

81 BOLTON ST.

  
CHAMBERLAIN  
8200-3R

12/31/54

81 Bolton Street  
77 Bolton Street

Advance permit given for excavation and construction of forms,  
but when it was found that soil bearing conditions were very bad stop order  
was issued on Oct. 5, 1953.

Efforts have been continued without success to get the owner to  
either fill the lots in or else to have soil tests made and design foundations  
which could be approved for supporting the dwelling.

W McD.



(RC) RESIDENCE ZONE - C

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, September 21, 1953

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 81 Bolton Street Within Fire Limits? No Dist. No.
Owner's name and address The Minat Corp., 220 Cumberland Ave. Telephone
Lessee's name and address Telephone
Contractor's name and address owners Telephone
Architect Specifications Plans yes No. of sheets 2
Proposed use of building Dwelling No. families 1
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated cost \$ 7,000. Fee \$ 7.00

General Description of New Work

To construct 1 1/2 story frame dwelling 24'x30'

Adv. permit issue at 9/18

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

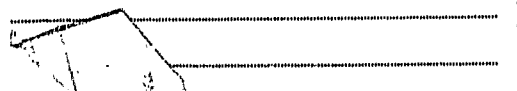
Details of New Work

Is any plumbing involved in this work? yes Is any electrical work involved in this work? yes
Is connection to be made to public sewer? yes If not, what is proposed for sewage?
Height average grade to top of plate 10' Height average grade to highest point of roof 20'
Size, front 30' depth 24' No. stories 1 1/2 solid or filled land? solid earth or rock? earth
Material of foundation concrete at least 4' below grade Thickness, top 10" bottom 12" cellar yes
Material of underpinning to sill Height Thickness
Kind of roof pitch-gable Rise per foot 10" Roof covering asphalt roofing Class C. Und. Lab.
No. of chimneys 1 Material of chimneys brick of lining tile Kind of heat steam fuel oil
Framing lumber-Kind hemlock Dressed or full size? dressed
Corner posts 4x6 Sills box full size Girt or ledger board? Size
Girders yes Size 6x8 Columns under girders Lally Size 3 1/2" Max. on centers 7' 5"
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 2x8, 2nd 2x8, 3rd, roof 2x8
On centers: 1st floor 16", 2nd 16", 3rd, roof 24"
Maximum span: 1st floor 12', 2nd 12', 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

The Minat Corp.

Signature of owner

M. Wood



# APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 1  
Portland, Maine, Sept. 23, 1953

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 53/1609... pertaining to the building or structure comprised in the original application 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 31 Bolton St. Within Fire Limits? no Dist. No. \_\_\_\_\_  
Owner's name and address The Minat Corp., 220 Cumberland Ave. Telephone 4-8013  
Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
Contractor's name and address owners Telephone \_\_\_\_\_  
Architect \_\_\_\_\_ Plans filed yes No. of sheets 1  
Proposed use of building dwelling house No. families 1  
Last use \_\_\_\_\_ No. families \_\_\_\_\_  
Increased cost of work \_\_\_\_\_ Additional fee 50

### Description of Proposed Work

To provide concrete footing under entire foundation wall as per sketch because of filled land.

### Details of New Work

Is any plumbing 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 \_\_\_\_\_  
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 \_\_\_\_\_  
The Minat Corp.

Approved: \_\_\_\_\_

Signature of Owner by: [Signature]

Approved: \_\_\_\_\_  
Inspector of Buildings

INSPECTION COPY



# APPLICATION FOR PERMIT

(RC) RESIDENCE ZONE - C

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE  
Class of Building or Type of Structure Third Class  
Portland, Maine Sept. 17, 1953

PERMIT ISSUED  
SEP 18 1953

The undersigned hereby applies for a permit to erect ~~the following building structure~~ forms for foundation 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 81 Bolton St.  
Owner's name and address The Minat Corp., 220 Cumberland Ave.  
Lessee's name and address \_\_\_\_\_  
Contractor's name and address \_\_\_\_\_  
Architect \_\_\_\_\_  
Proposed use of building Within Fire Limits?  no  yes  
Last use \_\_\_\_\_  
Material dwelling house  
Other buildings on same lot \_\_\_\_\_  
Estimated cost \$ \_\_\_\_\_

Dist. No. \_\_\_\_\_  
Telephone 4-8013  
Telephone \_\_\_\_\_  
No. of sheets 1  
No. families 1  
No. families \_\_\_\_\_  
Roofing \_\_\_\_\_  
Fee \$ 1.00

## General Description of New Work

To excavate and construct forms for foundation for proposed 1 1/2-story frame dwelling 24' x 30'

Permit Issued with Letter

Location plan filed with this application for advance permit shows all projections from the main walls of the building such as open or enclosed porches, outside chimneys, cellar-way bulkheads, projecting upper story etc. Finished plans of the building are underway and will be filed with application for general construction about Sept. 21, 1953

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 connection to be made to public sewer?  yes  no  
Height average grade to top of plate \_\_\_\_\_  
Has septic tank notice been sent? \_\_\_\_\_  
Size, front 30' depth 24'  
Material of foundation concrete  
Material of underpinning \_\_\_\_\_  
Kind of roof \_\_\_\_\_  
No. of chimneys \_\_\_\_\_  
Framing lumber—Kind \_\_\_\_\_  
Corner posts \_\_\_\_\_  
Girders \_\_\_\_\_  
Sills box  
Studs (outside walls and carrying partitions) 2x4-16" O. C.  
Joists and rafters: \_\_\_\_\_  
On centers: \_\_\_\_\_  
Maximum span: \_\_\_\_\_  
If one story building with masonry walls, thickness of walls? \_\_\_\_\_

## If a Garage

No. cars now accommodated on same lot \_\_\_\_\_, to be accommodated \_\_\_\_\_  
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? \_\_\_\_\_

## Miscellaneous

Will work require disturbing of any tree on a public street?  no  yes  
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  no

APPROVED:

INSPECTION COPY

Signature of owner by: [Signature]  
The Minat Corp.

**THE MINAT CORPORATION**

BUILDERS OF AMERICA HOMES  
220 CUMBERLAND AVENUE  
PORTLAND 3, MAINE  
TELEPHONE 4-8013

March 13, 1954

*C.S. - To note and file  
M.M. 3/15/54*

Mr. Warren McDonald  
Building Inspector  
City Building  
Portland, Maine

Dear Sir:

In answer to your letter regarding the two excavations on Bolton Street. Because of the land conditions there, we have consulted the firm of Engineering Service, Inc. for the necessary information to enable us to build on those two lots. We hope to get the result of their findings this coming week. If, however, we find it is not feasible to build on these two lots, we will cooperate with your request and refill the excavations soon thereafter.

Yours truly,

The Minat Corporation  
*Mitchell Cope*  
Mitchell Cope, Pres.

RECEIVED  
MAR 15 1954  
CITY OF PORTLAND, ME.

*Please file*

*A*

*L*

AP 77 Bolton St.  
81 Bolton St.

WMcD 3/15/54

March 2, 1954

Mr. Mitchell Cope  
The Minat Corporation  
229 Cumberland Ave.

Dear Mr. Cope:

Will you be good enough to let me know before March 15 what you plan to do about the two excavations, originally intended for dwelling houses at 77 and 81 Bolton St.—this with reference to our letter of October 5, 1953.

We are receiving vigorous complaints from the neighborhood concerning these two excavations, and the question comes up as to what is the status of the two lots under the Zoning Ordinance.

There is some room for the belief that these excavations in their present state represent non-conforming uses of the two lots.

If you cannot reach an immediate conclusion as to proceeding with soil tests and foundation design, it is suggested that you restore the surface of the lots without delay and await final decision as to what shall be done there.

Very truly yours,

Warren McDonald  
Inspector of Buildings

WMcD/B

AP 77 Bolton St.  
(Advanced Permit)  
AP 81 Bolton St.  
(Advanced Permit)

September 18, 1953

Mr. Mitchell Gope  
The Minat Corp.  
220 Cumberland Ave.

Dear Mr. Gope:-

We are issuing the advanced permits to excavate and construct forms for foundations for the two proposed dwelling houses at 77 Bolton St. and 81 Bolton St.

It is to be noted that these permits do not include pouring concrete or putting anything else in the foundation forms.

Before any of the concrete is poured, it is necessary that the application for the general construction permit be filed here with plans showing compliance with the Building Code. If that is done soon enough so that we can be sure that the final proposition complies with the Zoning Ordinance and the Building Code as to the foundation, our inspector will be able to give approval to pour concrete in the forms at the same time that he is notified for re-check of location.

Very truly yours,

Warren McDonald  
Inspector of Buildings

WMcD/G



AP 81 Bolton St.  
AP 77 Bolton St.  
W McD 10/12/53

October 5, 1953

Mr. Mitchell Cope  
The Minat Corp.  
220 Cumberland Ave.

Dear Mr. Cope:-

This letter is to be considered as a stop order on all work under permits issued at 77 Bolton St. and 81 Bolton St. under Sect. 107 of the Building Code because the information as to character of the bearing soil given as solid earth on the applications has been found to be in error - the lots containing what amounts to a dump of uncertain depth and of uncertain bearing material beneath this light and compressible fill.

For one of the lots you have applied for an amendment to the advance permit is used, seeking to merely use a spread footing supported on the uncertain fill. The use of such a foundation is of course out of question, and it is somewhat surprising that you would consider it.

It is suggested that you employ a first class foundation engineer to advise you what to do in these two cases. Certainly we shall have to know how deep the original ground is and what is its character, and how you propose to transmit the loads of the dwellings down to this original soil. There are a number of ways of doing this, and it will be necessary for you to have your consultant work out in detail what he proposes to do, what character the original soil possesses and an estimate of its bearing capacity together with the details as to how the loads are to be delivered down there.

Very truly yours,

Warren McDonald  
Inspector of Buildings

W McD/G

STATEMENT ACCOMPANYING APPLICATION FOR BUILDING PERMIT

for dwelling  
at 81 Bolton St. Date 9/17/53

1. In whose name is the title of the property now recorded? The Lineal Conn.
2. Are the boundaries of the property in the vicinity of the proposed work shown clearly on the ground, and how? stakes
3. Is the outline of the proposed work now staked out upon the ground? yes  
If not, will you notify the Inspection Office when the work is staked out and before any of the work is commenced? \_\_\_\_\_
4. What is to be maximum projection or overhang of eaves or drip? \_\_\_\_\_
5. Do you assume full responsibility for the correctness of the location plan or statement of location filed with this application, and does it show the complete outline of the proposed work on the ground, including bay windows, porches and other projections? yes
6. Do you assume full responsibility for the correctness of all statements in the application concerning the sizes, design and use of the proposed building? yes
7. Do you understand that in case changes are proposed in the location of the work or in any of the details specified in the application that a revised plan and application must be submitted to this office before the changes are made? yes

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