

25-27 COLONIAL ROAD



STAMPER

1st cut #920R - Half cut #920R - Third cut #920R - Full cut #920R

October 15, 1958

AP- 25-27 Colonial Road - Alteration of rear wall of garage to  
increase car storage space

Mr. Domenic Candelmo  
25 Colonial Road

cc to: Mr. Candelmo  
(for carpenter)

Dear Mr. Candelmo:

Following my letter to you of October 13, it was found that the present rear wall of your garage is about 15 inches from your rear property line instead of the 3 feet which we assumed that you had. Under these circumstances it was useless to continue with the zoning appeal proceedings because the Building Code (from which there is no appeal in such a case) requires that the new work must be at least 2 feet from your rear line.

You and I then put in quite a bit of time in trying to find some way to get in as much space as possible within the garage to accommodate the two cars parked there and, if possible, shut the overhead door--and this without making any work closer to your rear lot line than the present garage has been for many years.

The roof of the garage pitches toward your rear line, so removal of the studs or uprights makes it necessary to introduce other construction strong enough to support the wall above the opening and the weights of and on the roof.

As you stated before applying for the permit, it is understood and the permit is issued on the basis that you are to provide a 4x8 timber (set with the 8-inch dimension upright), where the studs or uprights are to be removed, the uprights above this place to get a firmer bearing on the top of the 4x8. This 4x8 is to be supported in the center by a 4x4 running from the underside of the 4x8 to the top of the sill on the garage, and a 2x4 is to be set upright under each end of the 4x8, these 2x4's to get a bearing upon the present sill. If the 4x8 is not all one length, then a lap splice should be provided over the center post.

Since you are eliminating uprights in the rear wall between the new center posts and the supports under either end of the 4x8, the sheathing and weather boarding to close the opening in the rear wall from the weather, will have to run up and down instead of the normal way--horizontally-- in order to have a place to nail this sheathing.

While we do not particularly recommend it, in order that you may gain an inch more of space, no objection will be raised to using tongued and grooved sheathing without any other material on the outside. In that case the sheathing would be run vertically (up and down) and the face of the sheathing from the outside will be flush with the edge of the lowest clapboard which will remain.

Mr. Domenic Candelmo

(page 2) Oct. 15, 1958

While it is not the function of this office to advise you as to details of construction, it is not out of place to say that many builders in such a case would try to get extra well seasoned lumber for the sheathing, would paint the tongues with white lead before inserting them in the grooves and would paint the sheathing on both sides after it is up. Probably most builders would also provide a metal "flashing" over the joint where the upper ends of this sheathing meets the existing clapboard next above--this to keep water from entering the garage.

A copy of this letter is enclosed for you to give to your builder. One difficulty of the situation is that because of the location of the garage door, it is difficult to park a car in the garage without it being on a "skew" which of course requires more length for parking and closing the door. It is my belief that you can help the situation a great deal by removing the low fence around the small flower garden beside your house so that a car being driven into the garage can get closer to the corner of your house and thus have a better chance on entering the garage without "skew". In that case it would be well to put a stout post at the corner of your house to prevent damage to your house. You will also find it imperative to establish how close you can safely come to this new sheathing with the bumpers of the cars and then provide a 6x6 timber fastened to the floor or braced in some manner so that the front wheels will come to a natural stop before the bumpers contact the sheathing.

It is <sup>also</sup> my belief if you can afford it that several inches may be secured inside the garage by a competent man adjusting the doorway and re-locating the overhead door and its track closer to Colonial Road by a few inches.

Very truly yours,

Warren McDonald  
Inspector of Buildings

WMcD:m

Enc: Permit card and copy of application, also copy of this letter for your builder.



RS RESIDENCE ZONE  
APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class  
Portland, Maine Oct. 13, 1958

PERMIT ISSUED  
01467  
OCT 15 1958  
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

I 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 25-27 Colonial Road Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_  
Owner's name and address Rebecca & Dominic Candelmo, 25 Colonial Road Telephone \_\_\_\_\_  
Leasee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
Contractor's name and address owner Telephone \_\_\_\_\_  
Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans yes No. of sheets 1  
Proposed use of building 2-car garage No. families \_\_\_\_\_  
Last use \_\_\_\_\_ No. families \_\_\_\_\_  
Material \_\_\_\_\_ No. stories 1 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
Other buildings on same lot \_\_\_\_\_ Fee \$ .50  
Estimated cost \$ 50.00

General Description of New Work

To remove section of rear wall of garage about 4 feet high above sill and 17 feet long, and to reframe the wall to properly support the wall above and the roof, eliminating the studs or uprights in the space to gain as much space as possible inside the garage to accommodate the automobiles to be stored or parked there. See Building Inspector's letter of October 15, 1958 as to some of the details.

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 owner

Details of New Work

Is any plumbing involved in this work? \_\_\_\_\_ Is any electrical work involved in this work? \_\_\_\_\_  
Is connection to be made to public sewer? \_\_\_\_\_ 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 \_\_\_\_\_  
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 2, to be accommodated 2 number commercial cars to be accommodated 0  
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? no

Miscellaneous

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

APPROVED:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature of owner by:

Dominic Candelmo

INSPECTION COPY

NOTES

10-27-58 Completed  
ME

X

10 27

Permit No. 38/1467  
 Location 25-27 Avenue Road  
 Owner Edward J. Berman  
 Date of permit 10/15/58  
 Noti., closing-in  
 Inspn. closing-in  
 Final Notif.  
 Final Inspn.  
 Cert. of Occupancy Issued  
 Taking Out Notice  
 Form Check Notice

RMT



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, Sept. 2, 1953

PERMIT ISSUED

SEP 2 1953

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 25 Colonial Road Use of Building 2-family dwelling No. Stories 2 New Building Existing

Name and address of owner of appliance Domenic Candello, 27 Colonial Road

Installer's name and address Kells Electric, 16 Hill St., So. Portland Telephone 3-0767

General Description of Work

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

IF HEATER, OR POWER BOILER

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

IF OIL BURNER

Name and type of burner Anchor 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 concrete Location of oil storage basement Number and capacity of tanks 1-275 gal. If two 275-gallon tanks, will three-way valve be provided? Will all tanks be more than five feet from any flame? yes How many tanks fire proof? Total capacity of any existing storage tanks for furnace burners 1-275 gal.

IF COOKING APPLIANCE

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

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

1 1/2" vent pipe

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

APPROVED: [Signature] 9-2-53

Will there be in charge of the above work a person competent to enforce the State and City requirements pertaining thereto are observed? yes

INSPECTION COPY

Signature of Installer

[Signature: Kells Electric]

1. Mill Pipe \_\_\_\_\_

2. Vent Pipe \_\_\_\_\_

3. Kind of Heat Gas

4. Burner Rating & Supports \_\_\_\_\_

5. Name & Label \_\_\_\_\_

6. Check (owner) \_\_\_\_\_

7. High Limit Control \_\_\_\_\_

8. \_\_\_\_\_

9. Pipe Support & Position \_\_\_\_\_

10. Valves in Main Line \_\_\_\_\_

11. Capacity of Tank \_\_\_\_\_

12. Tank Rating & Supports \_\_\_\_\_

13. Tank Distance \_\_\_\_\_

14. Oil Gauge \_\_\_\_\_

15. Instruction Card \_\_\_\_\_

16. Low Water Shut-off \_\_\_\_\_

NOTES

910534 work charted  
 with

Permit No. 531477

Location 25 Columbia Road

Owner Domestic Canals

Date of permit 9/2/53

Approved [Signature]

9/2  
 9/19

[Large blank area with horizontal lines for notes]



Location, ownership, and detail must be correct, complete and legible. Separate application required for every building.

**APPLICATION FOR PERMIT TO BUILD  
A PRIVATE GARAGE**

Portland, Me., September 6, 1922 19

To THE  
INSPECTOR OF BUILDINGS

The undersigned hereby applies for a permit to build, according to the following Specifications:-

Location 27 Colonial Rd Fire Districts no Ward 8  
 Name of owner is? Thomas P Fallon Address 181 State Street  
 Name of mechanic is? F. W. Cunningham & Son Address 181 State Street  
 Proposes occupancy of building (purpose)? Private garage for two

cars only, and no space to be let.

Not nearer than two feet from any lot line, will not obstruct windows of adjoining property.

A Pyrene fire extinguisher to be kept in garage.

Size of building, No. of feet front? 18ft; No. of feet rear? 11ft; No. of feet deep? 20ft

No. of stories? 1

No. of feet in height from the mean grade of street to the highest part of the roof? 12ft

Floor to be concrete

Will the roof be flat, pitch, mansard, or hip? pitch Material of roofing? asphalt

Will there be a chimney? no Will the flues be lined? no No stoves to be used.

Will the building conform to the requirements of the law? yes

Will the building be as good in appearance as other surrounding buildings? yes

Have you or any person acting for you previously applied for a permit to build a private garage? no

If so, state the particulars \_\_\_\_\_

Estimated Cost,  
\$ 250.

Signature of owner or authorized representative,

Thomas P Fallon

Address,

181 State St.





FILL IN COMPLETELY AND SIGN WITH INK

PERMIT ISSUED

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Permit No. 11001  
7/22/60

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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 27 Colonial Rd Use of Building Residence No. Stories 1 New Building  Existing   
Name and address of owner of appliance Thomas Ballou - 75 Colonial Rd  
Installer's name and address Randall + McAllister 84 Canal St Telephone 3 24 41

General Description of Work

To install Oil Burner to Existing Heating Plant

IF HEATER, POWER BOILER OR COOKING DEVICE

Is appliance or source of heat to be in cellar? yes If not, which story \_\_\_\_\_ Kind of Fuel Oil  
Material of supports of appliance (concrete floor or what kind) concrete  
Minimum distance to wood or combustible material, from top of appliance or casing top of furnace, from top of smoke pipe \_\_\_\_\_ from front of appliance \_\_\_\_\_ from sides or back of appliance \_\_\_\_\_  
Size of chimney flue \_\_\_\_\_ Other connections to same flue \_\_\_\_\_

IF OIL BURNER

Name and type of burner Trunk Labeled and approved by Underwriters' Laboratories? yes  
Will operator be always in attendance? no Type of oil feed (gravity or pressure) gravity  
Location oil storage Basement No. and capacity of tanks 1 - 27 gal  
Will all tanks be more than seven feet from any flame? yes How many tanks fireproofed? \_\_\_\_\_

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

INSPECTION COPY

Signature of Installer Randall + McAllister

Permit No. 40/990

Location 7 Colonial Rd

Owner P. Fallon

Date of Permit 7/22/40

Post Copy sent

Notif. for insp. *None*

Approval Tag issued *8/24/40*

Oil Burner Check List (date) *8/24/40*

1. Kind of heat *Steam*

2. Label

3. Anti-siphon

4. Oil storage

5. Tank distance

6. Vent Pipe

7. Fill Pipe

8. Gauge

9. Rigidity

10. Feed safety

11. Pipe sizes and material

12. Control valve

13. Ash pit vent

14. Temp. or pressure safety

15. Instruction card

16. *Soft start on main pipes*

LIST OF COMPONENTS TO BE CHECKED BY INSPECTOR

Direction of flow

NOTES

Item	Inspected	Remarks
1. Kind of heat		
2. Label		
3. Anti-siphon		
4. Oil storage		
5. Tank distance		
6. Vent Pipe		
7. Fill Pipe		
8. Gauge		
9. Rigidity		
10. Feed safety		
11. Pipe sizes and material		
12. Control valve		
13. Ash pit vent		
14. Temp. or pressure safety		
15. Instruction card		
16. Soft start on main pipes		



Location, ownership and detail must be correct, complete and legible. Separate application required for every building. Plans must be filed with this application

## APPLICATION FOR PERMIT TO BUILD

(3D CLASS BUILDING)

Portland, Me., April 12, 1922 19

To THE  
INSPECTOR OF BUILDINGS

The undersigned hereby applies for a permit to build, according to the following  
Specifications:—

Plans must be submitted in duplicate, one set to be filed with the Department and the duplicate set thereof (bearing the approval of the Inspector of Buildings) shall be kept on the work and exhibited on demand.

Location 27 Colonial Rd Wd. 8  
 Name of owner is? Thomas P Fallon Address 63 Brackett St, Westbrook  
 Name of mechanic is? F W Curningham & Son .. 430 Congress Street  
 Name of architect is? \_\_\_\_\_  
 Proposed occupancy of building (purpose)? dwelling  
 If a dwelling or tenement house, for how many families? 2  
 Are there to be stores in lower story? \_\_\_\_\_  
 Size of lot, No. of feet front? \_\_\_\_\_; No. of feet rear? \_\_\_\_\_; No. of feet deep? \_\_\_\_\_  
 Size of building, No. of feet front? 34ft; No. of feet rear? 34ft; No. of feet deep? 46ft  
 No. of stories, front? 2, rear? \_\_\_\_\_  
 No. of feet in height from the mean grade of street to the highest part of the roof? 25ft  
 Distance from lot lines, front? \_\_\_\_\_ feet; side? \_\_\_\_\_ feet; side? \_\_\_\_\_ feet; rear? \_\_\_\_\_  
 Firestop to be used? yes  
 Will the building be erected on solid or filled land? \_\_\_\_\_  
 Will the foundation be laid on earth, rock or piles? \_\_\_\_\_  
 If on piles, No. of rows? \_\_\_\_\_ distance on centres? \_\_\_\_\_ length of? \_\_\_\_\_  
 Diameter, top of? \_\_\_\_\_ diameter, bottom of? \_\_\_\_\_  
 Size of posts? 4x4 Studs 2x4 16 O C Sills 6x8 Roof Rafters 2x6 24 O C Girder 6x8  
 " girts? 4x4  
 " floor timbers 1st floor 2x8, 2d \_\_\_\_\_, 3d \_\_\_\_\_, 4th \_\_\_\_\_  
 O. C. " " " 16 " " " " "  
 Span " " " not over 16 ft " " " "  
 Braces, how put in? \_\_\_\_\_  
 Building, how framed? \_\_\_\_\_  
 Material of foundation? concrete 1 thickness of? 12in laid with mortar? \_\_\_\_\_  
 Underpinning, material of? brick height of? 3ft thickness of? 8in  
 Will the roof be flat, pitch, mansard, or hip? pitch Material of roofing? asphalt  
 Will the building be heated by steam, furnaces, stoves, or grates? hot water Will the flues be lined? yes  
 Will the building conform to the requirements of the law? yes  
 No. of brick walls? \_\_\_\_\_ and where placed? \_\_\_\_\_  
 Means of egress? \_\_\_\_\_

PERMIT MUST BE RECEIVED BEFORE BEGINNING WORK.

If the building is to be occupied as a Tenement House, give the following particulars

What is the height of cellar or basement? \_\_\_\_\_  
 What will be the clear height of first story? \_\_\_\_\_ second? \_\_\_\_\_ third? \_\_\_\_\_  
 State what means of egress is to be provided? \_\_\_\_\_  
 \_\_\_\_\_ Scuttle and stepladder to roof? \_\_\_\_\_

Estimated Cost,  
\$ 8,000.

Signature of owner or authorized representative,

Thomas P. Fallon

Address,

430 Congress St.

Plans submitted? \_\_\_\_\_

Received by? \_\_\_\_\_

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

July 20, 1995

Mr. Mark Tschamler  
27 Colonial Rd  
Portland, ME 04102

Re: 27 Colonial Rd

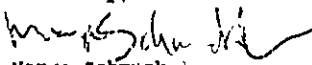
Dear Mr. Tschamler,

I have reviewed our microfiche files and I find no application or occupancy permit for a home occupation at your location. As I promised, I have enclosed a copy of the criteria for a home occupation. Please note 14-110(1),c which specifically states "...storage of such materials (related to the home occupation) or products in garages or other accessory structures is prohibited." What you presently have for storage for your business would not be allowed.

If you feel that you can meet the home occupation requirements in the future, you would need to apply for a permit for a change of use to allow a home occup. on. At the time of application we will need a letter from you explaining your proposed home occupation and how you think it meets the criteria. We would also need a floor plan showing dimensions and specifically where the home occupation would be conducted. The fee for this type of permit would usually be \$25.00.

If you have any more questions, please don't hesitate to call.

Sincerely,

  
Marge Schmuckal  
Asst. Chief of Inspection Services

cc: P. Samuel Hoffses, Chief of Inspection Services  
Kevin Carroll, Code Enforcement Officer

/mg