS OBSTRUCTED | 116.30 |
| 4. INT - 1ST FLR - APT #1 - BATHROOM
THERE IS A LACK OF VENTILATION | 112.00 |
| 5. INT - 1ST FLR - APT #3 - BATHROOM
THERE IS A LACK OF VENTILATION | 112.00 |

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

MARCH 11, 1997

CITY OF PORTLAND

CONNEN THOMAS F
797 PRINCES PT RD
YARMOUTH ME 04096

Re: 55 ASHMONT ST
CBL: 125- -J-008-001-01
DU: 6

Dear Mr. Conneen:

During a recent inspection of the property owned by you at the above-referred address, it was noted that smoke detectors were missing/inoperable in some locations.

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

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

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

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

Sincerely,

Merle Leary
Code Enforcement Officer

Tammy Munson
Code Enfc. Offr./ Field Supv.