

69-77 CONCORD STREET



SHAW-WALKER

First cut # 92011 - Flat cut # 92028 - Third cut # 92033 - Fifth cut # 92058



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date Dec. 29, 19 80
 Receipt and Permit number A 59717

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: 71 Concord St.
 OWNER'S NAME: David Cloutier ADDRESS: Me. Florida Prop. So. Portland

FEE'S

OUTLETS: Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL _____

FIXTURES: (number of)
 Incandescent _____ Fluorescent _____ (not strip) TOTAL _____
 Strip Fluorescent _____ ft. _____

SERVICES:
 Overhead Underground _____ Temporary _____ TOTAL amperes 200 3.00
 METERS: (number of) 1 _____ .50

MOTORS: (number of)
 Fractional _____
 1 HP or over _____

RESIDENTIAL HEATING:
 Oil or Gas (number of units) _____
 Electric (number of rooms) 18 18.00

COMMERCIAL OR INDUSTRIAL HEATING:
 Oil or Gas (by a main boiler) _____
 Oil or Gas (by separate units) _____
 Electric Under 20 kws _____ Over 20 kws _____

APPLIANCES: (number of)
 Ranges _____ Water Heaters _____
 Cook Tops _____ Disposals _____
 Wall Ovens _____ Dishwashers _____
 Dryers _____ Compactors _____
 Fans _____ Others (denote) _____
 TOTAL _____

MISCELLANEOUS: (number of)
 Branch Panels _____
 Transformers _____
 Air Conditioners Central Unit _____
 Separate Units (windows) _____
 Signs 20 sq. ft. and under _____
 Over 20 sq. ft. _____
 Swimming Pools Above Ground _____
 In Ground _____
 Fire/Burglar Alarms Residential _____
 Commercial _____
 Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____
 over 30 amps _____
 Circus, Fairs, etc. _____
 Alterations to wires _____
 Repairs after fire _____
 Emergency Lights, battery _____
 Emergency Generators _____

INSTALLATION FEE DUE: _____
 FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT DOUBLE FEE DUE: _____
 FOR REMOVAL OF A "STOP ORDER" (304-16.b)
 TOTAL AMOUNT DUE: 21.50

INSPECTION:
 Will be ready on _____, 19__; or Will Call

CONTRACTOR'S NAME: Starlight Electric
 ADDRESS: Union, Me.

TEL.: 775-0382

MASTER LICENSE NO.: 02899 SIGNATURE OF CONTRACTOR: _____
 LIMITED LICENSE NO.: _____

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

CITY OF PORTLAND, MAINE
Application for Permit to Install Wires

Permit No. 57579
 Issued 2-21-69
 Portland, Maine Feb 21, 1969

To the City Electrician, Portland, Maine:

The undersigned hereby applies for a permit to install wires for the purpose of conducting electric current, in accordance with the laws of Maine, the Electrical Ordinance of the City of Portland, and the following specifications:

(This form must be completely filled out — Minimum Fee, \$1.00)

Owner's Name and Address Anthony Leggett Tel.
 Contractor's Name and Address Chas. Dennis Tel.
 Location 71 Concord St Use of Building
 Number of Families ... 4 ... Apartments ... 4 ... Stores Number of Stories
 Description of Wiring: New Work Additions Alterations

Pipe Cable Metal Molding BX Cable Plug Molding (No. of feet)
 No. Light Outlets Plugs Light Circuits Plug Circuits

FIXTURES: No. Fluor. or Strip Lighting (No. feet)

SERVICE: Pipe Cable Underground No. of Wires 3 Size 2hr/4 copper

METERS: Relocated Added Total No. Meters

MOTORS: Number Phase H. P. Amps Volts Starter

HEATING UNITS: Domestic (Oil) No. Motors Phase H.P.

Commercial (Oil) No. Motors Phase H.P.

Electric Heat (No. of Rooms)

APPLIANCES: No. Ranges Watts Brand Feeds (Size and No.)

Elec. Heaters Watts

Miscellaneous Watts Watts 3000 Extra Cabinets or Panels

Transformers Air Conditioners (No. Units) Signs (No. Units)

Will commence 19..... Ready to cover in 19..... Inspection Feb 24 1969

Amount of Fee \$ 3.50

Signed Chas. Dennis

DO NOT WRITE BELOW THIS LINE

SERVICE METER GROUND

VISITS: 1 2 3 4 5 6

7 8 9 10 11 12

REMARKS:

INSPECTED BY G. W. Hubert

(OVER)

LOCATION *Concord, ST. 71*
 INSPECTION DATE *2/28/67*
 WORK COMPLETED *2/28/67*
 TOTAL NO. INSPECTIONS *1*
 REMARKS:

FEEES FOR WIRING PERMITS EFFECTIVE JULY 31, 1963

WIRING	
1 to 30 Outlets	\$ 2.00
31 to 60 Outlets	3.00
Over 60 Outlets, each Outlet05
(Each twelve feet or fraction thereof of fluorescent lighting or any type of plug molding will be classed as one outlet).	
SERVICES	
Single Phase	2.00
Three Phase	4.00
MOTORS	
Not exceeding 50 H.P.	3.00
Over 50 H.P.	4.00
HEATING UNITS	
Domestic (Oil)	2.00
Commercial (Oil)	4.00
Electric Heat (Each Room)75
APPLIANCES	
Ranges, Cooking Tops, Ovens, Water Heaters, Disposals, Built-in Dishwashers, Dryers, and any permanent built-in appliance — each unit	1.50
MISCELLANEOUS	
Temporary Service, Single Phase	1.00
Temporary Service, Three Phase	2.00
Circuits, Carnivals, Fairs, etc.	10.00
Meters, relocate	1.00
Distribution Cabinet or Panel, per unit	1.00
Transformers, per unit	2.00
Air Conditioners, per unit	2.00
Signs, per unit	2.00
ADDITIONS	
5 Outlets, or less	1.00
Over 5 Outlets, Regular Wiring Rates	



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

PERMIT ISSUED
00453
MAR 22 1947

Portland, Maine, March 20, 1947

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 71 Concord Street Use of Building Dwelling No. Stories 2 New Building Existing
Name and address of owner of appliance Irving Louie, 71 Concord Street
Installer's name and address EASTERN OIL & EQUIPMENT CO., 27 Portland Telephone 3-8495

General Description of Work

To install 1 oil burning equipment in connection with existing steam heat

IF HEATER, OR POWER BOILER

Location of appliance or source of heat Type of floor beneath appliance
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 Easternoil Labeled by underwriters' 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 Cement
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?

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

APPROVED

3-21-47 [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

EMP
FINE COPY

Signature of Installer

[Signature]
EASTERN OIL & EQUIPMENT CO.

Permit No. 47/453
Location 71 Concord St.
Owner Irving Lourie
Date of permit 3/22/47
Approved 6-23-47 B.W.

NOTES

- 1. Fill Pipe
- 2. Vent Pipe
- 3. Kind of Heat Steam
- 4. Burner Rigidity & Supports
- 5. Name & Label
- 6. Stack Control
- 7. Pilot Line Control
- 8. Recirc Control
- 9. Pilot Support & Protection
- 10. Valves in Supply Line
- 11. Capacity of Tanks
- 12. Tank Rigidity & Supports
- 13. Tank Distance
- 14. Oil Gauge
- 15. Instruction Card
- 16.

3-31-47 Franz & Co.
B.W.



APPLICATION FOR PERMIT

Permit No. _____

Class of Building or Type of Structure _____ Date Classed JUL 20 1943

Portland, Maine, July 19, 1943.

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: 71 Concord Street Within Fire Limits? no Dist. No. _____
Owner's or Lessee's name and address: Lucy A. Hamlin, 17 Deering Street Telephone _____
Contractor's name and address: Ansel Hamlin, 17 Deering Street Telephone 3-3963
Architect _____ Plans filed _____ No. of sheets _____
Proposed use of building: Apartment House No. families 4
Other buildings on same lot: none
Estimated cost \$: 40,000 Fee \$: 50

Description of Present Building to be Altered

Material: wood No. stories: 2 1/2 Heat _____ Style of roof: pitch Roofing _____
Last use: Apartment House No. families: 4

General Description of New Work

To cut in new cellar window in Norwood Street side of underpinning.
To cut opening in underpinning of rear wall to provide outside entrance to basement.

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

Details of New Work

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

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 _____ Rise per foot _____ Roof covering _____
No. of chimneys _____ Material of chimneys _____ of lining _____
Kind of heat _____ Type of fuel _____ Is gas fitting involved? _____
Framing lumber—Kind _____ Dressed or full size? _____
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? _____
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 Lucy A. Hamlin
A. A. Hamlin

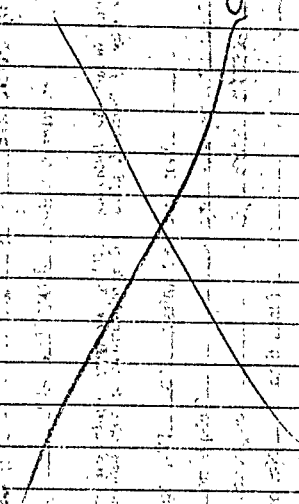
INSPECTION COPY

Permit No. 43/691
Location 71 Concord St.
Owner Ricky A. Hambleton
Date of permit 7/20/43
Notif. closing-in _____
Inspn. closing-in _____
Final Notif. _____
Final Inspn. 8/6/43
Cert. of Occupancy issued None

NOTES

8/6/43 - Work almost
completed. - A.J.S.

ON
EACH
PROJECT





FILL IN COMPLETELY AND SIGN WITH INK

Permit No. 159

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, June 22, 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, the Building Code of the City of Portland, and the following specifications:

Location 71 Concord Street Use of Building Dwelling No. Stories 2 New Building
Name and address of owner of appliance A. E. Hamlin, 7 Deering Street Existing
Installer's name and address J. A. Jensen, 35 Tremaine Street Telephone 3-5555

General Description of Work

To install steam boiler in place of existing steam boiler (new location)

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED
NOTIFICATION BEFORE LATHING
OR CLOSING IN IS WAIVED

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 coal
Material of supports of appliance (concrete floor or what kind) concrete
Minimum distance to wood or combustible material, from top of appliance or rising top of furnace, 2'
from top of smoke pipe 2' from front of appliance Over 4' from sides or back of appliance Over 3'
Size of chimney flue 12x12 Other connections to same flue none

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 Installer J. A. Jensen

INSPECTION COPY



APPLICATION FOR PERMIT

Permit No. 10Class of Building or Type of Structure Third ClassPortland, Maine, October 28, 1938

NOV 1 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 71 Concord Street Within fire limits? NO Dist. No. _____
 Corner Norwood
 Owner's or Lessee's name and address Lucy Hamlin, 17 Deering St. Telephone 3-3969
 Contractor's name and address _____ Telephone _____
 Architect _____ Plans filed yes No. of sheets 1
 Proposed use of building tenement house No. families 4
 Other buildings on same lot _____
 Estimated cost \$ 300. Fee \$.75

Description of Present Building to be Altered

Material wood No. stories 2 1/2 Heat _____ Style of roof _____ Roofing _____
 Last use Tenement house No. families 4

General Description of New Work

To change piazza ^{6'6"} 8' x 15' on Norwood side of Building to two story piazza, glassing in 2d floor
 To glass in both floors of existing two story rear piazza 8' x 12'
 To relocate front bath room, 1st floor to rear as shown on plan, cutting in new window at least three square feet in area for ventilation of same, relocating another window
 To put in new 12' partition (2x3 studs 16" OC) with new door at either end to provide new hall, first floor, private hall
 To relocate stairs second to third floor - new location to be over existing front stairs 1st to second floor
 To relocate front bath room to rear over new bath room, ^{1st floor} ~~1st floor~~
 To cut in two new windows, third floor, gable end, Norwood Street side

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 _____
 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 Stone Thickness, top _____ bottom _____ cellar _____
 Material of underpinning brick Height _____ Thickness _____
 Kind of Roof Shed Rise per foot 3" Roof covering Asphalt roofing Class 10"
 No. of chimneys _____ Material of chimneys _____ of lining _____
 Kind of heat _____ Type of fuel _____ Is gas fitting involved? _____
 Framing Lumber: - Kind hemlock Dressed or Full Size? dressed
 Corner posts 4x4 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 existing, 2nd existing, 3rd _____, roof 2x4
 On centers: 1st floor _____, 2nd _____, 3rd _____, roof 6x6 16"
 Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof 6'-6"
 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 Lucy Hamlin

Lucy Hamlin

File - Rept. 3250C-I

November 4, 1938

Mr. A. E. Hamlin,
17 Deering Street,
Portland, Maine

Dear Sir:

Enclosed is the building permit covering alterations in the four family tenement house at 71 Concord Street, corner of Norwood Street. I have been unable to establish that there has been any substantial change of use in this building since the Zoning Ordinance and the Building Code were adopted the latter part of 1926. There are a few questions, however, called to your attention:

1. Now that the side porch is to be extended upwards to the second story and both stories of the rear porch are to be enclosed, it is assumed that the new construction in the side porch will conform to Building Code requirements, although no details are on the plan, and that the rear porch will be thoroughly gone over to see that it is thoroughly safe and sound according to Building Code standards.

2. The plans seem to indicate that the rear stairway will land in the first story kitchen of Apartment A. If this is true, I doubt if the Board of Fire Engineers will approve this as an exit without a public hallway from the foot of the stairs to the outside door.

3. It is my recollection that some of the rooms in the third story are finished off and doubtless could be used for bedrooms, but is there a second stairway down from the third floor besides the new stairs which you propose over the front stairs of the building. If these rooms in the third story are to be used, there must be two means of egress. This permit does not give authority to provide a separate apartment in the third story.

4. The chimney on the westerly side of the building, at least, requires attention above the attic floor and perhaps further down in the building. I should say that it would have to be rebuilt, at least above the attic floor level. You should see to it that both chimneys are equipped with cleanout doors and thoroughly cleaned out.

5. Although this building apparently had rights as a tenement house when the Building Code became effective, it will be necessary for you to vent according to the Building Code the ovens of any gas-fired ranges, any gas-fired hot water heaters, and any newly installed heaters will require separate permits from this one, and such permits may only be issued to the installer.

Please be governed accordingly.

Very truly yours,

WMD/H

Inspector of Buildings



APPLICATION FOR PERMIT Permit No. 115

Class of Building or Type of Structure _____ 2205

1950 26 1950

Portland, Maine, _____

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, ... Building Code of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 71 Concord Street Ward 8 Within Fire Limits? no Dist. No.
Owner's or Lessee's name and address Earle W. Noyes, 45 Olympia Street Telephone 2-5624
Contractor's name and address Owner Telephone
Architect Plans filed No. of sheets
Proposed use of building No. families
Other buildings on same lot
Estimated cost \$ Fee \$ 1.00

Description of Present Building to be Altered

Material wood No. stories 1 Heat Style of roof Roofing
Last use Barn No. families

General Description of New Work

To demolish building 25' x 40'

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
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 Rise per foot Roof covering
No. of chimneys Material of chimneys of lining
Kind of heat Type of fuel Is gas fitting involved?
Corner posts Sills Girt or ledger board? Size
Material columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.
Joists and rafters: 1st floor, 2nd, 3rd, roof
On centers: 1st floor, 2nd, 3rd, roof
Maximum span: 1st floor, 2nd, 3rd, roof
If one story building with masonry walls, thickness of walls? height?

If a Garage

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

Miscellaneous

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

Signature of owner Earle W. Noyes

INSPECTION COPY

Ward 8 Permit No. 36/2205

Location 71 Concord St.

Owner Earle W. Noyes

Date of permit 12/28/36

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn. 1/11/37. E. J. G.

Cert. of Occupancy issued *None*

NOTES

~~NOTES~~

CITY OF PORTLAND, MAINE

DEPARTMENT OF BUILDING INSPECTION

2-33-33 I
File: C-34-7 I
C-36-33 I

file with this one.
December 23, 1936

Mr. James E. Barlow, City Manager
Mr. W. Mayo Hoyes, Corporation Counsel
✓ Mr. John R. Gilmartin, City Treasurer
Mr. William O. Thompson, Purchasing Agent

Gentlemen:

Mr. Thompson has secured informal proposals for demolishing the several buildings, owned by the city, at rear 71 Concord St., 38 Maple St. and 101 Gilman St., and I understand that Mr. Barlow has decided to accept the proposal of Carlo W. Hoyes of 45 Olympia St. for demolishing all of the buildings, Mr. Hoyes to pay the city \$300.00.

Upon talking with Mr. Hoyes, I find that he seems to understand the proposition, has his money ready in cash, and is anxious to get started during this good weather.

Presumably, Mr. Hoyes will have the papers prepared separately for each piece of property. It is desirable that these papers be executed quickly, as upon word from Mr. Gilmartin, I have already issued permits for demolishing the several buildings in Mr. Hoyes name as owner. It seems desirable to avoid possibility of liability on the part of the city in case some accident happens, by getting actual title of the buildings in his.

I suggest that the letter of invitation to bid and the proposal sheet signed by Mr. Hoyes be made a part of the bill of sale of each building. This should be sufficient in the way of specifications.

It is desirable, and Mr. Hoyes understands that the building at Concord St. is to be demolished first, the Maple St. building second and the Gilman St. building last. To further tie this up, I suggest that he be given 30 days from date of bill of sale to complete his Concord St. contract, 60 days for Maple St., and 90 days for Gilman St.

Very truly yours,

(Signed) *[Signature]*

Inspector of Buildings.

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

C-33-38

November 14, 1936

W. Mayo Payson,
Corporation Counsel

Dear Sir:

Referring to the Furlong property at the corner of Norwood Street and Concord Street, which, I understand is to come before the City Council on November 16 with the plan of authorizing the City Manager to negotiate and the City Treasurer to sign a contract and lease of this property so that the dangerous garage on the property may be demolished, I find that the city has taken title to this property on account of non-payment of taxes with the following description:

Land, wooden house and garage, north side of Concord Street No. 62-77 and west side Norwood Street No. 62-66, Plan 130, Block C, Lot 1, area 10,112 square feet.

This deed was recorded November 4, 1936.

Very truly yours,

KcD/H

Inspector of Buildings

REPORT ON DANGEROUS AND DILAPIDATED BUILDING
AT 71 CONCORD STREET

File: C-33-38-I

May 2, 1936

Owner Marion Emma Furlong who lives in the dwelling house on the same property.

Assessed valuation 1936: dilapidated and dangerous garage (former stable) \$75.; dwelling house \$2550.; land \$1500.; total \$4125.

Taxes due: 1933 to 1935 inclusive about \$600.

At the time of 1924 revaluation the dwelling house on this property consisted of two rents of seven rooms and bath each. The stand of buildings now in question have been used as a garage by Elmer H. Ingalls, Jr. who operates a trucking company and who is related, either directly or by marriage, to the owner. This Department first proceeded against the garage on account of its condition in 1933, but failed to get any constructive result because it was not thought advisable to complain against the owner in court, who, it is understood, is advanced in years and not in good health. Negotiations with Mr. Ingalls arrived nowhere.

The attached photograph does not show the true unsafe condition of the structure. In the center background may be seen indistinctly a part of a one story portion of the structure which remains standing after the roof collapsed at the time of the last heavy snow. That section of the building is reached by driving in from Concord Street, the property being on the corner of Concord and Norwood Streets. Photograph was taken from Norwood Street. The dwelling house has deteriorated rapidly. Apparently no attempt has been made to keep it in condition and a large sum will be required to put it in such shape as to make it desirable and in keeping with the surrounding neighborhood which is a good one.

I recommend that the City take title to the property and have the garage demolished, perhaps by a W.P.A. project. Then perhaps the owner may be persuaded to give the City a quit claim deed in lieu of rent.

W. A. ...
Inspector of Buildings.

File with C-33-38-I

CITY COUNCIL
ARTHUR W. JORDAN
CHAIRMAN
LESTER F. WALLACE
RALPH D. BROOKS
ARTHUR E. CRAIG
EDGAR E. ROUNDS



CITY OF PORTLAND, MAINE
EXECUTIVE DEPARTMENT

JAMES E. BARLOW
CITY MANAGER
JAMES C. FURNIVAL
SEC'Y TO CITY MANAGER
TELEPHONES
FOREST 550 AND 244

September 25, 1936

Mr. Warren McDonald
Building Inspector
Portland, Maine

Dear Sir:

Attached hereto is a copy of a letter of September 25th
from Mr. Gilmartin.

What do you recommend in regard to the barn and shed
to which he refers?

Very truly yours,

J. E. Barlow
CITY MANAGER

JEB:G

(COPY)

CITY OF PORTLAND, MAINE
TREASURER'S DEPARTMENT

Sept. 25, 1936

Mr. James E. Barlow, City Manager
Portland
Maine

Dear Sir:

I am writing you relative to a piece of property at the corner of Concord and Norwood Streets. There is a very large 2½ story house, and land 180 ft. by 127 ft. assessed to Marion Emma Furlong. There is also a garage and a portion of a shed. This property has been sold for the non-payment of taxes for the years 1933, 1934 and 1935. The mortgagee lives in Wabash, Indiana. He has been notified, and evidently cannot, or does not get the money together. Including this year's tax, there is \$855.29 due the City of Portland.

The shed and garage are in terrible condition. This last wind we had nearly blew the barn over. The children have broken out all the glass. It is a fire hazard, and this barn and shed should be demolished. I think, if you take this matter up with the Building Inspector, that he will agree that the buildings should be torn down.

As for the house, it is a big ark of a place. I think it could be repaired and rented. Miss Furlong is a lovely lady. For many years she was a book keeper at Rines Bros. She is now almost a hopeless cripple. She simply lives on the bounty of her friends, and she doesn't know where her next meal is coming from. I am very sure from what I know of this matter that the mortgagee will never force her out of her home, hoping of course, that she might get a chance to sell it and probably he could get something on his mortgage; but on the other hand, the City of Portland is holding the bag. The mortgagee is doing nothing. I think we should take some action, and at least demolish the barn and shed. I think Miss Furlong would be tickled to death if she could have the wood to burn this winter.

In due course, please advise.

Very truly yours,

S/ JOHN R. GILMARTIN

John R. Gilmartin
City Treasurer

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

File: C-33-38-I

October 28, 1936

James E. Barlow,
City Manager

Dear Sir:

Replying to your memorandum of September 25, 1936 concerning the property formerly owned by Marion Furlong at 71 Concord Street, corner of Horwood Street, early in October foreclosure proceedings were completed on the part of Thomas F. Vaughn of Natchez, Louisiana, who was mortgagee and represented by Wilford G. Chapman, local attorney; so that Mr. Vaughn holds title to the property, but the city can take title at any time because the taxes have remained unpaid for several years.

Mr. Gilmartin has let me read a letter from the daughter of Mr. Vaughn, and in that letter she expresses concern about the care of Miss Furlong who is now living in the dwelling house and hopes that wood from the dilapidated and dangerous former stable and garage might provide Miss Furlong with fuel.

Three facts seem to stand out: first, the former stable and garage is in desperate condition, it is likely to collapse or burn up at any time; so that the city should take immediate steps to clear up this part of the situation; second, the large dwelling house has fallen so far out of repair, that it is likely that the only economical thing to do with it is to demolish it, at least Mr. Chapman holds this view; third, Miss Furlong, an aged lady is living in the house without sufficient means for her support, probably without adequate care, and desires to stay there although the building is not fit for her to live in.

I recommend that the city take title to the property at once and have the former stable and garage demolished; also that kindly but definite steps be taken so that a better place for Miss Furlong to live be provided elsewhere and that she be moved to that place; that a careful examination be made of the dwelling house, and, if the present impression that the building is practically worthless be confirmed, that it also be demolished.

Rather outside of my line of duty, I have seen Mrs. Lewis in the Family Welfare Organization concerning the best thing to do about Miss Furlong. She has very kindly and quickly discovered that Miss Furlong has already applied for an old age pension, that she probably will be entitled to thirty dollars a month from that source, and that she probably can find a comfortable home where she will be cared for with a relative in another part of the State. Mrs. Lewis is doing what seems best to hasten the old age pension.

I can see no reason to wait further for the new owner to pay the taxes as his daughter expressly states in her letter: "It is our hope that no more taxes will be required of us,....." Her father being ill, she probably does not realize that more than \$800. are now due the city in taxes and interest. At any rate Mr. Vaughn can redeem the property just as well after the city takes title as at present.

Very truly yours,

McD/H
CC: Mr. Gilmartin

Inspector of Buildings

OVER

Mr. Gilmartin:

Mrs. Rigdon's letter returned herewith. It seems to me that common kindness requires getting Miss Furlong out of this building as soon as possible whether she wants to go or not.

Warren McDonald

REPORT ON DANGEROUS AND DILAPIDATED BUILDING
AT 71 CONCORD STREET

File: C-33-36-I

May 2, 1936

Owner Marion Emma Furlong who lives in the dwelling house on the same property.

Assessed valuation 1936: dilapidated and dangerous garage (former stable) \$75.; dwelling house \$2550.; land \$1500.; total \$4125.

Taxes due: 1933 to 1935 inclusive about \$600.

At the time of 1924 revaluation the dwelling house on this property consisted of two rents of seven rooms and bath each. The stand of buildings now in question have been used as a garage by Elmer H. Ingalls, Jr. who operates a trucking company and who is related, either directly or by marriage, to the owner. This Department first proceeded against the garage on account of its condition in 1933, but failed to get any constructive result because it was not thought advisable to complain against the owner in court, who, it is understood is advanced in years and not in good health. Negotiations with Mr. Ingalls arrived nowhere.

The attached photograph does not show the true unsafe condition of the structure. In the center background may be seen indistinctly a part of a one story portion of the structure which remains standing after the roof collapsed at the time of the last heavy snow. That section of the building is reached by driving in from Concord Street, the property being on the corner of Concord and Norwood Streets. Photograph was taken from Norwood Street. The dwelling house has deteriorated rapidly. Apparently no attempt has been made to keep it in condition and a large sum will be required to put it in such shape as to make it desirable and in keeping with the surrounding neighborhood which is a good one.

I recommend that the City take title to the property and have the garage demolished, perhaps by a W.P.A. project. Then perhaps the owner may be persuaded to give the City a quit claim deed in lieu of rent.

Inspector of Buildings.

C-33-38-I

July 20, 1933

Mr. Elmer H. Ingalls, Jr.
27 Cotton Street
Portland, Maine

Dear Sir:

With relation to the two buildings at 71 Concord Street, corner of Horwood Street, owned by Marian E. Furlong, and used by you in connection with your trucking business, and to my letter of April 5, 1933 to the owner of the building, I am sorry that I was not in the office when you finally came in, but I cannot see that it will do a great deal of good to delay matters any longer so that we may confer about the building. What is really needed is immediate work by a capable contractor so that the buildings may be made safe and sound.

I think it would be best for you to consult some contractor that you may choose as to the best method of making the buildings safe, and I shall be glad to go over with him the plans that he has in mind before any work is done to make sure that the work will be satisfactory to this department.

Both of these buildings are in extremely bad condition structurally, and I must require that they be thoroughly repaired and strengthened before the bad weather of fall and winter comes again.

We are handling this matter under Section 11 of the Building Code, copy attached, and I must require that you have this work satisfactorily completed on or before September 15, 1933.

Very truly yours,

Inspector of Buildings.

WM/HG

C-33-38-I
P-5/24/33

May 9, 1933

Marion E. Furlong
71 Concord Street
Portland, Maine

Dear Madam:

On April 5, 1933, I wrote to you concerning the condition of the buildings which you are reported to own at 71 Concord Street and directing that you have particularly the roof of the shed which faces on Concord Street strengthened and made safe and sound.

We find that you have made some makeshift repairs in this shed, but the repairs have not been made in a workmanlike manner and can hardly be considered to have made the building safe and sound. In fact we are unable to consider either this building or the former stable, which faces on Norwood Street, safe.

Will you be kind enough to come to this office, or send some person to represent you, on or before May 24, 1933, and advise us what you propose to do about the condition of both of these buildings?

Very truly yours,

Inspector of Buildings.

MEH/HG

C-33-38-I

April 5, 1933

Marion E. Furlong
71 Concord Street
Portland, Maine

Dear Madam:

Upon examination of the property which you are reported to own at 71 Concord Street, we find that a shed in the rear, which is used for the storage of a moving van and which is about twenty feet wide with a shed roof, is in a dangerous condition.

The roof of this building was formerly supported by a girder through the center, and practically all of the supports of this girder except a very light header across the twenty foot opening in front have been removed. The posts supporting the girder at the rear end of the building has collapsed. The result is that the girder intended to support the roof has dropped between two and three feet, leaving the entire roof in danger of collapse and doing damage to persons or property. The stable to which this shed is attached is also in very bad condition, and if not in a dangerous condition now, is not far from it.

Post has been put under
rear end of garden

No work has been
done on rest of stable.
Walls have spread
more than a foot
at the inner corner
each side. Corner
post supporting gutter
end of valley ceiling
has not supported
all under it. A.S.

5/9/33 - Second letter

5/24/33 - Mrs. Ingalls
wife of mine's father
was in today. We
send Mr. Ingalls in
soon to see about job.

6/13/33 - I phoned Mrs. Dyall.
Mr. Ingalls has been sick
but will be in on Monday,
June 19th.

7/3/33 - Mr. Ingalls was
in. Told him Mr. Mc-
Donald was away on va-
cation. He said his work
kept him out of town
a great deal of the time,
but he would try to get
in again as soon after
Mr. McDonald's return
as possible. - A.S.

7/18/33 - Letter to Mr. Ingalls



Complaint No. C-33-36

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

March 13, 1933

COMPLAINT

Location Rear 71 Concord Street Ward 8
Owner's name and address Marien Emma Furlong, 71 Concord St. Telephone _____
Tenant's name and address _____ Telephone _____
Use of building _____

General Description

Shed on rear of stable now used as garage is in danger of collapse

Complainant's name and address ATS Photo of garage 5 1/2 ft alt 8 cm. S ST. Telephone _____
Date of examination and conditions found Valuation (1936) Home 2550.00
at time of 1924 aerial photo - 2 acres - 7 rooms total Garage 75.00
Taxes due 7/2/36 - 1933 199.14 Garage 1500.00
1934 191.94 Garage 425.00
1935 196.82

Action taken 7/4/36 - Report to C.M. - 1 room

INSPECTION COPY

~~W.D. Smith~~ A.J.S.

Ward 8 Complaint No. C-33-38

Location P 71 Concord St.

Date Received 3/13/33.

Date Disposed of 7/21/36

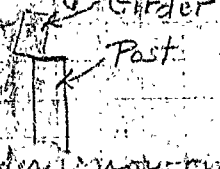
NOTES

3-3707

3/13/33 - This shed which is used for the storage of a moving van is about 20' wide with a shed roof. A girder thru the center supports the rafters which are spliced over it. The post supporting the end of girder and which divided front of building into two openings has been removed to make one opening thus leaving end of girder unsupported except for a light header across the opening. Posts on each side of the

building have also been removed so that a larger moving van can be driven in. The post supporting the girder at the rear end of the building has also been used so that end of girder has dropped betw 2 and 3 feet. Stable to which this shed is attached is also in very bad condition. A.J.S.

4/5/33 - Better than D.
5/1/33 - Some work has been done on shed but it is yet far from being substantial. A post has been put in between the two large doors beneath end of girder but girder is twisted and only a corner of it gets a bearing on the post.



4x6 girder is now on spans of 12' span roof of building 20' wide (10x12x45 = 5400")

4x6-12' span good for 14645 (over)