

219-223 CONCORD ST.

SHAW-WALKER
8203-3H



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, Oct. 28, 1953

PERMIT ISSUED
02000
OCT 28 1953
CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 219-223 Concord St. Use of Building 1-family dwelling No. Stories 1 New Building
Name and address of owner of appliance George P. Webster, 642 Riverside St. Existing
Installer's name and address Portland Sebago Ice Co., 302 Commercial St. Telephone 3-2911

General Description of Work

To install forced hot water heating system and oil burning equipment

IF HEATER, OR POWER BOILER

Location of appliance basement Any burnable material in floor surface or beneath? no
If so, how protected? _____ Kind of fuel? oil
Minimum distance to burnable material, from top of appliance or casing top of furnace 4'
From top of smoke pipe 3' From front of appliance over 4' From sides or back of appliance over 3'
Size of chimney flue 8x8 Other connections to same flue none
If gas fired, how vented? _____ Rated maximum demand per hour _____
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? yes

IF OIL BURNER

Name and type of burner Delco Labeled by underwriter's laboratories? yes
Will operator be always in attendance? _____ Does oil supply line feed from top or bottom of tank? bottom
Type of floor beneath burner concrete
Location of oil storage basement Number and capacity of tanks 1-275 gal.
If two 275-gallon tanks, will three-way valve be provided? _____
Will all tanks be more than five feet from any flame? yes How many tanks fire proofed? _____
Total capacity of any existing storage tanks for furnace burners none

IF COOKING APPLIANCE

Location of appliance _____ Any burnable material in floor surface or beneath? _____
If so, how protected? _____ Kind of fuel? _____
Minimum distance to wood or combustible material from top of appliance _____
From front of appliance _____ From sides and back _____ From top of smokepipe _____
Size of chimney flue _____ Other connections to same flue _____
Is hood to be provided? _____ If so, how vented? _____ Forced or gravity? _____
If gas fired, how vented? _____ Rated maximum demand per hour _____

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

1 1/2" vent pipe

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

APPROVED:

10/28/53 OK WJM

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

Portland Sebago Ice Co.

Signature of Installer by: A. J. [Signature]

INSPECTION COPY

(COPY)

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION 219-223 Concord St.

Date of Issue Nov. 24, 1953

Issued to George P. Webster

This is to certify that the building, premises, or part thereof, at the above location, built ~~in 1920~~
~~under Building Permit No. 53/1455~~, has had final inspection, has been found to
conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby
approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

One-family Dwelling House
and attached garage

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

11/20/53

(Date)

William J. Meehan
Inspector

W. M. P.
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from
owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



WJW

(RC) RESIDENCE ZONE - C
APPLICATION FOR PERMIT

PERMIT ISSUED

01453
AUG 31 1953

Class of Building or Type of Structure Third Class

Portland, Maine, August 26, 1953

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect ~~at the following building~~ ^{at the following building} ~~at the following building~~ ^{at the following building} in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 219-223 Concord St. Within Fire Limits? no Dist. No. _____
 Owner's name and address George P. Webster, 842 Riverside St. Telephone 2-8492
 Lessee's name and address _____ Telephone _____
 Contractor's name and address owner Telephone _____
 Architect _____ Specifications _____ Plans yes No. of sheets 3
 Proposed use of building dwelling house and 1-car garage No. families 1
 Last use _____ No. families _____
 Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ 12,000 Fee \$ 12.00

General Description of New Work

To construct 1 1/2-story frame dwelling 10' 6" x 26' with ^{enclosed} ~~open~~ breezeway and 1-car garage 14' x 20'.

Appeal sustained 8/14/53

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 owner

Details of New Work

Is any plumbing involved in this work? yes Is any electrical work involved in this work? yes
 Is connection to be made to public sewer? yes If not, what is proposed for sewage? Gar
 Height average grade to top of plate 10' 9' Height average grade to highest point of roof 15' 12'
 Size, front 10' 6" depth 26' No. stories 1 1/2 solid or filled land? solid earth or rock? earth
 Material of foundation concrete at least 4' below grade Thickness, top 12" bottom 12" cellar yes
 Material of underpinning " to sill Height 10" Thickness no
 Kind of roof pitch-gable Rise per foot _____ Roof covering Asphalt Class C Und Lab
 No. of chimneys _____ Material of chimneys brick of lining tile Kind of heat f h w fuel oil
 Framing lumber—Kind hemlock Dressed or full size? dressed
 Corner posts 1x4 Sills box Gar Girt or ledger board? _____ Size _____
 Girders yes Size 6x8 full size _____ Columns under girders Lally Size 3 1/2" Max. on centers 6'
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet. Gar
 Joists and rafters: 1st floor 2x8 conc 2nd 2x8 ceiling 3rd _____, roof 2x8 2x8
 On centers: 1st floor 12" & 16" 2nd 16" 3rd _____, roof 20" 20"
 Maximum span: 1st floor 14' & 12' 2nd 14' 3rd _____, roof _____
 If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

No. cars now accommodated on same lot 0, to be accommodated 1 number commercial cars to be accommodated 0
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? no

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:
OK-8/31/53-AGS

Signature of owner [Signature]

INSPECTION COPY

AP 219-223 Concord St. West

August 5, 1953

Mr. George P. Webster
842 Riverside St.

Copy to: Corporation Counsel

Dear Mr. Webster:-

We are unable to issue an advance permit for excavation and construction of forms only for the foundation of a proposed single family dwelling house 26 feet by 40 feet 6 inches attached by an open breezeway 10 feet by 12 feet to a single car garage 14 feet by 20 feet to be erected on the lot at 219-223 Concord St. West, corner of Pleasant Ave., because the front wall of the dwelling, which is to face Concord St., is proposed only 20 feet back from the line of that street, whereas a minimum set-back of 30 feet is specified by Sect. 16J of the Zoning Ordinance since the wall of an existing building used for habitation on the adjoining lot on Concord St. is about 55 feet back from that street line.

You have expressed a desire 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.

Very truly yours,

Warren McDonald
Inspector of Buildings

AJS/G
Enclosure: Outline of appeal procedure

STATEMENT ACCOMPANYING APPLICATION FOR BUILDING PERMIT

for dwelling and garage Date 8/5/53
at Concord St.

1. In whose name is the title of the property now recorded? George P. Webster
2. Are the boundaries of the property in the vicinity of the proposed work shown clearly on the ground, and how? stakes
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? _____
4. What is to be maximum projection or overhang of eaves or drip? _____
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

George P. Webster



(RC) RESIDENCE ZONE - C

APPLICATION FOR PERMIT

PERMIT ISSUED

01359
AUG 17 1953

Class of Building or Type of Structure Foundation

Portland, Maine, August 5, 1953

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alterations and install the following building ~~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 219-223 Concord St. Within Fire Limits? no Dist. No. _____
 Owner's name and address George P. Webster, 842 Riverside St. Telephone 2-8492
 Lessee's name and address _____ Telephone _____
 Contractor's name and address owner Telephone _____
 Architect _____ Specifications _____ Plans yes No. of sheets 1
 Proposed use of building dwelling and 1-car garage No. families _____
 Last use _____ No. families _____
 Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ _____

General Description of New Work

To excavate and construct forms for foundation only for proposed 1st story frame dwelling 40' 6" x 26' with open breezeway 10' x 12' and 1-car garage 14' x 20'. Fee \$ 1.00

Location plan filed with this application for advance permit shows all projections from the main walls of the building such as open or enclosed porches, outside chimneys, cellarway bulkheads, projecting upper story etc. Finished plans of the building are underway and will be filed with application for general construction about August 12, 1953. Appeal sustained 8/14/53

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** owner

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? yes 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 _____ at least 4' below grade _____ solid or filled land? _____ earth or rock? _____
 Material of foundation concrete Thickness, top 12" bottom 12" cellar yes
 Material of underpinning " to sill garage & breezeway Height _____ Thickness no
 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 top of 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:

In insurance by
AGS.
8/17/53

Miscellaneous

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

INSPECTION COPY

Signature of owner

George P. Webster

City of Portland, Maine
Board of Appeals
— ZONING —

Sustained
7/14/53

53/69

.....August 7, 1953....., 19

To the Board of Appeals:

Your appellant, George P. Webster, who is the owner of property at 219-223 Concord Street West, 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.

Building permit for excavation and construction of forms only for the foundation of a proposed single family dwelling house 26 feet by 40 feet 6 inches attached by an open breezway 10 feet by 12 feet to a single car garage 14 feet by 20 feet to be erected on the lot at 219-223 Concord Street West, corner of Pleasant Ave., is not issuable under the Zoning Ordinance because the front wall of the dwelling, which is to face Concord Street, is proposed only 20 feet back from the line of that street, whereas a minimum set-back of 30 feet is specified by Section 16J of the Zoning Ordinance since the wall of an existing building used for habitation on the adjoining lot on Concord Street is about 55 feet back from that street line.

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 P. Webster
Appellant

After public hearing held on the 14th day of August, 1953, 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.

Robert W. Cate
Helmut C. Frost
Harry A. Torrey
William A. O'Brien
John W. Loh
BOARD OF APPEALS

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

August 11, 1953

Mr. George P. Webster
842 Riverside Street
Portland, Maine

Dear Mr. Webster:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine on Friday, August 14, 1953 at 10:30 a. m. Daylight Saving Time to hear your appeal under the Zoning Ordinance.

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

Board of Appeals

Edward I. Colby

Chairman

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CITY OF PORTLAND, MAINE
BOARD OF APPEALS

August 11, 1953

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine on Friday, August 14, 1953 at 10:30 a. m. Daylight Saving Time to hear the appeal of George P. Webster requesting exception to the Zoning Ordinance to cover excavation and construction of forms only for the foundation of a proposed single family dwelling house 26 feet by 40 feet 6 inches attached by an open breezeway 10 feet by 12 feet to a single car garage 14 feet by 20 feet to be erected on the lot at 219-223 Concord Street, West, corner of Pleasant Avenue.

This permit is presently not issuable under the Zoning Ordinance because the front wall of the dwelling, which is to face Concord Street, is proposed only 20 feet back from the line of that street, whereas a minimum set-back of 30 feet is stipulated by Section 16J of the Zoning Ordinance since the wall of an existing building used for habitation on the adjoining lot on Concord Street is about 55 feet back from that street line.

If you are interested either for or against this appeal, please be present at the above hearing.

Board of Appeals

Edward T. Colley

Chairman

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Randall L. Dullifer et al.
243 Concord St. West.

WARREN McDONALD
INSPECTOR OF BUILDINGS

On reply refer
to AIA 219-223 Concord St. West

CITY OF PORTLAND, MAINE
Department of Building Inspection

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August 5, 1953

Mr. George P. Webster
842 Riverside St.

Copy to: Corporation Counsel ✓

Dear Mr. Webster:-

We are unable to issue an advance permit for excavation and construction of forms only for the foundation of a proposed single family dwelling house 26 feet by 40 feet 6 inches attached by an open breezeway 10 feet by 12 feet to a single car garage 14 feet by 20 feet to be erected on the lot at 219-223 Concord St. West, corner of Pleasant Ave., because the front wall of the dwelling, which is to face Concord St., is proposed only 20 feet back from the line of that street, whereas a minimum set-back of 30 feet is specified by Sect. 161 of the Zoning Ordinance since the wall of an existing building used for habitation on the adjoining lot on Concord St. is about 55 feet back from that street line.

You have expressed a desire 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.

Very truly yours,

Warren McDonald
Inspector of Buildings

AJS/G
Enclosure: Outline of appeal procedure.

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