83-85 CODMAN STREET

FILL IN COMPLETELY AND SIGN WITH INK

PERMIT ISSUED
Permit No. 0130
FEB 14 1939

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, 2-14-39

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 43-85 Codman St. Use of Building Dwelling No. Stories 2½

Name and address of owner Ed. H. Sanborn 85 Codman St. Ward 6

Contractor's name and address Harris Oil Co. 17 Hart St. L.P. Telephone 28304

General Description of Work

To install Oil burner equipment Hot water pressure,

IF HEATER, POWER BOILER OR COOKING DEVICE

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

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

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

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

Size of chimney flue Other connections to same flue

IF OIL BURNER

Name and type of burner Fluid Heat, Labeled and approved by Underwriters' Laboratories? yes,

Will operator be always in attendance? Type of oil feed (gravity or pressure) pressure.

Location oil storage basement. No. and capacity of tanks 1-275 gal. tank

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

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

INSPECTION COPY

Signature of contractor Harris Oil Co.
17 Hart St.

FILL IN COMPLETELY AND SIGN WITH INK

PERMIT ISSUED
0068
JAN 26 1939

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, January 26, 1939

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine and the Building Code of the City of Portland, and the following specifications:

Location 83-85 Codman Street Use of Building dwelling house

Name and address of owner L. H. Shoborn, 49 Sawyer St. Ward 8

Contractor's name and address Owner Telephone 3-1622

General Description of Work

To instal hot water heating system (forced)

IF HEATER, POWER BOILER OR COOKING DEVICE

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

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

Minimum distance to wood or combustible material, from top of boiler or casing top of furnace 3'

from top of smoke pipe 42", from front of heater 5' from sides or back of heater over 4'

Size of chimney flue 8x12 Other connections to same flue none

IF OIL BURNER

Name and type of burner Labeled and approved by Underwriters' Laboratories?

Will operator be always in attendance? Type of oil feed (gravity or pressure)

Location oil storage No. and capacity of tanks

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

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

Signature of contractor C. H. Sanborn

3710

INSPECTION COPY

See 38/2163

Ward 8 Permit No. 39/130

Location 85 Cardinal St.

Owner E. H. Sanborn

Date of permit 2/14/39.

Post Card sent

Notif. for inspn.

Approval Tag issued 5/2/39

Oil Burner Check List (date) 5/2/39

1. Kind of heat Hot Water
2. Label ✓
3. Anti-siphon ✓
4. Oil storage ✓
5. Tank distance ✓
6. Vent pipe ✓
7. Fill pipe ✓
8. Gauge ✓
9. Rigidity ✓
10. Feed safety ✓
11. Pipe sizes and material ✓
12. Control valve ✓
13. Ash pit vent —
14. Temp. or pressure safety ✓
15. Instruction card ✓
16.

NOTES

See 38/2163

Ward 8 Permit No. 39/66

Location 83-85 Cordwan St.

Owner E. H. Sanborne

Date of permit 1/26/39

Post Card sent

Notif. for inspn.

Approval Tag issued 5/2/39

Oil Burner Check List (date)

1. Kind of heat
2. Label
3. Anti-siphon
4. Oil storage
5. Tank distance
6. Vent pipe
7. Fill pipe
8. Gauge
9. Rigidity
10. Feed safety
11. Pipe sizes and material
12. Control valve
13. Ash pit vent
14. Temp. or pressure safety
15. Instruction card
16.

NOTES

Rept 3565C-I

December 21, 1939

Mr. E. H. Sanborn
40 Sawyer Street
Portland, Maine

Dear Sir:

I note that you have withdrawn your appeal relating to a cellar beneath the proposed garage at 83-85 Codman Street, and that you have altered the application for the permit eliminating the cellar and making the garage 20' x 30' instead of 20' x 22'. The application still reads that the proposed use will be for a two car garage without any explanation of the proposed use of the additional 180 square feet of building.

I presume that you intend to use this addition for the storage of household and garden tools and equipment as you planned for the cellar.

So that there may be no misunderstanding about the use of this building, please sign the original of the attached specifications and return to this office when we should be able to issue the permit at once. The copy is for your files.

Very truly yours,

WJcD/H

Inspector of Buildings

CC: E. F. Ginn
97 Pitt Street

STATEMENT ACCOMPANYING APPLICATION FOR BUILDING PERMIT BY E. H. SANBORN TO COVER CONSTRUCTION OF PRIVATE GARAGE AT 83-85 CODMAN ST.

December 21, 1938

This statement is to be considered as much a part of the application for the building permit as though written on the application form.

The proposed garage is intended for two car storage, one to be a truck, and the additional room afforded by the usual length of 30 feet is to be used for storage of garden and household tools and equipment or for other uses clearly accessory to and customarily incidental to a dwelling house on the same lot.

No part of the building or premises will at any time be used for any business purpose or for any other use not allowed by the Zoning Ordinance in the General Residence Zone where the property is located.

Edwin H. Sanborn

RECEIVED
DEC 22 1938
DEP. OF BLDG. INSP.
CITY OF PORTLAND

APPLICATION FOR PERMIT

PERMIT ISSUED

2181

DEC 22 1938

Class of Building or Type of Structure Third Class

Portland, Maine, December 21, 1938

Supersedes application of 12/15/38

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 83-85 Codman Street Within Fire Limits? no Dist. No.

Owner's or ~~Lessee's~~ name and address E. H. Genborn, 49 Sawyer Street Telephone

Contractor's name and address E. F. Ginn, 97 Pitt Street Telephone 2-0301

Architect Plans filed yes No. of sheets

Proposed use of building 2 car garage No. families

Other buildings on same lot 1 family dwelling house

Estimated cost $ ~~222~~x 500. Fee $ .75

Description of Present Building to be Altered

Material No. stories Heat Style of roof Roofing

Last use No. families

General Description of New Work

To erect 2 car frame garage 20' x 30'

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

Height average grade to top of plate 8'

Size, front 20' depth 30' No. stories 1 Height average grade to highest point of roof 15'6"

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

Material of foundation concrete trench wall Thickness, top bottom cellar

Material of underpinning Height Thickness

Kind of Roof pitch Rise per foot 6" Roof covering Asphalt roofing Class C Und. Lab.

No. of chimneys no Material of chimneys of lining

Kind of heat no Type of fuel Is gas fitting involved?

Framing Lumber—Kind hemlock Dressed or Full Size? dressed

Corner posts 4x4 Sills 4x6 Girt or ledger board? Size

Material columns under girders Size Max. on centers

Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.

Joists and rafters: 1st floor concrete, 2nd, 3rd, roof 2x6

On centers: 1st floor, 2nd, 3rd, roof 24"

Maximum span: 1st floor, 2nd, 3rd, roof

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

If a Garage

No. cars now accommodated on same lot none, to be accommodated 2

Total number commercial cars to be accommodated 1

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? no

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 By E. H. Genborn E. F. Ginn

INSPECTION COPY

Rept. 5565C-I

December 17, 1958

Mr. E. H. Sanborn,
49 Sawyer Street
Portland, Maine

Dear Sir:

We are issuing to E. F. Ginn today a building permit covering construction of a dwelling house for you at 83-85 Codman Street.

Under the Zoning Law I am unable to issue the permit to cover the construction of the garage because you propose a cellar beneath the garage.

Your property is located in a General Residence Zone where a private garage is ordinarily allowed because such a garage is an "accessory use customarily incident" to the dwelling house on the same lot. A cellar beneath a private garage is not "customarily incident" to a dwelling house use. If you see fit to eliminate the cellar, I can issue the permit for the garage at once, as soon as the change has been made in the application.

You have appeal rights concerning this decision of mine, and if you desire to take advantage of such rights I will be glad to explain them to you more fully if you will come to this office between the hours of one o'clock and three o'clock some day other than Saturday.

Very truly yours,

Inspector of Buildings

WMcD/R
CC: E. F. Ginn
97 Pitt Street

[illegible]ENT ACCOMPANYING APPLICATION FOR BUILDING PERMIT

for one famil dwelling house

at 83-85 Codman Street Date 12/15/38

1. In whose name in the title of the property now recorded? E. H. Sach[illegible]

2. Are the boundaries of the property in the vicinity of the proposed work shown clearly on the ground, and how? Plans & grade

3. Is the outline of the proposed work now staked out upon the ground? Yes If not, will you notify the Inspection Office when the work is staked out and before any of the work is commenced? Yes.

4. What is to be maximum projection or overhang of eaves or drip? gar. 8" dwg. 10"

5. Do you assume full responsibility for the correctness of the location plan or statement of location filed with this application, and does it show the complete outline of the proposed work on the ground, including bay windows, porches, and other projections? Yes

6. Do you assume full responsibility for the correctness of all statements in the application concerning the sizes, design and use of the proposed building? Yes

7. Do you understand that in case changes are proposed in the location of the work or in any of the details specified in the application that a revised plan and application must be submitted to this office before the changes are made? Yes

E. H. [illegible]

(5A GENERAL RESIDENCE ZONE)

APPLICATION FOR PERMIT

(5) GENERAL RESIDENCE ZONE

Permit No. _____

Class of Building or Type of Structure Third Class

Portland, Maine, December 15 1938

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 83-85 Codman Street Within Fire Limits? no Dist. No. _____

Owner's or Lessee's name and address E. H. Sanborn, 49 Sawyer St. Telephone _____

Contractor's name and address E. E. Sinn, 97 Pitt St. Telephone 2-0391

Architect _____ Plans filed yes No. of sheets 1

Proposed use of building 2 car garage No. families _____

Other buildings on same lot 2 family house

Estimated cost $ 400. Fee $ .75

Description of Present Building to be Altered

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

Last use _____ No. families _____

General Description of New Work

To erect 2 car frame garage 20' x 22'

CERTIFICATE OF OCCUPANCY NOT REQUIRED

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

Height average grade to top of plate 8'

Size, front 20' depth 22' No. stories _____ Height average grade to highest point of roof 15'6"

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

Material of foundation concrete Thickness, top 10" bottom 12" cellar yes

Material of underpinning _____ Height _____ Thickness _____

Kind of Roof pitch Rise per foot 3" Roof covering Asphalt roofing Class C Und. Lab.

No. of chimneys no Material of chimneys _____ of lining _____

Kind of heat no Type of fuel _____ Is gas fitting involved? _____

Framing Lumber—Kind hemlock Dressed or Full Size? dressed

Corner posts 4x6 Sills 4x8 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 2x8	2nd _____	3rd _____	roof 2x6
On centers:	1st floor 16"	2nd _____	3rd _____	roof 24"
Maximum span:	1st floor 10'	2nd _____	3rd _____	roof _____

If one story building with masonry walls, thickness of walls? 6-in brick 20' span (1 iron column) height? _____

If a Garage

No. cars now accommodated on same lot none, to be accommodated 2

Total number commercial cars to be accommodated 1

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? no

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

E. E. Sanborn

INSPECTION COPY Signature of owner By E. E. Sinn

CHIEF OF FIRE DEPT.

Permit No. 38/218 | See 38/2101

83-85 Codman St.

Owner: E. H. Sanborn

of permit 12/22/38

Inspn. closing-in

Inspn. closing-in

Final

Final Inspn. 5/2/39

Cert. of Occupancy issued None

NOTES

12/16/38 - Sts laying out

O.K. - A.G.S.

5/2/39 - Work done O.K.

Original Permit No. 38/2163 ISSUED

Amendment No 1

JAN 7 1939

AMENDMENT TO APPLICATION FOR PERMIT

Portland, Maine, January 3, 1939

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for an amendment to Permit No. 38/2163 pertaining to the building or structure comprised in the original application 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 83-85 Codman Street Ward Within Fire Limits? no Dist. No.

Owner's ~~or Lessee's~~ name and address ~~L. H. Sanborn, 49 Sawyer Street~~

Contractor's name and address E. I. Ginn, 97 Pitt Street 2-0301

Plans filed as part of this Amendment no No. of Sheets

Additional fee .25

Increased cost of work

Description of Proposed Work

To enlarge front vestibule from 4' to 4'6", making it closer to street line than shown on original location plan.

Appeal sustained and Amendment to Permit granted by Special Order of Board of Municipal Officers 1/4/39

E. H. Sanborn

Signature of Owner by

Approved:

Chief of Fire Department.

Commissioner of Public Works.

Approved 1/7/39

Inspector of Buildings.

INSPECTION COPY

Rept. 3565C-I

Mr. Z. H. Sanborn,
43 Sawyer Street
Portland, Maine

Dear Sir:

We are issuing to E. F. Ginn today a building permit covering construction of a dwelling house for you at 83-85 Codman Street.

Under the Zoning Law I am unable to issue the permit to cover the construction of the garage because you propose a cellar beneath the garage.

Your property is located in a General Residence Zone where a private garage is ordinarily allowed because such a garage is an "accessory use customarily incident" to the dwelling house on the same lot. A cellar beneath a private garage is not "customarily incident" to a dwelling house use. If you see fit to eliminate the cellar, I can issue the permit for the garage at once, as soon as the change has been made in the application.

You have appeal rights concerning this decision of mine, and if you desire to take advantage of such rights I will be glad to explain them to you more fully if you will come to this office between the hours of one o'clock and three o'clock some day other than Saturday.

Very truly yours,

Inspector of Buildings

WWcD/H

CC: E. F. Ginn
37 Pitt Street

(R) GENERAL RESIDENCE ZONE

APPLICATION FOR PERMIT

(R) GENERAL RESIDENCE ZONE

PERMIT ISSUED

Permit No. 2163

DEC 17 1938

Class of Building or Type of Structure Third Class

Portland, Maine, December 15, 1938

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 83-85 Codman Street Ward 8 Within Fire Limits? no Dist. No.

Owner's ~~or Lessee's~~ name and address F. H. Sanborn, 49 Sawyer St. Telephone

Contractor's name and address F. F. Ginn, 97 Pitt St. Telephone 2-0301

Architect Plans filed yes No. of sheets see par.

Proposed use of building dwelling house No. families 1

Other buildings on same lot 2 car garage

Estimated cost $ 4800. Fee $ 1.25

Description of Present Building to be Altered

Material No. stories Heat Style of roof Roofing

Last use No. families

General Description of New Work

To erect one family frame dwelling house

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

Size, front 32' depth 30' No. stories 2 Height average grade to top of plate 18'

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

Material of foundation concrete Thickness, top 10" bottom 12

Material of underpinning brick Height 15" Thickness 8"

Kind of Roof pitch Rise per foot 9" Roof covering Asphalt roofing Class C Und. Lab.

No. of chimneys 1 Material of chimneys brick (part outside) of lining tile

Kind of heat hot water Type of fuel oil Is gas fitting involved? no

Corner posts 4x6 Sills 6x8 Girt or ledger board? girt Size 2-2x4

Material columns under girders iron column Size 4" Max. on centers 8'

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 ~~2x8~~	2nd 2x8	3rd ~~2x6 unf.~~ stairway - no dormer	roof 2x6
On centers:	1st floor 16"	2nd 16"	3rd 16"	roof 24"
Maximum span:	1st floor 13'	2nd 13'	3rd 13'	roof

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

If a Garage

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

Total number commercial cars to be accommodated

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

Miscellaneous

Will above work require removal or disturbing of any shade tree on a public street? no

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

Signature of owner F. H. Sanborn

By E. F. Ginn

INSPECTION COPY

3565C

Ward 8 Permit No. 38/2163

Lot 03-85 Colman St.

Owner E. H. Sanborn

Date Permit 12/17/38.

Notif. closing-in 2/18/39-10.25 A.M.

Insp. closing-in 2/21/39-G.T. for Monday

Final Notif. 5/1/39-6.30 P.M.

Final Inspn. 5/1/39-OK

Cert. of Occupancy issued 5/16/39

NOTES

12/16/38-Stakeout OK-A.G.J.

12/22/38-Excavation OK.

12/28/38-Same-A.G.J.

1/4/39-Approval Architect Certificate for entrance porch may be placed to street line. Front wall of house on adjoining lot A.G.J.

1/10/39-Foundation wall poured & stripped-A.G.J.

1/24/39-Framing started A.G.J.

1/26/39-First story sheathed A.G.J.

3/3/39-Roof sheathed-A.G.J.

1/30/39-Working inside-A.G.J.

2/6/39-Building chimney-A.G.J.

2/10/39-Not one working. Chimney built-A.G.J.

2/17/39-Plastering walls-A.G.J.

2/20/39-Wiring & plumbing not completed A.G.J.

2/21/39-No cement in furnace flue. Plumbing not inspected. Gave green tag to close in except around plumbing-A.G.J.

5/2/39-No cement in furnace flue. Fresh painted & smell so? stank in basement-A.G.J.

5/4/39-Mr. Gunn says he will have Heather this case of-A.G.J.

Appeal 3914
Granted
1/4/39

City of Portland, Maine

Appeal to the Municipal Officers to Change the Decision of the

Inspector of Buildings Relating to the Property Owned

by E. H. Sanborn at 83-85 Codman Street

January 3, 1939

To the Municipal Officers:

Your appellant, E. H. Sanborn

who is the owner of property at 83-85 Codman Street

respectfully petitions the Municipal Officers of the City of Portland to change the decision of the Inspector of Buildings relating to this property, as provided by Section 13, Paragraph c, of the Zoning Ordinance, on the ground that the enforcement of the ordinance in this case involves unnecessary hardship and because relief may be granted without substantially derogating from the intent and purpose of the Zoning Ordinance.

The decision of the Inspector of Buildings denies application for amendment to a building permit relating to the construction of an enclosed vestibule at the front of a dwelling house now under construction on the above premises because the front of the vestibule is proposed about 6 inches closer to the street line of Codman Street than the proposed dwelling house on the adjoining lot contrary to the precise terms of the Zoning Ordinance in the General Residence Zone where the property is located.

The reasons for the appeal are as follows: The appellant is desirous of making this vestibule 6 inches deeper inside than originally planned for better comfort and convenience and so that a heating radiator may be accommodated inside the vestibule. It is the appellant's belief that the small additional projection will not interfere with light and air of or increase fire hazard to the neighboring property.

, that the appeal under the Zoning Ordinance of E. H. Sanborn at 83-85 Codman Street, relating to the location of the front wall of an enclosed vestibule closer to the street line of Codman Street than ordinarily permitted, be sustained and that a building permit be granted to said appellant, subject to full compliance with all terms of the Building Code;

BECAUSE enforcement of the Ordinance in this specific case would cause unnecessary hardship by needless interference with the planned arrangement of the building; and desirable relief may be granted without substantially derogating from the intent and purpose of the Ordinance in that the location of the vestibule would not interfere with light and air or increase fire hazard to the neighboring property.

39/4

January 4, 1959

To The Municipal Officers:

The Committee on Zoning and Building Ordinance Appeals to which was referred the appeal under the Zoning Ordinance of E. H. Sanborn at 83-85 Codman Street, relating to the location of the front wall of a vestibule closer to the street line of Codman Street than ordinarily permitted under the precise terms of the Zoning Ordinance in the General Residence Zone where the property is located, reports that the appeal ought to be sustained.

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS

_____
Chairman