

64-66 BOLTON ST.



APPLICATION FOR PERMIT

PERMIT ISSUED

E.O.C.A. USE GROUP
 B.O.C.A. TYPE OF CONSTRUCTION 12
 ZONING LOCATION R-5 PORTLAND, MAINE, Dec. 17, 1975 **01435** **EC 14 1975**
 CITY of PORTLAND

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE:

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

LOCATION 64 Bolton St Fire District #1 #2
 1. Owner's name and address Frederick Jeffery, same Telephone 774-3196
 2. Lessee's name and address Gray Telephone 892-2169
 3. Contractor's name and address Maurice St Peter, 834 Gray Road Telephone 892-2169
 4. Architect Gray Specifications Plans No. of sheets 4
 Proposed use of building single family dwelling with attached driveway & garage No. families 1
 Last use single family dwelling No. families 1
 Material No. stories Heat Style of roof Roofing
 Other buildings on same lot Fee \$ 21.00
 Estimated contractual cost \$ 6,500

FIELD INSPECTOR—Mr.

GENERAL DESCRIPTION

Application is for: @ 775-5451
 Dwelling Ext. 234
 Garage
 Masonry Bldg.
 Metal Bldg.
 Alterations
 Demolitions
 Change of Use
 Other

To construct one story frame addition, 24' x 24' as per plan - with breezeway and 2 car garage

Stamp of Special Conditions

PERMIT ISSUED WITH LETTER

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

PERMIT IS TO BE ISSUED TO 1 2 3 4
Other:

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
 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
 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?

APPROVALS BY: DATE MISCELLANEOUS
 BUILDING INSPECTION—PLAN EXAMINER Will work require disturbing of any tree on a public street? no
 ZONING: R-5 M.G.O. 12/12/75
 BUILDING CODE: E.S.S. 12/14/75 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
 Fire Dept.:
 Health Dept.:
 Others: Maurice St. Peter contractor

Signature of Applicant By: Maurice St. Peter Phone # 892-2169
Type Name of above 1 2 3 4

FIELD INSPECTOR'S COPY

Other and Address

64 Bolton Street

Dec. 13, 1973

cc to: Frederick Jeffery
64 Bolton Street

Maurice St. Peter
834 Gray Road
Windham, Maine

Dear Mr. St. Peter:

Permit is issued herewith to construct a one story
frame addition 24' x 24' as per plan with breezeway
and two car garage subject to Portland's BOCA
International Building Code requirements.

The door between the garage and breezeway is required
to be 1-3/4" solid wood core door with a self closing
device.

One hour fire protection is required between the garage
and breezeway; this may be accomplished by providing
5/8" fire code on the garage side of the breezeway.

Very truly yours,

Earle S. Smith
Plan Examiner

BSS:m

PERMIT ISSUED
WITH LETTER

CITY OF PORTLAND, MAINE
Application for Permit to Install Wires

Pg 7

Permit No. *2563*

Issued

Portland, Maine ... *2-6* ... 19*75*

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 *Fred Jeffries*

Contractor's Name and Address *FOREST McMAHON*

Location *64 BOSTON ST.*

Use of Building *RESIDENCE*

Description of Wiring: New Work

upgrading from 60 to 100 A

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

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

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

SERVICE: Pipe ... Cable ... Underground ... No. of Wires ... Size *2-24-4-A*

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 ... 19... Ready to cover in ... 19... Inspection ... 19...

Amount of Fee \$ *2.00*

Signed *Forest McMahon* *AMM*

DO NOT WRITE BELOW THIS LINE

SERVICE ... METER ... GROUND

VISITS: 1 *2-10-75* 2 ... 3 ... 4 ... 5 ... 6

7 ... 8 ... 9 ... 10 ... 11 ... 12

REMARKS:

Service called in INSPECTED BY *Lilly* (OVER)



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, June 10, 1966

PERMIT ISSUED

JUN 10 1966

CITY OF PORTLAND

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 64 Bolton Street Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Frederick T. Jeffery, Jr., 64 Bolton St. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address owner Telephone _____
 Architect _____ Specifications _____ Plans yes No. of sheets 1
 Proposed use of building Storage house No. families _____
 Last use _____ No. families _____
 Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot dwelling
 Estimated cost \$ 375.165 Fee \$ ~~2.00~~ 3.00

General Description of New Work

To construct 1-story frame storage shed 8'x8'

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? no Is any electrical work involved in this work? no
 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 5' Height average grade to highest point of roof 7'
 Size, front _____ depth _____ No. stories 1 solid or filled land? solid earth or rock? earth
 Material of foundation wood framed platform Thickness, top _____ bottom _____ cellar _____
 Kind of roof _____ pitch _____ Rise per foot 6" Roof covering asphalt roofing Class C Under Lab.
 No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
 Framing Lumber—Kind hemlock Dressed or full size? dressed Corner posts 2x4 Sills 2x4 shoe _____
 Size Girder _____ 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 platform, 2nd _____, 3rd _____, roof 2x4
 On centers: 1st floor _____, 2nd _____, 3rd _____, roof 2-16"
 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 _____, 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:

G. E. 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

CS 301

INSPECTION COPY

Signature of owner

Frederick T. Jeffery, Jr.

P.H.

Permit No. 611463

Location: 64 Belta Street

Owner: Frederick J. Murphy

Date of permit: 6-10-66

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

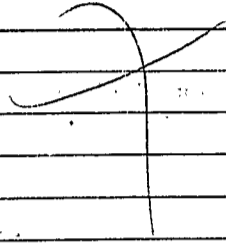
Cert. of Occupancy Issued

Staking Out Notice

Form Check Notice

NOTES

6-20-66 Well cut
extra good. *AM*





APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 72
Sept. 21, 1962
Portland, Maine

PERMIT ISSUED
SEP 24 1962
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 62/1104, 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 64 Bolton St. Within Fire Limits? Dist. No.
Owner's name and address Frederick Jeffrey, 64 Bolton St. Telephone
Lessee's name and address Telephone
Contractor's name and address Joseph Moran, 1175 Broadway So. Portland Telephone
Architect Plans filed yes No. of sheets
Proposed use of building Dwelling & Garage No. families
Last use No. families
Increased cost of work Additional fee 50

Description of Proposed Work

To change style of roof (see new plan filed with new design) from style shown on original plans.

Details of New Work permit to Mr. Moran

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

Approved: H. E. M. w/ memo

Frederick Jeffrey
Joseph Moran
Signature of Owner Joseph Moran

Approved: Albert Sears
Inspector of Buildings

INSPECTION COPY
CS. 105



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 1
Portland, Maine, Sept. 17, 1962

PERMIT ISSUED
SEP 17 1962
CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. ... 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 64 Bolton Street (64) Within Fire Limits? Dist. No.
Owner's name and address Frederick Jeffrey, 64 Bolton St. Telephone
Lessee's name and address Telephone
Contractor's name and address Joseph Moran, 1175 Broadway So. Portland Telephone 4-4473
Architect Plans filed No. of sheets
Proposed use of building dwelling & garage No. families 1
Last use No. families
Increased cost of work Additional fee 50

Description of Proposed Work

To construct retaining wall about 17' long

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

Approved:

Frederick Jeffrey
Joseph Moran
Signature of Owner By: [Signature]

Approved: [Signature]
Inspector of Buildings

INSPECTION COPY
CS. 105



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 1

Portland, Maine, Sept. 17, 1962

PERMIT ISSUED

SEP 17 1962

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. ... pertaining to the building or structure compr. in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinan. the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location 64 Bolton Street (64) Within Fire Limits? Dist. No.
Owner's name and address Frederick Jeffrey, 64 Bolton St. Telephone
Lessee's name and address Telephone
Contractor's name and address Joseph Moran, 1175 Broadway So. Portland Telephone 4-4473
Architect Plans filed No. of sheets
Proposed use of building dwelling & garage No. families 1
Last use No. families
Increased cost of work Additional fee 50

Description of Proposed Work

To construct retaining wall about 17' long

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) 2x4-10" 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

Approved:

Frederick Jeffrey
Joseph Moran
Signature of Owner By: Joseph Moran

Approved: Albert J. Sears
Inspector of Buildings

INSPECTION COPY
CS. 105

Memorandum from Department of Building Inspection, Portland, Maine

AP- 64 Bolton Street

Sept. 7, 1962

Mr. Joseph Moran
1175 Broadway, So. Portland

cc to: Frederick Jeffrey
64 Bolton St.

Dear Mr. Moran:

Permit to construct a 1-story frame addition on right hand side of existing dwelling, 15' wide and 24' deep, to be used for 1-car garage (with room above) as per plans is being issued subject to compliance with the following Building Code requirements:

1. As the gable roof is quite flat then there will need to be a structural ridge member to support the Building Code design roof loads. This member on a span of 15' will need to be no less than a 6x12 inch Douglas Fir member.
2. Where foundation wall at rear of garage retains a height of over 6 feet of earth, then this wall will need to be at least 12 inches uniform thickness or may be battered from 12 inches at the bottom to 10 inches at the top.
3. The 4x10 inch header over the 9' wide garage door opening will need to be a Douglas Fir member. If hemlock is to be used, then a 4x12 inch member will be needed.

Very truly yours,

CS-27

Memorandum from Department of Building Inspection, Portland, Maine

A#- 64, Bolton St.

Sept. 10, 1962

Mr. Joseph Moran
1175 Broadway, So. Portland

cc to: Frederick Jeffrey
64, Bolton St.

Dear Mr. Moran:

Your attention is called to a Building Code regulation that requires a 6 inch high curb between a garage and dwelling to prevent the flow of automotive fumes from entering the dwelling. This 6 inch high curb will need to be placed at the threshold of the door between the garage and cellar unless the cellar floor is at least 6 inches higher than the garage floor in which case the curb would not be required. Also the 1 3/4-inch solid core door in the opening is required to have a self-closing device.

Very truly yours,

Gerald E. Mayberry
Deputy Building Inspection Director

GEM:m

CS-27



RS RESIDENCE ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED
01104
CITY OF PORTLAND

Class of Building or Type of Structure Third Class
Portland, Maine, September 4, 1962

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 64 Bolton St. Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Frederick Jeffrey, 64 Bolton St. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Joseph Moran, 1175 Broadway, So. Portland Telephone 4-4473
 Architect _____ Specifications _____ Plans yes No. of sheets 4
 Proposed use of building Dwelling & Garage No. families 1
 Last use _____ No. families 1
 Material frame No. stories 1 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ 2500.00 Fee \$ 7.00

General Description of New Work

To construct 1-story frame addition on right hand side of existing dwelling. 10' wide 24' deep. (to be used for 1-car garage with room above.)

The inside of the garage will be covered where required by law with 5/8" sheetrock. Solid core door 1 3/4" thick.

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 contractor

Details of New Work

Is any plumbing involved in this work? no Is any electrical work involved in this work? no
 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 10' Height average grade to highest point of roof 13'
 Size, front 16' depth 24' No. stories 1 solid or filled land? solid earth or rock? earth
 Material of foundation concrete at least 4' below grade Thickness, top 10" bottom 10" cellar _____
 Kind of roof pitch Rise per foot 3" Roof covering Asphalt Class C Und. Lab.
 No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
 Framing Lumber—Kind hemlock Dressed or full size? dressed Corner posts 4x6 Sills 2x8 box
 Size Girder _____ 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 2x10, 2nd _____, 3rd _____, roof 2x8
 On centers: 1st floor 12", 2nd _____, 3rd _____, roof 16"
 Maximum span: 1st floor 16', 2nd _____, 3rd _____, roof 10'
 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:
J. E. Moran

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

Frederick Jeffrey
 Joseph Moran
 by: Joseph N. Moran

CS 301

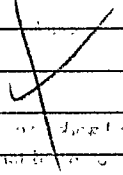
INSPECTION COPY

Signature of owner

7.74

NOTES

9-14-62 Forms for
 addition ok. to pour
 Retaining wall at
 front to street
 holds about 5 feet
 or more of solid
 earth. Needs a
 heavy dam wall
 or re-inforced
 designed wall OK
 9-26-62 Retaining
 wall in. Roof
 framed trusses
 ok. OK
 11-16-62 Completed
 except door closer
 on fire door to
 basement. OK
 Phoned Mrs owner OK



10-4-9-29

Permit No.	11044
Location	64 Belden St
Owner	Edith Bell DeLong
Date of permit	9-17-62
Notif. closing-in	
Inspn. closing-in	
Final Notif.	
Final Inspn.	
Cert. of Occupancy issued	
Staking Out Notice	
Form Check Notice	



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, 6/1/53

PERMIT ISSUED

JUN 17 1953

CITY of PORTLAND

N.W.M.

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 64-66 B. Tower St Use of Building Dwelling No. Stories 1/2 New Building Existing "
Name and address of owner of appliance Central Wallpaper Co
Installer's name and address Pallatto Oil Co Telephone 42671

General Description of Work

To install Forced Hot Warm Air Furnace & Oil Burner

IF HEATER, OR POWER BOILER

Location of appliance Basement Any burnable material in floor surface or beneath? No
If so, how protected? Kind of fuel Oil
Minimum distance to burnable material, from top of appliance casing top of furnace 15 in with shield
From top of smoke pipe 95 in From front of appliance 16 ft From sides or back of appliance 10-15 ft
Size of chimney flue 8x10 Other connections to same flue No
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

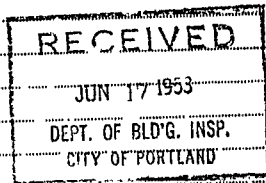
Name and type of burner Fluid Heat Labeled by underwriter's laboratories? Yes
Will operator be always in attendance? No Does oil supply line feed from top or bottom of tank? Bottom
Type of floor beneath burner Concrete
Location of oil storage Basement Number and capacity of tanks 1-275
If two 275-gallon 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 smoke pipe
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

1/4" Vent



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

APPROVED:

6/17/53 O.B. W.J.M.

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 Installer

Pallatto Oil Co
S. J. Pallatto

INSPECTION COPY

Amend.#2- 64 Bolton Street -

Mr. Joseph Moran
1175 Broadway
So. Portland

Sept. 24, 1962
cc to: Frederick Jeffrey, 64 Bolton Street
cc to: Asa Baxter, L. C. Andrew,
So. Windham

43126

Dear Mr. Moran:

Permit to change style of roof from hip to gable and to use trussed rafters as per Mr. Baxter's plan received with amendment application is being issued subject to compliance with the following:

As per the discussion with Mr. Asa Baxter of L. C. Andrew, Inc., it was understood that these trussed rafters are to have no less than the 2x6 inch minimum size hemlock top chord with truss plates nailed as per the manufacturer's design specifications with the spacing of these truss rafters not to exceed 16 inches on centers.

OK
M.R.

Very truly yours,

Gerald E. Mayberry
Deputy Building Inspection Director

GEN:m

L
L

City of Portland, Maine
Board of Appeals
—ZONING—

Sustained
5/1/53

53/31

April 23, 1953, 19

To the Board of Appeals:

Your appellant, Charles Kaatz, who is the owner of property at 64-66 Bolton 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 18, Paragraph E of said Zoning Ordinance.

Building permit to cover erection of a single family dwelling at 64-66 Bolton Street to be located with the front wall only about 15 feet 9 inches from the street line is not issuable under the Zoning Ordinance because the front wall of an existing building used for habitation on the adjoining lot sets 50 feet or more back from the street line, and in such cases a set-back of not less than 30 feet is specified by Section 16J of the Zoning Ordinance applying to the Residence D Zone where the property is located.

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

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

Charles Kaatz
Appellant

After public hearing held on the 1st day of May, 1953, the Board of Appeals finds that an exception is necessary in this case to grant reasonable use of property and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

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

Edward J. Colley
John W. Lake
Harry K. Torrey
John C. Frost
William H. O'Brien
BOARD OF APPEALS

DATE: MAY 1, 1953

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF CHARLES KAATZ
AT 64-66 BOLTON STREET.

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

<u>Board of Appeals</u>	<u>VOTE</u>		<u>Municipal Officers</u>
	Yes	No	
EDWARD T. COLLEY	/	()	
HELEN C. FROST	/	()	
WILLIAM H. O'BRIEN	/	()	
JOHN W. LAKE	/	()	
HARRY K. TORREY	/	()	
	()	()	
	()	()	

Record of Hearing:

NO OPPOSITION

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

April 28, 1953

Mr. Ferdinand DeGruchy
60 Bolton Street
Portland, Maine

Dear Mr. DeGruchy:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine on Friday, May 1, 1953 at 10:30 a. m. Daylight Saving Time to hear the appeal of Charles Kaatz requesting exception to the Zoning Ordinance to cover erection of a single family dwelling at 64-66 Bolton Street to be located with the front wall only about 15 feet, 6 inches from the street line.

This permit is presently not issuable under the Zoning Ordinance because the front wall of an existing building used for habitation on the adjoining lot sets 50 feet or more back from the street line, and in such cases a setback of not less than 30 feet is specified by Section 16J of the Zoning Ordinance applying to the Residence D Zone where the property is located.

If you are interested either for or against this appeal, please be present at this hearing.

BOARD OF APPEALS

Edward T. Colley

Chairman

K

WARREN McDONALD
INSPECTOR OF BUILDINGS

On reply refer
to file AP 64-66 Bolton St.

FU

CITY OF PORTLAND, MAINE

Department of Building Inspection

April 6, 1953

Mr. Charles Kaatz
117 Noyes St.

Copies to: Mr. Lyle E. Butland
57 Ray St.

Corporation Counsel ✓

Dear Mr. Kaatz:-

Since the front wall of an existing building used for habitation on the lot adjoining that at 64-66 Bolton St., where you propose to erect a single family dwelling, sets 50 feet or more back from the street line, we are unable to issue a building permit for the proposed dwelling to be located with its front wall only about 15 feet 9 inches from the street line because a set-back of not less than 30 feet is specified under such circumstances by Sect. 16J of the Zoning Ordinance applying to the Residence D Zone where the property is located.

You have expressed a desire to exercise your appeal rights concerning this matter, and accordingly we are enclosing an outline of the appeal procedure and are certifying the case to the Corporation Counsel, who acts as clerk for the Board of Appeals. In order for the appeal to be considered at the next meeting of the Appeal Board, it should be filed at the earliest opportunity.

Very truly yours

Warren E.
Inspector Buildings

AJS/G

Enclosure: Outline of Appeal Procedure

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

April 28, 1953

Mr. Charles Kaatz
117 Noyes Street
Portland, Maine

Re: 64-66 Bolton Street

Dear Mr. Kaatz:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine on Friday, May 1, 1953 at 10:30 a. m. to hear your appeal under the Zoning Ordinance,

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

BOARD OF APPEALS

Edward T. Colley

Chairman

K

Put
with file
copy

AP 64-66 Bolton St.

March 31, 1953

Copy to: Mr. Charles Kaatz,
117 Noyes St.

Mr. Lyle E. Eutland,
57 Bay St.,
Portland, Maine

Mr. Wm. B. Millward,
48 Fessenden St.

Dear Mr. Eutland:

We are unable to issue a permit for construction of a single family dwelling 24 feet by 30 feet on the lot at 64-66 Bolton St. because of the reasons listed below. It is necessary that the location and architectural plans be revised to show compliance with Zoning Ordinance and Building Code requirements, that fresh prints be filed with all of the information on them printed from the originals, and that the locations be re-staked on the ground for checking. Matters in question are as follows:

1. Since there is an existing dwelling on the adjoining lot, the setback of the front wall of the new dwelling is required to be no less than that of the existing building, but not more than 30 feet if the existing dwelling sets back more than that distance from the street line.

2. Since this lot is located in a Residence D Zone, the minimum side yard clearance required is seven feet rather than five feet. This distance is required to be measured from any porch or platform that may project into the side yard of the building. Location plan does not show side entrance platform.

3. Projection of front gable is not shown on location plan and has not been considered in staking out of location on the ground.

4. Are valley rafters to be used where the roof of the front gable is to be connected to the roof framing of the main house or is some other type of construction to be used? If valley rafters are to be used, what is their size to be?

5. What is framing of front and rear entrance platforms to be?

6. What is size of header over picture window in front wall of living room to be?

7. The estimated cost of \$6000.00 given in the applications seems rather low for the type and size of house to be constructed. Please furnish a revised estimate and pay adjusted fee or else furnish a detailed estimate to substantiate the figure given.

Very truly yours,

Warren McDonald
Inspector of Buildings

AJS/H

AP 64-66 Bolton St.

April 6, 1953

Mr. Charles Kaatz
117 Noyes St.

Copies to: Mr. Lyle E. Butland
57 Ray St.

Corporation Counsel

Dear Mr. Kaatz:-

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Very truly yours,

Warren McDonald
Inspector of Buildings

AJS/G
Enclosure: Outline of Appeal Procedure

(COPY)



CITY OF PORTLAND, OREGON
Department of Building Inspection

Certificate of Occupancy

LOCATION 64-66 Bolton St.

Issued to Charles Kaatz

Date of Issue August 26, 1953

This is to certify that the building, premises, or part thereof, at the above location, built—altered—~~changed as shown~~ under Building Permit No. 53/651, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

One-family Dwelling House

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

8/25/53 *William J. Meekins*
(Date) Inspector

[Signature]
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

STATEMENT ACCOMPANYING APPLICATION FOR BUILDING PERMIT

for 64 Roxlton St. (64-66) Date 3/27/53
at dwelling

1. In whose name is the title of the property now recorded? Charles Kaafz
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? Mon
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

Lyle E. Putland