

193-197 BOLTON STREET



Full cut # 9203 - Half cut # 9202R - Third cut # 9203R - Fifth cut # 9205R

March 18, 1980

Mr. Vincent Connolly
195 Bolton Street
Portland, Maine

RE: 195 Bolton Street

Dear Mr. Connolly:

Following is the Board of Appeals decision regarding your petition to permit change of use of this dwelling from 2 to 3 families with the new apartment on the 3rd floor at the above named location. Please note that the appeal was granted.

Also, before your permit can be issued, you must pay the permit fee itself. Please make all checks payable to the City of Portland.

Also, a floor plan of the additional apartment will be required.

Very truly yours,

Malcolm G. Ward
Building Inspection Supervisor

MGW/t

February 22, 1980

193-197 BOLTON STREET

Vincent M. Connolly
195 Bolton Street
Portland, Maine

Building permit and certificate of occupancy to change the use of the two family dwelling at the above location to a three family apartment house, with the new apartment on the third floor, are not issuable under the Zoning Ordinance for the following reasons.

1. Such a use is not permitted under Sec. 602.G.A of the Ordinance applying to the R-5 Residential Zone in which this property is located.
2. The area of the lot on which this building is located is only about 5,356 sq. ft. instead of the minimum of 9,000 sq. ft. (3000 sq. ft. per family) required by Section: 602.5.B.8

We understand that you would like to exercise your appeal rights in this matter. Accordingly, you or your authorized representative, should come to this office, Room 317 City Hall to file the appeal on forms which are available here. A fee of \$25. for a Dwelling Unit Conversion Appeal shall be paid at this office at the time the appeal is filed. If fee has been paid and appeal filed prior to this letter, then consider this letter as a matter of formality. Sec. 602.24.C.3.b.2

Very truly yours,

Malcolm G. Ward
Building Inspection Supervisor

MGW:k

Ord.
2-20-80

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

APPLICATION FOR VARIANCES FOR DWELLING UNIT CONVERSIONS

Vincent Connolly, owner of property at 193-197 Bolton Street


under the provisions of Section 602.24 C of the Zoning Ordinance of the City of

Portland, hereby respectfully petitions the Board of Appeals to permit:
change the use of the 2 family dwelling to a 3 family apt house which is not
issuable under the Zoning Ordinance for the following reasons:

1. This use is not permitted under Sec.602.6.A of the Ordinance applying to the R-5 Residential Zone in which this property is located.
2. The area of the lot where bldg. is located is only about 5,356 sq. ft. instead of the min. of 9,000 sq. ft. (3000 sq. ft. per family) required by Sec. 602.6.B.8

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that the conditions imposed by Section 602.24 C(3)(b)(2) of the Zoning Ordinance have been met. (See reverse hereof for said conditions.)

Site Plan approval (is/is not) required by the Site Plan Ordinance. If site plan approval is required, a preliminary or final site plan is attached hereto as Exhibit A.


APPELLANT

602.24 C(3)(b)(2) Variance for Dwelling Unit Conversions.

- (a) The subject property consists of a structure which by reason of its size or the size of the lot on which it is located could legally accommodate more dwelling units than are permitted in the residential zone where it is located.
- (b) By reason of its age, condition or marketability, the structure cannot be economically used or maintained if used for no more than the number of dwelling units permitted in the residential zone where it is located.
- (c) The existing uses in the immediate vicinity of the subject property are not of such nature and condition as to justify rezoning a reasonable area in the vicinity of the subject property to a classification which would permit the economic use and maintenance of the subject property.
- (d) Adequate provision has been made for on-site or off-site parking spaces in a number sufficient to meet the requirements of Section 602.14. If the variance is granted, it would comply with all other provisions of this ordinance and all other codes or ordinances of the City or meets the requirements for a variance of those provisions.
- (e) The conversion of the subject property so as to accommodate more dwelling units than are permitted in the zone in which it is located would not significantly interfere with the use and enjoyment of other land in the vicinity.
- (f) None of the foregoing conditions have been deliberately created by, or with the consent or acquiescence of, the owner, his predecessors in title, or any user of the property in order to bring the subject property within the standards of this section and no alternative available to the owner other than a variance to permit an increase in the permitted number of dwelling units would suffice to permit the economic use and maintenance of the subject property.

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



MERRILL S. SELTZER
Chairman

GAIL D. SNOW
Secretary

W. EARL ESKILSON
TIMOTHY E. FLAHERTY
JAMES F. O'MALLEY
THOMAS J. MURPHY
MICHAEL E. WESTORT

APPEAL AGENDA

The Board of Appeals will hold a public hearing in Room 209, City Hall, Portland, Maine on Thursday, March 13, 1980 at 3:30 p.m. to hear the following appeals:

1. Appeals - none
2. Variances - none

A. Space & Bulk Variance

40-42 Hamblet Ave. - John Hutchins - To construct 16'x26' attached garage on right side of dwelling, which is not issuable under the Zoning Ordinance because distance between proposed garage and side lot line will be about 6' rather than 8' min. required by Sec.602.4.B.2 of Ordinance applying to R-3, Residential Zone in which this property is located. *OK*

B. Dwelling Unit Conversions

193-197 Bolton St. - Vincent Connolly - To change use of 2 family dwelling to 3 family apt. house, with new apt. on 3rd floor, which is not issuable under the Zoning Ordinance for the following reasons:

1. Such a use is not permitted under Sec.602.6.A of the Ordinance applying to R-5 Residential Zone in which this property is located. *OK*
2. Area of lot where bldg. is located is about 5,356 sq. ft. instead of min. of 9,000 sq. ft. (3000 sq. ft. per family) required by Sec.602.6.B.8

C. Use Variances - none

3. Conditional Uses - none
4. Nonconforming Uses - none
5. Unfinished Business

Information Needed to
Do Financial Analysis

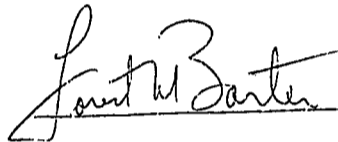
<u>Present (Budget Before Conversion)</u>	Per/Month	Per/Year
Amount of Mortgage, term, interest rate	\$415.19 30 Yr.	\$4,982.28
Yearly Debt Service	11 1/2%	802.92
Taxes.....	66.91	16.00
Insurance.....	18.00	340.00
Water.....	28.33 \$85 per quarter	1128.00
Fuel Oil.....	94.00 1200 gal. 94.9	312.00
Electricity.....	26.00	
Legal		
Audit		
Trash Removal		1400.00
Maintenance	116.00	168.00
Repairs.....	14.00	30.00
Snow Removal	2.50	
Lawn Care and supplies.....		500.00
Payroll	41.66	250.00
Reserve for replacement.....	20.83	60.00
Reserve for vacancy.....	5.00	
Advertising.....		
Management & Bookkeeping.....		
Total Gross Income.....	\$842.42	10,189.20
- Rent	250.00	-3,000.00
	598.42	7,189.20

<u>Project Expenses After Conversion</u>	\$10,000	10 yr. 12%	
Total Amount of cost of conversion	143.00		1716.00
Debt service on loan to convert.....	415.19		4982.28
Original mortgage debt service.....	66.91		802.92
Taxes.....	18.00		216.00
Insurance.....	28.33		340.00
Water.....	94.00		1128.00
Fuel oil.....	26.00		312.00
Electricity.....			
Legal			
Audit			
Trash Removal			1400.00
Maintenance & Repairs.....	116.00		168.00
Snow removal.....	14.00		
Lawn care			30.00
Supplies.....	2.50		
Payroll	41.66		500.00
Reserve for replacement	20.83		250.00
Reserve for vacancy.....	5.00		60.00
Advertising.....			
Total Gross Income.....	\$991.42		11,905.20
1st 250.	- 485.00		-5,820.00
3rd 235	506.42		6,085.20

I/We are aware of the proposed 3rd floor apartment at 195 Bolton St.
and we have no objections.

Samuel Segal
Signed Rose Segal

I/We are aware of the proposed 3rd floor apartment at 195 Bolton St.
and we have no objections.


Signed

I/we are aware of the proposed 3rd floor apartment at 195 Bolton St.
and we have no objections.

Richard J. Romani
Signed

I/We are aware of the proposed 3rd floor apartment at 195 Bolton St.
and we have no objections.

Mr. E. J. Richardson Wallace

Signed

I/We are aware of the proposed 3rd floor apartment at 195 Bolton St.
and we have no objections.



Signed

I/We are aware of the proposed 3rd floor apartment at 195 Bolton St.
and we have no objections.

Y. E. McMan

Signed

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



MERRILL S. SELTZER
Chairman

GAIL D. SNOW
Secretary

W FARLE ESKILSON
TIMOTHY E FLAHERTY
JAMES F O'MALLEY
THOMAS J MURPHY
MICHAEL E WESTORT

All persons interested either for or against this Dwelling Unit Conversion Variance Appeal will be heard at a public hearing in Room 209, City Hall, Portland, Maine on Thursday, March 13 1980 at 3:30 p.m. This notice of required public hearing has been sent to the owners of property directly abutting, and directly across a street or alley from the subject property, as required by Ordinance.

Vincent Connolly, owner of property at 193-197 Bolton Street under the provisions of Sect.602.24C of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to permit the change of use of the two family dwelling at the above location to a three family apartment house with the new apartment on the third floor, which is not issuable under the Zoning Ordinance for the following reasons.

1. Such a use is not permitted under Sec. 602.6.A of the Ordinance applying to the R-5 Residential Zone in which this property is located.
2. The area of the lot on which this building is located, is only about 5,356 sq. ft. instead of the minimum of 9,000 sq. ft. (3000 sq. ft. per family) required by Section 602.6.B.8

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that the conditions imposed by Sec. 602.24.C(3)(b)(2) of the Zoning Ordinance have been met.

Gail D. Snow
Secretary

Beverly A. & Dennis W. Moran - 194 Bolton St.
Harry E. McMann - 198 Bolton St.
Samuel & Rose Segal - 191 Bolton St.
Anne M. Theriault - 19 Chamberlain Ave.
Forest L. & Doris L. Barter - 146 Harvard St.
Richard J. & Margaret M. Romano- 234 Brighton Ave.

Amborn map, photo, survey, financial
statement

REASONS FOR DECISIONS

The subject property consists of a structure which by reason of its size or the size of the lot on which it is located (~~could/could not~~) legally accommodate more dwelling units than are permitted in the residential zone where it is located as evidenced by: _____

By reasons of its age, condition or marketability, the structure (~~can~~/can not) economically used or maintained if used for no more than the number of dwelling units permitted in the residential zone where it is located for the following reasons: _____

The existing uses in the immediate vicinity of the subject property (~~are~~/are not) of such a nature and condition as to justify rezoning a reasonable area in the vicinity of the subject property to a classification which would permit the economic use and maintenance of the subject property, because: _____

Adequate provision (has/~~has not~~) been made for on-site or off-site parking spaces in a number sufficient to meet the requirements of Section 602.14, which requires 3 parking spaces.

If the proposed variance should be granted, it (will/~~will not~~) comply with all other provisions of this ordinance and all other codes or ordinances of the City or meet the requirements for a variance of those provisions.

The conversion of the subject property so as to accommodate more dwelling units than are permitted in the zone in which it is located (~~would~~/would not) significantly interfere with the use and enjoyment of other land in the vicinity as evidenced by: _____

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

VARIANCE FOR DWELLING UNIT CONVERSIONS

Findings of Fact

The applicant is Vincent Connolly and he is interested in the property located at 193-197 Bolton Street as 3 family apt. house. The owner of the property is Vincent Connolly and his address is 195 Bolton St.. The property is located in a R-5 Zone. The present use of the property is 2 family dwelling.

The applicant respectfully petitions the Board of Appeals for a variance 602.6.A from the provision of Section 602.6.B.8 of the Ordinance to permit change of use from 2 family dwelling to 3 family apt. house, with new apt. on third floor

Further Findings of Fact

Appearances

The names and addresses of those appearing in support of the application are: Vincent Connolly, applicant

and the names and addresses of those appearing in opposition to the application are:

Exhibits

The documentary evidence presented to the Board, including, but not by way of limitation, plans, specification, photographs, etc. consisted of the following:

The foregoing conditions ~~have~~/have not) been deliberately created by, or with the consent or acquiescence of, the owner, his predecessors and title, or any user of the property in order to bring the subject property within the standards of this section, as shown by: _____

There ~~is~~/is not) any alternative available to the owner, other than a variance to permit an increase in the number of dwelling units, which would suffice to permit the economic use and maintenance of the subject property because of the following: _____

SPECIFIC RELIEF GRANTED

After a public hearing held on March 13, 1980, the Board of Appeals find that all of the conditions required by the Ordinance (~~do/do not~~) exist with respect to this property and that a variance for dwelling unit conversion should _____ be granted in this case.

It is therefore determined that a variance from the provisions of the Zoning Ordinance should _____ be granted in this case.

Merrill L. Ritchie

Gene D. Snow

W. Carl Eskilson

Mark S. Westob

James O'Malley

James E. Hight

Thomas J. Campbell

February 8, 1980

Vincent Connolly
195 Bolton St.
Portland, Me. 04102

Re: 195 Bolton St.

Dear Mr. Connolly:

It has been noted that the addition to the dormer at the above location appears to be converting into a third apartment.

Your building is located in an R-5 Residential Zone which would not allow a third apartment without Zoning Board approval.

All work on a third family conversion must cease until a Zoning appeal is completed. For further information on the appeal procedure, contact Malcolm Ward in this office.

If you have any questions regarding this matter, don't hesitate to contact this office.

Very truly yours,

Marge Schmuckal
Building Inspector

MS:k



APPLICATION FOR PERMIT
 DEPARTMENT OF BUILDING INSPECTIONS SERVICES
 ELECTRICAL INSTALLATIONS

Date Nov. 20, 19 79
 Receipt and Permit number A 8
34991

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: 195 Bolton Street
 OWNER'S NAME: Vincent Connolly ADDRESS: lives there

OUTLETS:		FEE
Receptacles _____	Switches _____	Plugmold _____
ft. TOTAL <u>1-30</u>		<u>3.00</u>
FIXTURES: (number of)		
Incandescent _____	Flourescent _____	(not strip) TOTAL _____
Strip Flourescent _____	ft. _____	_____
SERVICES:		
Overhead <input checked="" type="checkbox"/>	Underground _____	Temporary _____
TOTAL amperes <u>100</u>		<u>3.00</u>
METERS: (number of) <u>1</u>		
MOTORS: (number of)		<u>.50</u>
Fractional _____	_____	_____
1 HP or over _____	_____	_____
RESIDENTIAL HEATING:		
Oil or Gas (number of units) _____	_____	_____
Electric (number of rooms) <u>2</u>	_____	<u>2.00</u>
COMMERCIAL OR INDUSTRIAL HEATING:		
Oil or Gas (by a main boiler) _____	_____	_____
Oil or Gas (by separate units) _____	_____	_____
Electric Under 20 kws _____	Over 20 kws _____	_____
APPLIANCES: (number of)		
Ranges _____	<u>X</u>	Water Heaters _____
Cook Tops _____	_____	Disposals _____
Wall Ovens _____	_____	Dishwashers _____
Dryers _____	_____	Compactors _____
Fans _____	_____	Others (denote) _____
TOTAL _____	_____	<u>3.00</u>
MISCELLANEOUS: (number of)		
Branch Panels _____	_____	_____
Transformers _____	_____	_____
Air Conditioners Central Unit _____	_____	_____
Separate Units (windows) _____	_____	_____
Signs 20 sq. ft. and under _____	_____	_____
Over 20 sq. ft. _____	_____	_____
Swimming Pools Above Ground _____	_____	_____
In Ground _____	_____	_____
Fire/Burglar Alarms Residential _____	_____	_____
Commercial _____	_____	_____
Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____	_____	_____
over 30 amps _____	_____	_____
Circus, Fairs, etc. _____	_____	_____
Alterations to wires _____	_____	_____
Repairs after fire _____	_____	_____
Emergency Lights, battery _____	_____	_____
Emergency Generators _____	_____	_____
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT DOUB	INSTALLA	_____
FOR REMOVAL OF A "STOP ORDER" (304-16.b)	_____	_____
TOTAL AMOUNT	_____	<u>1.50</u>

INSPECTION: service is not ready, rest of work
 Will be ready on _____, 19__; or Will Call _____
 CONTRACTOR'S NAME: Thomas Handlon
 ADDRESS: 28 Arcadia St.
 TEL.: 773-7662
 MASTER LICENSE NO.: 4322 SIGNATURE OF CONTRACTOR: Thomas Handlon
 LIMITED LICENSE NO.: _____

INSPECTOR'S COPY — WHITE
 OFFICE COPY — CANARY
 CONTRACTOR'S COPY — GREEN



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

000842

SEP 24 1979

ZONING LOCATION R-5 PORTLAND, MAINE, ... Sept. 24, 1979

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 195 Bolton Street 04102 Fire District #1 [], #2 []
1. Owner's name and address Vincent Connolly - same Telephone 772-5987
2. Lessee's name and address Telephone
3. Contractor's name and address Philip Germani - 318 Bailey Ave. Telephone 797-2619
4. Architect Specifications Plans No. of sheets
Proposed use of building 2 family with addition to dormer No. families
Last use 2 family No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ 3,000 Fee \$ 19.00

FIELD INSPECTOR - Mr. Marge GENERAL DESCRIPTION

This application is for: @ 775-5451 Ext. 234 To construct expansion of existing dormer, raise roof, as per plans. 2 sheets of plans.
Stamp of Special Conditions

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 living 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?
ZONING:
BUILDING CODE: Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?
Fire Dept.:
Health Dept.:
Others:

Signature of Applicant Vincent J. Connolly Phone # same
Type Name of above Vincent Connolly [] 2 [] 3 [] 4 []
Other and Address

FIELD INSPECTOR'S COPY

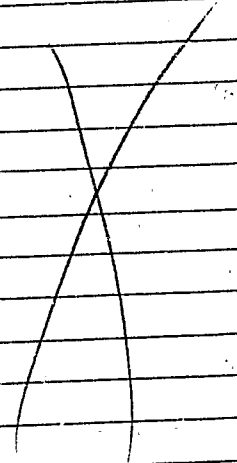
NOTES

9-25-79 No work started yet
10-2-79 Same
10-17-79 Same work started
11-21-79 Ready to close in - will
put 11 or 12 hangers upon poles
glue tagged

Permit No. 99/812
Location 1957
Owner
Date of permit 9-21-79
Approved

(MAG, E - Please check 3rd Elect
METER - 3 EAM?) - Thanks

coming in for Appeal for 3rd
family - will cross this
permit off & wait until
the permit is issue -



CITY OF PORTLAND, MAINE
Application for Permit to Install Wires

Permit No. 2254
 Issued 10-1-74
 Portland, Maine Oct 1, 1974

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 STANLEY B. SMALL Tel. _____
 Contractor's Name and Address GURRAN ELECTRIC Tel. 772-5424
 Location 195 BOLTON ST Use of Building RESIDENCE
 Number of Families 2 Apartments _____ Stores _____ Number of Stories _____
 Description of Wiring: New Work _____ Additions _____ Alterations
CONDUIT ENTRANCE ON ALUM. SIDING
 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 1/4 Cable 2 Underground _____ No. of Wires _____ Size _____
 METERS: Relocated _____ Added _____ Total No. Meters 2
 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 10-2 1974. Ready to cover in _____ Inspection 10-2-74
 Amount of Fee \$ 1.00 Signed Gurran Electric Supply
Wilson

DO NOT WRITE BELOW THIS LINE

SERVICE	METER	GROUND
VISITS: <u>10-2-74</u> 2	3	4
7	8	9
	10	11
		12

REMARKS:
Service Called in

INSPECTED BY Libby (OVER)

CITY OF PORTLAND, MAINE

Building & Inspection Services

195 Bolton Street

Sept. 26, 1974

C

Mr. Stanley B. Small
60 Farnham Street

O

Dear Mr. Small:

The service entrance on a metal clad building must be in conduit. The continued existence of cable on your building constitutes a possible source of fire or accident and under Section 304.4.b of the Portland Electrical Code is hereby condemned.

P

Failure to put same in safe condition within forty-eight (48) hours will mean the electric system shall be made inoperative until the defect has been corrected.

Y

Very truly yours,

Richard Libby
Chief Electrical Inspector

RL:m

Re: 195 Bolton Street

May 30, 1972

Stanley B. Small
60 Farnham Street
Portland, Maine 04103

Dear Sir:

It now becomes my unpleasant duty to inform you that I have been directed to order the garage demolition at the above named address completed not later than June 19, 1972.

We feel that reasonable time has been allowed for you to have removed the condition that exists.

It is hoped that we will have your cooperation in this matter in order that further action by this department will not become necessary.

We would appreciate a reply from you within the time limit stated as to what action you will take in this matter, and when this will be completed.

Very truly yours,

Hugh Irving
Inspector

HI/c

Re: 195 Bolton Street

May 30, 1972

Stanley B. Small
60 Farnham Street
Portland, Maine 04103

Dear Sir:

It now becomes my unpleasant duty to inform you that I have been directed to order the garage demolition at the above named address completed not later than June 19, 1972.

We feel that reasonable time has been allowed for you to have removed the condition that exists.

It is hoped that we will have your cooperation in this matter in order that further action by this department will not become necessary.

We would appreciate a reply from you within the time limit stated as to what action you will take in this matter, and when this will be completed.

Very truly yours,

Hugh Irving
Inspector

HI/c

To Stanley B Small 60 Farmham St
195 Bolton St Demolition

It now becomes my unpleasant
duty to inform you that I have
been directed to order the
garage demolished within 10
days, not later than June 15th 1972

~~Since the 15th of June~~
We feel reasonable
time has been allowed for
you to have taken action to
remove the condition that exist:

It is hoped we will have your
cooperation in this matter
that further action by this
dept will not be necessary.

A reply to this letter by
you is necessary within the
time limit stated, that we may
know what action you will take
and when the demolition will be
completed

H. Irving

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Jan. 3, 1972

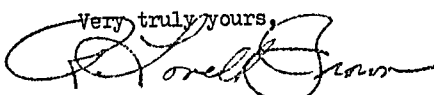
Stanley B. Small
60 Farnham St.

With relation to permit applied for to demolish a garage
at 195 Bolton 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
Inspection Department 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,



R. Lovell Brown
Director

c

Eradication of this building has been completed.

Contractor:

owner


Sent to Health Dept. 1/3/72

Rec'd from Health Dept. 1/5/72

1-4-72

No evidence of rodent activity

Units garage





RS RESIDENCE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure _____

Portland, Maine, Jan. 3, 1972

PERMIT ISSUED

JAN 6 1972

0023
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 195 Bolton St. Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Stanley B. Small 60 Farnham St. Telephone 797-6372
 Lessee's name and address _____ Telephone _____
 Contractor's name and address _____ Telephone _____
 Architect _____ Specifications _____ Plans _____ No. of sheets _____
 Proposed use of building _____ No. families _____
 Last use Two-car garage No. families _____
 Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ _____ Fee \$ 5.00

General Description of New Work

To demolish two-car frame garage:

Sent to Health Dept. 1/3/72
Rec'd from Health Dept. 1/5/72

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**

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? _____

Miscellaneous

Will work require disturbing of any tree on a public street? _____
 Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? _____

APPROVED:
O.K. E.B. 1/6/72

CS 301

INSPECTION COPY

Signature of owner

Stanley B. Small

NOTES

1-12-72
 Still stands *th*

1-21-72
 Same *th*

2-4-72
 Conditioned *th*

4/28/72
 Talked to Mr. Small on the phone, he said
 at the latest he'd have it down in two
 weeks; the bank also has given him a dead
 line. *th*

Permit No. 79/0023

Location 195 Bolton St

Owner Stanley P. Small

Date of permit 1/6/72

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Staking-Out-Notice I-21

Form Check Notice

(Large handwritten X and a curved line across the remaining lined area)

CITY OF PORTLAND
DEPARTMENT OF PUBLIC WORKS
DEMOLITION OF BUILDINGS

A building will be demolished at # 195 Bolton St. (garage)
Street on _____.
The Contractor is owner.

The owner is Stanley B. Small
60 Farnham St.

NO PERMIT REQUIRED

DEPARTMENT OF PUBLIC WORKS

PHILIP E. MULLIN

V - Verify

LOCATION 195 BOLTON ST. INSPECTION DATE 4/14/78 BY M.G.W.

	V	OK
1 FILL PIPE _____		✓
2 VENT PIPE _____		✓
3 RED PLATE EMERGENCY SWITCH _____		✓
4 NUMBER & CAPACITY OF TANKS _____		✓
5 TANK RIGIDITY & SUPPORT _____		✓
6 TANK DISTANCE _____		✓
7 VENT ALARM _____		✓
8 FUEL GAUGE _____		✓
9 FIREMATIC FUEL VALVES _____		✓
10 BURNER RIGIDITY & SUPPORT _____		✓
11 PIPING SUPPORT & PROTECTION _____		✓
12 NAME & LABEL _____		✓
13 PRIMARY SAFETY CONTROL _____		✓
14 LIMIT CONTROL _____		✓
15 LOW WATER CUT-OFF _____		
16 SERVICE SWITCH _____	✓	✓ 4/31
17 CONDUIT OR GREENFIELD _____		✓
18 THERMAL CUT-OFF SWITCH _____		✓
19 PRESSURE RELIEF VALVE _____	?	✓
20 DRAFT REGULATOR _____		✓
21 ADEQUATE VENTILATION _____		✓
22 ANY INDICATION OF OIL LEAKS _____		✓
23 KIND OF HEAT _____ <u>HOT WATER</u>		✓
24 INSTRUCTION CARD _____		✓
25 TANKLESS HOT WATER HEATER _____		✓
26 TEMPERING VALVE _____		✓
27 PRESSURE RELIEF VALVE _____		✓
28 CONDITION OF CHIMNEY _____		✓
29 NUMBER & TYPE OF CONNECTIONS TO CHIMNEY _____		✓
30 FIRESTOPPING _____		✓
31 STACK DISTANCE TO COMBUSTIBLE MATERIAL _____	✓	✓ 4/30



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, March 30, 1970

PERMITTED MAR 31 1970 293 CITY OF PORTLAND

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 195 Bolton St. Use of Building Dwelling No. Stories 2 1/2 New Building Existing Name and address of owner of appliance Stanley B. Small, 195 Bolton St. Installer's name and address C. Matthews & Sons, 57 Howe Ave. Telephone

General Description of Work

To install (2) oil-fired ~~space~~ heating systems in place of (1) oil-fired ~~space~~ heating system ^{forced hot water} ^{hot water}

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 3' From top of smoke pipe 13" From front of appliance over 4' From sides or back of appliance over 3' Size of chimney flue 8x10 Other connections to same flue none If gas fired, how vented? Rated maximum demand per hour Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? yes

IF OIL BURNER

Name and type of burner U.S. National gun type 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 1 1/2" Location of oil storage basement Number and capacity of tanks 275 gals. Low water shut off yes Make No. 677 W: 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

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 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

Amount of fee enclosed? 3.00 (\$2.00 for one heater, etc., \$1.00 additional for each additional heater, etc., in same building at same time.)

APPROVED: 3/30/70 OK M.G.W.

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. Matthews & Sons

CS 300

Signature of Installer by: Carl Matthews

INSPECTION COPY

Am

195 Bolton St.

April 16, 1970

C. Matthews & Sons
57 Rowe Avenue

cc to: Stanley B. Small
195 Bolton Street

Gentlemen:

Upon inspection of the above job on April 14, 1970,
the following omissions were found:

1. No service switch at burners.
2. Clearance from flue pipe to floor timbers is less than allowed. Timbers shall be protected with $\frac{1}{4}$ inch asbestos cement board or asbestos millboard.

It is important that correction of these conditions be made before April 29, 1970, and notification be given this office of readiness for another inspection.

If additional information relative to the above is desired, please phone Inspector Malcolm Ward at 774-8221, extension 234, any weekday but Saturday between 8:00 and 9:00 A. M.

Very truly yours,

Malcolm Ward
Building Inspection Department

MW:m

PERMIT TO INSTALL PLUMBING

PERMIT NUMBER **1228**

Date Issued **March 30, 1970**
 Portland Plumbing Inspector
 By **ERNOLD R GOODWIN**

App. First Insp.
 Date **3/31/70**
 By **WALTER H. WALLACE**
 DEPUTY PLUMBING INSPECTOR

App. Final Insp.
 Date **3/31/70**
 By **WALTER H. WALLACE**
 DEPUTY PLUMBING INSPECTOR

- Type of Bldg.
- Commercial
 - Residential
 - Single
 - Multi Family
 - New Construction
 - Remodeling

Address 195 Bolton Street		PERMIT NUMBER 1228	
Installation For: 2 fsi.			
Owner of Bldg: Stanley J. Small			
Owner's Address: 195 Bolton St.		Date: 3-30-70	
Plum.ber: C. Matthew Co., 57 Rowe Ave.		NO	FEE
NEW	REPL		
		SINKS	
		LAVATORIES	
		TOILETS	
		BATH TUBS	
		SHOWERS	
		DRAINS FLOOR SURFACE	
		HOT WATER TANKS	
		TANKLESS WATER HEATERS	2 4.00
2		GARBAGE DISPOSALS	
		SEPTIC TANKS	
		HOUSE SEWERS	
		ROOF LEADERS	
		AUTOMATIC WASHERS	
		DISHWASHERS	
		OTHER	
TOTAL			4.00

Building and Inspection Services Dept.; Plumbing Inspection