248-252 CONCORD STREET

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

COMPLAINT

INSPECTION COPY

COMPLAINT NO. 78/101 Date Received Oct. 3, 1978

Location: 252 Concord Street West

Location 252 Concord Street West Use of Building dwelling

Owner's name and address Arnold Rideout & sons Telephone

Tenant's name and address Telephone

Complainant's name and address Neighbor Telephone

Description: Mr. Rideout has lumber and debris, old bldg. gear in yard, also has trucks parked in yard

NOTES: 10-4-78 1 green truck - 1 boat - 1 truck camper back - Some rubbish & lumber - don't see any junk cars - Don't consider this a complaint under our Dept - Complainant can contact Health Dept -

CITY OF PORTLAND, MAINE

Application for Permit to Install Wires

Permit No. 55510

Issued

Portland, Maine, Jan. 13, 1967

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 Walter Oakes Tel.

Contractor's Name and Address Marino Elec. Tel. 774-3129

Location 252 West Concord St. Use of Building

Number of Families 3 Apartments Stores 3 Number of Stories

Description of Wiring: New Work Additions Alterations

Alum. Siding

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 Jan. 13 19 67 Ready to cover in 19 Inspection will call 19

Amount of Fee $ 1.00

Signed Adolph J. Marino

DO NOT WRITE BELOW THIS LINE

SERVICE ✓ METER GROUND —

VISITS: 1 2 3 4 5 6

7 8 9 10 11 12

REMARKS:

CS 283

INSPECTED BY J. W. Hebert

(OVER)

LOCATION West Canc.e.R.P. St 257

INSPECTION DATE 1/16/67

WORK COMPLETED 1/16/67

TOTAL NO. INSPECTIONS 1

REMARKS:

FEES 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
Electric Heat (Each Room)	.75

APPLIANCES

Ranges, Cooking Tops, Ovens, Water Heaters, Disposals, Dishwashers, 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 50	.02
Circuses, Carnivals, Fairs, etc.	10.00

MISCELLANEOUS

Distribution Cabinet or Panel, per unit	1.00

PERMIT TO INSTALL PLUMBING

12238

PERMIT NUMBER

Date Issued 11-15-62

PORTLAND PLUMBING INSPECTOR

By J. P. Welch

APPROVED FIRST INSPECTION

Date Nov. 19, 1962

JOSEPH P. WELCH

By

APPROVED FINAL INSPECTION

Date Nov. 19, 1962

JOSEPH P. WELCH

By

TYPE OF BUILDING

- ☐ COMMERCIAL
- ☐ RESIDENTIAL
  - ☐ SINGLE
  - ☐ MULTI FAMILY
- ☐ NEW CONSTRUCTION
- ☐ REMODELING

Address: 252 Concord Street

Installation For: Woodward Oakes

Owner of Bldg. Woodward Oakes

Owner's Address: 252 Concord Street

Date: 11-15-62

Plumber: H. W. Horn

NEW	REP'L	PROPOSED INSTALLATIONS	NUMBER	FEE
		SINKS	1	$ 2.00
	1	LAVATORIES	1	2.00
	1	TOILETS	1	2.00
	1	BATH TUBS		
		SHOWERS		
		DRAINS		
		HOT WATER TANKS		
		TANKLESS WATER HEATERS		
		GARBAGE GRINDERS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS (Conn. to house drain)		
			TOTAL ▶	$ 6.00

PORTLAND HEALTH DEPT. PLUMBING INSPECTION

3

☐ REMODELING

TOTAL ▶ $ 2.00

PORTLAND HEALTH DEPT. PLUMBING INSPECTION

PERMIT TO INSTALL PLUMBING

12124
PERMIT NUMBER

Date Issued 10-22-62

PORTLAND PLUMBING INSPECTOR

By J. P. Welch

APPROVED FIRST INSPECTION

Date 10-31-62

By J. P. Welch

APPROVED FINAL INSPECTION

Date

JOSEPH P. WELCH

TYPE OF BUILDING
- ☐ COMMERCIAL
- ☐ RESIDENTIAL
  - ☐ SINGLE
  - ☐ MULTI FAMILY
- ☐ NEW CONSTRUCTION
- ☐ REMODELING

Address: 252 Concord Street

Installation For: Woodworth Oakes

Owner of Bldg.: Woodworth Oakes

Owner's Address: 252 Concord Street

Plumber: Herbert Horn Date: 10-22-62

NEW	REP'L	PROPOSED INSTALLATIONS	NUMBER	FEE
		SINKS		
		LAVATORIES		
		TOILETS		
		BATH TUBS		
		SHOWERS		
		DRAINS		
		HOT WATER TANKS		
1		TANKLESS WATER HEATERS	1	$ 2.00
		GARBAGE GRINDERS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS (Conn. to house drain)		
			TOTAL ▶	$ 2.00

PORTLAND HEALTH DEPT. PLUMBING INSPECTION

3

FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

PERMIT ISSUED
01377
OCT 23 1962
CITY of PORTLAND

Portland, Maine, October 22, 1962

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 252 Concord St. Use of Building Dwelling No. Stories 2 ~~New~~ Building Existing "

Name and address of owner of appliance Woodrow ~~Woodworth~~ Oakes, 252 Concord St.

Installer's name and address Herbert W Horn, 276 Harvard St. Telephone 2-8114

General Description of Work

To install Forced hot water heating system and oil burning equipment.(new installation for 2nd floor.)previously heated from other boiler.

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 20"

From top of smoke pipe 22" * From front of appliance over 4' From sides or back of appliance 3'

Size of chimney flue 12x14 Other connections to same flue boiler

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 Quiet Heat-guntype 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 Size of vent pipe 1¼"

Location of oil storage basement Number and capacity of tanks 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 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

* ½" asbestos board to be applied near smoke pipe as distance is only 4" from side.

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. 10-22-62

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

Herbert W Horn

Signature of Installer by: H Horn

CS 300

INSPECTION COPY

Permit No. 61/1377

Location 252 Conard St.

Owner Woodrow Oakes

Date of permit 10/22/61

Approved 11-2-62 [illegible]

NOTES

[illegible]	✓
2 Vent [illegible]	✓
3 Riser [illegible]	Heater
4 [illegible] & Supports	✓
5 Gauge & Fill	✓
6 Stack Guard	✓
7 High Limit Control	✓
8 Remote Control	✓
9 Piping Support & Protection	✓
10 Valve in Supply Line	✓
11 Capacity of Tanks	✓
12 Tank Rigidity & Supports	✓
Tank Distance	✓
14 Oil Gauge	✓
Instruction Card	
Low Water Shut-off	

Memorandum from Department of Building Inspection, Portland, Maine

252 Concord St.--Building permit for alterations to dwelling for Carroll Cakes
by J. C. Parker--8/20/57

Building permit for providing a new roof with steeper pitch over a portion of dwelling at the above named location is issued herewith subject to the condition that, unless pitch of new 2x6 rafters is to be more than 4 inches in 12 inches, they are to be spaced no more than 12 inches on centers instead of the 16-inch spacing indicated.

OK
WML

AJS/G

Copy to Mr. Carroll Oakes
252 Concord St.

(Signed) Warren McDonald
Inspector of Buildings

CS-27

R5 RESIDENCE ZONE

PERMIT ISSUED
6119
AUG 20 1957
~~CITY of PORTLAND~~

APPLICATION FOR PERMIT

Class of Building or Type of Structure.... Third Class

Portland, Maine, August 19, 1957

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 252 Concord St. .. Within Fire Limits? ..... Dist. No. .....

Owner's name and address Carroll Oakes, 252 Concord St. ..... Telephone .....

Lessee's name and address ..... Telephone .....

Contractor's name and address J. C. Parker, 1169 Westbrook St. ..... Telephone 2-4939

Architect ..... Specifications ..... Plans ..... No. of sheets .....

Proposed use of building 1-family dwelling ..... No. families .....

Last use " " " ..... No. families .....

Material ..... No. stories ..... Heat ..... Style of roof ..... Roofing .....

Other building on same lot .....

Estimated cost $ 200.00 ..... Fee $ 2.00

General Description of New Work

To raise rear of roof about 16 inches
Existing roof to set on 2x8

Permit Issued w/ Memo

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

Details of New Work

Is any plumbing involved in this work? ..... Is any electrical work involved in this work? .....

Is connection to be made to public sewer? ..... If not, what is proposed for sewage? .....

Has septic tank notice been sent? ..... Form notice sent? .....

Height average grade to top of plate 14' ..... Height average grade to highest point of roof 14' 8" .....

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 pitch ..... Rise per foot 4" ..... Roof covering Asphalt Class C Und. Lab. .....

No. of chimneys ..... Material of chimneys ..... of lining ..... Kind of heat ..... fuel .....

Framing Lumber—Kind ..... Dressed or full size? ..... Corner posts ..... Sills .....

Size Girder ..... Columns under girders ..... size ..... Max. on centers .....

Kind and thickness of outside sheathing of exterior walls? .....

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

Joists and rafters: 1st floor ....., 2nd ....., 3rd ....., roof 2x6 .....

On centers: 1st floor ....., 2nd ....., 3rd ....., roof 16" .....

Maximum span: 1st door ....., 2nd ....., 3rd ....., 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? .....

APPROVED:
O.K. - 8/20/57 - A.J.

Miscellaneous

Will work require disturbing of any tree on a public street? ~~yes~~ 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

Carroll Oakes
J. C. Parker

Signature of owner By: Joseph Parker

INSPECTION COPY

Permit No. 57-1149

Location 252 Carroll St.

Owner Carroll Dr. Inc.

Date of permit 8/23/57

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

NOTES

8-28-57 Completed

OK

RS RESIDENCE ZONE

APPLICATION FOR PERMIT

01013

Class of Building or Type of Structure Third Class

Portland, Maine, July 17, 1957

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 252 Concord St. Within Fire Limits? Dist. No. 2

Owner's name and address Carroll Oakes, 252 Concord St. Telephone

Lessee's name and address Telephone

Contractor's name and address Joseph C. Parker, Sr., 169 Westbrook St. Telephone 2-4939

Architect Specifications Plans No. of sheets

Proposed use of building dwelling house No. families

Last use " " No. families

Material No. stories Heat Style of roof Roofing

Other building on same lot

Estimated cost $ 200.00 Fee $ 2.00

General Description of New Work

To construct foundation under ell of dwelling 12' x 12' (rear)

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*** contractor

Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work?

Is connection to be made to public sewer? If not, what is proposed for sewage?

Has septic tank notice been sent? Form notice sent?

Height average grade to top of plate Height average grade to highest point of roof

Size, front depth No. stories solid or filled land? earth or rock?

Material of foundation concrete wall to set on ledge Thickness, top 8" bottom 14" cellar

Material of underpinning Height Thickness

Kind of roof Rise per foot Roof covering

No. of chimneys Material of chimneys of lining Kind of heat fuel

Framing Lumber—Kind Dressed or full size? Corner posts Sills

Size Girder Columns under girders Size Max. on centers

Kind and thickness of outside sheathing of exterior walls?

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

Joists and rafters: 1st floor, 2nd, 3rd, roof

On centers: 1st floor, 2nd, 3rd, roof

Maximum span: 1st floor, 2nd, 3rd, roof

If one story building with masonry walls, thickness of walls? height?

If a Garage

No. cars now accommodated on same lot, to be accommodated number commercial cars to be accommodated

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVED:
OK - 7/19/57 - AJS

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

Carroll Oakes
Joseph C. Parker, Sr.

Signature of owner Joseph C. Parker, Sr.

INSPECTION COPY

#3

Permit No. 57/1013

Location 232 Concordia

Owner Carrie Cauber

Date of permit 7/19/57

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

NOTES

7-29-57 OK. to pour forms

8-8-57 Forms poured with 3/4" brass hold down bolts

8-28-57 Completed

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

September 4, 1956

Copy to: Health Director

Mr. Carroll H. Oakes
252 Concord St.

Dear Mr. Oakes:

With relation to permit applied for to demolish a building or portion of building at 252 Concord St. it is unlawful to commence demolition work until a permit has been issued from this department.

Section 6 of the ordinance for rodent and vermin control provides: "It shall be unlawful to demolish any building or structure unless provision is made for rodent and vermin eradication. No permit for the demolition of a building or structure shall be issued by the Building Inspector until and unless provisions for rodent and vermin eradication have been carried out under supervision of a pest control operator registered with the Health Department.

The building permit for demolition cannot be issued until the provisions of this section have been satisfied. It is the obligation of owner or demolition contractor or both to take up with the Health Department the matter of complying with this section, being prepared to inform that department what registered pest control operator is to be employed.

Very truly yours,

Warren M. McDonald
Inspector of Buildings

WMcD/H

Eradication of this building has been completed.

Edward E. Kelley M.D.
Health Director

Date 7 Sept '56

RECEIVED
SEP 7 1956
DEPT. OF BLD'G. INSP.
CITY OF PORTLAND

(RC) RESIDENCE ZONE - C

PERMIT ISSUED
01429
SEP 7 1956
CITY of PORTLAND

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, September 4, 1956

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect, repair~~ demolish ~~in~~ 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 252 Concord Street Within Fire Limits? Dist. No.

Owner's name and address ~~Harold~~ Carroll H. Oakes, 252 Concord St. Telephone

Lessee's name and address Telephone

Contractor's name and address owner Telephone

Architect Specifications Plans No. of sheets

Proposed use of building No. families

Last use Stable No. families

Material frame No. stories 1½ Heat Style of roof Roofing

Other buildings on same lot dwelling

Estimated cost $ Fee $ 1.00

General Description of New Work

To demolish existing 1½ story stable

9/4/56
Eradication letter sent.
H.

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*** owners

Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work?

Is connection to be made to public sewer? If not, what is proposed for sewage?

Has septic tank notice been sent? Form notice sent?

Height average grade to top of plate Height average grade to highest point of roof

Size, front depth No. stories solid or filled land? earth or rock?

Material of foundation Thickness, top bottom cellar

Material of underpinning Height Thickness

Kind of roof Rise per foot Roof covering

No. of chimneys Material of chimneys of lining Kind of heat fuel

Framing lumber—Kind Dressed or full size?

Corner posts Sills Girt or ledger board? Size

Girders Size Columns under girders Size Max. on centers

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

Joists and rafters: 1st floor, 2nd, 3rd, roof

On centers: 1st floor, 2nd, 3rd, roof

Maximum span: 1st floor, 2nd, 3rd, roof

If one story building with masonry walls, thickness of walls? height?

If a Garage

No. cars now accommodated on same lot, to be accommodated number commercial cars to be accommodated

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVED:

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

Signature of owner Carroll H. Oakes

INSPECTION COPY

Permit No. 56114429

Location 252 Cascade St.

Owner Carroll & Carlea

Date of permit 9/7/56

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

NOTES

9-25-56 Not started

10-24-56 " " "

11-14-56 " " "

11-27-56 " " "

2-4-57 To start early in spring

4-1-57 Not started

5-6-57 Just " "

7-23-57 Down to ground

252 Concord St.
Oct 30, 1955

RECEIVED
NOV 1 1955
DEPT. OF BLD'G. INSP.
CITY OF PORTLAND

City of Portland
Dept. of Building Insp.
Sir Sir

I am in receipt of your letter of Oct 26th and as your letter stated, I was unaware of the fact that I was violating any zoning laws as this rental with Mr. Sylvester was "inherited" last fall when I purchased this property and as I understand, the stable in question has been rented for storage purposes for the last several years.

I have contacted Mr. Sylvester who is willing to vacate in receipt of his letter from

your department visited
place for moving his
merchandise. As I am
away all week, I did not
receive your letter until
Friday nite and feel that
the 7th is rather short
notice. Could we possibly
have thirty days in which
to terminate this matter? All
efforts will be made to
have the place vacated by
the 7th as you request
however.

May I be advised
as to the name of the party
that filed the complaint
with your dept?

If the above does
not meet with your
approval, please call me

c/o The N.E. Tel. & Tel Co.
Winter Harbor, Maine or
my repeat Winter Harbor
Tel 70, or secondly call
My father at Portland Sp. 34513.

Yours Respectfully
Woodward H. Coles

October 26, 1955

Cmplt.--248-252 Concord St.

Messrs. Carroll C. & Woodrow W. Oakes
248 Concord Street

Mr. Richard D. Sylvester
1209 Forest Ave.

Gentlemen:

It appears that a part of the garage at 248-252 Concord St. is being used by Mr. Sylvester for storage in connection with the television business or similar.

Though I suppose you were unaware of the provisions of law, the property is located in a Residence C Zone where, under the Zoning Ordinance, any such business use of the premises is unlawful.

It is important that you discontinue this unlawful use and remove the goods stored there without delay, thus to place the premises and yourselves in conformity with the Zoning Ordinance.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMcD/B

P. S. When violation of the Zoning Ordinance is found, this department is directed to report the situation to the Corporation Counsel of the City who is instructed and authorized to take such steps as may be necessary to compel compliance with the law. If this situation is cleared up before November 7, 1955, we shall not consider it necessary to file such a report with the Corporation Counsel. Please notify this office when the matter has been cleared up.

RO RESIDENCE ZONE: C
CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

COMPLAINT

Location: 248-252 Concord St.

INSPECTION COPY

COMPLAINT NO. 55/32 Date Received ~~5/5/55~~ 3/15/55

Location 248-252 Concord St. Use of Building

Owner's name and address ~~Lloyd A. Ames & Hugh R. Calef, 252 Concord~~ Carroll C. & Woodrow W. Oakes 248 Concord Telephone 33303

Tenant's name and address Telephone

Complainant's name and address [redacted] Office Telephone

Description: It is believed this building may be a convalescent home for perhaps 3 patients. Also a plumber has been out here, and men looking around and some lumber has been delivered at the building.

NOTES: 5/5/55 - Complainant says they are renting garage for storage in connection with some business. WMcD

Garage barn used for storage T.V's
One convalescent old lady roomer only
& friend of family.
Work now going on installing ~~the~~ Kitchen
Cabinets. CF

Sylvester's Calso station T.V's
1209 Forest Ave

Richard D. Sylvester

10/26/55 — Checked around storage and
phoned Mrs. Bailey asks that
be gone. — WM

(RC) RESIDENCE ZONE A

PERMIT ISSUED
00563
APR 29 1955
CITY of PORTLAND

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, April 28, 1955

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 252 Concord St. (west) Within Fire Limits? no Dist. No.

Owner's name and address C. A. Oakes, 252 Concord St. Telephone

Lessee's name and address Telephone

Contractor's name and address George Stanford, R. F. D. #1, Scarborough Telephone 2-6633

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 2½ Heat Style of roof Roofing

Other buildings on same lot

Estimated cost $ 550. Fee $4.00

General Description of New Work

To remove clapboards of house on the inside of an enclosed rear piazza in first story and provide sheetrock.

To change size of two windows in this piazza from 54" x 46" to 36" x 42", each.

To close up door which leads to out of doors from this piazza.

To cut in new door from rear platform and steps to hall.

To relocate door from piazza to hall to piazza to kitchen.

To provide sheetrock ceiling right over existing boarding.

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*** George Stanford

Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work?

Is connection to be made to public sewer? If not, what is proposed for sewage?

Has septic tank notice been sent? Form notice sent?

Height average grade to top of plate Height average grade to highest point of roof

Size, front depth No. stories solid or filled land? earth or rock?

Material of foundation Thickness, top bottom cellar

Material of underpinning Height Thickness

Kind of roof Rise per foot Roof covering

No. of chimneys Material of chimneys of lining Kind of heat fuel

Framing lumber—Kind Dressed or full size?

Corner posts Sills Girt or ledger board? Size

Girders Size Columns under girders Size Max. on centers

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

Joists and rafters: 1st floor, 2nd, 3rd, roof

On centers: 1st floor, 2nd, 3rd, roof

Maximum span: 1st floor, 2nd, 3rd, roof

If one story building with masonry walls, thickness of walls? height?

If a Garage

No. cars now accommodated on same lot, to be accommodated number commercial cars to be accommodated

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVED:
O.K.-4/29/55-agl

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

C. A. Oakes

Signature of owner by: George H. Stanford

INSPECTION COPY

Permit No. 55/563

Location 352 Concord St

Owner C. Calder

Date of permit 4/29/55

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Staking Out Notice

Form Check Note

NOTES

5-13-55 Completed MP

5-13

(RC) RESIDENCE ZONE - C

APPLICATION FOR PERMIT

PERMIT ISSUED
01027
JUL 3 1952
CITY of PORTLAND

Class of Building or Type of Structure Third Class

Portland, Maine, July 2, 1952

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 252 Concord Street Within Fire Limits? no Dist. No.

Owner's name and address Lloyd Ames & Hugh Caler, 252 Concord Street Telephone

Lessee's name and address Telephone

Contractor's name and address owner Telephone

Architect Specifications Plans no No. of sheets

Proposed use of building dwelling house No. families 2

Last use " " No. families

Material wood No. stories 2 Heat Style of roof Roofing

Other buildings on same lot

Estimated cost $ 175. Fee $ 2.00

General Description of New Work

To remove cupola from roof and provide 2x6 rafters, 24" on centers, 8' span, covered on outside with asphalt Class C Und Lab roofing.

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*** owners

Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work?

Is connection to be made to public sewer? If not, what is proposed for sewage?

Height average grade to top of plate Height average grade to highest point of roof

Size, front depth No. stories solid or filled land? earth or rock?

Material of foundation Thickness, top bottom cellar

Material of underpinning Height Thickness

Kind of roof Rise per foot Roof covering

No. of chimneys Material of chimneys of lining Kind of heat fuel

Framing lumber—Kind Dressed or full size?

Corner posts Sills Girt or ledger board? Size

Girders Size Columns under girders Size Max. on centers

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

Joists and rafters:	1st floor,	2nd,	3rd,	roof
On centers:	1st floor,	2nd,	3rd,	roof
Maximum span:	1st floor,	2nd,	3rd,	roof

If one story building with masonry walls, thickness of walls? height?

If a Garage

No. cars now accommodated on same lot to be accommodated commercial cars to be accommodated

Will automobile repairing be done other than minor repairs to cars ha[illegible] stored [illegible] proposed building?

APPROVED:
O.K. - 7/3/52 - [illegible]

Miscellaneous

Will work re[illegible]rbing [illegible] public street? no

Will ther[illegible] in charge of the above work a person competent to see that the [illegible]te and City requirements pertaining thereto are observe[illegible]

Lloyd Ames & Hugh Caler

Signature of owner by: Mrs Hugh Caler

INSPECTION COPY

NOTES

9-3-52 Work completed WJM

Permit No. 52/10227

Location 252 Concord St.

Owner David Quey & Hugh Allen

Date of permit 7/3/52

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn. 9-3-52 WJM

Cert. of Occupancy issued

FILL IN AND SIGN WITH INK

PERMIT ISSUED
JUN 24 1952
CITY of PORTLAND

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, June 23, 1952

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 252 Concord Street Use of Building Dwelling No. Stories 2½ New Building Existing

Name and address of owner of appliance Lloyd A. Ames 252 Concord St., Portland, Maine

Installer's name and address Easterroil Equipment Co. 82 Portland St., City Telephone 3-6405

General Description of Work

To install Oil Burner equipment in connection with existing steam heating system

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 Easterroil Burner 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 Cellar Number and capacity of tanks 1-275

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

RECEIVED
JUN 24 1952
DEPT. OF BLD'G. INSP.
CITY OF PORTLAND

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: CK 6-24-52 Pmt

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 J. Cipriano, Easterroil
Bus 2488

Permit No. 52/9633 7-7-52

Location 252 Cedar Ave

Owner Dorothy Quinn

Date of permit 7/24/52

Approved 7/7/52 [illegible]

NOTES

7-7-52 Inst at home [illegible]

7-7-52 Inst at home [illegible]

1 Fill Pipe

2 Vent Pipe

3 Kind of Heat Steam

4 Burner 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 Instructor Card

16

1

RMT 11-7-50

(RC) RESIDENCE ZONE - C

CITY OF PORTLAND, MAINE

DEPARTMENT OF BUILDING INSPECTION

INSPECTION COPY

COMPLAINT

COMPLAINT NO. C-50-139

175-C-4

Location 248-252 Concord Street

Date Received 11/20/50

Use of Building

Owner's name and address Lloyd A. Ames & Hugh R. Caler

Tenant's name and address Prop. Lloyd A. Ames & Kenneth F. & L. Mae Clark, 252 Concord St., Telephone

Complainant's name and address Mrs. Bailey, 244 Concord Street Telephone

Description: Upholstery shop established in cellar and intend to provide third apartment on third floor.

11/22/50 - Letter - WMH

11/24/50 Owners were in and said there was no upholstery business carried on in the basement. If any upholstering is done at home, it is their own or friends furniture but very little of this is done because they have a shop on Portland St. As for the apartment on third floor they understand about the Zoning Ordinance and if and when they decide to go ahead with plans for 3rd floor apartment, they will get in touch with this office. Nothing has been done on third floor as of this date. Blogen

(RC) RESIDENCE ZONE - C

Complaint No. C-50-139

Location 248-252 Concord Street

Date Received 11/20/50

Date Disposed of 12-6-50 Amt

NOTES

C-50-139

12-4-50- HMT

November 22, 1950

Copy to Mark Barrett, Asst. Corp. Counsel

Mr. Lloyd A. Ames and
Hugh R. Caler
252 Concord Street
Portland, Maine

Gentlemen:

It appears that you have established or allowed to be established in the basement or cellar of the building which you are reported to own at 248-252 Concord Street, some type of furniture or upholstery shop. If that is true it is necessary that you discontinue use of the basement and any other part of the premises so used, immediately, since such a business use if not allowable under the Zoning Ordinance in the Residence C zone where the property is located. Reference--Section 10A of the Zoning Ordinance.

Even if the shop were allowable under the Zoning Ordinance, a permit would be required from this department before any part of the building could be lawfully used for any purpose other than a dwelling house, and the Building Code would likely require improvements as to fire protection, especially if refinishing or a "picking" machine were to be there.

It also appears that there had been some thought of establishing a separate apartment (this would make three in the building) on the third floor. This use as a three family apartment house is also not allowable under the Zoning Ordinance in this zone. A former owner--Kenneth Clark--sought an exception from the Board of Appeals to be allowed this third apartment. This right was granted under the Zoning Ordinance, but all rights under this successful appeal have expired by expiration of time limit.

After the appeal under the Zoning Ordinance was granted, subject to full compliance with Building Code requirements with Building Code requirements for an apartment house, the owner found himself unable to comply with certain requirements of the Building Code as regards means of egress and other features, and nothing was ever done.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMcD/H

INTER-OFFICE CORRESPONDENCE

CITY OF PORTLAND, MAINE

CORPORATION COUNSEL

To: Warren McDonald, Inspector of Buildings DATE: September 30, 1947

FROM: Edward T. Gignoux, Assistant Corporation Counsel SUBJECT: Proposed Zoning Appeal relating to 3-family apartment house at 252 Concord Street (Kenneth Clark)

Reference is made to the note to me on my copy of your letter to Mr. Clark, dated September 29, 1947.

It is my opinion that, if the alteration of these premises to a 3-family apartment house was, in fact, commenced within six months from October 18, 1946, the date the original appeal was granted, and if a certificate of occupancy can be obtained prior to October 18, 1947, there is no need for a further appeal in this instance.

I should like to suggest that this would be the most satisfactory method of obviating a second hearing and stirring up the neighborhood again.

Edward T. Gignoux
Assistant Corporation Counsel

ETG:M
Enclosure
~~(Original file returned with this memorandum~~)

AP 252 Concord Street-1

September 29, 1947

Mr. Kenneth Clark
252 Concord Street
Portland, Maine

Subject: Application for building permit to make alterations in and change use of 2-family dwelling house at 252 Concord Street to 3-family apartment house, and zoning appeal relating thereto

Dear Mr. Clark:

Upon commencing examination of your plans of the above job, filed here on September 26, 1947, I immediately found that your rights to a variance of the terms of the Zoning Ordinance have expired because action by the Board was taken on October 18, 1946, and Section 170 of the Zoning Ordinance provides that such rights shall expire if the work involving such a variance is not commenced within six months of the date on which the grant is voted. Thus I am unable to issue the building permit.

Assuming that you desire to carry the project through, and, since the only way to do that is to file a new appeal and await action upon it, I am enclosing an outline of the appeal procedure.

If the time element is important, the required public hearing can probably be held on October 17, if you can file the appeal no later than Wednesday, October 1, 1947, in the office of Assistant Corporation Counsel.

Pending further action by the Board of Appeals, we have made no thorough examination of the prints filed here September 26, but it appears from a casual examination that, if your appeal is again successful, you will likely have to do something about the closeness of the two stairways from third floor--perhaps installation of an automatic fire detection and alarm system.

It seemed more important at the moment to get the new zoning appeal underway.

Very truly yours,

Inspector of Buildings

HMcD/S

Encl: Outline of appeal procedure

CC: Edward T. Gignoux, Assistant Corporation Counsel

Mr. Gignoux:

Enclosed with your copy of this letter are the appeal papers of nearly a year ago, and the new appeal would be identical except the date. I have the impression that Mr. Clark has actually created the third apartment there, perhaps before six months from the time of the action of the Board had passed, but he has just now filed his plans in reply to my letter of November 4, 1946. I have an idea that not very much, if any, physical changes are required. I note from the record that there was substantial opposition to sustaining the appeal from owners in the neighborhood, and it seems too bad to stir them up again. If he has been using the third apartment in some time before six months had expired from October 18, 1946, what would you think of holding that the change

of use involved in the appeal had actually taken place, as per Section 17G of the ordinance and therefore that he would be all right without another appeal if he could get his certificate of occupancy issued by October 18, 1947?

If you think well of this proposition, I suggest that he be allowed to file the new appeal without mentioning it to him and that we come to a conclusion before any notices are sent out.

Warren McDonald

AP 252 Concord Street-I

ATH
ESS
EMT
AJS
BH
DJ
HD
BS

November 4, 1946

Mr. Kenneth Clark
6 Fitch Street
Westbrook, Maine

Subject: Application for building permit for alterations in and change of use of the 2-family dwelling house at 252 Concord Street to a 2-family tenement house

Dear Sir:

I have received notice from the Board of Appeals that your zoning appeal relating to the above has been granted.

Filing with your application for the permit the plans of your proposal as described in the last paragraph of my letter of September 25, is now in order.

The Building Code requires that we must have evidence of compliance with the Code for any such proposal before a building permit may be issued. Accordingly, we are able to do nothing toward checking your proposition until your plans have been received.

Very truly yours,

Inspector of Buildings

WMcD/S

ATH
ESS
RMT
AJS
PH
DJ
ED
BS

AP 252 Concord Street-I

September 25, 1946

Mr. Kenneth Clark
6 Fitch Street
Westbrook, Maine

Subject: Application for building permit to cover alterations in and change of use of the 2-family dwelling house at 252 Concord Street to a 3-family tenement house and zoning appeal relating thereto.

Dear Sir:

As you are aware, I am unable to issue the building permit for the above work because your property is located in a Residence C Zone where use as an apartment house (more than two dwelling units) is not included in the list of allowable uses as per section 9A of the Zoning Ordinance.

You have indicated your desire to seek an exception in this specific case, from the Board of Appeals. Accordingly, there is enclosed an outline of the appeal procedure. The true situation that you have and what you propose in the way of alterations will make quite a difference as to whether or not the Board of Appeals have authority under the appeal clause of the ordinance to grant such an appeal. The ordinance gives specific powers to the Board of Appeals to grant such an exception where the Board thinks it for the best interest to do so, if (1) the cubical volume of the dwelling house above the first floor is more than 30,000 cubic feet; (2) the change of use can be made in compliance with the terms of the Building Code without any increase in volume of the building other than a minor increase for the sole purpose of compliance with the safety features of the Building Code and not to create additional space for living quarters; (3) open piazzas or porches more than one story in height or with the floor higher than the ground floor of the dwelling are not intended, and open outside stairs extending above ground floor of dwelling are not intended; (4) there is such an area of lot as to equal 2,000 square feet for each dwelling unit; (5) no living quarters below first floor; (6) each apartment will have a floor area of not less than 600 square feet, exclusive of partitions, public hallways and storage space in cellar, basement or attic.

If the present situation or your proposal does not coincide with the above stipulations, the question will come up under the appeal as to whether or not the Board of Appeals have powers to grant the exception under the limitations of the appeal clause. From information we find in the Assessors' office it appears that the original lot has over 22,000 square feet in it, and that the volume of the building above the first floor is probably well over 30,000 cubic feet. Thus it is likely that these two items coincide with the above allowances.

Should you be successful with your appeal, a much better plan will be needed to be filed with the application for the permit to show compliance with Building Code requirements for an apartment house. Such a plan would have to be made by some party thoroughly experienced in making plans in the usual way, would have to show the entire third floor at least to scale and all features involved in compliance with the Building Code, all means of egress, whether inside stairs or outside fire escapes clear down to the ground level to show that they are unobstructed and of suitable width, pitch etc. Those plans should be filed here, if the appeal is successful, as blueprints with all of the information on them printed from the original, so that we may be sure that all concerned has the same information as you have filed here, and may then check the details against Building Code requirements, these requirements being contained in Sec. 203 and 212 of the Building Code. The one who makes the plans should be acquainted

September 25, 1946

with the Building Code so that he can check the present situation and what you propose against the requirements for himself--then show the requir improvements on the plans before they are filed here. We shall need full particulars, including location of the present building with relation to all property lines, the type of heat proposed for both new and existing apartments, etc., etc.

Very truly yours,

Inspector of Buildings

WMcD/S

CC: W. Mayo Payson
Corporation Counsel

Encl: Outline of appeal procedure

(RC) RESIDENCE ZONE - C

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, September 19, 1946

To the INSPECTOR OF BUILDINGS, PORTLAND, ME. Glamfield 9/26/47

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

Location 252 Concord Street Within Fire Limits? no Dist. No.

Owner's name and address Kenneth Clark, ~~6 Fitch St., Westbrook~~ 252 Concord St Telephone ~~no 117-R~~

Lessee's name and address Telephone

Contractor's name and address not let Telephone

Architect Specifications Plans yes No. of sheets 5

Proposed use of building Tenement No. families 1

Last use " No. families

Material frame No. stories 2½ Heat steam Style of roof pitch Roofing

Other buildings on same lot

Estimated cost $ 1000. Fee $ 2.00

General Description of New Work

To Change Use of building from 2 family dwelling house to 3 family tenement house.
Existing rooms on third floor to be made into 5 rooms and bath -
To cut in new door between two rooms and cut in new door in bathroom.
Two existing closets to be converted to new bathroom by removing non-bearing dividing partition. New bathroom to be vented by pipe through roof.
Rear stairway to be extended from second to third floor.

formerly owned by Brewer 175-C-4 area = 22 388 sq. ft
area of bldg = 1467 sq. ft
-Lot total volume = 48325 cu. ft
sq. cubic = 8x1467 = 11736
net cubic area 1st fl. 36589 cu. ft

11/1/46

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? Is any electrical work involved in this work?

Height average grade to top of plate Height average grade to highest point of roof

Size, front depth No. stories solid or filled land? earth or rock?

Material of foundation Thickness, top bottom cellar

Material of underpinning Height Thickness

Kind of roof Rise per foot Roof covering

No. of chimneys Material of chimneys of lining Kind of heat fuel

Framing lumber—Kind Dressed or full size?

Corner posts Sills Girt or ledger board? Size

Girders Size Columns under girders Size Max. on centers

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

Joists and rafters: 1st floor, 2nd, 3rd, roof

On centers: 1st floor, 2nd, 3rd, roof

Maximum span: 1st floor, 2nd, 3rd, roof

If one story building with masonry walls, thickness of walls? height?

If a Garage

No. cars now accommodated on same lot, to be accommodated number commercial cars to be accommodated

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVED:

Miscellaneous

Will work require disturbing of any tree on a public street?

Will there be in charge of the above work a person com[illegible] see that the State and City requirements pertaining t[illegible] observed? yes

Signature of owner Kenneth F. Clark

SPECTION COPY

Concord St.

Owner Kenneth Clark

Date of permit 9/ /86

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

NOTES

Denied

Sustained 46/90
11/1/46.

City of Portland, Maine
Board of Appeals
—ZONING—
Decision

Public hearing was held on the 18th day of October, 19 46, on petition of Kenneth Clark, owner of property at 252 Concord Street, seeking to be permitted an exception to the regulations of the Zoning Ordinance relating to this property.

This was an application for building permit to cover alterations in and change of use of the 2-family dwelling house at above location to a 3-family tenement house, which said permit was denied by the Building Inspector because the property is located in a Residence C Zone where use as an apartment house (more than two dwelling units) is not included in the list of allowable uses as per Section 9A of the Zoning Ordinance.

Appeal granted unconditionally.

It is, therefore, determined that exception to the Zoning Ordinance may be permitted in this specific case.

Gerald A. Cole
Edwin J. Colley
Francis J. Hatch
N. Francis Jensen
B. Wilbur Holbrook

Board of Appeals

46190

Appeal sustained 11/1/46 MMS

City of Portland, Maine
Board of Appeals
—ZONING—

October 7th, 19 46

To the Board of Appeals:

Your appellant, Kenneth Clark, who is the owner of property at 252 Concord Street, respectfully petitions the Board of Appeals of the City of Portland to permit an exception to the regulations of the Zoning Ordinance relating to this property, as provided by Section 17, Paragraph E of the Zoning Ordinance,

Application made for building permit to cover alterations in and change of use of the 2-family dwelling house at above location to a 3-family tenement house, which said permit has been denied by the Building Inspector because the property is located in a Residence C Zone where use as an apartment house (more than two dwelling units) is not included in the list of allowable uses as per section 9A of the Zoning Ordinance.

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

Kenneth F. Clark
Appellant

46/90

To The Board Of Appeals,
Mrs. Helen Frost, Chairman.

We, the undersigned, property owners living within 500 feet of the two family house at 252 Concord Street, strongly object to the changing of this property to a tenement house in C zone. We claim that such a change will tend to devalue our property, make the neighborhood less desirable as a residential section, is in violation of the zoning ordinance, and that it established a precedent for this zone which will influence others to apply for permission to make changes lessening the desirability as a residential section, for this part of our city. We protest against this change being approved by the board of appeals.

Mrs. Helen M. Paige - 274 Concord St.
Mr. Harold B. Paige " " "
Mrs. Sally S. Chisholm 267 Concord St
John Chisholm " " "
Mrs. Moses P. Arnold 268 Concord St.
Moses P. Arnold " " "
Maude L. Burke 255 Concord St.
John V. Gordon 256 Concord St
Marian Gordon 256 Concord St.
Minnie E. Adams 245 Concord St.
John L. Gordon 256 Concord St.
Noah E. Rankin 414 Stevens Ave
A. B. Vaughan 247 Pleasant Ave.
Evelyn L. Vaughan 247 Pleasant Ave.
Kittredge W. Gray 238 Concord Street
R. L. Wardwell 194 Pleasant Ave
Mrs. R. L. Wardwell 194 Pleasant Ave.

Sent 10/8/46
76/90

City of Portland, Maine.

Board of Appeals

October 7, 1946

To Whom It May Concern:

The Board of Appeals will hold a public hearing at the Council Chamber, City Hall, on Friday, October 18th, 1946, at eleven o'clock in the forenoon upon the appeal under the Zoning Ordinance of Kenneth Clark relating to a proposal to permit alterations in and change the use of the two-family dwelling house at 252 Concord Street to a three-family tenement house.

This property is located in a Residence C Zone where such a use is not allowable under Section 9A8 of the Zoning Ordinance unless the Board of Appeals has approved such alteration.

All persons interested either for or against this appeal will be heard at the above time and place, this notice of required public hearing having been sent to the owners of property within 500 feet of the premises in question as required by law.

BOARD OF APPEALS

Helen C. Frost
Chairman

46/90

City of Portland, Maine

Board of Appeals

October 8, 1946

Mr. Kenneth Clark
252 Concord Street
Portland, Maine

Dear Sir:

The Board of Appeals will hold a public hearing at the Council Chamber, City Hall, on Friday, October 18th, 1946, at eleven o'clock in the forenoon upon your appeal under the Zoning Ordinance relating to a proposal to permit alterations in and change the use of the two-family dwelling house at 252 Concord Street to a three-family tenement house.

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

BOARD OF APPEALS

Helen C. Frost
Chairman

File

INQUIRY BLANK

ZONE RC

FIRE DIST. None

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

DATE 9/17/46

Verbal
~~By Telephone~~

LOCATION 252 Concord Street OWNER Kenneth Clark

MADE BY Owner TEL. None

ADDRESS 6 Fitch Street Westbrook

PRESENT USE OF BUILDING Two family dwelling

CLASS OF CONSTRUCTION Third Class NO. OF STORIES 2½

REMARKS:

OK 9/27/46

INQUIRY: 1- Can a third apartment for building be used in third story.
2- Can the stable on the lot be converted to a one family dwelling?

ANSWER: 1- Only if meeting requirements of 9-A-8 of Zoning Ordinance and requirements of Building Code.
2- Use is permissible but requirements of yard spaces must be met along with framing Requirements of Building Code.

DATE OF REPLY 9/17/46 REPLY BY AJS

APPLICATION FOR PERMIT

Permit No. _____

Class of Building or Type of Structure Third Class

Portland, Maine, October 7, 1938
Supersedes application of 9/28/38

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 252 Concord Street Within Fire Limits? no Dist. No. _____

Owner's ~~or lessee's~~ name and address W. E. Brewer, 252 Concord Street Telephone 3-6856

Contractor's name and address Owner Telephone _____

Architect _____ Plans filed yes No. of sheets 1

Proposed use of building 3 car garage No. families _____

Other buildings on same lot 2 family dweling house, 2 cars in stable

Estimated cost $ 100. Fee $ .50

Description of Present Building to be Altered

Material wood No. stories 1 Heat _____ Style of roof flat Roofing asphalt

Last use 3 car garage and storage No. families _____

General Description of New Work

To demolish present building 50' x 50' and

To rebuild an three car garage 20' x 30'

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

Details of New Work

Height average grade to top of plate 8'

Size, front _____ depth _____ No. stories 1 Height average grade to highest point of roof 16'

To be erected on solid or filled land? solid earth or rock? earth

Material of foundation concrete slab Thickness, top _____ bottom _____ cellar _____

Material of underpinning _____ Height _____ Thickness _____

Kind of Roof pitch Rise per foot 7" Roof covering Asphalt roofing Class C Und. Lab.

No. of chimneys no Material of chimneys _____ of lining _____

Kind of heat no Type of fuel _____ Is gas fitting involved? _____

Framing Lumber—Kind second hand Dressed or Full Size? full size

Corner posts 4x6 Sills 8x8 Girt or ledger board? _____ Size _____

Material columns under girders _____ Size _____ Max. on centers _____

Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts a" one piece in cross section.

Joists and rafters: 1st floor concrete, 2nd _____, 3rd _____, roof 2x6

On centers: 1st floor _____, 2nd _____, 3rd _____, roof 2'

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 5, to be accommodated 5

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 William E. Brewer

INSPECTION COPY

CHIEF OF FIRE DEPT.

Rept. 29230-I

September 29, 1938

Mr. William E. Brewer,
252 Concord Street
Portland, Maine

Dear Sir:

The present structural condition of the garage which you propose to alter at 252 Concord Street is such that we must have some assurances from you as to how you propose to make the building substantial before the permit for the addition may be issued.

It appears that the foundation under the rear wall must have rotted away as the sill has canted over, throwing the wall about six inches out of plumb at the top. The other wall cants in the same direction.

We also find that the 4x6 that you propose on a 10 foot span in place of the wall removed is good for only 1300 pounds while the theoretical load coming on each span is something over 2800. It is likely that you have room enough to build a truss over this opening. Please advise what you propose to do in this situation.

As regards strengthening the building, I suggest that you go ahead and strengthen it before again asking for the permit.

In the meantime it is not lawful for you to proceed with any of the work contemplated in the permit until the permit card is actually in your possession and posted upon the premises.

Very truly yours,

Inspector of Buildings

WMcD/H

GENERAL RESIDENCE ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED
Permit No. 1684
OCT 10 1938

Class of Building or Type of Structure ~~Third Class~~

Portland, Maine, September 28, 1938

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to ~~erect-alter install~~ the following building ~~structure equipment~~ in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 252 Concord Street Within Fire Limits? no Dist. No.

Owner's ~~or Lessee's~~ name and address W. F. Brower, 252 Concord Street Telephone 3-6856

Contractor's name and address Owner Telephone

Architect Plans filed yes No. of sheets 1

Proposed use of building 3 car garage No. families

Other buildings on same lot 2 family dwelling

Estimated cost $ 75 Fee $ .50

Description of Present Building to be Altered

Material wood No. stories 1 Heat no Style of roof flat Roofing asphalt

Last use 3 car garage and storage No. families

General Description of New Work

To build one story frame addition 4' x 30' on front of garage
(front of present flat roof to be supported by 4x6 spruce, dressed, 10' span)

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.

NOTIFICATION BEFORE LATHING
CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED

Details of New Work

Height average grade to top of plate 8'

Size, front depth No. stories Height average grade to highest point of roof ~~14'~~ 12' 11'

To be erected on solid or filled land? solid earth or rock? earth

Material of foundation concrete slab Thickness, top bottom cellar

Material of underpinning Height Thickness

Kind of Roof shed Rise per foot 9" Roof covering Asphalt roofing class C Und. Lab.

No. of chimneys no Material of chimneys of lining

Kind of heat no Type of fuel Is gas fitting involved?

Framing Lumber—Kind spruce Dressed or Full Size? dressed

Corner posts 4x6 Sills 6x6 Girt or ledger board? Size

Material columns under girders Size Max. on centers

Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.

Joists and rafters: 1st floor concrete, 2nd, 3rd, roof 2x4

On centers: 1st floor, 2nd, 3rd, roof 16"

Maximum span: 1st floor, 2nd, 3rd, roof 4'

If one story building with masonry walls, thickness of walls? height?

If a Garage

No. cars now accommodated on same lot 3 5, to be accommodated 3 5

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

INSPECTION COPY

Signature of owner William E. Brower

Wm. E. Brower

CHIEF OF FIRE DEPT.

28/1684

252 Cincinnati St.

U.S. Brewer

of permit 9/10/38

Notif. closing-in

Ins. closing-in

Final Notif.

Final Inspn. 11/9/38

Cert. of Occupancy issued None

NOTES

9/29/38 - This building now has only one large door in the center. It appears these doors have been kept in place. However the rear wall is from 4' high and the front wall 14' high. There is a shed roof. Foundation under rear wall has evident been rotted away so that the wall has settled approximately 1½" out of plumb. This is well cracks in the same direction but from the rear. There is also a stable on the lot in which one or more cars are evidently kept.

Based on proposed 4x6 header = 7½x10x30 = 2250#
2x10x30 = 600
2850#

4x6 = D4S on 10' span is good for 1256#.

There should be room here for trussing opening. A.A.S.

10/10/38 - Making out O.K. A.A.S.

10/17/38 - Demolition started. A.A.S.

10/24/38 - Wall of new building being placed - A.A.S.

11/2/38 - Framing almost completed - A.A.S.

11/9/38 - Finishing roofing A.A.S.

(F) GENERAL RESIDENCE ZONE

Permit No. 1953

APPLICATION FOR PERMIT

PERMIT ISSUED

SEP 20 1928

Class of Building or Type of Structure Third Class

Portland, Maine, Sept 19/28

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersignd 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 265 Concord Street Ward 9 Within Fire Limits? no Dist. No.

Owner's or Lessee's name and address William E. Brewer, 265 Concord Street Telephone

Contractor's name and address W. F. Libby, 265 Concord Street Telephone

Architect's name and address

Proposed use of building 2 car garage No. families

Other buildings on same lot dwelling house and garage

Description of Present Building to be Altered

Material wood No. stories 1½ Heat Style of roof Roofing

Last use 2 car garage No. families

General Description of New Work

To cut in new window on side, 3' x 6'.

CERTIFICATE OF OCCUPANCY ISSUED

Details of New Work

Size, front depth No. stories Height average grade to highest point of roof

To be erected on solid or filled land? earth or rock?

Material of foundation Thickness, top bottom

Material of underpinning Height Thickness

Kind of roof Roof covering

No. of chimneys Material of chimneys of lining

Kind of heat Type of fuel Distance, heater to chimney

If oil burner, name and model

Capacity and location of oil tanks

Is gas fitting involved? Size of service

Corner posts Sills Girt or ledger board? Size

Material columns under girders Size Max. on centers

Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.

Joists and rafters: 1st floor, 2nd, 3rd, roof

On centers: 1st floor, 2nd, 3rd, roof

Maximum span: 1st floor, 2nd, 3rd, roof

If one story building with masonry walls, thickness of walls? height?

If a Garage

No. cars now accommodated on same lot, to be accommodated

Total number commercial cars to be accommodated

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

Miscellaneous

Will above work require removal or disturbing of any shade tree on a public street? no

Plans filed as part of this application? no No. sheets

Estimated cost $ 10. Fee $ .25

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 William E. Brewer

INSPECTION COPY

Olin P. Lambom

CHIEF OF FIRE DEPT.

75880

Ward 9 Permit No. 28/1953

Location 255 Concord St

Owner William E. Brewer

Date of permit Sept 22/28.

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

NOTES

(3) GENERAL RESIDENCE ZONE

PERMIT ISSUED

Permit No. 1327

AUG 11 1927

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class.

Portland, Maine, August 10, 1927

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersignd 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 253 Concord Street Ward 9 Within Fire Limits? No Dist. No.

Owner's ~~or Lessee's~~ name and address William H. Bower, 253 Concord St. Telephone

Contractor's name and address W. F. Libby, 253 Concord Telephone

Architect's name and address

Proposed use of building Dwelling house No. families 2

Other buildings on same lot garage and stable

Description of Present Building to be Altered

Material Wood No. stories 2 with French roof Heat Style of roof French Roofing

Last use Dwelling house No. families 2

General Description of New Work

To build enclosed addition to present porch, 5' x 8'
(first floor only)

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED.

NOTIFICATION BEFORE LATH OR CLOSING-IN IS WAIVED.

Details of New Work

Size, front depth No. stories Height average grade to highest point of roof

To be erected on solid or filled land? earth or rock?

Material of foundation Thickness,, top bottom

Material of underpinning Height Thickness

Kind of roof Roof covering

No. of chimneys Material of chimneys of lining

Kind of heat Type of fuel Distance, heater to chimney

If oil burner, name and model

Capacity and location of oil tanks

Is gas fitting involved? Size of service

Corner posts Sills Girt or ledger board? Size

Material columns under girders Size Max. on centers

Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.

Joists and rafters: 1st floor, 2nd, 3rd, roof

On centers: 1st floor, 2nd, 3rd, roof

Maximum span: 1st floor, 2nd, 3rd, roof

If one story building with masonry walls, thickness of walls? height?

If a Garage

No. cars now accommodated on same lot, to be accommodated

Total number commercial cars to be accommodated

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

Miscellaneous

Will above work require removal or disturbing of any shade tree on a public street? no

Plans filed as part of this application? Yes No. sheets 2

Estimated cost $100. Fee $50

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

INSPECTION COPY

4275

Ward 9 Permit No. 27/1327 H

Location 252 Linwood St.

Ow William E. Brewer

Date of permit 2 ag. 11/27

Notif. closing-in

In. sing-in

Fina. Notif.

Final Inspn. 11/21/27 d 176

Cert. of Occupancy issued

NOTES

APPLICATION FOR PERMIT