

221-229 OCFAN AVENUE

SHAW-WALKER

File cut # 9202R • Thin cut # 9203R • Full cut # 9205R



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, August 6, 1948

PERMIT

0140  
AUG 11 1948

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 221-229 Ocean Avenue Use of Building dwelling No. Stories New Building EXISTING  
Name and address of owner of appliance Maine Homes, Inc., 222 Middle St.  
Installer's name and address P. Reuben & Co., 111 Middle St. Telephone 2-8491

General Description of Work

To install forced hot water heating system

IF HEATER, OR POWER BOILER

Location of appliance or source of heat basement Type of floor beneath appliance concrete  
If wood, how protected? Kind of fuel oil  
Minimum distance to wood or combustible material, from top of appliance or casing top of furnace 4'  
From top of smoke pipe 2' From front of appliance Over 4' From sides or back of appliance Over 3'  
Size of chimney flue 8x10 Other connections to same flue none  
If gas fired, how vented? Rated maximum demand per hour

IF OIL BURNER

Name and type of burner Labelled by underwriter's laboratories?  
Will operator be always in attendance? Does oil supply line feed from top or bottom of tank?  
Type of floor beneath burner  
Location of oil storage Number and capacity of tanks  
If two 275-gallon tanks, will three-way valve be provided?  
Will all tanks be more than five feet from any flame? How many tanks fire proofed?  
Total capacity of any existing storage tanks for furnace burners

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

APPROVED:

o.k. ejs

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

P. Reuben & Co.

Signature of Installer

By: P. Reuben & Co.

INSPECTION COPY

Permit No 48/1467  
Location 221-229 Ocean ave  
Owner Maria Home, Inc.  
Date of permit 8/11/48  
Approved [Signature]

NOTES

~~1/1/48  
1/1/48  
1/1/48~~

1850

FILL IN AND SIGN WITH INK



RECEIVED APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

AUG 10 1948

Portland, Maine, August 9, 1948

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 223 Ocean Avenue Use of Building Dwelling No. Stories 1 1/2 New Building Existing X
Name and address of owner of appliance Maine Home, Inc., City
Installer's name and address Easternoil & Equip. Co., 27 Portland Street Telephone 3-6495

PERMIT ISSUED

01409 AUG 11 1948

CITY OF PORTLAND

General Description of Work

To install 1 Oil burning equipment in connection with existing forced hot water.

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 Ctl ons to same flue
If gas fired, how vented? Rated maximum demand per hour

IF OIL BURNER

Name and type of burner EASTERNOIL Labelled 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 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?
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 smoke pipe
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

[Blank lines for miscellaneous information]

Amount of fee enclosed? 2.00 (\$1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED:

O.K. E.S.S.

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 Installer

John F. Cipriano EASTERNOIL & EQUIPMENT COMPANY

Permit No 48/1409  
Location 223 Ocean Ave  
Owner Maria Gomez, Inc  
Date of permit 8/11/48  
Approved 5/13/48

NOTES

~~11-11-48 1100 1100 1100  
1100 1100 1100 1100  
1100 1100 1100 1100~~

- ~~1 Fuel Pipe~~
- ~~2 Ven. Pipe~~
- ~~3 Kind of Heat~~
- ~~4 Burner Rigidity & Support~~
- ~~5 Name & Label~~
- ~~6 Stack Control~~
- ~~7 High Limit Control~~
- ~~8 Remote Control~~
- ~~9 Piping Support & Protection~~
- ~~10 Valves in Str. & Line~~
- ~~11 Capacity of Tank~~
- ~~12 Tank Tightness & Supports~~
- ~~13 Tank Distance~~
- ~~14 Oil Gauge~~
- ~~15 Instruction Card~~
- ~~16~~

FD



STATEMENT ACCOMPANYING APPLICATION FOR BUILDING PERMIT

for W. J. ... Co.  
at 221-225 ... Date 3/12/47

1. In whose name is the title of the property now recorded? W. J. ... Co.
2. Are the boundaries of the property in the vicinity of the proposed work shown clearly on the ground, and how? Yes - 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? 7"
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

By Robert Marshall

COPY



CITY OF PORTLAND, MAINE  
Department of Building Inspection

## Certificate of Occupancy

Issued to **Maine Pomes, Inc.**

Date of Issue **August 12, 1948**

This is to certify that the building, premises, or part thereof, indicated below, and built—  
~~about—char. structure at~~ **221-229 Ocean Avenue**  
under Building Permit No. **47/3250**, has had final inspection, has been found to conform substan-  
tially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved  
for occupancy, limited or otherwise, as indicated below

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

**Entire Building**

**One-family dwelling house and  
attached one-car garage**

Limiting Conditions:

This certificate supersedes  
certificate issued

*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.



AP 221-229 Ocean Ave.-I

May 3, 1947

Lindsay Construction Company  
141 Main Street  
So. Portland, Maine  
Mr. Albert Martello  
37 Woodlawn Avenue  
Cape Elizabeth, Maine

Subject: Application for permit  
for new 2-story wood frame  
dwelling for Lindsay Construction  
Company at 221-229 Ocean Avenue

Gentlemen:

Permit for above work is issued herewith subject to the following:

1. Building will be located so that the overhanging second story front wall will be no closer than 30' to the street line of Ocean Avenue.

2. Since the rafters of rear slope of garage roof will be on about a 14' span, they will be required to be no less than 2x6, 20" on centers if pitch is over 4" to the foot or no less than 16" on centers if pitch is 4" or under to the foot. If pitch is over 4" to the foot, 2x6 rafters, 12" on centers may be used if desired.

3. If pitch of porch roof is 4" or under to the foot, the 2x4 rafters will need to be spaced no more than 14" on centers.

Very truly yours,

Inspector of Buildings

AMS/S

AP 221-229 Ocean Avenue-I

December 5, 1947

Maine Homes, Inc.  
234 Middle Street  
Portland 3, Maine

Subject: Permit for finishing construction on partially completed dwelling at 221-229 Ocean Avenue

Gentlemen:

Permit for the above work is issued herewith subject to the following:

1. We understand that building is to be completed as shown on plans filed with original permit for the work and permit is issued on this basis.

2. The rafters and attic floor timbers are required to be spaced no more than 16" on centers as given in original application and as shown on plans rather than the 24" on centers given in application for this permit.

3. Several matters were called to attention of contractor by letter at time of issuance of original permit. They were as follows:

a. Since the rafters of the rear slope of garage roof will be on about a 14' span, they will be required to be no less than 2x3, 20" on centers, if pitch is over 4" to the foot or no less than 16" on centers if pitch is 4" or under to the foot. If pitch is over 4" to the foot, 2x6 rafters, 12" on centers, may be used if desired.

b. If pitch of porch roof is 4" or under to the foot, the 2x4 rafters will need to be spaced no more than 14" on centers.

Very truly yours,

Inspector of Buildings

AJS/S

CC: Lindsay Construction Company  
141 Main Street  
So. Portland, Maine

Mr. Albert Martello  
37 Woodlawn Avenue  
Cape Elizabeth, Maine



(RC) RESIDENCE ZONE - C  
APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class  
Portland, Maine, December 4, 1947

03250  
DEC 5 1947

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair or extend all the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 221-242 Ocean Avenue Within Fire Limits? no Dist. No. \_\_\_\_\_  
 Owner's name and address Maine Homes, Inc., 234 Middle Street Telephone 4-0351  
 Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Contractor's name and address owners with original permit \_\_\_\_\_ Telephone \_\_\_\_\_  
 Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans yes No of sheets \_\_\_\_\_  
 Proposed use of building Dwelling and attached garage No. families 1  
 Last use \_\_\_\_\_ No. families 1  
 Material frame No. stories 2 Heat \_\_\_\_\_ Style of roof pitch Roofing asphalt  
 Other buildings on the lot \_\_\_\_\_ Fee \$ 6.00  
 Estimated cost \$ 7000.

General Description of New Work

To complete 2 story frame dwelling partially constructed, as per plans.

Permit Issued with Letter

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 Maine Homes, Inc.

Details of New Work

Is any plumbing involved in this work? yes Is any electrical work involved in this work? yes  
 Height average grade to top of plate 17' Height average grade to highest point of roof 25'  
 Size, front \_\_\_\_\_ depth \_\_\_\_\_ No. stories 2 solid or filled land? earth earth or rock? \_\_\_\_\_  
 Material of foundation existing Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_ cellar \_\_\_\_\_  
 Material of underpinning \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_  
 Kind of roof pitch-gable Rise per foot 8" Roof covering asphalt roofing Class C Und. Lab.  
 No. of chimneys 1 Material of chimneys brick Kind of lining tile Kind of heat steam fuel \_\_\_\_\_  
 Framing lumber—Kind hemlock Dressed or full size? dressed  
 Corner posts existing Sills existing Girt or sags board Girt \_\_\_\_\_ Size 2-2x4  
 Girders 2x10 Size 6x10 Columns under girders Jally Size 2 1/2" Max. on centers 9'  
 Studs (outside walls and carrying partitions) 2x16" O. C. Bridging in every floor and flat roof 2x10 over 8 feet.  
 Joists and rafters: 1st floor existing 2nd existing 3rd 2x6 roof 2x6  
 On centers: 1st floor \_\_\_\_\_ 2nd \_\_\_\_\_ 3rd 24" roof 24"  
 Maximum span: 1st floor \_\_\_\_\_ 2nd \_\_\_\_\_ 3rd 14' roof 12'  
 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

Maine Homes, Inc.

APPROVED:

Empty box for inspector's approval signature.

Signature of owner

By:

*Maine Homes, Inc.*

INSPECTION COPY

Permit No. 47/3290  
 Location 221-229 Ocean Ave  
 Owner Maine Homes, Inc.  
 Date of permit 12/5/47  
 Notif. closing-in 4/12/48  
 Inspn. closing-in 4/13/48 (partial)  
 Final Notif. 8/3/48  
 Final Inspn. 8/4/48  
 Cert. of Occupancy issued 9/15/48

4/21/48 - Closed in  
to

NOTES

~~1/7/48 - 12' x 12' occupancy  
 slowly. E.S.S.  
 1/11/48 - Same E.S.S.  
 1/30/48 - Same E.S.S.  
 2/17/48 - Same E.S.S.  
 3/1/48 - 12' x 12' - walls for  
 opening in 1' E.S.S.  
 7/12/48 - 12' x 12' study on  
 fireplace, it is resting on  
 main 12' of same 12" diameter  
 in room 2. Rest in belly  
 columns. Tie garage rafters  
 front to back. E.S.S.  
 4/13/48 - Grant permission on  
 roof top to close in, no  
 permission to be covered in  
 work until work approved. E.S.S.~~

Permit No. 471-3290  
 Location 221-229 Ocean Ave  
 Owner Melvin Heiss, Inc.  
 Date of permit 12/5/47  
 Notif. closing-in 1/2/48 (2 wks)  
 Inspn. closing-in 4/13/48 (partial)  
Notif. Final Inspection Requirements met 4/13/48  
 Final Notif. 4/3/48  
 Final Inspn. 8/4/48 ELL  
 Cert. of Occupancy issued 9/12/48

4/21/48 - Care G.T. to  
close in. ELL

NOTES

~~1/7/48 - Work progressing slowly. ELL  
 1/16/48 - Same ELL  
 1/30/48 - Same ELL  
 2/17/48 - Same ELL  
 3/8/48 - Work early for closing in. ELL  
 4/11/48 - First leads over garage, stairs resting on summit of same 12" diameter is required. First in lobby. Callumase Tid Garage rafters front to back. ELL  
 4/13/48 - Given permission on red tag to close in, no permitting to be covered until inspected and approved. ELL~~

City of Portland, Maine  
Board of Appeals  
—ZONING—

*Dismissed 47123  
without  
prejudice  
5/5/47*

March 31, 19 47

To the Board of Appeals:

Your appellant, Lindsay Construction Co., who is the owner of property at 221-229 Ocean Avenue, 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 17, Paragraph E of the Zoning Ordinance.

Application for building permit to cover construction of 2-story dwelling house with attached garage at 221-229 Ocean Avenue has been denied by the Building Inspector because under the Zoning Law the front wall of the proposed dwelling would be closer to the street line of Ocean Avenue than an exterior wall of the existing dwelling house on the adjoining lot contrary to Section 15J of the Zoning Ordinance, both the existing building and the lot where the dwelling is proposed being in a Residence C Zone.

The facts and conditions which make this exception legally permissible are as follows:—

An exception is necessary in this case so as to grant reasonable use of this property and to avoid confiscation and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

Lindsay Construction Co.

By *Albert Martell*  
Appellant

City of Portland, Maine  
Board of Appeals

—ZONING—

Decision

*Dismissed  
without  
prejudice  
5/5/47  
47/23*

Public hearing was held on the 18th day of April, 1947,  
on petition of Lindsay Construction Company, owner of property at  
221-229 Ocean Avenue, seeking to be permitted an exception to the regulations of  
the Zoning Ordinance relating to this property.

Application for building permit to cover construction of 2-story dwelling  
house with attached garage at 221-229 Ocean Avenue has been denied by the  
Building Inspector because under the Zoning Law the front wall of the proposed  
dwelling would be closer to the street line of Ocean Avenue than an exterior  
wall of the existing dwelling house on the adjoining lot contrary to Section 15J  
of the Zoning Ordinance, both the existing building and the lot where the dwelling  
is proposed being in a Residence C Zone.

Appellant having requested leave to withdraw his petition, appeal is  
dismissed without prejudice.

~~It is therefore determined that exception to the Zoning Ordinance is hereby permitted~~  
~~in accordance with the provisions of the Ordinance.~~

Helem C. Frost .....  
Edward C. Kelley .....  
John H. [Signature] .....

B. [Signature]  
H. [Signature]  
Board of Appeals

47/23

May 5, 1947

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF LINDSAY CONSTRUCTION CO.  
AT 221-229 Ocean Avenue

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

Present for City

Board of Zoning Appeals members:-

- Edw. T. Colley
- Helen G. Frost
- Robert L. Getchell
- B. William Holbrook
- N. Francis Jensen

VOTE

Yes No

Mr. Coll.	(x)	( )
Mrs. Frost	(x)	( )
Mr. Getchell	(x)	( )
Mr. Holbrook	(x)	( )
N.F. Jensen	(x)	( )
(DISMISSED WITHOUT PREJUDICE)	( )	( )

Municipal Officers:-

City officials:-



April 19, 1947

47/23

City Council  
Portland Me

Gentlemen:

L L Martin has this day brought to my attention the proposal of the Lindsay Construction Co that they build a house closer to Ocean Avenue than my own house.

I object to this proposed construction for several good and sufficient reasons.

I also state that I received no notice of your hearing in the matter on the morning of April 18th.

Signed Calvin L. Fickett

April 19, 1947

Calvin L Fickett  
235 Ocean Ave  
Portland Me.

C  
O  
P  
Y

Council Chamber, City Hall, Portland, Maine on Friday, April 18, 1947 at ten-thirty o'clock in the forenoon concerning the appeal of the Lindsay Construction Company under the Zoning Ordinance relating to application for building permit to cover construction of 2-story dwelling, house with attached garage at 221-279 Ocean Avenue which has been denied by the Building Inspector because under the Zoning Law the front wall of the proposed dwelling would be closer to the street line of Ocean Avenue than an exterior wall of the existing dwelling house on the adjoining lot contrary to Section 15J of the Zoning Ordinance, both the existing building and the lot where the dwelling is proposed being in a Residence C. Zone.

If you wish to be heard in connection with this appeal, please be present or be represented at this hearing.

Yours truly,  
BOARD OF APPEALS  
Edward T. Colley, Chairman

✓cc

47/23

CITY OF PORTLAND, MAINE

LEGAL DEPARTMENT

April 15, 1947

Mr. Leighton L. Martin  
217 Ocean Avenue  
Portland, Maine

Dear Mr. Martin:

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine on Friday, April 18, 1947 at ten-thirty o'clock in the forenoon concerning the appeal of the Lindsay Construction Company under the Zoning Ordinance relating to application for building permit to cover construction of 2-story dwelling house with attached garage at 221-229 Ocean Avenue which has been denied by the Building Inspector because under the Zoning Law the front wall of the proposed dwelling would be closer to the street line of Ocean Avenue than an exterior wall of the existing dwelling house on the adjoining lot contrary to Section 15J of the Zoning Ordinance, both the existing building and the lot where the dwelling is proposed being in a Residence C. Zone.

If you wish to be heard in connection with this appeal, please be present or be represented at this hearing.

Yours truly,

BOARD OF APPEALS

Edward T. Colley, Chairman

47/23

CITY OF PORTLAND, MAINE  
BOARD OF APPEALS

April 15, 1947

Lindsay Construction Company  
141 Main Street  
South Portland, Maine

Gentlemen:

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine on Friday, April 18, 1947 at ten-thirty o'clock in the forenoon concerning your appeal under the Zoning Ordinance relating to application for building permit to cover construction of 2-story dwelling house with attached garage at 221-229 Ocean Avenue.

Please be present or be represented at this hearing in your behalf.

Yours truly,

BOARD OF APPEALS

Edward T. Colley, Chairman

cc: Mr. Albert Martelle  
37 Woodland Avenue  
Cape Elizabeth, Maine

LARRY McDONALD  
INSPECTOR OF BUILDINGS

47/23

On reply refer  
to File #P 221-229 Ocean Avenue-1

CITY OF PORTLAND, MAINE  
Department of Building Inspection

FU

March 29, 1947

Lindsay Construction Company  
141 Main Street  
So. Portland, Maine  
I.r. Albert Bartelle  
37 Woodland Avenue  
Cape Elizabeth, Maine

Subject: Application for building permit  
to cover construction of 2-story dwell-  
ing house with attached garage at 221-  
229 Ocean Avenue

Gentlemen:

This building permit is not issuable under the Zoning Law because the front wall of the proposed dwelling would be closer to the street line of Ocean Avenue than an exterior wall of the existing dwelling house on the adjoining lot contrary to Section 15J of the Zoning Ordinance, both the existing building and the lot where the dwelling is proposed being in a Residence C Zone.

You have indicated your desire to seek a variance from the Board of Appeals. Therefore, there is enclosed to each of you an outline of the appeal procedure. I am told that the best time to file such an appeal is in the afternoon and that the appeal should be filed in the name of the owner of the property.

This appeal is practically identical with the appeal on the same property afforded public hearing and granted by the Board of Appeals in March, 1946. Since the construction work was never started, the rights under the appeal expired six months after the date of its granting.

Very truly yours,

(Signed) WARREN McDONALD

Inspector of Buildings

WHC/D/S

Enclosure to each addressee: outline of appeal procedure

✓ CC: Edward T. Gignoux  
Assistant Corporation Counsel.

C  
O  
P  
Y



(C) RESIDENCE ZONE - C  
**APPLICATION FOR PERMIT**  
 Class of Building or Type of Structure Third Class

Permit No. 00891

Portland, Maine, March 18, 1947 MAY 3 1947

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

Plans filed 3/25/47

The undersigned hereby applies for a permit to erect ~~and alter~~ 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 221-229 Ocean Avenue (Lot 1) Within Fire Limits? no Dist. No. \_\_\_\_\_  
 corner Wellington Rd. So. Portland  
 Owner's or Lessee's name and address Lindsay Construction Co., 111 Main St. Telephone \_\_\_\_\_  
 Contractor's name and address Albert Martelle, 37 Woodlark Avenue Telephone 4-1992  
 and Cape Fitz. Standard Plan A  
 Architect \_\_\_\_\_ Plans filed yes No. of sheets 1  
 Proposed use of building walling and attached garage No. families 1  
 Other buildings on same lot \_\_\_\_\_  
 Estimated cost \$ 10,000. Fee \$ 4.00

**Description of Present Building to be Altered**

Material \_\_\_\_\_ No. stories \_\_\_\_\_ Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
 Last use \_\_\_\_\_ No. families \_\_\_\_\_

**General Description of New Work**

To construct 2 story frame dwelling 24'x30' with 1 car garage 14'x22' attached. Concrete floor in garage. 9" overhang front of building.

The inside of the garage will be covered, where required by law, with metal lath and plaster or perforated gypsum lath covered with one-half inch thickness gypsum plaster. Fire door between garage and balance of dwelling will be a door labeled by the Underwriters' Laboratories, Inc., for opening in Corridor or Room Partition, or frame and door will be made as in Section 303-c-4 of Building Code.

Permit Issued with Letters

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**

Is any plumbing work involved in this work? yes  
 Is any electrical work involved in this work? yes Height average grade to top of plate 17'  
 Size, front 24' depth 30' No. stories 2 Height average grade to highest point of roof 25'  
 To be erected on solid or filled land? solid earth or rock? earth  
 Material of foundation concrete at least 4' below grade Thickness, top 10" bottom 12" cellar yes  
 Material of underpinning to sill Height \_\_\_\_\_ Thickness \_\_\_\_\_  
 Kind of roof pitch-gable Rise per foot 8" Roof covering asphalt roofing Class C Und. Lab.  
 No. of chimneys 1 Material of chimneys brick of lining tile  
 Kind of heat steam Type of fuel coal Is gas fitting involved? \_\_\_\_\_  
 Framing lumber—Kind hemlock Dressed or full size? dressed  
 Corner posts 4x6 Sills 4x6 upright Girt or ledger board? lumber girt Size 2x2x4  
 Material columns under girders Lally columns Size 3 1/2" Max. on centers 7-9'  
 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. ceiling-no dormer  
 Joists and rafters: 1st floor 2x10, 2nd 2x10, 3rd 2x6, roof 2x6  
 On centers: 1st floor 16", 2nd 16", 3rd 16", roof 16"  
 Maximum span: 1st floor 14', 2nd 14', 3rd 14', roof 23-12'  
 If one story building with masonry walls, thickness of walls? 6x10 girder height? \_\_\_\_\_

**If a Garage**

No. cars now accommodated on same lot \_\_\_\_\_, to be accommodated 1  
 Total number commercial cars to be accommodated none  
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? no

**Miscellaneous**

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

Signature of owner \_\_\_\_\_  
 Lindsay Construction Co.

ORIGINAL

P

Permit No 47/891

Location 221-229 Ocean Ave

Owner Lindsay Construction Co.

Date of permit 5/3/47

Notif. closing-in \_\_\_\_\_

Inspn. closing-in \_\_\_\_\_

Final Notif. \_\_\_\_\_

Final Inspn. \_\_\_\_\_

Cert. of Occupancy issued \_\_\_\_\_

NOTES

5/2/47 - Location O/S  
E.S.S.

5/2/47 - Rough excavation  
made E.S.S.

5/10/47 - Working on  
foundations E.S.S.

6/4/47 - Foundation  
prepared & stripped E.S.S.

7/29/47 - Finishing of  
2nd floor started E.S.S.

8/13/47 - Same E.S.S.

9/25/47 - Same E.S.S.

12/4/47 - Mr. Brown  
was on job for several  
weeks some structural work  
to see about permit  
E.S.S.



(RC) GENERAL RESIDENCE ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED

Class of Building or Type of Structure Third Class

Permit No. 0324

MAR 12 1946

Portland, Maine, February 12, 1946

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 221-229 Ocean Avenue corner Proposed St. Within Fire Limits? no Dist. No.
Owner's or Lessee's name and address Lindsay Construction Co., 141 Main St., Telephone 4-0871
Contractor's name and address Sol Portland Telephone
Architect Plans filed yes No. of sheets 1
Proposed use of building Dwelling and 1 car garage No. families 1
Other buildings on same lot
Estimated cost \$ 10,000. Fee \$ 4.00

Description of Present Building to be Altered

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

General Description of New Work

To construct 2 story frame dwelling 54'x31'6" with veneer or stone front 1st floor with 18" overhang

The inside of the garage will be covered, where required by law, with metal lath and plaster. Class C standard fire door and frame (self-closing) with raised threshold.

Work sustained 3/6/46

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

Is any plumbing work involved in this work? yes
Is any electrical work involved in this work? yes Height average grade to top of plate 24' 19'
Size, front depth No. stories 2 Height average grade to highest point of roof 26'
To be erected on solid or filled land? solid earth or rock? earth
Material of foundation concrete below grade Thickness, top 10" bottom 12" cellar yes
Material of underpinning to sill Height Thickness
Kind of roof gable pitch Rise per foot 8" Roof covering asphalt roofing Class C Urd. Lath.
No. of chimneys 1 Material of chimneys brick of lining tile
Kind of heat hot water Type of fuel oil Is gas fitting involved? yes
Framing lumber--Kind hemlock-fir spruce Dressed or full size? dressed
Corner posts 4x6 Sills 4x8 on edge Girt or ledger board? 2x8 Size
Material columns under girders iron pipe Size 3" lally Max. on centers 21' 7"
Studs (outside walls and carrying partitions) 2x4-10" 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. ceiling only gar.
Joists and rafters: 1st floor 2x8 8x8 girder 2nd 2x8 3rd 2x6 roof 2x6 2x6
On centers: 1st floor 16" 12" 2nd 16" 12" 3rd 16" roof 16" 18"
Maximum span: 1st floor 12' concrete floor in garage 2nd 12' 14' 3rd 16' roof 12' 10'

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

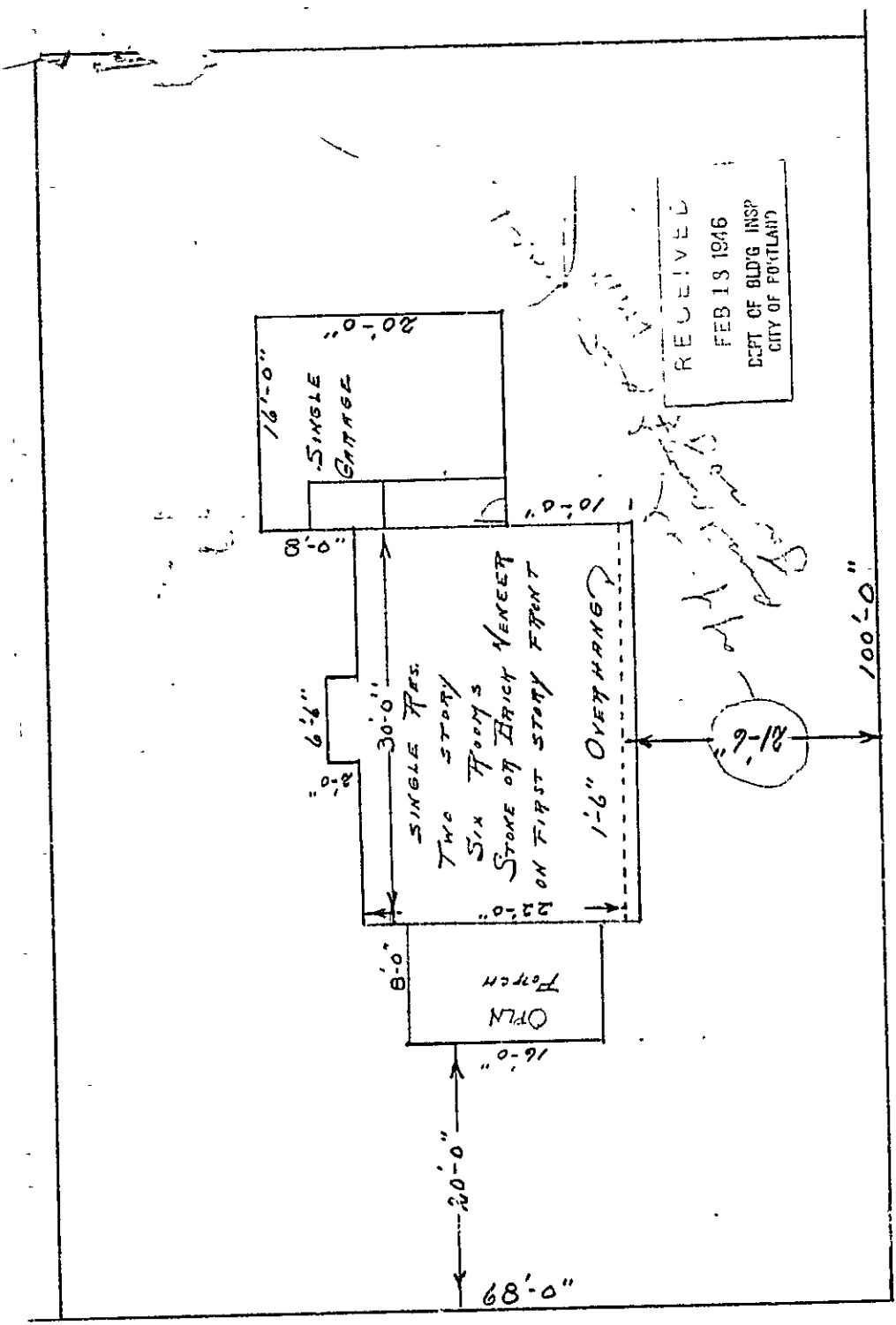
Will above work require removal or disturbing of any shade tree on a public street? no
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

Signature of owner By: Lindsay Construction Co. [Signature]

ORIGINAL







221-229 OCEAN AVE.

LINDSAY CONSTRUCTION CO  
G. J. JONETTY

STATEMENT ACCOMPANYING APPLICATION FOR BUILDING PERMIT

for LINDSAY CONSTRUCTION Co.

at 221-229 OCEAN AVE.

Date 2/19/46

1. In whose name is the title of the property now recorded? T. CUSHMAN
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? YES
4. What is to be maximum projection or overhang of eaves or drip? 18"
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

Lindsay Construction Co.  
G. Schuty.



*Public hearing on 2/26/46*

City of Portland, Maine

*Sustained as of 4/6/47  
3/4/46 but not actually signed until 3/8/46  
none*

Board of Appeals  
Appeal to the Municipal Officers to Change the Decision of the

Inspector of Buildings Relating to the Property Owned

by Lindsay Construction at 221-229 Ocean Avenue  
Company

February 26, 1946

Board of Appeals  
To the Municipal Officers

Your appellant, Lindsay Construction Company

who is the owner of property at 221-229 Ocean Avenue

respectfully petitions the Board of Appeals  
Municipal Officers of the City of Portland to change the decision of

the Inspector of Buildings relating to this property, as provided by Section 14, Paragraph 4,  
of the Zoning Ordinance, on the ground that the enforcement of the ordinance in this case

involves unnecessary hardship and because relief may be granted without substantially derogating from the intent and purpose of the Zoning Ordinance.

The decision of the Inspector of Buildings holds that a building permit is not issuable to cover construction of a new single family dwelling house and attached garage on the above lot because the front wall of the proposed dwelling would be closer to the street line of Ocean Avenue than an exterior wall of the dwelling house existing on the adjoining lot contrary to Section 12a of the Zoning Ordinance, the property being located in a General Residence Zone.

The reasons for the appeal are as follows: Due to a sub-division of land at 221-229 Ocean Avenue, where we propose to build a new development of over thirty homes, our building lots worked out nicely at 68 feet x 100 ft. This plan has been tentatively approved by the City Planning Board.

This appeal concerns our corner lot of 100 ft. frontage on Ocean Avenue and 68 ft. on proposed street, where we have planned a 20 ft. set back from both street lines. This distance plus dept. of building gives us sufficient back yard area to meet with the city building code and F.H.A. requirements. To set back a greater distance would not allow us to pass the existing laws governing rear yards areas. Since the adjacent buildings are over 100 ft. distant on side and over 50 ft. on the other we hope this relief may be granted us without causing hardship to use or neighboring property owners. (signed) Gordon C. Doherty  
Supt.

4617

**City of Portland, Maine**

~~OFFICE OF THE CITY CLERK~~

**BOARD OF APPEALS**

March 4, 1946

Public hearing having been duly held on March 1, 1946, upon appeal under the Zoning Ordinance of Lindsay Construction Company at 221-229 Ocean Avenue, relating to a proposal to construct a new dwelling house with attached garage closer to the street line of Ocean Avenue than an exterior wall of the dwelling house existing on the adjoining lot, contrary to Section 12m of the ordinance in the General Residence C Zone where the property is located, it is adjudged and action is decreed according to vote of the members of the Board determined by their several signatures affixed below;

A vote to sustain is subject to full compliance with all terms of the Building Code and all other laws relating to the same subject matter; and holds that variation of the precise terms of the ordinance in this particular case is necessary to allow reasonable development of and to avoid practical confiscation of the property, and may be permitted without substantially departing from the intent and purpose of the ordinance in that the location proposed for the new dwelling would not interfere with light and air or increase fire hazard to the surrounding property.

TO DENY:

TO SUSTAIN AS ABOVE:

_____ Chairman	_____ Frederick E. Gabbi	_____ Chairman
_____	_____ W. Francis Jensen	_____
_____	_____ Gerald J. Cole	_____
_____	_____ Edward T. Keller	_____
_____ Associate Member	_____ R. William Hedbrook	_____ Associate Member

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OR LINDSAY CONSTRUCTION  
 COMPANY AT 221-229 OCEAN AVENUE

46/17

March 1, 1946

Present for City  
 Board Members

Hearing on above appeal was held before the  
 Board of Appeals today. *for term*  
*Mr. Gabbi elected chairman in*  
*absence of Mrs. Frost, chairman*  
*Neither opponents nor*  
*proponents appeared.*

- H. C. Frost, Chairman *A*
- yes* G. A. Jo *P*
- yes* E. T. Colley *P*
- yes* F. H. Gabbi *P*
- yes* N. Francis Jensen *P*
- yes* B. W. Holbrook *P*
- H. B. Libby *A*
- City Manger J. E. Barlow *A*
- Corp. Counsel W. M. Payson *P*
- City Clerk A. E. Smith *A*
- I of B. Warren McDonald *P*

*W. M. Payson*

16/7  
✓ATP  
✓EMT  
✓FR  
✓AJS  
✓HL  
✓BS

A- 221-229 Ocean Avenue-I

February 21, 1946

Lindsay Construction Company  
141 Main Street  
So. Portland 7, Maine

Subject: Application for building permit to cover  
construction of new dwelling and attached  
garage at 221-229 Ocean Avenue and proposed  
zoning appeal relating thereto

Gentlemen:

The building permit for this work is not issuable under the Zoning Ordinance because the front wall of the proposed dwelling would be closer to the street line of Ocean Avenue than an exterior wall of the existing dwelling house on the adjoining lot contrary to Section 127 of the Zoning Ordinance.

At the request of Mr. Doherty zoning appeal form addressed to the Board of Appeals is enclosed (original and one copy) with my part of it filled in--why the building permit is not issuable under the precise terms of the law. The earliest date on which the required public hearing could be held under the rules of the Board of Appeals is Friday, March 1, at 11 o'clock in the forenoon. If you desire to get the matter before the Board at this hearing, you should have typed in the space provided the reasons why you think the Board of Appeals should grant a variance--then the appeal signed by the authorized officer of the construction company, the original returned to this office no later than Monday night, February 25.

Very truly yours,

Inspector of Buildings

WMD/S

221 -229 OCEAN AVE

