

249 CONCORD STREET

THE
SHAW-WALKER

First cut # 920R • Half cut # 9202R • Third cut # 9203R • Fifth cut # 1-205R

PERMIT TO INSTALL PLUMBING

PERMIT NUMBER **1392**

Date Issued **11-14-77**
 Portland Plumbing Inspector
 By ERNOLD R. GOODWIN

Address **249 Concord St.**
 Installation For: **one family**
 Owner of Bldg. **Andrew Mitchell**
 Owner's Address: **same**
 Plumber: **John V. Nusslein-57 Munjoy Sq.** Date: **11-14-77**

App. First Insp.

Date
 By

App. Final Insp.

Date
 By

Type of Bldg.

- Commercial
- Residential
- Single
- Multi Family
- New Construction
- Remodeling

NEW	REPL.			
			SINKS	
			LAVATORIES	
			TOILETS	
			BATH TUBS	
			SHOWERS	
			DRAINS FLOOR SURFACE	
			HOT WATER TANKS	
			TANKLESS WATER HEATERS	
			GARBAGE DISPOSALS	
			SEPTIC TANKS	
			HOUSE SEWERS	
		*	ROOF LEADERS	1 2.00
			AUTOMATIC WASHERS	
			DISHWASHERS	
			OTHER base fee	3.00
			TOTAL	5.00

Building and Inspection Services Dept.: Plumbing Inspection



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, September 12 1968

PERMIT ISSUED
934
SEP 12 1968
CITY of PORTLAND

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 249 Concord St. Ext. Use of Building Dwelling No. Stories 2 1/2 New Building
 Existing
Name and address of owner of appliance Andrew Martelle, 249 Concord St. Ext.
Installer's name and address H J Katz Company 173 Neal St. Telephone _____

General Description of Work

To install Oil-fired forced hot water heat (replacement) 2nd floor.

IF HEATER, OR POWER BOILER

Location of appliance Basement Any burnable material in floor surface or beneath? none
If so, how protected? _____ Kind of fuel? oil
Minimum distance to burnable material, from top of appliance or casing top of furnace _____
From top of smoke pipe 20" From front of appliance over 1' From sides or back of appliance over 3'
Size of chimney flue 12x12 Other connections to same flue _____ furnace
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 oil-McLain-gunttype 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 concrete Size of vent pipe 1 1/2"
Location of oil storage basement Number and capacity of tanks 275 existing
Low water shut off _____ Make _____ No. _____
Will all tanks be more than five feet from any flame? yes How many tanks enclosed? _____
Total capacity of any existing storage tanks for furnace burners _____

IF COOKING APPLIANCE

Location of appliance _____ Any burnable material in floor surface or beneath? _____
If so, how protected? _____ Height of Legs, if any _____
Skirting at bottom of appliance? _____ Distance to combustible material from top of appliance? _____
From front of appliance _____ From sides and back _____ From top of smokepipe _____
Size of chimney flue _____ Other connections to same flue _____
Is hood to be provided? _____ If so, how vented? _____ Forced or gravity? _____
If gas fired, how vented? _____ Rated maximum demand per hour _____

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Amount of fee enclosed? 2.00 (\$2.00 for one heater, etc., \$1.00 additional for each additional heater, etc., in same building at same time.)

APPROVED: OK 9-12-68 - JM

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

H J Katz Company

Signature of Installer by: H J Katz Co

JM

CS 300

INSPECTION COPY

Permit No. 68/934

Location 249 Concord St. Epi

Owner Andrew Martella

Date of permit 9/12/68

Approved: 1: 1968 ERNOLD R. GOODWIN
CHIEF PLUMBING INSPECTOR

NOTES

- | | | |
|----|-----------------------------|--|
| 1 | Fill Pipe | |
| 2 | Vent Pipe | |
| 3 | Kind of Heat | |
| 4 | Burrer Rigidity & Supports | |
| 5 | Name & Label | |
| 6 | Stack Control | |
| 7 | High Limit Control | |
| 8 | Remote Control | |
| 9 | Piping 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 | Low Water Shut-off | |

PERMIT TO INSTALL PLUMBING

Date Issued 8/7/68
 Portland Plumbing Inspector
 By ERNOLD R. GOODWIN

App. First Ins. SEP 1 1968
 Date 8/7/68
 By ERNOLD R. GOODWIN

App. Engr. SEP 1 1968
 Date 8/7/68
 By ERNOLD R. GOODWIN

- Type of Bldg.
- Commercial
 Residential
 Single
 Multi Family
 New Construction
 Remodeling

Address 219 Concord Street, Falm. PERMIT NUMBER 18572
 Installation For:
 Owner of Bldg.: Andrew Martello AG 12 '68
 Owner's Address: 249 Concord Street, Falm.
 Plumber: Robert Katz Date: 8/7/68 AG 20 '68

NEW	REPL.		NO	FEE
		SINKS		
		LAVATORIES		
		TOILETS		
		BATH TUBS		
		SHOWERS		
		DRAINS FLOOR SURFACE		
		HOT WATER TANKS		
		TANKLESS WATER HEATERS	2	4.00
		GARBAGE DISPOSALS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS		
		AUTOMATIC WASHERS		
		DISHWASHERS		
		OTHER		
TOTAL			2	4.00

Building and Inspection Services Dept.; Plumbing Inspection

CITY OF PORTLAND, MAINE
Application for Permit to Install Wires

Permit No. 5436E

Issued Nov 1, 1945

Portland, Maine

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 Jeanette Drake Tel.

Contractor's Name and Address ES Dowling Co Tel.

Location 249 Concord St W. 1st Bldg Building

Number of Families . . . Apartments . . . Stores . . . Number of Stories

Description of Wiring: New Work . . . Additions . . . Alterations

wire for dryer recept

Pipe . . . Cable . . . Metal Molding . . . BX Cable . . . Plug Molding (No. of feet)

No. Light Outlets . . . Plugs . . . Light Circuits . . . Plug Circuits

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

SERVICE: Pipe . . . Cable . . . Underground . . . No. of Wires . . . Size

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 . . . Extra Cabinets or Panels

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

Will commence Oct 29 1945 Ready to cover in . . . 19. . . Inspection Nov 1 1945

Amount of Fee \$ 1.50

Signed ES Dowling Co

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 FW Herbert

LOCATION Concord ST. 249
 INSPECTION DATE 11/3/65
 WORK COMPLETED 11/3/65
 TOTAL NO. INSPECTIONS 1
 REMARKS:

FEEES FOR WIRING PERMITS EFFECTIVE JULY 31, 1963

WIRING

1 to 30 Outlets (including switches) \$ 2.00
 31 to 60 Outlets (including switches) 3.00
 Over 60 Outlets, each Outlet (including switches)05
 (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
 (each Room)75

APPLS

Ranges, Cooling Tops, Ovens, Water Heaters, Disposals, Dish-
 washers, etc. — Each Unit 1.50

TEMPORARY WORK (Limited to 6 months from date of permit)

Service, Single Phase 1.00
 Service, Three Phase 2.00
 Wiring, 1-50 Outlets 1.00
 Wiring, each additional outlet over 5002
 Circuses, Carnivals, Fairs, etc. 10.00

MISCELLANEOUS

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

INQUIRY BLANK

ZONE R-5

FIRE DIST. no

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Date 4/23/64

Verbal
By Telephone
By letter

LOCATION 249 Concord St. West OWNER _____

MADE BY Andrew J. Martell TEL. _____

ADDRESS 249 Concord Street West

PRESENT USE OF BUILDING dwelling NO. STORIES _____

LAST USE OF BUILDING dwelling CLASS OF CONSTRUCTION _____

REMARKS _____

INQUIRY See letter from Martell
4/27/64 - Mr. Martell brought in real estate licenses
for him or his wife at this location from 1956
through 1962 and says that he has licenses
for 1963 being in his office at present

ANSWER See letter to Martell
4/27/64 - See second letter

DATE OF REPLY 4/24/64 REPLY ajd

MARTELL REAL ESTATE
249 CONCORD STREET WEST
PORTLAND, MAINE

Building Inspectors Office
City Building
Portland, Maine

April 22, 1963

Dear Mr. Sears:

This letter is in regards to our telephone conversation 4-22-64.
For erecting a sign at my residents at above address.

I have been in the Real Estate Business Since July 1947 at this
residents. Acquiring a real estate license in 1956. I have been
doing business here for the same period. This sign is a neat
20"x10" placed on the front of the house. I have spent a lot
of money on this home to keep it looking good. the sign will
be in line with my residents.

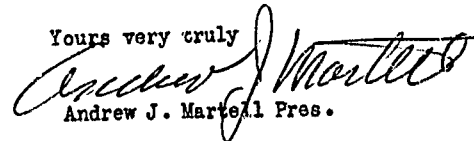
This sign is a marker for my clients because of the reason
that since the new Longfellow school was built and they cut us
of Concord St. It makes it hard for people to find my place.

As I told you in my conversation with you that I was sick for
a period of 2 years but my wife also being an associate in the
business carried it on. She also has been licenced and doing
business at this resident for same period of time.

I would appreciate it as I have already given my plans to
the sign maker and also for the brackett of rough iron.
It being made up. I certainly do want to cooperate on this
matter being of good character and a citizen, and tax payer
of this city would want to do no thing that wasn't right
with your office.

I certainly would appreciate an answer as soon as possible
as I am painting the house and would like to have the men
erect this sign at the same time.

Yours very truly



Andrew J. Martell Pres.

Inquiry - 249 Concord Street West

April 24, 1964

Mr. Andrew J. Martell
249 Concord Street West

cc to: Corporation Counsel

Dear Mr. Martell:

I am in receipt of your letter of April 22nd concerning the erection of a small sign to advertise a real estate agency being conducted in your home. While your letter indicates that both you and your wife have held a license to sell real estate since 1956, I can find no record in City directories for the period since that time of either you or your wife being listed as real estate agents.

The mere fact that you held a real estate license does not necessarily establish that you were operating a real estate business from your home on June 5, 1957 in such a way as to qualify it as a lawful non-conforming use under the present Zoning Ordinance. Unless you can furnish more substantial evidence that a real estate business was being conducted from your home on June 5, 1957 and has been so conducted continuously since that time without interruption for more than a two year period, I shall have to hold that there are no lawful non-conforming rights for such a use in your home and that therefore such a use is not allowable unless authorized by the Board of Appeals. Under such circumstances erection of a sign advertising a use not lawful in the R-5 Zone in which the property is located would not be allowable.

Very truly yours,

Albert J. Sears
Building Inspection Director

AJS:m

67-3557

Inquiry - 249 Concord St.(W)

April 27, 1964

Mr. Andrew J. Martell
249 Concord Street West

cc to: Corporation Counsel

Dear Mr. Martell:

In view of the copies which you have shown to me of State licenses for conducting a real estate brokerage business in your home at 249 Concord Street dating from 1956 to the present time, it appears that such a use has lawful non-conforming rights under the Zoning Ordinance and that therefore the 10 inch by 20 inch sign advertising the business which you propose to project on a bracket from the wall of the building is allowable.

It should be understood, however, that only you or your wife may lawfully be occupied in such a business at this location and that it may legally occupy only such parts of your living quarters as were being used for this purpose on June 5, 1957.

Very truly yours,

Albert J. Sears
Building Inspection Director

AJS:m



RS RESIDENCE ZONE
CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION
COMPLAINT

Location
219 Concord St.

INSPECTION COPY

COMPLAINT NO. 64/55

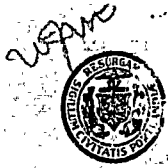
Date Received May 2, 1964

Location 219 Concord Street Use of Building Dwelling
Owner's name and address Andrew Martell, 219 Concord Street Telephone _____
Tenant's name and address _____ Telephone _____
Complainant's name and address Mr. Bailey, 214 Concord St. West Telephone _____

Description: Real Estate sign has been erected.

NOTES:

OK



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, March 10, 1954

PERMIT ISSUED

00243
MAR 11 1954

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

A-WJM

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 249 Concord St. Use of Building 2-family dwelling No. Stories 2 New Building
 Existing "
Name and address of owner of appliance Andrew Kartell, 249 Concord St.
Installer's name and address Peterson Oil Co., 377 Cumberland Ave. Telephone 3-7209

General Description of Work

To install oil burning equipment in connection with existing gravity hot water heating system
(conversion)

IF HEATER, OR POWER BOILER

Location of appliance _____ Any burnable material in floor surface or beneath? _____
If so, how protected? _____ Kind of fuel? _____
Minimum distance to burnable material, from top of appliance or casing top of furnace _____
From top of smoke pipe _____ From front of appliance _____ From sides or back of appliance _____
Size of chimney flue _____ Other connections to same flue _____
If gas fired, how vented? _____ Rated maximum demand per hour _____
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? _____

IF OIL BURNER

Name and type of burner York Heat 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 Size of vent pipe 1 1/2
Location of oil storage basement Number and capacity of tanks 1-275 gal.
Low water shut off _____ Make _____ No. _____
Will all tanks be more than five feet from any flame? yes How many tanks enclosed? _____
Total capacity of any existing storage tanks for furnace burners 1-275 gal.

IF COOKING APPLIANCE

Location of appliance _____ Any burnable material in floor surface or beneath? _____
If so, how protected? _____ Height of Legs, if any _____
Skirting at bottom of appliance? _____ Distance to combustible material from top of appliance? _____
From front of appliance _____ From sides and back _____ From top of smokepipe _____
Size of chimney flue _____ Other connections to same flue _____
Is hood to be provided? _____ If so, how vented? _____ Forced or gravity? _____
If gas fired, how vented? _____ Rated maximum demand per hour _____

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

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

APPROVED:

3/10/54 [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

Peterson Oil Co.

Signature of Installer by: [Signature]

INSPECTION COPY

- 1 Fill Pipe
- 2 Vent Pipe
- 3 Kind of Heat
- 4 Burer Ridity & Supports
- 5 Name & Locat.
- 6 Stack Control
- 7 High L. of Mantel
- 8 Remotes
- 9 Piping
- 10 Valve in Supply
- 11 (Caption of Fuel)
- 12 Tank L. of Supports
- 13 Tank Location
- 14 Oil Guage
- 15 Instruction Card
- 16 Low Water Switch

NOTES

NON-RETURN VALVE

Permit No. 54/243
 Location 249 Concord St.
 Owner Andrew Mettelle
 Date of permit 3/11/54
 Approved [Signature]

4-8

FOR THE USE OF THE INSPECTOR

1. Description of work to be done

2. Name of contractor

3. Address of contractor

4. Name of owner

5. Address of owner

6. Date of inspection

7. Name of inspector

8. Address of inspector

9. Description of work done

10. Name of contractor

11. Address of contractor

12. Name of owner

13. Address of owner

14. Date of inspection

15. Name of inspector

16. Address of inspector

17. Description of work done

18. Name of contractor

19. Address of contractor

20. Name of owner

21. Address of owner

22. Date of inspection

23. Name of inspector

24. Address of inspector

25. Description of work done

26. Name of contractor

27. Address of contractor

28. Name of owner

29. Address of owner

30. Date of inspection

31. Name of inspector

32. Address of inspector

33. Description of work done

34. Name of contractor

35. Address of contractor

36. Name of owner

37. Address of owner

38. Date of inspection

39. Name of inspector

40. Address of inspector

41. Description of work done

42. Name of contractor

43. Address of contractor

44. Name of owner

45. Address of owner

46. Date of inspection

47. Name of inspector

48. Address of inspector

49. Description of work done

50. Name of contractor

51. Address of contractor

52. Name of owner

53. Address of owner

54. Date of inspection

55. Name of inspector

56. Address of inspector

57. Description of work done

58. Name of contractor

59. Address of contractor

60. Name of owner

61. Address of owner

62. Date of inspection

63. Name of inspector

64. Address of inspector

65. Description of work done

66. Name of contractor

67. Address of contractor

68. Name of owner

69. Address of owner

70. Date of inspection

71. Name of inspector

72. Address of inspector

73. Description of work done

74. Name of contractor

75. Address of contractor

76. Name of owner

77. Address of owner

78. Date of inspection

79. Name of inspector

80. Address of inspector

81. Description of work done

82. Name of contractor

83. Address of contractor

84. Name of owner

85. Address of owner

86. Date of inspection

87. Name of inspector

88. Address of inspector

89. Description of work done

90. Name of contractor

91. Address of contractor

92. Name of owner

93. Address of owner

94. Date of inspection

95. Name of inspector

96. Address of inspector

97. Description of work done

98. Name of contractor

99. Address of contractor

100. Name of owner

101. Address of owner

102. Date of inspection

103. Name of inspector

104. Address of inspector

105. Description of work done

106. Name of contractor

107. Address of contractor

108. Name of owner

109. Address of owner

110. Date of inspection

111. Name of inspector

112. Address of inspector

113. Description of work done

114. Name of contractor

115. Address of contractor

116. Name of owner

117. Address of owner

118. Date of inspection

119. Name of inspector

120. Address of inspector

121. Description of work done

122. Name of contractor

123. Address of contractor

124. Name of owner

125. Address of owner

126. Date of inspection

127. Name of inspector

128. Address of inspector

129. Description of work done

130. Name of contractor

131. Address of contractor

132. Name of owner

133. Address of owner

134. Date of inspection

135. Name of inspector

136. Address of inspector

137. Description of work done

138. Name of contractor

139. Address of contractor

140. Name of owner

141. Address of owner

142. Date of inspection

143. Name of inspector

144. Address of inspector

145. Description of work done

146. Name of contractor

147. Address of contractor

148. Name of owner

149. Address of owner

150. Date of inspection

151. Name of inspector

152. Address of inspector

153. Description of work done

154. Name of contractor

155. Address of contractor

156. Name of owner

157. Address of owner

158. Date of inspection

159. Name of inspector

160. Address of inspector

161. Description of work done

162. Name of contractor

163. Address of contractor

164. Name of owner

165. Address of owner

166. Date of inspection

167. Name of inspector

168. Address of inspector

169. Description of work done

170. Name of contractor

171. Address of contractor

172. Name of owner

173. Address of owner

174. Date of inspection

175. Name of inspector

176. Address of inspector

177. Description of work done

178. Name of contractor

179. Address of contractor

180. Name of owner

181. Address of owner

182. Date of inspection

183. Name of inspector

184. Address of inspector

185. Description of work done

186. Name of contractor

187. Address of contractor

188. Name of owner

189. Address of owner

190. Date of inspection

191. Name of inspector

192. Address of inspector

193. Description of work done

194. Name of contractor

195. Address of contractor

196. Name of owner

197. Address of owner

198. Date of inspection

199. Name of inspector

200. Address of inspector



APPLICATION FOR PERMIT

Class of Building or Type of Structure: Third Class

Portland, Maine, Feb. 15, 1954

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ alter ~~repair~~ ~~and~~ ~~construct~~ ~~in~~ all the following buildings ~~and~~ ~~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 249 Concord St. Within Fire Limits? no Dist. No. _____
 Owner's name and address Andrew Martella, 249 Concord St. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Raymond Swasey, 67 Tucker Ave. Telephone 2-4522
 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 3 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____ Fee \$ 2.00
 Estimated cost \$ 200.

General Description of New Work

To change skylight on left hand side of building to 3' wide dormer. Pitch roof,
 2-2x4 corner posts, 2x4 rafters, 16" on centers.
 To provide new ceiling in third floor hall 5' x 7', 2x4 ceiling joists, 16" on centers
 5' span, covered with sheetrock.
 To ~~add~~ rebuild portion of front stairway second to third floor and add one more riser.
 To cut in three scuttles in third floor hall, two in the walls and one in the ceiling
 2' x 2'.

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** Raymond Swasey.

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 _____ Kind of heat _____ fuel _____
 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

Andrew Martelle

APPROVED:

Signature of owner by: Raymond Swasey

INSPECTION COPY

NOTES

2/18/54 - owner is to
 move from 1st floor to
 2nd and to use
 3rd floor rooms
 in connection with
 his 2nd floor apt
 There are 3 furnished
 rooms on front of
 3rd floor and one
 rear room furnished
 off with wood shattering
 which they intend to
 use for storage the
 rear stairs taking
 off this latter
 part.

[Handwritten signature]

6-7-54 Job Completed
 by W.J. MA
 N.E.S.

6-7

Permit No.	54/172
Location	219 Concord St
Owner	Richard Mastella
Date of permit	2/18/54
Notif. closing-in	
Inspn. closing-in	
Final Notif.	
Final Inspn.	
Cert. of Occupancy issued	
Staking Out Notice	
Form Check Notice	

[Faint, mostly illegible text and lines, possibly a continuation of a form or report.]



133-G-6

RC RESIDENCE ZONE C
CITY OF PORTLAND, MAINE

DEPARTMENT OF BUILDING INSPECTION

COMPLAINT

INSPECTION COPY

COMPLAINT NO. 54/16Date Received 2/9/54Location 249 Concord St., West

Use of Building _____

Owner's name and address Andrew J. Martell, 249 Concord St.

Telephone _____

Tenant's name and address _____

Telephone _____

Complainant's name and address a neighbor

Telephone _____

Description: Building apartment on 3rd floor - no permit.

FG

NOTES: 2/11/54 - 3rd floor not to be made into separate apt. There are several rooms on 2nd floor that are being reclassified & putting new doors on. Ray Swasey doing work. Mr. Martell lives on first floor & is going to move to 2nd floor so that these rooms will be part of his rent. There are three well separated stairways from 3rd floor. Rear stair goes all the way to 1st floor. Front stair goes to front apt which is part of 2nd floor rent & continues to front door 1st floor.

Ray Swasey is coming in to apply for permit which he intended to do before starting the work. What a permit is required for which consist of cutting in 2 scuttles to attic spaces in walls & putting new ceiling in hall way (dropped ceiling). And possibly change 3rd floor front stairs a little.

2/11/54 - Permit ~~denied~~ - W

Location
249 Concord St., West



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, October 23, 1951

PERMIT ISSUED 02123 OCT 23 1951 CITY OF PORTLAND

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 249 Concord Street Use of Building 2-family dwelling No. Stories 2 Max Building Existing " Concord Concord Name and address of owner of appliance Andrew Martell, 249 Concord Street Installer's name and address Community Oil Co., 204 Kennebec Street Telephone 2-7481

General Description of Work

To install oil burning equipment in connection with existing hot water heating system

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 Sun Ray Labelled 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 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 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? 2.00 (\$2.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED: 10-23-51 [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

Community Oil Co.

Signature of Installer: William S. W. [Signature]

INSPECTION COPY

NOTES

- 1 Mill Pipe
- 2 Vent Pipe
- 3 Kind of Fuel
- 4 Burner Rigidity & Supports
- 5 Name & Label
- 6 Stack Control
- 7 High Limit Control
- 8 Remote Control
- 9 Piping Support & Protection
- 10 Valves to Supply
- 11 Capacity of Tanks
- 12 Tank Rigidity & Supports
- 13 Tank Distance
- 14 Oil Gauge
- 15 Instruction Card
- 16

Permit No. 51/2123 11-9-51

Location 249 Concord St

Owner Andrew Matell

Date of permit 10/23/51

Approved 11-15-51

Blank lined area for notes, with a vertical line down the center.

INQUIRY BLANK

ZONE Residence C

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

FIRE DIST. no

Date October 10, 1949

Verbal
~~By Telephone~~

LOCATION 249 Concord Street OWNER Andrew Martelle

MADE BY Owner TEL. 4-7708

ADDRESS _____

PRESENT USE OF BUILDING 2-family dwelling house NO. STORIES 3

LAST USE OF BUILDING _____ CLASS CONSTRUCTION third

REMARKS This building has 5 rooms on third floor with two separate means of
egress.

INQUIRY Can this 2-family dwelling house be changed to a 3-family apartment house
with owner on first floor, existing tenant on second floor and new tenant on third
floor?

ANSWER Has made files copy to answer.
See letter of 5/7/48 in answer to
similar inquiry from Mr. Martelle.
Phoned Mr. Martelle about former letter
and he doesn't remember it. If he
cannot find it, he will call
up and we will send him a copy
marked copy.

DATE OF REPLY 10/11/49 REPLY BY WMD

Mr. Donald,

(I told him he could not have 3 apartments as it is a 2-family zone & even to appeal he would have to meet requirements as to floor area, land area to each apartment (he needs, according to the P.O. 2,000 sq. ft. for each apartment) & he only has 2,650 sq. feet in his whole lot (as it is 67x40) etc. He would rather have you answer to be sure. He said he needs the money of this 3rd rent very badly as he is a totally disabled war veteran & that is his only income.
Please call him. D.D.

New folder

Inquiry 249 Concord St.

August 9, 1948

Mr. A. J. Martelle
249 Concord Street
Portland, Maine

Subject: Inquiry as to application of Zoning Ordinance and Building Code to a proposal to make present finished rooms on third floor into a separate apartment, thus making of the building a 3-family apartment house instead of 2-family dwelling house as at present.

Dear Mr. Martelle:

Sorry for the long but necessary delay in answering your inquiry.

Under the Zoning Ordinance, as I explained to you, your property is in a Residence C Zone where the proposed use of 3-family apartment house is not allowable unless first authorized by the Board of Appeals after the usual appeal procedure. Under the appeal clause of the Zoning Ordinance (Section 18E) the Board of Appeals is limited in its authority to grant appeals to specific cases set forth elsewhere in the text of the ordinance.

Such a case as yours is specifically set forth in Section 20 of the ordinance which applies to the Residence C Zone, in which your property is located, but the authority of the Board to prove the change is limited by a set of conditions which must exist or be established with regard to the area of the lot, the volume of the building etc.

One of those limitations is that there must be in the lot area 2,000 square feet for each dwelling unit or apartment which would be in the building after the change. Thus your lot would require 6,000 square feet, but the Assessors record seems to show that the lot has the surprising small area of 3,553 square feet.

Another limitation is that the cubical volume of the dwelling above the first floor must be more than 30,000 cubic feet. We have no exact figures on this, but the figures from the Assessors valuation survey in 1924 indicate that the total volume of the dwelling above the first floor is probably 1,000 or more cubic feet short of the 30,000 cubic feet required.

We cannot guarantee these figures, but they are as accurate as we can make them now. If you doubt their accuracy, it would be well for you to establish where they are wrong. If those figures are correct, an appeal would be apparently of no avail.

Under the Building Code when a 2-family dwelling is changed to a 3-family apartment house, requirements as to safety and fire protection are increased materially to such an extent that even if the way were cleared under the Zoning Ordinance, it would be necessary for you to file an architectural plan of the third floor at least showing the arrangement of rooms, the size and location of windows, the stairways etc., etc. so that the proposition could be checked against Building Code requirements.

Unless a chance appears that you might be successful under zoning appeal, however, it seems useless to go to this bother and expense on your part to have any plans made or to check the proposal against Building Code requirements.

Very truly yours,

Inspector of Buildings

VMC/s

172

INQUIRY BLANK

ZONE PC
FIRE DIST. W

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Date 7/9/48

XXXXXX
By Telephone

LOCATION 240 Concord OWNER A. J. Martello
MADE BY [Signature] TEL. _____

ADDRESS 240 Concord

PRESENT USE OF BUILDING 2 family dwelling

CLASS OF CONSTRUCTION 3rd class NO. OF STORIES 2 1/2

REMARKS: Bought by Di. matter

Assessors say 3558 sq ft 133-9-6

118
21
18
32
57.3

40 x 8 x 21 x 1.8 = 23520 + 38 = 3558 sq ft

INQUIRY: How does Zoning Ordinance and Building Code apply to making present finished

4 rooms on third floor into a third apartment?

area of avg. 1176 sq ft

Total area ft. = 35,420

say 6 lots of cellars = 6,936

X 28,484 sq ft above 1st floor

ANSWER: Letter 8/9/48

DATE OF REPLY 8/9/48 REPLY BY [Signature]