52-54 COPMAN STREET

SHAW WALKER

Fan out 920R Half cut 920HR - T ut 920HR - Fifth cut 920FR

APPLICATION FOR PERMIT

DEPARTMENT OF BUILDING INSPECTIONS SERVICES

ELECTRICAL INSTALLATIONS

Date Feb. 26, 1980, 19__
Receipt and Permit number A45572

To the CHIEF ELECTRICAL INSPECTOR, *Portland, Maine.*

The undersign -pplies for a permit to make electrical installations in accordance with the laws of Maine, the Portland I al Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WOR: 54 Codman St.

OWNER'S NAME. Jeff Johnson ADDRESS: same

		FEES
OUTLETS:		
Receptacles ____ Switches ____ Plugmold ____ ft. TOTAL 30	✓	3.00
FIXTURES: (number of)		
Incandescent ____ Flourescent ____ (not strip) TOTAL ____		
Strip Flourescent ____ ft.		
SERVICES.		
Overhead ____ Underground ____ Temporary ____ TOTAL amperes ____		
METERS: (number of) 1	✓	
MOTORS: (number of)		
Fractional ____		.50
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 ____		
Cook Tops ____	Water Heaters ____	
Wall Ovens ____	Disposals ____	
Dryers ____	Dishwashers ____	
Fans ____	Compactors ____	
TOTAL ____	Others (denote) ____	
MISCELLANEOUS: (number of)		
Branch Panels 1	✓	
Transformers ____		
Air Conditioners Central Unit ____	✓	1.00
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:		4.50
FOR REMOVAL OF A "STOP ORDER" (304-16.b)		
TOTAL AMOUNT DUE.		4.50

INSPECTION:

Will be ready on ____, 19__; or Will Call x

CONTRACTOR'S NAME: John Manning

ADDRESS: Hall St. - So. Portland,

TEL.:

MASTER LICENSE NO.: on file

LIMITED LICENSE NO.:

SIGNATURE OF CONTRACTOR: Jeffrey Johnson

INSPECTOR'S COPY — WHITE

OFFICE COPY — CANARY

CONTRACTOR'S COPY — GREEN

ELECTRICAL INSTALLATIONS

Permit Number 45572

Location 54 Coleman St.

Owner D. Johnson

Date of Permit 2-26-80

Final Inspection 6-24-80

By Inspector Libby

Permit Application Register Page No. 49

INSPECTIONS: Service ✓ by Libby

Service called in 2-27-80

Closing-in _____ by _____

PROGRESS INSPECTIONS: 3-5-80 / _____ / _____

6-20-80 / _____ / _____

_____ / _____ / _____

_____ / _____ / _____

_____ / _____ / _____

_____ / _____ / _____

CODE COMPLIANCE COMPLETED

DATE 6-24-80 ~~2-27-80~~

DATE:	REMARKS:
2-27-80	Check after units moved.

APPLICATION FOR PERMIT

DEPARTMENT OF BUILDING INSPECTIONS SERVICES

ELECTRICAL INSTALLATIONS

Date Marhc 25, 1986, 19__

Receipt and Permit number A-12082

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: 54 Codman St.

OWNER'S NAME: Jeffrey Johnson ADDRESS: _____

			FEES
OUTLETS: (number of)			
Lights	____		
Receptacles	____		
Switches	____		
Plugmold	____	(number of feet)	
TOTAL	____		
FIXTURES: (number of)			
Incandescent	____		
Fluorescent	____	(Do not include strip fluorescent)	
TOTAL	____		
Strip Fluorescent, in feet	____		
SERVICES:			
Permanent, total amperes	100		3.00
Temporary	____		
METERS: (number of)	3		1.50
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 (total number of 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	____	
Signs	____	
Fire/Burglar Alarms	____	
Circus, Fairs, etc.	____	
Alterations to wires	____	
Repairs after fire	____	
Heavy Duty, 220v outlets	____	
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)		
FOR PERFORMING WORK WITHOUT A PERMIT (304-9)		
TOTAL AMOUNT DUE:		4.50

INSPECTION:

Will be ready on _____, 19__; or Will Call X

CONTRACTOR'S NAME: John Manning

ADDRESS: 1 India St.

TEL.: _____

MASTER LICENSE NO.: will call

LIMITED LICENSE NO.: _____

SIGNATURE OF CONTRACTOR: John T. Manning

INSPECTOR'S COPY

ELECTRICAL INSTALLATIONS

Permit Number 42082

Location 54 Cadman St.

Owner Jeffery Johnson

Date of Permit 3-25-76

Final Inspection 3-26-76

By Inspector Hebert

Permit Application Register Page No. 52

INSPECTIONS: Service — by Hebert

Service called in 3-26-76

Closing-in _____ by _____

PROGRESS INSPECTIONS: ____/____/____

____/____/____

____/____/____

____/____/____

____/____/____

____/____/____

CO...

C...

ATE 3-26-76

DATE:	REMARKS:
	OK

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

COMPLAINT

Hugh
R-3 Zone

Location: 54 Codman St.

FILE COPY

COMPLAINT NO. 75/95

Date Received Aug. 26, 1975

Location 54 Codeman St.

Owner's name and address Jeffrey S. Johnson 54 Codman St. Use of Building 3 family

Tenant's name and address Telephone

Complainant's name and address neighbor Telephone

Description: Three families in R-3 Zone (one family zone) Telephone

NOTES: 8-29-75 Two mail users 2 Metzin unable to support the complaint at this time.
9-3-75 Scanned.
9-5-75 "
9-8-75 Neighbor will have to furnish a witness unable to find evidence of 3 apts. at this time. Will check w/ Capt Miller at the fire dept.
9/16/75 Called Tenable to
10-15-75 Have neighbor leave name & address & inform owner that they may come forth as a witness etc.
10-17-75 The owner called & talked to Mr Malcom who said "he turned it over to Mr Brown (who said) he usually investigates it personally & go through the dates if he finds all the fixtures of past yrs installed in the fixtures as a legal nonconforming use, may let it go the code has established theore leaves effected this case that would

October 15, 1975

Mr. Jeffery S. Johnson
54 Codman Street
Portland, ME 04103

RE: 54 Codman Street

Dear Mr. Johnson:

It has been reported to this department that the building at the above address has, without the knowledge or notice to this department, increased from 2 apartments to 3 apartments.

It is necessary that you contact this office within 10 days, not later than October 31, 1975, and talk with Mr. Allan Soule or Malcolm Ward to clarify the status of the building.

Yours truly,

Hugh Irving
Building Inspector

HI/mj

R3 RESIDENCE ZONE

PERMIT ISSUED
JUN 16 1972
0685
CITY of PORTLAND

APPLICATION FOR PERMIT

Class of Building or Type of Structure _____

Portland, Maine, June 15, 1972

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 54 Codman St. Within Fire Limits? _____ Dist. No. _____

Owner's name and address Ivan Perkins, 54 Codman St. Telephone _____

Lessee's name and address _____ Telephone _____

Contractor's name and address Peter Stuart, 52 Pleasant Ave. Telephone _____

Architect _____ Specifications _____ Plans YES No. of sheets 4

Proposed use of building _____ No families _____

Last use dwelling No. families 2

Material _____ No. stories 2½ Heat _____ Style of roof _____ Roofing _____

Other buildings on same lot _____

Estimated cost $ 1000. Fee $ 5.00

General Description of New Work

To construct fire escape from third floor to ground as per plan.

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*** contractor

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 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:
O.K. P.S. N.F.C.

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? yes

Peter Stuart

CB 301

INSPECTION COPY

Signature of owner By: Peter E. Stuart

Permit No. 72/0685

Location 54 Codman St

Owner Joan Perkins

Date of permit 6/16/72

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

F.E.

Staking Out Notice SAM

Form Check Notice

NOTES

6-19-72 [illegible]

6-20-72 [illegible]

6-26-72 Exhaust [illegible]

7-3-72 Work about completed

7-24-72 Work CORRECTED

July 19, 1957

AP 54 Codman Street

Mr. Frank V. Corson
R. F. D. #1
South Windham, Me.

Copy to Mr. Dorsey Rouse
42 Codman Street

Dear Mr. Corson:-

Building permit for providing one opening in place of two in front wall of garage at the above named location is issued herewith subject to the condition that at least one foot of front wall will be left at each side of opening so as to provide stiffness at the front corners of the building.

Very truly yours,

Albert J. Sears
Deputy Inspector of Buildings

JB/G

R3 RESIDENCE ZONE

PERMIT NO. 01009
JUL 18 1957

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, July 17, 1957

To the INSPECTOR OF BUILDINGS, PORTLAND, MAIN

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 54 Codman Street Within Fire Limits? Dist. No

Owner's name and address Dorsey Rouse, 42 Codman St. Telephone

Lessee's name and address Telephone

Contractor's name and address Frank Corson, RFD 1, So. Windham, Maine Telephone

Architect Specifications Plans No. of sheets

Proposed use of building Garage (2 car) No. families

Last use " " No. families

Material frame No. stories 1 Heat Style of roof hip Roofing

Other building on same lot Dwelling

Estimated cost $ 70 Fee $ .50

General Description of New Work

To remove two double doors of existing garage and provide 3-2x12 header - wall to be left open for the time being - later to have one large door.

3-2X12 14' +3.17

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** Frank Corson

Details of New Work

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

Material of underpinning Height Thickness

Kind of roof Rise per foot Roof covering Kind of heat fuel

No. of chimneys Material of chimneys of lining

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

Size girder Columns under girders Size Max. on centers

Kind and thickness of outside sheathing of exterior walls?

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 wall height?

If a Garage

No. cars now accommodated on same lot, to be accommodated number commercial cars to be accommodated

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

Miscellaneous

Will work require disturbing of any tree on a public street? no

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

Dorsey Rouse

APPROVED:
with letter By AJS

Signature of owner By: Frank V. Corson

INSPECTION COPY

Permit No. 5711 1004

Location [illegible] Commercial

Owner [illegible] Kansas

Date of permit 7/19/57

Notif. closing-in

Insptn. closing-in

Final Notif.

Final Insptn.

Cert. of Occupancy Issued

[illegible]ing Out Notice

Form Check Notice

NOTES

[illegible] sub cross of [illegible]

7/31/57 - Check Sure -

Allen

FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

LDN 01919
OCT 24 1952
CITY of PORTLAND

Portland, Maine, October 24, 1952

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 54 Codman Street Use of Building 2-family dwelling No. Stories ____ ~~New~~ Building Existing "

Name and address of owner of appliance John Johnson, 54 Codman Street

Installer's name and address Lunt Heating Co., 37 Cliff Ave., C. E. Telephone 4-0331

General Description of Work

To install oil burning equipment in connection with existing steam heating system

IF HEATER, OR POWER BOILER

Location of appliance ____ Any burnable material in floor surface or beneath? ____

If so, how protected? ____ Kind of fuel? ____

Minimum distance to burnable material, from top of appliance or casing top of furnace ____

From top of smoke pipe ____ From front of appliance ____ From sides or back of appliance ____

Size of chimney flue ____ Other connections to same flue ____

If gas fired, how vented? ____ Rated maximum demand per hour ____

Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? ____

IF OIL BURNER

Name and type of burner Amoco 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

Location of oil storage basement Number and capacity of tanks 1-275 gal.

If two 275-gallon tanks, will three-way valve be provided? ____

Will all tanks be more than five feet from any flame? yes How many tanks fire proofed? ____

Total capacity of any existing storage tanks for furnace burners 1-275 gal.

IF COOKING APPLIANCE

Location of appliance ____ Any burnable material in floor surface or beneath? ____

If so, how protected? ____ Kind of fuel? ____

Minimum distance to wood or combustible material from top of appliance ____

From front of appliance ____ From sides and back ____ From top of smokepipe ____

Size of chimney flue ____ Other connections to same flue ____

Is hood to be provided? ____ If so, how vented? ____ Forced or gravity? ____

If gas fired, how vented? ____ Rated maximum demand per hour ____

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

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

APPROVED: OK. 10-24-52 [signature]

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

Lunt Heating Co.

Signature of Installer by: [signature]

INSPECTION COPY

1 Fill Pipe
2 Vent Pipe
3 Kind of Heat
4 Burner Rigidity & Supports
5 Name & Label
6 Stack
7 Rigidity
8 Burner Length
9 Piping Supports & Location
10 Valve
11 Capacity
12 Tank Rigidity & Supports
13 Tank Distance
14 Oil Gauge
15 Instruction Card
16

NOTES

Permit No. 52/1919
Location 54 Cedarwood St.
Owner John Johnson
Date of permit 10/24/52
Approved

11-5

FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

PERMIT ISSUED
00257
MAR 4 1950
CITY of PORTLAND

Portland, Maine, 3/3/50

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 54 Codman St. Use of Building Dwelling No. Stories ____ ~~New Building~~ Existing "

Name and address of owner of appliance John Johnson 54 Codman St.

Installer's name and address Gould-Farmer Co. of Maine, Inc. 70 Free St. Telephone 3-8187

General Description of Work

To install Oil Burner in steam heating system

IF HEATER, OR POWER BOILER

Location of appliance or source of heat Basement Type of floor beneath appliance Concrete

If wood, how protected? ____ Kind of fuel ____

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 gas fired, how vented? ____ Rated maximum demand per hour ____

IF OIL BURNER

Name and type of burner Gilbert Flow Mod 1200 Labelled by underwriter's laboratories? Yes

Will operator be always in attendance? No Does oil supply line feed from top or bottom of tank? Bottom

Type of floor beneath burner Concrete

Location of oil storage Basement Number and capacity of tanks 1 275 gal.

If two 275-gallon tanks, will three-way valve be provided? ____

Will all tanks be more than five feet from any flame? Yes How many tanks fire proofed? None

Total capacity of any existing storage tanks for furnace burners None

IF COOKING APPLIANCE

Location of appliance ____ Kind of fuel ____ Type of floor beneath appliance ____

If wood, how protected? ____

Minimum distance to wood or combustible material from top of appliance ____

From front of appliance ____ From sides and back ____ From top of smokepipe ____

Size of chimney flue ____ Other connections to same flue ____

Is hood to be provided? ____ If so, how vented? ____

If gas fired, how vented? ____ Rated maximum demand per hour ____

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

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

APPROVED
OK. 3-3-50.

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.

ASSESSOR'S COPY

Signature of Installer Gould-Farmer Co. of Maine, Inc.
by E. Allen

Permit No. 50/2573-2750

Location 54 Cardinal St.

Owner John Cahnman

Date of permit 30/4/50

Approved 4-3-50

NOTES

1 Fill Pipe

2 Vent Pipe

3 Ring of Heat

4 Burner Rigidity & Supports

5 Name & Fuel

6 Stack Control

7 High Limit Control

8 Ignition

9 Pilot Safety & Protection

10 Valves in Supply Line

11 Capacity of Tanks

12 Tank Rigidity & Supports

13 Tank Clearance

14 Oil Gauge

15 Instuction Card

16

3-16-50 Int

at home

5-28-50

Final

54 Codman St.
Portland Me.
Aug 25, 1941.

54

Warren McDonald
City Bldg.
Portland, Maine

RECEIVED
AUG 30 1941
DEPT. OF BLD'G. INSP.
CITY OF PORTLAND

Dear Sir,

In answer to your letter of August 27th, I wish to state that Gorgias & Clark will meet the requirements of the Zoning Ordinance by placing the face of the proposed dormer window of the building at 54 Codman St. at least five feet from the lot line. I enclose their rough sketch as to just how they will do this.

The additional rooms thus acquired are to be used for sleeping rooms to meet our present family needs. We do not intend to use

them for lodging room as we to make an apartment.

Very truly yours,
Mrs. John Johnson.

Kept. 8[illegible]-1

August 27, 1941

Goggins & Clark,
50 Portland Street,
Portland, Maine

Mr. John Johnson,
54 Codman Street,
Portland, Maine

Gentlemen:

An inspector from this office in attempting to check the distance from the face of the proposed dormer window of Mr. Johnson's building at 54 Codman Street to the lot line seems to find only four feet between the face of the dormer and the lot line instead of five feet required by the Zoning Ordinance in the General Residence Zone where the property is located. If we are in error in these measurements, please indicate to us the correct boundaries by any of monuments or surveyor's stakes so that we may make sure that this distance complies with the ordinance before the permit is issued.

According to the application for the permit the present use of this building is a two family dwelling house with perhaps one or more finished rooms in the attic. Evidently the new dormer is intended to give additional light and ventilation in the third floor rooms.

Because the building is located in a General Residence Zone where use as a two family dwelling house is allowable but use for lodging rooms or apartments is not allowable, I would like to have in writing from the owner, before the permit is issued, a statement as to just how the third floor rooms are to be used including a statement to the effect that the building will not be used for other than a two family dwelling house as legally contemplated under the Zoning Ordinance and Building Code.

If it is found that our inspector is right and there is less than five feet between the face of the proposed dormer and the side lot line, the owner has appeal rights which may be exercised to the Municipal Officers by filing a formal appeal seeking a variance from the precise terms of the Zoning ordinance, at this office. If this is desired it would be well for the owner to make arrangements by phone tonight or at this office at some definite time, and I shall be glad to help fill out the appeal form. There is a public hearing on other matters on this coming Friday, August 29th, and if this appeal is necessary and can be filed before Thursday night I think the Committee would be willing to consider it at the Friday meeting, otherwise it would have to wait until the next hearing which would probably be on the 12th of September.

Very truly yours,

WMcD/H

Inspector of Buildings

GENERAL RESIDENCE ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED
No. 12697
SEP 3 1941

Class of Building or Type of Structure Third Class

Portland, Maine, August 21, 1941

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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 54 Codman Street Within Fire Limits? no Dist. No.

Owner's ~~or Lessee's~~ name and address J. Johnson, 54 Codman Street Telephone

Contractor's name and address Googins & Clark, 56 Portland St. Telephone 2-3168

Architect Plans filed yes No. of sheets 1

Proposed use of building dwelling house No. families 2

Other buildings on same lot garage

Estimated cost $ 200. Fee $ 1.00

Description of Present Building to be Altered

Material wood No. stories 2 Heat Style of roof hip Roofing asphalt

Last use dwelling house No. families 2

General Description of New Work

To build 12' dormer on westerly side of roof for additional light and ventilation in existing rooms on third floor

Dormer sets back 18" from face of house giving 5'-6" from new dormer to side line.

See letter from owner about occupancy 9/3/41

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 REQUIRED — YES NO

Is any plumbing work involved in this work?

Is any electrical work involved in this work? Height average grade to top of plate

Size, front depth No. stories Height average grade to highest point of roof

To be erected on solid or filled land? earth or rock?

Material of foundation Thickness, top bottom cellar

Material of underpinning Height Thickness

Kind of roof flat Rise per foot 1" Roof covering ~~Asphalt roofing Class C Und. Lrs.~~

No. of chimneys Material of chimneys of lining

Kind of heat Type of fuel Is gas fitting involved?

Framing lumber—Kind ~~spruce or fir hemlock~~ Dressed or full size? dressed

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 2x5
On centers:	1st floor,	2nd,	3rd,	roof ~~16" 20"~~
Maximum span:	1st floor,	2nd,	3rd,	roof 7'

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

Signature of owner John Johnson By Googins & Clark By A. A. Clark

INSPECTION COPY

Permit No. 41/1267

Location 54 Codman St.

Owner John Johnson

Date of permit 9/3/41.

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn. 3/23/42.

Cert. of Occupancy issued None

NOTES.

8/25/41 - Condition side wall of house. Office director inspected yesterday 4' from side lot line. The rear yard is short and the new house is 4' from a short out side the fence. Measurements taken on the street in also state that the wall is about 4' from the line. As Mr. Johnson is not home I was unable to get in touch.

Foundations & underpinning
Stand Wind Bracing
[illegible]
with lattice, this is
to a lifeproof with
small dormer & front
and rear sections
a dormer on the side
will extend the width
[illegible] area in front
Section - OK
9/10/41 Work started date
9/22/41 - Framing completed
A. A.
3/23/42 - Work closed in
without inspection

Permit No. 2895

OCT 29 1928

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, October 29, 1928

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersignd 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 20 Codman Street Ward 8 Within Fire Limits? No Dist. No.

Owner's ~~or Lessee~~'s name and address J. Johnson, 46 Fairfield Street Telephone

Contractor's name and address A. R. Hamstron, 46 Fairfield St. Telephone

Architect's name and address

Proposed use of building Dwelling house No. families 2

Other buildings on same lot garage

Description of Present Building to be Altered

Material Wood No. stories 2 Heat Style of roof Roofing

Last use Dwelling house No. families 2

General Description of New Work

To remove non-carrying partition (about 9') on rear of second floor

(to enlarge kitchen by including rear hall)

Details of New Work

Size, front depth No. stories Height average grade to highest point of roof

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 Roof covering

No. of chimneys Material of chimneys lining

Kind of heat Type of fuel Distance, heater to chimney

If oil burner, name and model

Capacity and location of oil tanks

Is gas fitting involved? Size of service

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

Plans filed as part of this application? no No. sheets

Fee $ .25

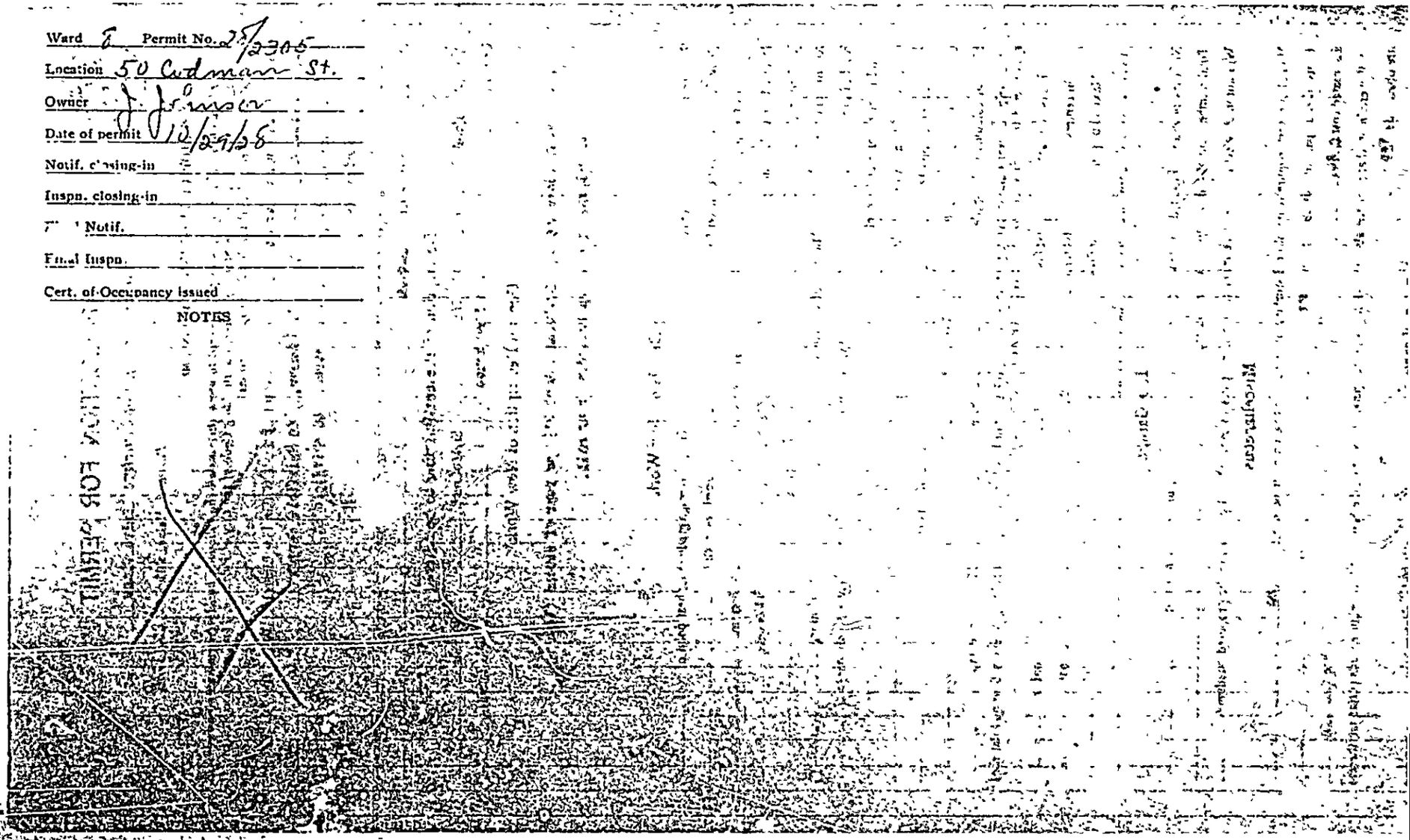
Estimated cost $ 25.

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? Yes

Signature of owner J. Johnson

INSPECTION COPY

7976



Ward 8 Permit No. 28/2305

Location 50 Codman St.

Owner J. Johnson

Date of permit 10/29/28

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

NOTES

FOR PERMIT

Miscellaneous

04/167

Location, ownership, and detail must be correct, complete and legible. Separate application required for every building.

APPLICATION FOR PERMIT TO BUILD
A PRIVATE GARAGE

Portland, Me., April 3, 1926.

TO THE

INSPECTOR OF BUILDINGS

The undersigned hereby applies for a permit to build, according to the following Specifications:-

Location 50 Codman Street Fire Districts No Ward 8

Name of owner is? Mrs. J. Johnson Address 46 Fairfield St.

Name of mechanic is? Abram Nelson Address Wellington Road

Proposed occupancy of building (purpose)? Good Private garage for 2 cars only, and no space to be let.

All parts of garage will be at least two feet from all lot lines.

Garage will be at least 15 feet from all windows of adjoining property.

A fire extinguisher to be kept in garage.

LATHING OR CLOSING IS WAIVED

Size of building, No. of feet front? 20; No. of feet rear? 20; No. of feet deep? 20

No. of stories? 1

No. of feet in height from the mean grade of street to the highest part of the roof? 16

Floor to be? ground

Will the roof be flat, pitch, mansard, or hip? pitch Material of roofing? Asphalt

Will there be a chimney? Will the flues be lined? No stoves to be used.

Will the building conform to the requirements of the law? Yes

Will the building be as good in appearance as other surrounding buildings? Yes

Have you or any person acting for you previously applied for a permit to build a private garage? No

If so, state the particulars. There is one 2-family dwelling on the same lot; the garage will be at least 10 feet from the dwelling.

Estimated Cost, $ 300.00

Signatures of owner or authorized representative, Mrs. J. Johnson

Address, By John Johnson

APPROVED

Chief of Inspection Dept.

Fee $.50

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

Application for Permit for Alterations, etc.

To the
INSPECTOR OF BUILDINGS

Portland, January 23, 1923

192

The undersigned applies for a permit to alter the following described building:—

Location 50 Codman Street

Name of Owner or Lessee, W. C. Lord

" " Contractor, owner

" " Architect

Address 50 Codman Street

Description of Present Bldg.

Material of Building is wood

Style of Roof, pitch

Material of Roofing, asphalt

Size of Building is 60ft feet long, 40ft feet wide

No of Stories, 2½

Cellar Wall is constructed of stone

Underpinning is brick

Height of Building 28ft

What was Building last used for? dwelling

What will Building now be used for? same

No of Families? 2

DETAIL OF PROPOSED WORK

Finish off room in attic, put in window
all to comply with the building ordinance

Estimated Cost $ 90.

IF EXTENDED ON ANY SIDE

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

WHEN MOVED, RAISED OR BUILT UPON

No. of Stories in height when Moved, Raised, or Built upon?
No. of feet high from level of ground to highest part of Roof to be? Proposed Foundations
How many feet will the External Walls be increased in height?
Party Walls

IF ANY PORTION OF THE EXTERNAL OR PARTY WALLS ARE REMOVED

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

Signature of Owner or Authorized Representative Winfield C. Lord

Address 50 Codman St

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK

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

Application for Permit for Alterations, etc.

To the *Portland,* August 1,1922 *192*

INSPECTOR OF BUILDINGS:

The undersigned applies for a permit to alter the following described building—

Location 50 Codman Street Ward, 8 in fire-limits? no

Name of Owner or Lessee, W. C. Lord Address 50 Codman Street

" " Contractor, H A Winn " 83 Harriett ST? SP

" Architect "

Description of Present Bldg.

Material of Building is wood Style of Roof, pitch Material of Roofing, asphalt

Size of Building is 45ft feet long; 30ft feet wide. No of Stories, 2½

Cellar Wall is constructed of stone is inches wide on bottom and batters to inches on top.

Underpinning is brick is inches thick; is feet in height.

Height of Building 30ft Wall, if Brick, 1st, 2d, 3d, 4th, 5th,

What was Building last used for? dwelling No. of Families? 2

What will Building now be used for? same

DETAIL OF PROPOSED WORK

build piazza 6x12 with asphalt roof
all to comply with the building ordinance

Estimated Cost $125.

IF EXTENDED ON ANY SIDE

Size of Extension, No. of feet long? , No. of feet wide? , No. of feet high above sidewalk?

No of Stories high? , Style of Roof? ; Material of Roofing?

Of what material will the Extension be built? Foundation?

If of Brick, what will be the thickness of External Walls? inches; and Party Walls inches.

How will the extension be occupied? How connected with Main Building?

WHEN MOVED, RAISED OR BUILT UPON

No. of Stories in height when Moved, Raised, or Built upon? Proposed Foundations

No. of feet high from level of ground to highest part of Roof to be?

How many feet will the External Walls be increased in height? Party Walls

IF ANY PORTION OF THE EXTERNAL OR PARTY WALLS ARE REMOVED

Will an opening be made in the Party or External Walls? in Story.

Size of the opening? How protected?

How will the remaining portion of the wall be supported?

Signature of Owner or Authorized Representative Harry A Winn

Address 83 Harriett St. S Portland

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK

City of Portland, Maine

OFFICE HOURS
10 TO 12 M.
2 TO 5 M.

OFFICE OF INSPECTOR OF BUILDINGS

To the Inspector of Buildings of the City of Portland: July 20 1912

The undersigned respectfully makes application for a permit to erect enlarge a building on Codman street, at number 50 to be 2 stories high 39 feet long, 28 feet wide; also an addition to be 2 stories high, 7 feet long, 18 feet wide, and to be used as a dwelling

CELLAR WALL—To be constructed of concrete to be 16 inches wide on bottom and batter to 12 inches on top.

UNDERPINNING—To be brick Height of underpinning from top of cellar wall to bottom of sill 2 ft. 6 inches to be 10 inches in thickness.

EXTERIOR WALLS—To be constructed of wood. If of Brick, Stone, etc. Total Height of wall 8 ft. 6 inches. Thickness of 1st 2d 3d 4th 5th 6th story walls. If of reinforced concrete, state mix and reinforcing system to be used.

If wood construction, sills to be 3 x 9 Girders 6 x 8 Floor Timbers 2 x 8 Spaced 16 on Centers Post 4 x 6 Girts 4 x 4 Studs 2 x 4 to be spaced 16

This building will be used for the purposes of (If for apartments, tenements, or other family uses state number of families accommodated and number on each floor. If for manufacturing or mercantile purposes state character of business and amount of estimated weight to be carried by the floor.)

Number of families on floor 1

Total number of families 2

Manufacturing (state character)

Estimated load on floors per sq. ft.

Mercantile business (state character and load per sq. ft.)

If building is used for tenement house or family use and more than one family, the following provisions of the Building Laws regarding dividing partitions shall be adhered to (Quote Law re. this.)

FIRESTOPS—All bearing and center partitions will have firestops cut in tight on top of each partition cap and between each set of floor timbers. Where ledger board are used there shall be firestops cut in tight against bottom of ledger board, of same size as studs. Also wherever the Inspector of Buildings may consider necessary.

STAIRWAYS—No. in building two location front & rear to be enclosed with wood walls to be lathed with wood lathing.

ROOF—To be constructed of wood. Rafters to be 2 x 6 inches to be spaced 20 inches on centers. Roof to be covered with shingles

Gutters to be made of wood Cornices to be made of wood

Bay Windows to be made of wood to be covered with shingles

Dormer Windows to be made of wood to be covered

Chimneys, Smoke Flues to be lined with flue lining and provided with a 10-inch outside collar and an inside collar to go to the inside of the flue.

Estimated Cost of Building: $4850

INSPECTION—The Inspector of Buildings is to be notified when building is ready for lathing and at least 24 hours before the lathing is begun.

The Building is Brown & Berry Address 95 Kenilworth

The Architect is Address

The Owner is Frederick W. Graham Address Fidelity Bldg

No Deviation will be made from the above application without written permission from the Inspector of Buidings

The above petition was granted the day of 191

Applicant to sign here Brown & Berry

CITY OF PORTLAND, MAINE
389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 775-5451

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

54 Codman St.

September 27, 1988

Mr. Jeffrey Johnson
56 Codman Street
Portland, Maine 04103

Dear Mr. Johnson:

We have been advised that your building is presently being used as a four apartment building, when it is currently carried on our records as a two family dwelling. Please advise us concerning this complaint as to the approved density for your building which is located in the R-3 Residence (single family) Zone.

In addition, we have been notified that there is a bulk-head which has also been added without a building permit. We understand that this bulk-head is encroaching on land which belongs to a neighbor, although we cannot substantiate this fact.

Please advise this office as to how you plan to remedy this situation. In the R-3 Zone, you need 6,500 square feet of land area for each single family apartment, and the size of your land may not be sufficient to support the number of apartments you have now. In that case, you would need to apply for a variance before the Board of Appeals. Variances are based on Undue Hardship, as defined in the Zoning Ordinance.

Sincerely,

Warren J. Turner

Warren J. Turner
Zoning Enforcement Inspector

cc: P. Samuel Hoffses, Chief, Inspection Services
Fred Williams, Code Enforcement Officer

CITY OF PORTLAND, MAINE
389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 775-5451

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

(54 Codman Street)

November 10, 1988

Mr. Jeffrey Johnson
56 Codman Street
Portland, Maine 04103

Dear Mr. Johnson:

On September 27th we wrote to you concerning the violations of the zoning in your residence on Codman Street, where we understand you have four apartment units in the R-3 Residence Zone. Do you have any documentation to show that a change of use was authorized for four apartments at 54 Codman Street?

Wehave received a report that your bulk-head is encroaching on land which belongs to a neighbor. We believe this bulkhead may have been added to your building without a building permit having been issued.

Please advise this office as to how you plan to remedy the above situation. In the R-3 Residence Zone, you need 6,500 square feet of land area for each single family apartment, and the size of your land area may not be sufficient to support the number of apartments you have now.

Please advise this office without further delay what action you wish to take in regard to these violations. We must have a response within ten days after your receipt of this letter, or we shall have to refer these violations to the City's Corporation Counsel for action through the courts.

Sincerely,

Warren J. Turner

Warren J. Turner
Zoning Enforcement Inspector

cc: P. Samuel HOffses, Chief, Inspection Services
Fred Williams, Code Enforcement Officer
Charles A. Lane, Associate Corporation Counsel

CITY OF PORTLAND, MAINE
389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 874-8300

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

May 25, 1989

RE: 54 Codman Street

Mr. Jeff Johnson
52 Codman Street
Portland, Maine 04103

Dear Mr. Johnson:

This office has been informed that no building permit was ever issued for the bulkhead which has been installed at 54 Codman Street on the side of the building. Side yard setbacks were therefore never verified for the installation of this bulkhead, and dimensions for side yard setback were never approved. A plot plan and building permit should be submitted or applied for in this office.

Records in this office indicate that the building at 54 Codman Street in the R-3 (single family) Residence Zone has been occupied as a two family and recognized as such since about 1928. In August of 1975, a letter was sent to Mr. Jeffrey Johnson regarding 54 Codman Street and complaint received in this office that without knowledge or notice to this office the number of apartments had been increased from two apartments to three apartments. This was never satisfactorily resolved.

Now, we understand there are four (4) apartments in the building at 54 Codman Street, and we can not account for any change of use for this increase. Your building is located on 128-A-9, which is a lot having a total of 7,167 square feet of land area. The two apartments were considered to be grandfathered because they pre-dated the Zoning Ordinance of 1958, but there appears to be no approval ever given for the change from two to four apartments at 54 Codman Street in the R-3 Residence Zone, which requires 6,500 square feet of land area per dwelling unit. Please contact this office concerning this matter.

Sincerely,

William D. Giroux
Zoning Enforcement Officer

/el

cc: P. Samuel Hoffses, Chief of Inspection Services
Arthur Rowe, Code Enforcement Officer
Warren J. Turner, Administrative Assistant

CITY OF PORTLAND, MAINE
389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 874-8300

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

May 25,1989

RE: 54 Codman Street

Mr. Jeff Johnson
52 Codman Street
Portland, Maine 04103

Dear Mr. Johnson:

This office has been informed that no building permit was ever issued for the bulkhead which has been installed at 54 Codman Street on the side of the building. Side yard setbacks were therefore never verified for the installation of this bulkhead, and dimensions for side yard setback were never approved. A plot plan and building permit should be submitted or applied for in this office.

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Sincerely,

William D. Giroux
Zoning Enforcement Officer

/el

cc: P. Samuel Hoffses, Chief of Inspection Services
Arthur Rowe, Code Enforcement Officer
Warren J. Turner, Administrative Assistant

Inspection Services
P. Samuel Hoffses
Chief

Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

June 15, 1995

JOHNSON JEFFREY S
58 CODMAN ST
PORTLAND ME 04103

Re: 54 Codman St
CBL: 128- - A-009-001-01
DU: 4

Dear Mr. Johnson:

The Housing Inspection Division of the Department of Planning and Urban Development has recently completed an overall inspection of the above referred property.

Congratulations are extended to you for the general condition of your property which was found to meet the standards established by the City's Housing Code. We did, however, note the following items that could cause future problems:

1. INT - OVERALL - 113.50
HARD-WIRED BATTERY-BACK/UP SMOKE DETECTORS ARE REQUIRED IN EACH UNIT

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

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

Sincerely,

Arthur Rowe
Code Enforcement Officer

Tammy Munson
Tammy Munson
Code Enf'c. Offr./ Field Supv.

389 Congress Street • Portland, Maine 04101 • (207) 874 8704 • FAX 874 8716 • TTY 874 8935