

10 COIMAN STREET



Film cut • 920R Half cut • 9202R The Fish cut • 9205R - Film cut • 9205R

City of Portland, Maine
Board of Appeals
—ZONING—

*Sustained
9/17/54
54/54*

..... September 9, 1954

To the Board of Appeals:

Your appellant, George Hugo, who is the owner of property at 10 Godman 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 construction of a one-story addition approximately seven feet by eleven feet on the rear of the dwelling at 10 Godman Street is not issuable under the Zoning Ordinance because there would be only about eight feet between the rear wall of the addition and the rear lot line instead of the twelve feet specified by Section 6B of the Zoning Ordinance applying to the Local Business 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.

George C. Hugo
Appellant

After public hearing held on the 17th day of September, 1954, 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.

William F. O'Brien
John W. Lake
Nelson C. Frost
Harry G. Gonyea
Edward W. Colley
BOARD OF APPEALS

DATE: SEPTEMBER 17, 1954

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF GEORGE HUGO

AT 10 CODMAN STREET

Public hearing on above appeal was held before the BOARD OF APPEALS

Board of Appeals

VOTE

Municipal Officers

	Yes	No
WILLIAM H. O'BRIEN	(✓)	()
HELEN C. FROST	(✓)	()
EDWARD T. COLLEY	(✓)	()
JOHN W. LAKE	(✓)	()
HARRY K. TORREY	()	()
	()	()
	()	()
	()	()

Record of Hearing:

NO OPPOSITION

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

September 14, 1954

Maybelle E. Mayo Devs.
59 Ocean Avenue
Portland, Maine

Gentlemen:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Friday, September 17, 1954 at 10:30 a. m. to hear the appeal of George Hugo requesting an exception to the Zoning Ordinance to cover construction of a one-story addition approximately seven feet by eleven feet on the rear of the dwelling at 10 Codman Street.

This permit is presently not issuable under the Zoning Ordinance because there would be only about eight feet between the rear wall of the addition and the rear lot line instead of the twelve feet specified by Section 6B of the Zoning Ordinance applying to the Local Business 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.

Very truly yours,

BOARD OF APPEALS

William H. O'Brien

Chairman

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

September 14, 1954

Mr. George Hugo
10 Codman Street
Portland, Maine

Dear Mr. Hugo:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Friday, September 17, 1954 at 10:30 a. m. to hear your appeal under the Zoning Ordinance.

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

BOARD OF APPEALS

William H. O'Brien

Chairman

K

On reply refer
to file

FU

CITY OF PORTLAND, MAINE

Department of Building Inspection

September 9, 1954

Mr. George Hugo
10 Codman St.

Copies to: Mr. Angelo J. Novia
1 Deake St., South Portland

Corporation Counsel

Dear Mr. Hugo:

We are unable to issue a permit for construction of a one story addition approximately 7 feet by 11 feet on the rear of your dwelling at 10 Codman St. because there would be only about 8 feet between the rear wall of the addition and the rear lot line instead of the 12 feet specified by Section 6B of the Zoning Ordinance applying to the Local Business Zone where the property is located.

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

If you wish to have the case considered at the next meeting of the Appeal Board, it is important that you file the appeal before the close of business on Monday, September 13, 1954.

It is noted that, while the application calls for the addition to be supported on concrete piers, it also specifies that box sill construction is to be used. Such construction is acceptable only if supported by a masonry wall. Therefore information is needed as to the location of the piers and the size of the sills which are to extend between them.

Very truly yours,

Warren McDonald
Inspector of Buildings

AJS/D

Enc: Outline of appeal procedure

Maybelle E. Mayo Alvo
59 Ocean Avenue

C
O
P
Y



STREET ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, June 21, 1957

JUN 21 1957
0087

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 10 Codman St. Within Fire Limits? _____ Dist. No. _____
 Owner's name and address George Hugo, 10 Codman St. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Portland Copper Works, 80 Second St. So. Portland Telephone 3-0277
 Architect _____ Specifications _____ Plans _____ No. of sheets _____
 Proposed use of building Dwelling No. families _____
 Last use _____ No. families _____
 Material frame No. stories 2 Heat _____ Style of roof _____ Roofing _____
 Other building on same lot _____
 Estimated cost \$ 300.00 Fee \$ 2.00

General Description of New Work

To take out 9' wide casement window in kitchen first floor to 6' wide window

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 c/o George Dumand

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 _____ cella. _____
 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 _____
 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 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.

016-6/21/57-ags

Miscellaneous

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

George Hugo
Portland Copper Works

Signature of owner by: George Hugo

INSPECTION COPY

J.M.

1/3

Permit No. 57/871

Location 10 Adams St

Owner George Kappa

Date of permit 6/21/57

Notif. closing-in

Inspsn closing-in

Final Notif

Final Inspsn

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

NOTES

6/27/57 - Work done - All.

A large section of the document is a ruled area for notes, which has been completely crossed out with a large 'X'.



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 1

Portland, Maine, Sept. 9, 1954

PERMIT ISSUED

SEP 27 1954

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 54/1370 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location 10 Codman St. Within Fire Limits? no Dist. No. Telephone 3-9277
Owner's name and address George Hugo, 10 Codman St. Telephone
Lessee's name and address Telephone
Contractor's name and address Angelo Novia, 1 Deake St., So. Portland Telephone
Architect Plans filed yes No. of sheets 1
Proposed use of building dwelling house No. families 2
Last use " " No. families 2
Increased cost of work 500. Additional fee 2.00

Description of Proposed Work

To construct 1-story frame addition on rear of building 11' 3" x 7' 3". To change window to door in rear wall.

Appeal sustained 9/17/54

Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work?
Height average grade to top of plate 9' Height average grade to highest point of roof 10'
Size, front depth No. stories solid or filled land? earth or rock? LEIGE
Material of foundation concrete at least 4' below grade Thickness, top 8" bottom 8" cellar
Material of underpinning Height Thickness
Kind of roof shed Rise per foot Roof covering Asphalt Class C Und Lab
No. of chimneys Material of chimneys of lining
Framing lumber—Kind hemlock Dressed or full size? dressed
Corner posts Sills box 4x6 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 2x8, 2nd, 3rd, roof 2x6
On centers: 1st floor 16", 2nd, 3rd, roof 16"
Maximum span: 1st floor 7' 3", 2nd, 3rd, roof 7' 3"

Approved: with memo by [Signature]

Signature of Owner by: [Signature]

INSPECTION COPY

C-10-154-3C-Mark

Approved: Inspector of Buildings



(1) LOCAL

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, Sept. 7, 1954

PERMIT ISSUED
01370

SEP 7 1954

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ alter ~~or~~ ~~reconstruct~~ ~~or~~ install the following building ~~structure~~ ~~or~~ ~~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 10 Codman St. Within Fire Limits? no Dist. No. _____
 Owner's name and address George Hugo, 10 Codman St. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Angelo Novia, 1 Deake St., So. Portland Telephone _____
 Architect _____ Specifications _____ Plans no. _____ No. of sheets _____
 Proposed use of building dwelling house No. families 2
 Last use _____ " " _____ No. families 2
 Material wood No. stories 2 1/2 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ 200. Fee \$ 2.00

General Description of New Work

To change pipe column foundation under 2-story rear piazza to concrete piers, 10" ~~in~~ diameter, at least 4' below grade, 8' on centers.

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED

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

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 _____
 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 hemlock Dressed or full size? dressed
 Corner posts 4x4 Sills 4x6 Girt or ledger board? _____
 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 2x8, 2nd _____, 3rd _____, roof _____
 On centers: 1st floor 14", 2nd _____, 3rd _____, roof _____
 Maximum span: 1st floor 7', 2nd _____, 3rd _____, roof _____
 If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

No. cars now accommodated on same _____, 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.N. - 9/7/54 - AGJ

Miscellaneous

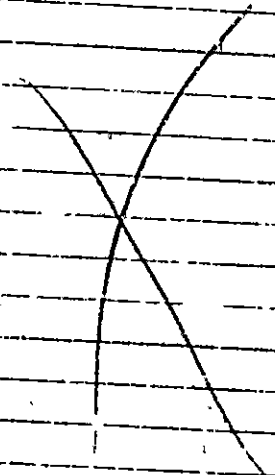
Will work require disturbing of any tree on a public street? no
 Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

George Hugo

Signature of owner by:

Angelo J. Novia

9/9/54 - Callahan this
 inspection found in
 a 7' deep trench
 where 7' deep is
 required. This is a
 limited business zone
 on Jan 1 1946. It is that
 a continuation of the
 side wall of the brick
 wall allowable under
 section 16-L of the zon-
 ing Ordinance. However,
 a 12' deep is required
 The 12' deep was
 9/13/54 - No one at site.
 However it appears to be 12' deep
 - General - Call.
 9/13/54 - Mr. Lane says they
 are filing an appeal to that
 in addition the pipes beneath
 they are only 7' from the
 line
 9/27/54 - work progressing - Call.
 10/11/54 - work about done - Call.
 10/25/54 - job completed - Call.



11/28/54

Permit No. 54/1370
 Location 10 Cadman St.
 Owner George George
 Date of Permit 9/7/54
 Notif. closing-in
 Inspn. closing-in
 Final Notif.
 Final Inspn.
 Cert. of Occupancy issued
 Staking Out Notice
 Form C & Notice

Blank lined area for additional notes or signatures.

September 17, 1954

AP - 10 Codman St. - Amendment No. 1

Angelo Novia
1 Deake St.
South Portland, Me.
Mr. George Hugo
10 Codman St.

Gentlemen:-

Your appeal under the Zoning Ordinance having been sustained, we shall be able to issue the amendment covering construction of an addition about 7 feet by 11 feet on the rear of the dwelling at 10 Codman St. as soon as information has been furnished as regards the type and size of sill to be used, depending upon whether the foundation of addition is to be concrete piers or a concrete wall, this question having been raised in our certification letter of September 9, 1954.

Very truly yours,

Warren McDonald
Inspector of Buildings

AJS/G

P. S. Mr. Novia tried to explain about the matter of sills and foundation at the public hearing on the Zoning Appeal, but we were unable to handle the information at that time. He should contact Mr. Sears of this office some morning to show what he means to do.

September 9, 1954

Mr. George Hugo
10 Codman St.

Copies to: Mr. Angelo J. Hovia
1 Deake St., South Portland

Dear Mr. Hugo:

Corporation Counsel

We are unable to issue a permit for construction of a one story addition approximately 7 feet by 11 feet on the rear of your dwelling at 10 Codman St. because there would be only about 8 feet between the rear wall of the addition and the rear lot line instead of the 12 feet specified by Section 6B of the Zoning Ordinance applying to the Local Business Zone where the property is located.

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

If you wish to have the case considered at the next meeting of the Appeal Board, it is important that you file the appeal before the close of business on Monday, September 13, 1954.

It is noted that, while the application calls for the addition to be supported on concrete piers, it also specifies that box sill construction is to be used. Such construction is acceptable only if supported by a masonry wall. Therefore information is needed as to the location of the piers and the size of the sills which are to exist between them.

Very truly yours,

Warren McDonald
Inspector of Buildings

AJ3/B

Enc: Outline of appeal procedure

Memorandum from Department of Building Inspection, Portland, Maine

10 Codman St.—To construct 1-story frame addition on rear of building and to change window to door in rear wall for George Hugo by Angelo Novia--September 21, 1954

Amendment covering construction of a one story addition 7 feet by 11 feet on the rear of the dwelling at the above location is issued herewith subject to the following condition:

1. Sills are to be 4x6 all one piece in cross section (not built up of 2-2x6's) and set with the 6 inch dimension upright.

AJS/B

CC Mr. George Hugo
10 Codman St.

(Signed) Warren McDonald
Inspector of Buildings



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, March 9, 1954

PERMIT ISSUED
00237
MAR 11 1954

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~execute~~ execute ~~work~~ work on the following building ~~structure~~ structure 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 10 Godman St. Within Fire Limits? no Dist. No. _____

Owner's name and address George Hugo, 10 Godman St. Telephone _____

Lessee's name and address _____ Telephone _____

Contractor's name and address Angelone Novia, 1 Deake St., So. Portland Telephone none

Architect _____ Specifications _____ Plans no No. of sheets _____

Proposed use of building dwelling house No. families 2

Last use _____ " " _____ No. families 2

Material wood No. stories 2 1/2 Heat _____ Style of roof _____ Roofing _____

Other buildings on same lot _____

Estimated cost \$ 400. Fee \$ 2.00

General Description of New Work

To provide tile on walls of first floor bathroom and to lower ceiling approximately 10", 2x4's, 12" on centers, covered with plywood, plywood covered with tile.

To change ordinary size window in bathroom to 18" x 40".

To provide celotex ceiling in first story bedroom over existing plastered ceiling, 1x4 strapping.

CERTIFICATE OF COMPANY REQUIREMENT IS WAIVED

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

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:

O.K. - 3/10/54 - agj

Miscellaneous

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

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

George Hugo

INSPECTION COPY

Signature of owner by:

Angelone Novia

5/11/54
5/11/54

Permit No. 541347
Location 105 Cadbury St.
Owner George C. Suga
Date of permit 5/11/54
Notif. closing-in _____
Inspn. closing-in _____
Final Notif. _____
Final Inspn. _____
Cert. of Occupancy issued _____
Sinking Out Notice _____
Form Check Notice _____

NOTES

4/1/54. No inspection made C.S.S.

Blank lined notes section with a large 'X' drawn across the top portion.

5/11/54
[Additional illegible handwritten notes]



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, Feb. 3, 1953

PERMIT ISSUED
00158
FEB 4 1953
CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ ~~alter~~ ~~rehabilitate~~ ~~or~~ ~~all~~ 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 10 Codman St. Within Fire Limits? no Dist. No. _____
Owner's name and address George Hugo, 10 Codman St. Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Angelo Novia, 1 Deake St., So, Portland Telephone none
Architect _____ Specifications _____ Plans no No. of sheets _____
Proposed use of building dwelling house No. families 2
Last use _____ " " _____ No. families 2
Material wood No. stories 2 1/2 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ 1,000. Fee \$ 4.00

General Description of New Work

To partition off recreation room in basement approximately 18' x 12' and finish off outside foundation walls, 2x3 studs, 2' on centers, horizontal and vertical, and covered with knotty pine. 1x4 strapping to be used for ceiling using existing floor timbers, covered with celotex. Floor to be covered with asphalt tile.

INSPECTION NOT COMPLETED
5/20/53

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED

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

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? _____
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? _____

Miscellaneous

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

APPROVED:

B.N. - 2/4/53 - ajs

George Hugo

Signature of owner by: Angelo Novia

INSPECTION COPY

NOTES

2/6/53 - Tall contractor
O.K. To clear up except
removed wiring & 4' of
removed component of heater,
1 from each of 220

Permit No. 53/158
Location 110 Cadogan St
Owner George Origo
Date of permit 8/14/53
Notif. closing-in 2/6/53 9:53 PM
Insps closing-in 2/6/53
Final Notif.
Final Inspn. INSPECTION NOT COMPLETED
5/20/53
Certs. of Occupancy issued

Table with multiple columns and rows, mostly blank or faintly visible text.

AP 10 Codman St.

February 4, 1953

Mr. Angelo Novia
1 Deake St.
South Portland, Me.

Copy to: Mr. George Hugo
10 Codman St.

Dear Mr. Novia:-

Building permit for finishing off a recreation room in the basement of the dwelling at 10 Codman St. is issued herewith.

Before any sheathing or celotex is applied to walls, partitions or ceiling, notice is to be given this department for an inspection. A check will be made at that time of firestopping, particularly at ceiling line where studs for support of sheathing are to be placed against foundation wall. Care is to be taken to keep all combustible material at least one inch away from the chimney and that adequate clearance is provided from the heating plant and smokepipe from it.

If you have any doubt as to requirements in this regard, it would be well to inquire at this office before going ahead with the work.

Very truly yours,

Warren McDonald
Inspector of Buildings

AJS/G

P. 40/1373-I

10 Codman

February 27, 1941

The Community Oil Co.,
512 Cumberland Avenue,
Portland, Maine

Gentlemen:

The outlet of the vent pipe in connection with the oil burner installation which you have made for Mrs. S. M. Merrill at 10 Codman Street is not located at least 12 inches above *P. 11*, as required by the oil burner regulations.

Please have this vent pipe extended, thus complying with the Building Code at least by March 10, 1941.

Very truly yours,

EMcD/H

Inspector of Buildings

CC: Mrs. S. M. Merrill
Peaks Island, Maine



FILL IN COMPLETELY AND SIGN WITH INK

PERMIT ISSUED
Permit No. 1378
SEP 18 1940

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

Portland, Maine, September 19, 1940

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 10 Codman Street Use of Building dwelling No. Stories 2 ~~NEW~~ Existing "Existing"
Name and address of owner of appliance Mrs. S. M. Merrill, Pecks Island
Installer's name and address Community Oil Co., 512 Cumberland Ave. Telephone 2-7481

General Description of Work

To install Oil Burning Equipment in connection with existing steam heat

IF HEATER, POWER BOILER OR COOKING DEVICE

Is appliance or source of heat to be in cellar? yes If not, which story _____ Kind of Fuel Oil
Material of supports of appliance (concrete floor or what kind) concrete
Minimum distance to wood or combustible material, from top of appliance or casing top of furnace, _____
from top of smoke pipe _____ from front of appliance _____ from sides or back of appliance _____
Size of chimney flue _____ Other connections to same flue _____

IF OIL BURNER

Name and type of burner Community Labeled and approved by Underwriters' Laboratories? yes
Will operator be always in attendance? _____ Type of oil feed (gravity or pressure) gravity
Location oil storage basement No. and capacity of tanks 1 - 275 gal.
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.)
Community Oil Co.

INSPECTION COPY

Signature of Installer

by J. A. Christensen

7822

Permit No. 401373
Location 10 Goldman St.
Owner Mrs. S. M. Merrill
Date of Permit 9/10/40

Post Card sent

Notif. for insp. none

Approval ~~3/11/41~~ C.O.C.

Oil Burner Check List (date) 2/26/41.

1. Kind of heat Steam
2. Label 649017
3. Anti-siphon
4. Off storage
5. Tank distan
6. Vent Pipe
7. Fill Pipe
8. Gadge
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. Per draft - O. Slat

No. 125



FILL IN COMPLETELY AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

PERMIT ISSUED
OCT 4 1939

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

Portland, Maine, October 4, 1939

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 12 Colman Street Use of Building dwelling house No. Stories 2 1/2 ~~Existing~~ Building Existing
Name and address of owner of appliance Mrs. S. M. Merrill, Eastern Hotel
Installer's name and address Portland Sebago Ice Co., 302 Commercial St. Telephone 4-29-1

General Description of Work

To install Oil Burning Equipment in connection with existing steam heat

IF HEATER, POWER BOILER OR COOKING DEVICE

Is appliance or source of heat to be in cellar? yes If not, which story _____ Kind of Fuel _____
Material of supports of appliance (concrete floor or what kind) concrete
Minimum distance to wood or combustible material, from top of appliance or casing top of furnace, _____
from top of smoke pipe _____ from front of appliance _____ from side or back of appliance _____
Size of chimney flue _____ Other connections to same flue _____

IF OIL BURNER

Name and type of burner Silent Korth 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.
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 Installer Portland Sebago Ice Co.

[Handwritten Signature]

[Handwritten Initials]

CERTIFICATE OF UNDERWRITERS' REQUIREMENTS IS WAIVED
OIL WAIVER

Permit No. 39/1729
Location 1/2 Codman St.
Owner Mrs. S. M. Merrill
Date of Permit 10/4/39
Post Card sent
Notif. for inspu None
Approval Tag issued 11/22/39 To
Oil Burner Check List (date) 11/22/39
1. Kind of heat Steam
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. Receipt O-Stat

NOTES



City of Portland, Maine

OFFICE OF INSPECTOR OF BUILDINGS

CERTIFICATE OF INSPECTION

July 9, 1917

This is to Certify, That I have Inspected the Building at No. 8 Godman Street
for which an application was made by Leif E. Christensen for a permit
to build a 2 1/2 story dwelling under date of April 8, 1917
and a permit was granted under date of April 8, 1917 and I find that the ab-
applicant has complied with the provisions of the Building Ordinance of this City.

Inspector of Buildings.



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 to Build

(3d CLASS BUILDING)

Portland, Me., April 3, 1917 19

To THE INSPECTOR OF BUILDINGS

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

Plans must be submitted in duplicate, one set to be filed with the Department and the duplicate set thereof (bearing the approval of the Inspector of Buildings) shall be kept on the work and exhibited on demand

Location, .. 8. Codman St. Address, 15. Codman St.

Name of owner is? Lewis M. Christiansen 857. Washington. Ave.

Name of mechanic is? C. H. Aaskov

Name of architect is? "

Proposed occupancy of building (purpose)? dwelling

Is it a dwelling or tenement house, for how many families? two No

Are there to be stores in lower story? none No

Size of lot No of feet front? 50 No of feet rear? No of feet deep? 100

Size of building No of feet front? 26 No of feet rear? No of feet deep? 50

No of stories, front? 2 1/2

No of feet in height from the mean grade of street to the highest part of the roof? 28 ft.

Distance from lot lines front? 25 feet, side? 5 feet, side? 19 feet, rear? 15 feet

Firestop to be used? yes (wood)

Will the building be erected on solid or filled land? solid

Will the foundation be laid on earth, rock, or piles? rock

If on piles, No of rows? distance on centres? length of?

Diameter top of? diameter, bottom of?

Size of posts? 4 x 6 . Sills 4 x 8 . Studding 2 x 4 16" O.C. . Roof rafters 2 x 6 24" O.C.

" girts? 4 x 4 . Girder 6 x 8

" floor timbers? 1st floor 2 x 8 . 2d 2 x 8 . 3d 4th

O.C. " " " " 16" 16"

Span " " " " 13-ft.

Braces, how put in?

Building how framed? girts

Material of foundation? stone thickness of? 20" laid with mortar? yes

Underpinning material of? stone height of? 3 ft. thickness of? 16"

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

Will the building be heated by steam, furnaces, stoves or grates? steam Will the flues be lined? yes

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

No. of brick walls? and where placed?

Means of egress? Two stairways and two doors

PERMIT MUST BE RECEIVED BEFORE BEGINNING WORK.

If the building is to be occupied as a Tenement House, give the following particulars:

What is the height of cellar or basement?

What will be the clear height of first story? second? third?

State what means of egress is to be provided?

Scuttle and stepladder to roof?

Estimated Cost. \$ 5000.00 Signature of owner or authorized representative, C. H. Aaskov

Address,

Plans submitted? Received by?

PERMIT # _____	PORTLAND BUILDING PERMIT APPLICATION DATE <u>7/1/87</u>	PERMIT ISSUED
1 GENERAL INFORMATION		JUL 6 1987
Location, address of construction <u>10-12 Codman Street</u>		City of Portland
1 Owner's name <u>Janice Hugo</u>	Tel. <u>773-2583</u>	
Address <u>same</u>		
2 Lessee's name _____	Tel. _____	
Address _____		
3 Contractor's name <u>Mirco Carpentry</u>	Tel. <u>774-6879</u>	<u>7/1/87</u>
Address <u>10 Codman Street - 04103</u>		
4 Is this a legally recorded lot? yes _____ no _____		

II. DESCRIPTION OF WORK.

to replace deck upper and lower on the front of the building as per plans

send permit Constantine Mallis - #3 ac ss

III. BUILDING DIMENSIONS: length _____ width _____ square footage _____ height _____ #stories _____

IV ZONE R-3 Street frontage _____ Zoning board approval no yes date _____
 Setbacks front _____ back _____ side _____ side _____ Planning board approval no yes date _____

V. REVIEW REQUIRED variance _____ other _____
 site plan _____ subdivision _____ shore _____ *occupant mgmt _____ Number of off-street parking spaces: enclosed _____ outdoors _____

VI. FEES:
 base fee _____ other fees _____
 subdivision fee _____ late fee _____
 site plan review fee _____ TOTAL \$35.00

VII. DETAILS OF WORK

1 WATER SUPPLY <input type="checkbox"/> public <input type="checkbox"/> private	7 ELECTRICAL service entrance size _____ # smoke detectors _____	8 CHIMNEY # flues _____ # fireplaces _____
2 SEWER <input type="checkbox"/> public <input type="checkbox"/> private type _____	9 FRAMING floor joists _____ size _____ max on center _____ ceiling joists _____ rafters _____ studs _____ wall studs _____	
3 HEAT type fuel _____	10 If 1-story building w/masonry walls wall thickness _____ height _____	11 BEDROOM WINDOWS height _____ width _____ sl height _____ egress window? yes <input type="checkbox"/> no <input type="checkbox"/>
4 FOUNDATION type _____ thickness _____ footing _____		
5 ROOF type pitch _____ covering _____ load _____		
6 PLUMBING SPRINKLER SYSTEM? yes <input type="checkbox"/> no <input type="checkbox"/>		

VIII. OFFICE USE:
 TAX MAP # 129
 LOT # H-18
 VALUE/STRUCTURE _____
 PERMIT EXPIRATION _____

IX. NEW OR PHASED SUBDIVISION REFERENCE:
 Name _____
 Lot _____
 Block _____

CODE If other, explain _____ Seasonal Condominium Apartment

X PROPOSED USE 434 - deck

XI PAST USE _____

XII OWNERSHIP: PUBLIC PRIVATE _____

XIII. EST. CONSTRUCTION COST: 2500.

XIV. GR. SQ. FT. OF LOT BUILDING _____

COMPLETE XV AND XVI ONLY IF THE NUMBER OF UNITS WILL CHANGE

XV. RESIDENTIAL BUILDINGS ONLY: BEDROOMS

# NEW DWELLING UNITS WITH	<u>1</u> BDRM	<u>2</u> BDRMS	<u>3</u> BDRMS
# EXISTING DWELLING UNITS WITH	_____	_____	_____

XVI. # RESIDENTIAL UNITS:
 # NEW DWELLINGS _____
 # EXISTING DWELLINGS _____
 TOTAL RESIDENTIAL UNITS _____

APPROVALS BY: _____ DATE _____

BUILDING INSPECTION PLAN EXAMINER _____
 ZONING OK M. J. ... July 2, 1987
 C E O _____
 FIRE DEPT _____

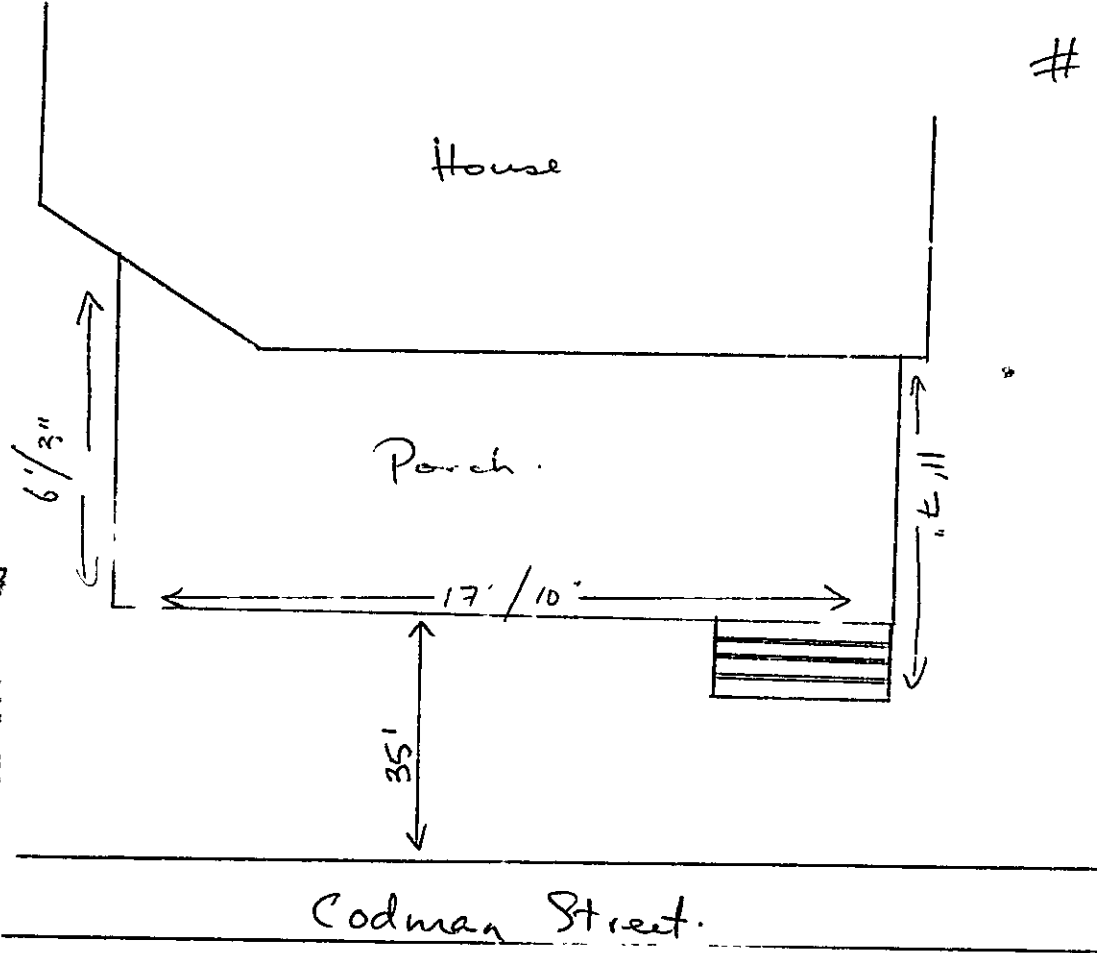
MISCELLANEOUS
 Will work require disturbing of any tree on a public street? _____
 Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? _____

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

District No _____	XVII. SIGNATURE OF APPLICANT <u>Constantine Mallis</u> PHONE # <u>773-32583</u>
	TYPE NAME OF ABOVE <u>Constantine Mallis for Janice Hugo</u>

White-GPCOG Green-Applicant Yellow-Assessor Pink-Office File Gold-Field Inspector

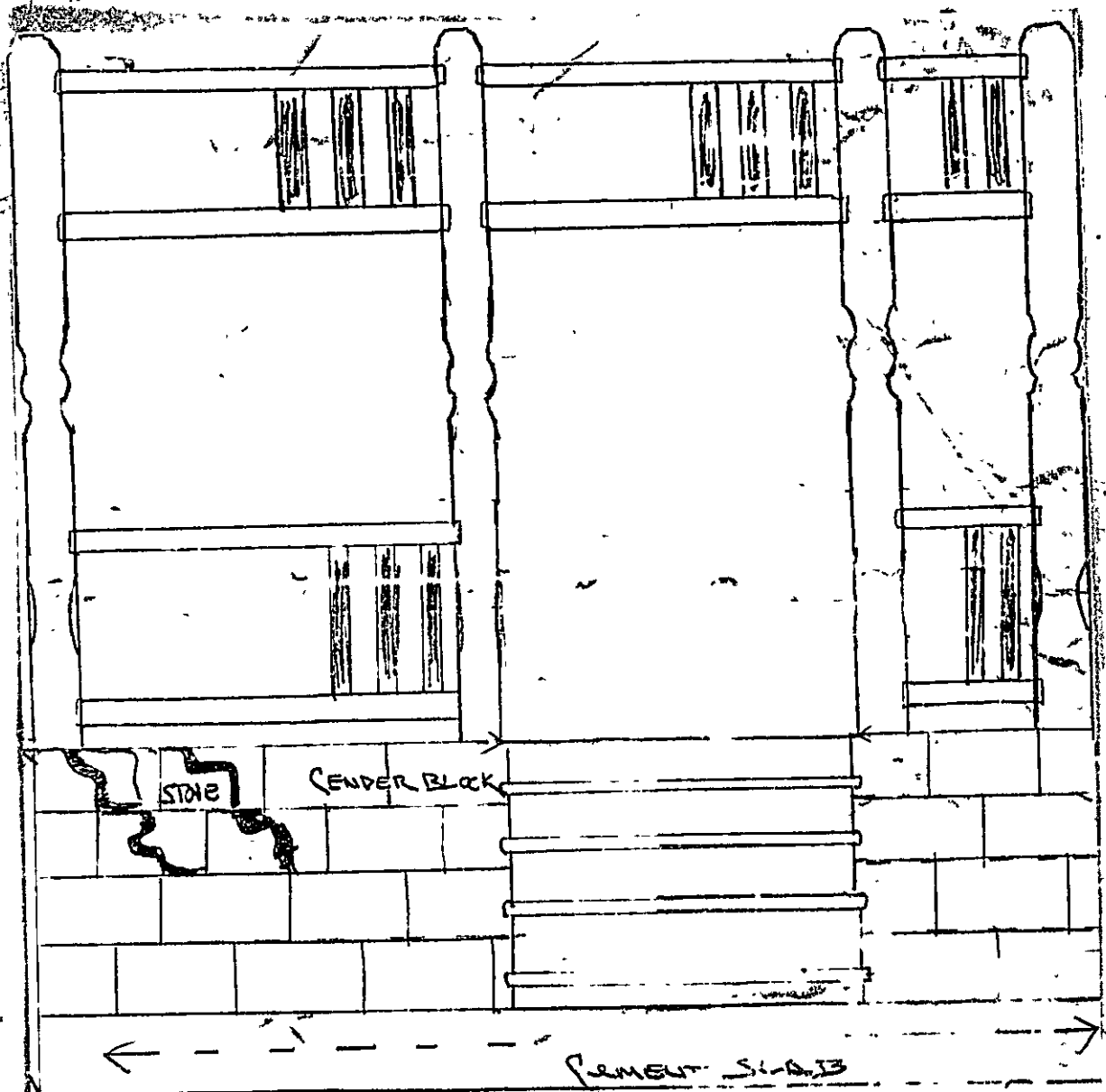
10 Codman St.



RECEIVED

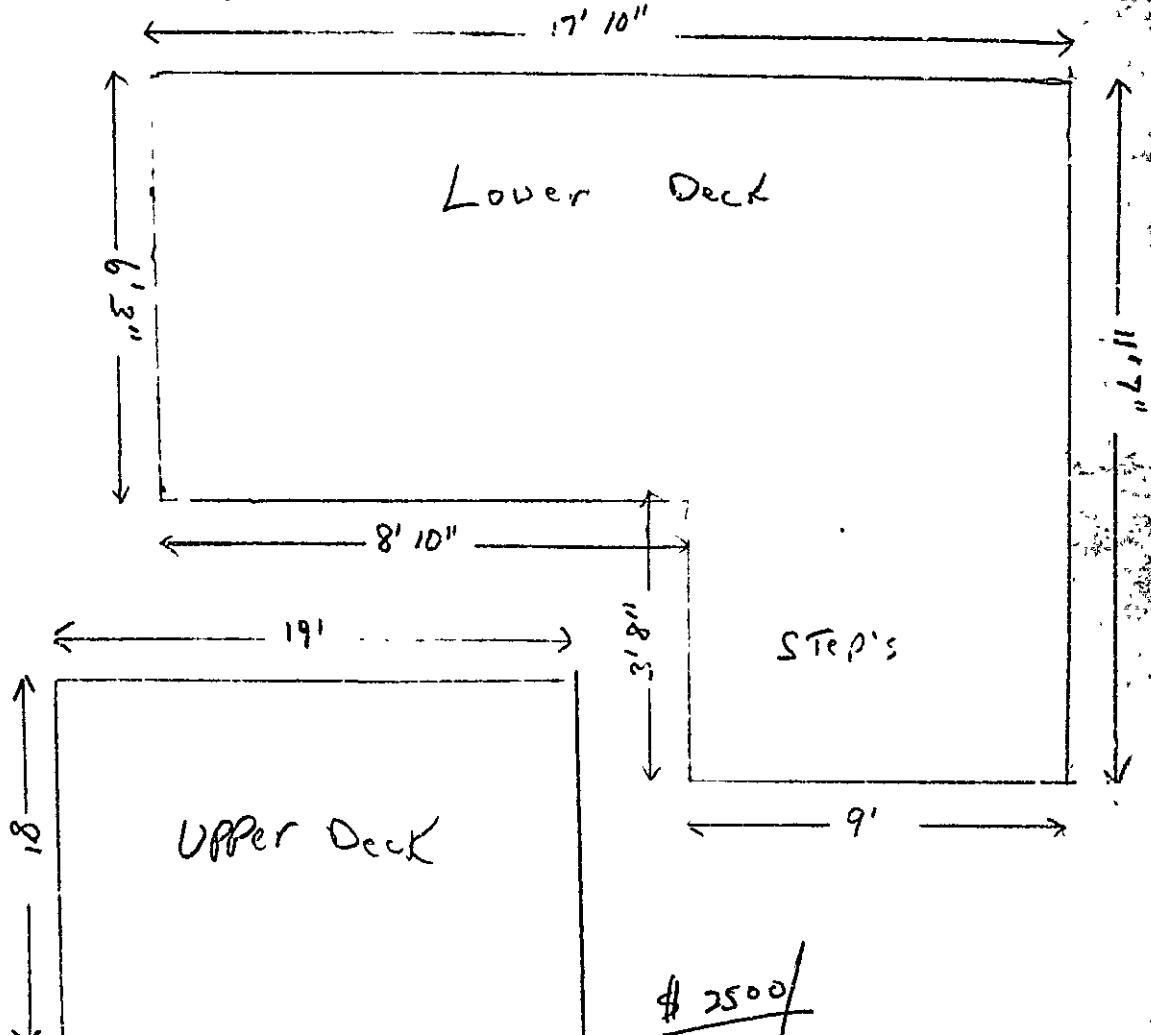
JUL - 1 1987

DEPT. OF BUILDING INSPECTIONS
CITY OF PORTLAND

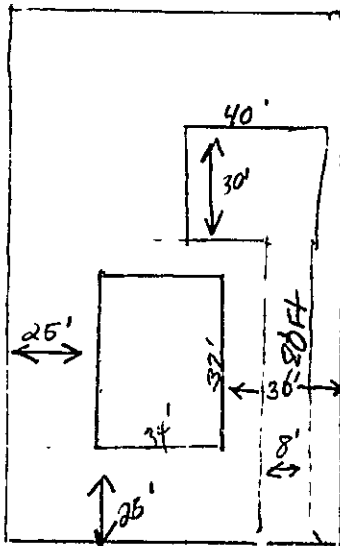
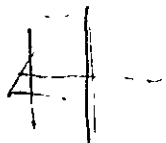


FOR TEN AND TWELVE CORNER FOR RAY

- 1) FLOATING SLAB
- 2) FOUNDATION WALL (CINDER BLOCK)
- 3) THREADED ROD AND NUTS
- 4) 2x8 PURSURE TREATED FOR FRAMING TOP AND BOTTOM DECKS
- 5) 6x6 POSTS FOR COLUMNS PURSURE TREATED
- 6) 2x4 RAILINGS PURSURE TREATED
- 7) 1x3 SLATS FOR RAILING PURSURE TREATED
- 8) BOTTOM DECKING 5//4 DECKING PURSURE TREATED
- 9) TOP DECKING TONGUE AND GROVE PURSURE TREATED
- 10) 1/4 UNDERLAYMENT (PLYWOOD)
- 11) ONE ROLL OF TAR PAPPER FOR UPPER DECK
- 12) 2INCH GALVANIZE NAILS FOR DECKING
- 13) NAILS FOR 2x8 OR BOLT AND SREWS, WASHER GALVANIZE
- 14) BUILD DOOR FOR SMALL OPENEN
- 15) 2x6 RUFF BOARD FOR FOUNDATION FRAMING AND WADGES
- 16) VINYL GUTTERS AND SPOUTS ALL AWAY AROUND TOP PORCH
- 17) VINYL DOORS FOR FRONT PORCH DOORS
- 18) 6inch x 6inch wire mesh FOR CEMENT SLAP.



combined lot sz 6442
 7162
 House 37' x 34' = 13,604 sq ft
 - 1,252
 12,352
 Driveway 1,600
 10,752 space



CO Driveway

RECEIVED

JAN - 3 1986

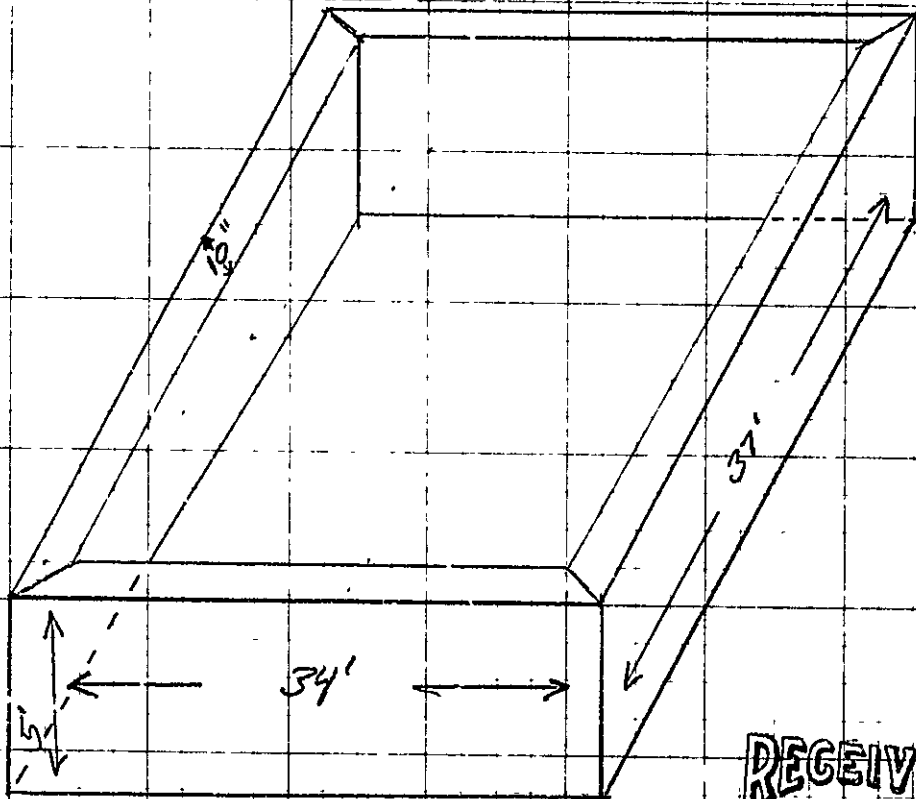
DEPT OF BUILDING INSPECTIONS
 CITY OF PORTLAND

75 00

1107 East Main St

CH

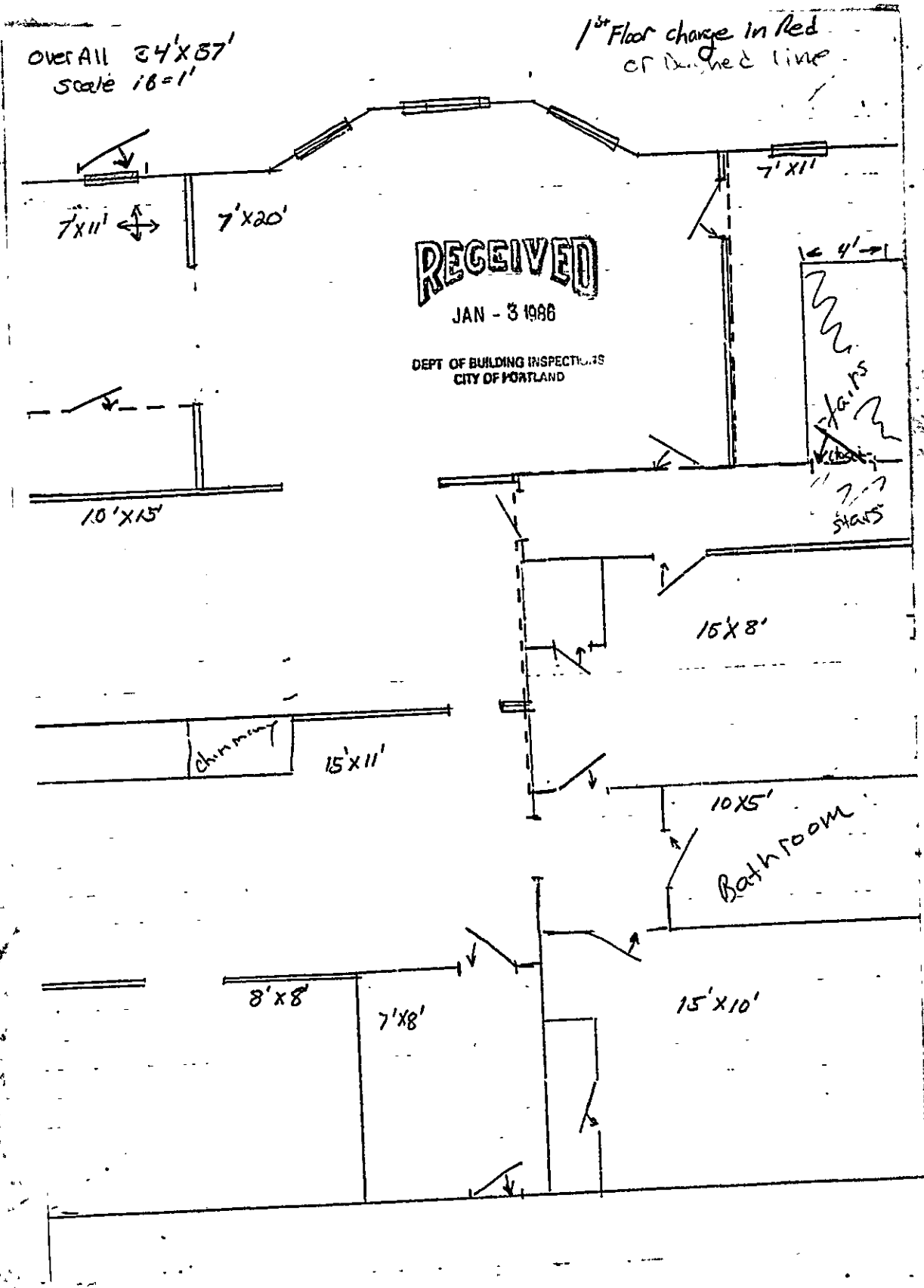
1 Block = 2'
Foundation 34' x 37'
5' Foot Frost Wall
10" Walls



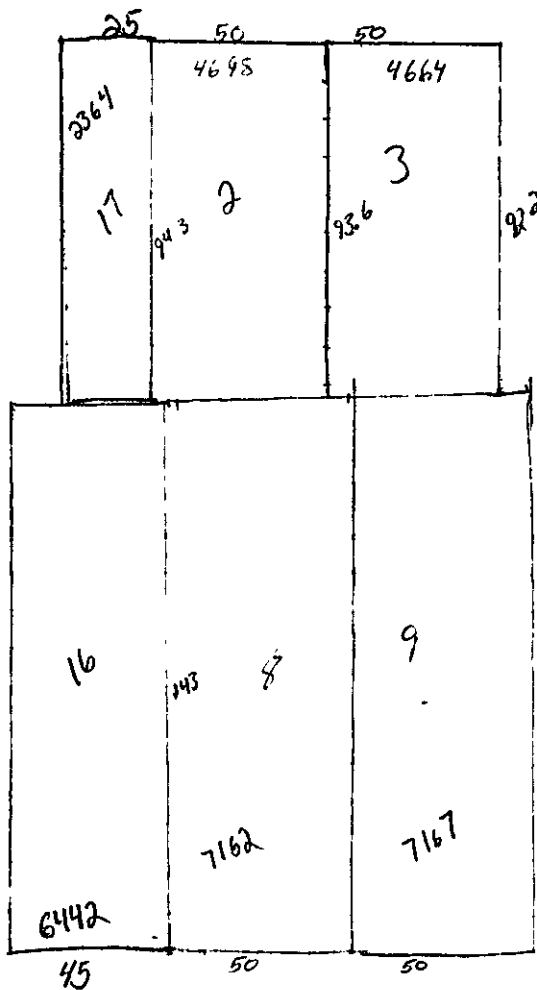
RECEIVED

JAN - 3 1986

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18 = 10'



RECEIVED

JAN - 3 1936

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