

147-151 BOLTON STREET



SHAW-WALKER

Full cut #920R - Half cut #8202R - Third cut #9202R - Fifth cut #9205R

WASPA 8/11/68
Approved 8/15/68
68/56

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

VARIANCE APPEAL

LOUIS KOVENSKY

147 BOLTON ST.

owner of property at 147 Bolton St., under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals for a variance from the provisions of said Ordinance to permit: issuing a Certificate of Occupancy to allow two persons residents of the dwelling as real estate brokers or agents. This permit is presently not issuable because a use is not allowable in the R-5 Residential Zone and the use as a real estate office was established under a previous appeal (Feb. 8, 1966) which allowed only one person on the premises to be engaged in such a use.

LEGAL BASIS OF APPEAL: Such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in undue hardship in the development of property which is inconsistent with the intent and purpose of the Ordinance; that there are exceptional or unique circumstances relating to the property that do not generally apply to other property in the same zone or neighborhood, which have not arisen as a result of action of the applicant subsequent to the adoption of this Ordinance whether in violation of the provisions of the Ordinance or not; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance; and that the granting of the variance will not be contrary to the intent and purpose of the Ordinance.

Louis Kovensky
APPELLANT

DECISION

After public hearing held August 15, 1968, the Board of Appeals finds that all of the above conditions do not exist with respect to this property and that a variance should not be granted in this case.

It is, therefore, determined that a variance from the provisions of the Zoning Ordinance should not be granted in this case.

Franklin D. Hillery
Mayor
W.B. Kullback
BOARD OF APPEALS

DATE: August 15, 1968

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF Louis Kovensky

AT 147 Bolton Street

Public Hearing on the above appeal was held before the Board of Appeals.

BOARD OF APPEALS

	YES	VOTE	NO
Franklin G. Hinckley	()		(x)
Ralph Young W. B. Kirkpatrick	()		(x)
Harry M. Shwartz	()		(x)

Record of Hearing

A.P.-147-151 Bolton Street

Aug. 1, 1968

Mr. Louis Kevensky
147 Bolton Street

cc to: Corporation Counsel

Dear Mr. Kevensky:

Building permit and certificate of occupancy to allow two persons residents of the dwelling at the above named location as real estate brokers or agents in the R-5 Residence Zone in which this property is located is not issuable under the Zoning Ordinance because this use as a real estate office has been established under a previous appeal (February 8, 1966), which allowed only one person on the premises to be engaged as a broker or agent.

We understand that you would like to exercise your appeal rights in this matter as provided by Section 602.24B.7 of the Ordinance. Accordingly, you or your authorized representative should come to this office in Room 113, City Hall to file the appeal on forms which are available here. A fee of \$15.00 shall be paid at this office at the time the appeal is filed.

Very truly yours,

A. Allan Soule
Deputy Director of Building Inspection

AAS :m

CITY OF PORTLAND, MAINE
Department of Building Inspection

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A.P.-147-151 Bolton Street

Aug. 1, 1968

Mr. Louis Kevensky
147 Bolton Street

cc to: Corporation Counsel

Dear Mr. Kevensky:

Building permit and certificate of occupancy to allow two persons residents of the dwelling at the above named location as real estate brokers or agents in the R-5 Residence Zone in which this property is located is not issuable under the Zoning Ordinance because this use as a real estate office has been established under a previous appeal (February 8, 1966) which allowed only one person on the premises to be engaged as a broker or agent.

We understand that you would like to exercise your appeal rights in this matter as provided by Section 602.2A.7 of the Ordinance. Accordingly you or your authorized representative should come to this office in Room 113, City Hall to file the appeal on forms which are available here. A fee of \$15.00 shall be paid at this office at the time the appeal is filed.

Very truly yours,

A. Allan Soule
Deputy Director of Building Inspection

AAS :m

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CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

August 5, 1968

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Thursday, August 15, 1968, at 4:00 p.m. to hear the appeal of Louis Kovensky requesting an exception to the Zoning Ordinance to permit changing the real estate office, established by a previous appeal, to allow two persons as real estate brokers or agents in the dwelling at 147 Bolton Street.

This permit is presently not issuable under the Zoning Ordinance because the use is not allowable in the R-5 Residential Zone in which the property is located and a previous appeal was granted with the condition that only one person on the premises be engaged in such a use.

This appeal is taken under Section 24 of the Zoning Ordinance which provides such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in undue hardship in the development of property which is inconsistent with the intent and purpose of the Ordinance; that there are exceptional or unique circumstances relating to the property that do not generally apply to other property in the same zone or neighborhood, which have not arisen as a result of action of the applicant subsequent to the adoption of this Ordinance whether in violation of the provisions of the Ordinance or not; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance; and that the granting of the variance will not be contrary to the intent and purpose of the Ordinance.

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

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

h

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

August 5, 1968

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Thursday, August 15, 1968, at 4:00 p.m. to hear the appeal of Louis Kovensky requesting an exception to the Zoning Ordinance to permit changing the real estate office, established by a previous appeal, to allow two persons as real estate brokers or agents in the dwelling at 147 Bolton Street.

This permit is presently not issuable under the Zoning Ordinance because the use is not allowable in the R-5 Residential Zone in which the property is located and a previous appeal was granted with the condition that only one person on the premises be engaged in such a use.

This appeal is taken under Section 24 of the Zoning Ordinance which provides such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in undue hardship in the development of property which is inconsistent with the intent and purpose of the Ordinance; that there are exceptional or unique circumstances relating to the property that do not generally apply to other property in the same zone or neighborhood, which have not arisen as a result of action of the applicant subsequent to the adoption of this Ordinance whether in violation of the provisions of the Ordinance or not; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance; and that the granting of the variance will not be contrary to the intent and purpose of the Ordinance.

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

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

h

AP - 147 Bolton St.

August 16, 1968

Mrs. Louis Kovensky,
147 Bolton Street

Dear Mrs. Kovensky:

On August 15, 1968 the Board of Appeals denied your application for a building permit to change the use of the dwelling and real estate office for one person to real estate office for two people.

If you will return the receipt for the fee paid to this office, your money will be refunded by voucher.

Very truly yours,

R. Lovell Brown
Director

h

A.P.-147-151 Bolton Street

Aug. 1, 1968

cc to: Corporation Counsel

Mr. Louis Kovensky
147 Bolton Street

Dear Mr. Kovensky:

Building permit and certificate of occupancy to allow two persons residents of the dwelling at the above location as real estate brokers or agents in the R-5 Residence Zone in which this property is located is not issuable under the Zoning Ordinance because this use as a real estate office has been established under a previous appeal (February 8, 1966) which allowed only one person on the premises to be engaged as a broker or agent.

We understand that you would like to exercise your appeal rights in this matter as provided by Section 602.24E.7 of the Ordinance. Accordingly you or your authorized representative should come to this office in Room 113, City Hall to file the appeal on forms which are available here. A fee of \$15.00 shall be paid at this office at the time the appeal is filed.

Very truly yours,

A. Allan Scule
Deputy Director of Building Inspection

AAS:ms

R5 RESIDENCE ZONE



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, at August 1, 1968

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 147 Bolton Street Within Fire Limits? _____ Dist. No. _____
Owner's name and address Mrs. Louis Kovensky, 147 Bolton St. Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address _____ Telephone _____
Architect _____ Specifications _____ Plans no No. of sheets _____
Proposed use of building Dwelling and real estate office No. families 1
Last use _____ " " _____ No. families 1
Material frame _____ No. stories 1 1/2 Heat _____ Style of roof _____ R. _____
Other buildings on same lot _____
Estimated cost \$ _____ Fee \$ 2.00

General Description of New Work

To Change Use of dwelling ~~from~~ limited and real estate office limited employing one person only to use of employing two persons

An occupation conducted within a dwelling unit, which such use does not occupy more than 25% of the dwelling unit devoted to living quarters, except that the area devoted to living quarters shall not be reduced below 900 square feet.

9/10/68: Referred -> Appeal Denied 8/15/68
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 _____
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? _____

APPROVED:
[Signature lines]

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

INSPECTION COPY

Signature of owner Louis Kovensky

728

To be paid 1/17/66
Granted Com. 2/3/66
66/10

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

VARIANCE APPEAL

Mr. Louis Kovensky, owner of property at 147-151 Felton Street
under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby
respectfully petitions the Board of Appeals for a variance from the provisions of said Ordinance to permit: establish a real estate office in one room on first floor of dwelling.
This permit is presently not issuable under the Zoning Ordinance because this is not an allowable use in the R-5 Residence Zone in which the property is located unless authorized by the Board of Appeals under provisions of Section 6-A-5 of the Ordinance.

LEGAL BASIS OF APPEAL: Such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in undue hardship in the development of property which is inconsistent with the intent and purpose of the Ordinance; that there are exceptional or unique circumstances relating to the property that do not generally apply to other property in the same zone or neighborhood, which have not arisen as a result of action of the applicant subsequent to the adoption of this Ordinance whether in violation of the provisions of the Ordinance or not; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance; and that the granting of the variance will not be contrary to the intent and purpose of the Ordinance.

Mrs. Virginia Kennedy
APPELLANT

DECISION

After public hearing held February 3, 1966, the Board of Appeals finds that all of the above conditions do exist with respect to this property and that a variance should be granted in this case, provided that there shall be no advertising signs of any nature on the premises and that not more than one person shall be engaged as a real estate broker or agent on the premises.
It is, therefore, determined that a variance from the provisions of the Zoning Ordinance should be granted in this case, provided that there shall be no advertising signs of any nature on the premises and that not more than one person shall be engaged as a real estate broker or agent on the premises.

William B. Kennedy
Thomas M. Thomas
William B. Kennedy
BOARD OF APPEALS

147-123 Bolton St.

Jan. 13, 1966

Mrs. Louis Kovensky
147 Bolton Street

City Corporation Counsel

Dear Mrs. Kovensky:

Building permit and certificate of occupancy for establishing one room on the first floor of your dwelling at the above named location for a real estate office is not issuable under the Zoning Ordinance unless authorized by the Board of zoning appeals under the provisions of Section 4-A-5 of the Ordinance applying to the R-5 Residence Zone in which the property is located.

We understand that you would like to exercise your appeals rights in this matter. Accordingly you should come to this office to file the appeal on forms that are available here.

Very truly yours,

Herald E. Hayberry
Building Inspection Director

GEM:m



TRUSTEES
 EDWARD G. JORDAN, PRESIDENT
 WARREN D. EDDY, VICE PRESIDENT
 HAROLD E. RICHARDSON
 JAMES J. CONLEY
 JOHN E. HORTON

Portland Water District

16 CASCO STREET, PORTLAND, MAINE 04104

WILLIAM D. MONIE
 TREASURER AND
 GENERAL MANAGER
 TELEPHONE 772-6557

January 27, 1966

City of Portland
 Board of Appeals
 389 Congress Street
 Portland, Maine

Att: Franklin G. Hinckley, Chairman

Gentlemen:

We wish to acknowledge receipt of your notice of a public hearing to be held in the Council Chamber at City Hall, Portland, Maine, on Thursday, February 3, 1966, at 4:00 P. M. to hear the appeal of Mrs. Louis Kovensky requesting an exception to the Zoning Ordinance to permit establishing a real estate office in the dwelling at 147-151 Bolton Street.

Very truly yours,

PORTLAND WATER DISTRICT

W. D. Monie
 W. D. Monie
 General Manager

EJN/C

Serving PORTLAND SOUTH PORTLAND WESTBROOK CAPE ELIZABETH CUMBERLAND FALMOUTH GORHAM SCARBOROUGH STANDISH WINDHAM

153 Bolton St
Portland
Maine 04102

Board of Appeals
Portland
Maine

Dear Mr Hinckley
Mrs Koomsky has spoken to us
regarding the opening of a small real estate office
in her home, which is next door to us. As we
will be unable to attend the public hearing on
February 3 we wish to say that neither I
nor my husband has any objection to the granting
of this permit, if it will have no adverse
effect on surrounding property.

Yours truly

Mrs Edwin C Lefurneau

DATE:

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF

AT

Public Hearing on the above appeal was held before the Board of Appeals.

BOARD OF APPEALS

Franklin G. Hinckley
Ralph L. Young - William B. Kirkpatrick
Harry M. Shwartz

VOTE	
YES	NO
(x)	()
(x)	()
(x)	()

Record of Hearing - Granted provided that there shall be no advertising signs of any nature on the premises and that not more than one person shall be engaged as a real estate broker or agent on the premises.

February 9, 1966

Maine Real Estate Commission,
Room 213, State Office Bldg.
Augusta, Maine 04330

Gentlemen:

This is to notify you that the appeal under the
Zoning Ordinance of Mrs. Louis Kovensky was granted on
February 3, 1966 to establish a real estate office in
her home at 147-151 Bolton Street.

The appeal was granted with the condition that the
license would be for one person only.

Very truly yours,

Gerald E. Mayberry
Director

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(COPY)

CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 147-151 Bolton St.

Date of Issue March 23, 1966



Issued to Mrs. Louis Kovensky
147 Bolton St.

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. 66/69, 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
One room on first floor

APPROVED OCCUPANCY
Real Estate Office

Limiting Conditions:
Sign limited to two square feet.

This certificate supersedes
certificate issued

Approved: Nelson F. Cartwright
Inspector
(Date)

Gerald E. Mayberry
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.

A.P.- 147-151 Bolton St. Feb. 8, 1966

Mrs. Louis Kovensky
147 Bolton Street

Dear Mrs. Kovensky:

Your appeal under the Zoning Ordinance to establish a real estate office as a home occupation has been sustained with the condition that there be no advertising signs of any nature on the premises and that not more than one person shall be engaged as a real estate broker or agent on the premises.

This permit is being issued subject to this condition and with the understanding that the only alteration necessary is that of changing a window to a door opening. As soon as this alteration is done please notify this office for an inspection so that your Certificate of Occupancy can be issued without which it would be unlawful to conduct this new use on the premises.

Very truly yours,

Gerald E. Mayberry
Building Inspection Director

GEM:m

A.P.- 147-151 Bolton St.

Jan. 13, 1966

Mrs. Louis Kovensky
147 Bolton Street

cc to: Corporation Counsel

Dear Mrs. Kovensky:

Building permit and certificate of occupancy for establishing one room on the first floor of your dwelling at the above named location for a real estate office is not issuable under the Zoning Ordinance unless authorized by the Board of zoning appeals under the provisions of Section 6-A-5 of the Ordinance applying to the R-5 Residence Zone in which the property is located.

We understand that you would like to exercise your appeals rights in this matter. Accordingly you should come to this office to file the appeal on forms that are available here.

Very truly yours,

Gerald E. Hayberry
Building Inspection Director

GEM:m



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, January 11, 1966

PERMIT ISSUED

FEB 3 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 147 Bolton St. Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Mrs. Louis Kovensky, 147 Bolton St. Telephone 773-2106
 Lessee's name and address _____ Telephone _____
 Contractor's name and address not let Telephone _____
 Architect _____ Specifications _____ Plans yes No. of sheets 1
 Proposed use of building Dwelling and Real Estate Office No. families 1
 Last use _____ " _____ No. families _____
 Material frame No. stories 1 1/2 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ 45.00 Fee \$ 2.00

General Description of New Work

To Change Use from dwelling to dwelling and one room on first floor for Real Estate Office.
To change window to door, first floor.

An occupation conducted within a dwelling unit, which such use does not occupy more than 25% of the dwelling unit devoted to living quarters, except that the area devoted to living quarters shall not be reduced below 900 sq.ft.

Appeal returned conditionally 2/3/66
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 filled land? _____ earth or rock? _____
 Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
 Kind of roof _____ Rise per foot _____
 No. of chimneys _____ Material of chimney _____ Kind of heat _____ fuel _____
 Framing Lumber—Kind _____ Sills _____
 Size Girder _____ Column _____ Max. on centers _____
 Studs (outside walls and carrying par _____ floor and flat roof span over 8 feet.
 Joists and rafters: 1st floor _____, 3rd _____, roof _____
 On centers: 1st floor _____, 3rd _____, roof _____
 Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
 If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

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

APPROVED:

G. E. M.

Miscellaneous

Will work require disturbing of any tree on 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

Mrs. Louis Kovensky

INSPECTION COPY

Signature of owner by:

Louis Kovensky
(Mrs. Louis)

CS 301

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

January 24, 1966

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Thursday, February 3, 1966, at 4:00 p.m. to hear the appeal of Mrs. Louis Kovensky requesting an exception to the Zoning Ordinance to permit establishing a real estate office in one room on first floor of dwelling at 147-151 Bolton Street.

This permit is presently not issuable under the Zoning Ordinance because this is not an allowable use in the R-5 Residence Zone in which the property is located unless authorized by the Board of Appeals under provisions of Section 6-A-5 of the Ordinance.

This appeal is taken under Section 24 of the Zoning Ordinance which provides such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in undue hardship in the development of property which is inconsistent with the intent and purpose of the Ordinance; that there are exceptional or unique circumstances relating to the property that do not generally apply to other property in the same zone or neighborhood, which have not arisen as a result of action of the applicant subsequent to the adoption of this Ordinance whether in violation of the provisions of the Ordinance or not; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance; and that the granting of the variance will not be contrary to the intent and purpose of the Ordinance.

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

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

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(RC) RESIDENCE ZONE - C

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, November 25, 1952

PERMIT ISSUED

NOV 29 1952

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect ~~the following building~~ 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 147 Bolton Street Within Fire Limits? no Dist. No. _____
 Owner's name and address Walter Hood, 147 Bolton Street Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Moses Arnold, 48 Pleasant Avenue Telephone 3-1160
 Architect _____ Specifications _____ Plans yes No. of sheets 1
 Proposed use of building 1-car garage No. families _____
 Last use _____ No. families _____
 Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot dwelling house
 Estimated cost \$ 650. Fee \$ 4.00

General Description of New Work

To construct 1-car frame garage 24' x 15'.

Handwritten:
 147-151
 24' x 15' = 360
 2 x 4 on 7.5' span = $\frac{326 + 373}{2} = 347$
 7.5 x 1.67 x 30 = 375
 186 a E-9
 5988

Permit issued with Memo

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

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

Permit to be issued to contractor

Details of New Work

Is any plumbing work involved in this work? _____ Is any electrical work involved in this work? _____
 Height average grade to top of plate 8' Height average grade to highest point of roof 13'
 Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
 Material of foundation concrete slab Thickness, top _____ bottom _____ cellar _____
 Material of underpinning _____ Height _____ Thickness _____
 Kind of roof pitch-gable Rise per foot 6" 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 4x4 Sills 4x4 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 concrete, 2nd _____, 3rd _____, roof 2x4
 On centers: 1st floor _____, 2nd _____, 3rd _____, roof 20"
 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 0, to be accommodated 1 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

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

Walter Hood

Signature of owner Moses Arnold

INSPECTION COPY

Permit No. 52/2195
 Location 147 Bolton St.
 Owner Kalter Hood
 Date of permit 11/29/52
 Notif. closing-in _____
 Inspn. closing-in _____
 Final Notif. _____
 Final Inspn. _____
 Cert. of Occupancy issued _____

12/15/52 - C.P. H + T.M.W.
 checked location
 see sketch - W.M.S.
 TIC 152 - Talked with
 both Mrs Mrs Cummings
 who own lot in rear
 Mrs Cummings is
 to let me know
 whether he would like
 us to press the resolution
 probably pending on
 an appeal - W.M.S.

NOTES

11-25-52 Staking out OK
 concrete slab has been poured

12-4-52 Rechecked location
 + stretched a line between
 corner stakes + the building
 is 30" from property line at
 the left hand end corner told
 carpenter on job that he would
 have to hold up the work until
 the thing was squared out.
 Carpenter wanted to make
 a jog at rear left side to
 compensate for the clearance
 to the line. Stopped job
 until matter taken care of.

W.G.M. 1-8-53. Apparently nothing
 is being done on this
 job. W.G.M.

1-9-53 - I made eye
 of way in road from
 W.M. Cummings,
 decided to
 change job
 off of W.M.S.

1-13-52 - Better W.G.M.

STATEMENT ACCOMPANYING APPLICATION FOR BUILDING PERMIT

for garage Date 11/25/52
at 147 Bolton Street

1. In whose name is the title of the property now recorded? Walter Hood
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? 6"
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

Walter Hood

Memorandum from Department of Building Inspection, Portland, Maine

147 Bolton St. - Construction of Garage for Mr. Walter Hood
by Mr. Moses Anzold, Contractor * November 29, 1952

Our inspector reports that you have seen fit to go ahead with the construction of the floor/foundation slab for this garage before issuance of the permit. I am sorry that you were not more cooperative with the intent of the law, but the slab seems to be in the right location. Presumably you have cast bolts into the slab to anchor the sill. If not, the sill must be anchored by some other adequate means.

The 2x4 rafters should be no more than 18 in. from center to center instead of the 20 in. indicated on the application. Presumably there is to be no second floor but you are to use the necessary collar beams across from plate to plate.

c.c. Mr. Walter Hood
147 Bolton St.

WMCD/3

(Signed) Warren McDonald
Inspector of Buildings



Original Permit No. 870

Amendment No. 1

AUG 3 1946

AMENDMENT TO APPLICATION FOR PERMIT

Portland, Maine, August 2, 1946

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for an amendment to Permit No. 870 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location 147 Bolton Street Within Fire Limits? _____ Dist. No. _____

Owner's or Lessee's name and address Walter J. Hook, 147 Bolton Street

Contractor's name and address Durward E. Robbins, 477 Westbrook Street

Plans filed as part of this Amendment no No. of Sheets _____

Is any plumbing work involved in this work? no Is any electrical work involved in this work? no

Increased cost of work 10 Additional fee 25

Framing Lumber: Kind? _____ Dressed or Full Size? _____

Description of Proposed Work

To cut in two new windows on second floor

Approved _____

Chief of Fire Department

[Signature]
ORIGINAL

Commissioner of Public Works.

Signature of Owner

[Signature: Durward Robbins]

Approved: _____

[Signature]

Inspector of Buildings.

(R) RESIDENCE ZONE - C

APPLICATION FOR PERMIT

PERMIT ISSUED

00870

MAY 17 1946



Class of Building or Type of Structure Third

Portland, Maine, May 16, 1946

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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 147 Bolton Street Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Walter J. Hood, 147 Bolton Street Telephone 3-3588
 Lessee's name and address _____ Telephone 3-2885
 Contractor's name and address Durward E. Robbins, 177 Westbrook Street Telephone _____
 Architect _____ Specifications _____ Plans _____ No. of sheets _____
 Proposed use of building Dwelling No. families 1
 Last use _____ No. families 1
 Material wood No. stories 1 1/2 Heat Hot water Style of roof Pitch Roofing Asphalt
 Other buildings on same lot None Fee \$1.00
 Estimated cost \$ 300

General Description of New Work

To finish off existing room on second floor, Existing floor joists 2x8, 16" O. C. 94" span

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

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

Details of New Work

Is any plumbing work involved in this work? _____ Is any electrical work involved in this work? _____
 Height average grade to top of plate _____ Height average grade to highest point of roof _____
 Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
 Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
 Material of underpinning _____ Height _____ Thickness _____
 Kind of roof _____ Rise per foot _____ Roof covering _____
 No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
 Framing lumber Kind _____ Dressed or full size? _____
 Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
 Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
 Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
 On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
 Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
 If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

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

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

APPROVED:

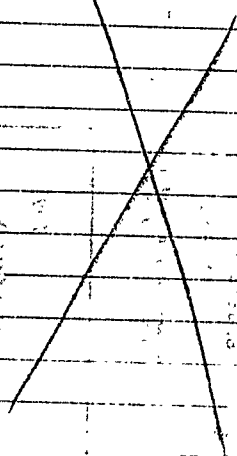
Signature of owner Walter Hood

INSPECTION COPY

Permit No. 46870
Location 147 Bolton St.
Owner Walter J. Hook
Date of permit 5/17/46
Notif. closing-in _____
Inspn. closing-in _____
Final Notif. _____
Final Inspn. 7/2/46
Cert. of Occupancy issued None

NOTES

7/2/46
Walter J. Hook
147 Bolton St.
Walter J. Hook
147 Bolton St.
Walter J. Hook
147 Bolton St.
Walter J. Hook
147 Bolton St.



FILL IN COMPLETELY AND SIGN WITH INK

PERMIT ~~ISSUED~~
0373

Permit No.

APR 1 1937



APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, April 1, 1937

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 147 Bolton Street Use of Building Dwelling

Name and address of owner Harry S. Newcombe, 147 Bolton Street Ward 8

Contractor's name and address Ballard Oil & Equipment Co. of Maine Telephone 2-1991

353 Cumberland Avenue

General Description of Work

To install Oil Burning Equipment CRANKER System

IF HEATER, POWER BOILER OR COOKING DEVICE

Is heater or source of heat to be in cellar? YES If not, which story _____ Kind of Fuel Oil

Material of supports of heater or equipment (concrete floor or what kind) concrete

Minimum distance to wood or combustible material, from top of boiler or casing top of furnace _____

from top of smoke pipe _____, from front of heater _____ from sides or back of heater _____

IF OIL BURNER

Name and type of burner GBC-1 Sacher Labeled and approved by Underwriters' Laboratories? yes

Will operator be always in attendance? _____ Type of oil feed (gravity or pressure) pressure

Location oil storage basement No. and capacity of tanks 1 275-gallon

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.)

BALLARD OIL & EQUIPMENT CO. OF MAINE

Signature of contractor R. H. [Signature]
MGR. Oil Burner Division

INSPECTION COPY

NO APPLICATION BEFORE 10 AM
OR CLOSING IN IS WANTED
REQUIREMENT IS WANTED

89903

Ward 8 Permit No. 37/373
 Location 147 Bolton St.
 Owner Harry S. Newcombe
 Date of permit 4/1/37.
 Notif. closing-in _____
 Inspn. closing-in _____
 Final Notif. None
 Final Inspn. 4/29/37. O.B.
 Cert. of Occupancy issued None

NOTES

- | 1. Kind of work | 2. Label | 3. Anti-siphon | 4. Oil storage | 5. Tank distance | 6. Vent pipe | 7. Fill pipe | 8. Gas | 9. Fugitive | 10. Feed water | 11. Pipe | 12. Control valve | 13. Anti-siphon | 14. T. or pipe | 15. ... |
|------------------|-----------------|----------------|----------------|------------------|--------------|--------------|----------|-------------|----------------|----------|-------------------|-----------------|----------------|----------|
| <u>Hot water</u> | <u>10030212</u> | <u>✓</u> | <u>✓</u> | <u>✓</u> | <u>11"</u> | <u>✓</u> | <u>✓</u> | <u>✓</u> | <u>✓</u> | <u>✓</u> | <u>✓</u> | <u>✓</u> | <u>✓</u> | <u>✓</u> |

Drift. O. Start in down pipe
4/14/37 could not get in.
4/7/37. Same. O.B.

Vertical text on the right side of the page, possibly a stamp or additional notes, including the words "RECEIVED" and "OFFICE".



FILL IN COMPLETELY AND SIGN WITH INK

PERMIT ISSUED
Permit No. 1551

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT
SEP 24 1936

Portland, Maine, September 24, 1936

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 147-151 Bolton Street Use of Building dwelling house
Name and address of owner N. B. Taylor, 44 Richardson St. Ward 8
Contractor's name and address A. E. Moody, 431 Auburn Street Telephone 2-0072

General Description of Work

To install hot water heating system

IF HEATER, POWER BOILER OR COOKING DEVICE

Is heater or source of heat to be in cellar? yes If not, which story _____ Kind of Fuel coal
Material of supports of heater or equipment (concrete floor or what kind) concrete
Minimum distance to wood or combustible material, from top of boiler or casing top of furnace, 30"
from top of smoke pipe 15", from front of heater 5' from sides or back of heater 5'
Size of chimney flue 8x12 Other connections to same flue none

IF OIL BURNER

Name and type of burner _____ Labeled and approved by Underwriters' Laboratories? _____
Will operator be always in attendance? _____ Type of oil feed (gravity or pressure) _____
Location oil storage _____ No. and capacity of tanks _____
Will all tanks be more than seven feet from any flame? _____ How many tanks fireproofed? _____
Amount of fee enclosed? 2.00 (\$1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)
Signature of contractor A. E. Moody

INSPECTION COPY

Ward 8 Permit No. 36/1551

Location 147-151 Bolton St.

Owner N. B. Taylor

Date of permit 9/24/36

Post Card sent

Notif. for insp. 11/3/36

Approval Tag issued 11/3/36

Oil Burner Check List (date)

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.

NOTES



(R) GENERAL RESIDENCE ZONE
APPLICATION FOR PERMIT **PERMIT ISSUED**

Class of Building or Type of Structure Third Class AUG 10 1936

Portland, Maine, August 10, 1936

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 149 Bolton Street Ward 8 Within Fire Limits? no Dist. No. _____
Owner's or Lessee's name and address W. B. Taylor, 44 Richardson St. Telephone 1-3987
Contractor's name and address Owner Telephone _____
Architect's name and address _____ Telephone _____
Proposed use of building Dwelling
Other buildings on same lot _____ No. families 1
Plans filed as part of this application? yes No. of sheets 1
Estimated cost \$ 5000. No. of sheets 1 Fee \$ 1.25

Description of Present Building to be Altered

Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
Last use _____ No. families _____

General Description of New Work

one and
To erect one-half story frame dwelling 31' x 36'.

Framing lumber dressed four sides

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

Details of New Work

Size, front 31' depth 36' No. stories 1 1/2 Height average grade to top of plate 10'
To be erected on solid or filled land? solid Height average grade to highest point of roof 18'
Material of foundation concrete earth or rock? earth Thickness, top 10" bottom 12"
Material of underpinning brick Height 15" Thickness 8"
Kind of Roof pitch Rise per foot 8" Roof covering asphalt roofing Class C Und. Lote
No. of chimneys 2 Material of chimneys brick of lining tile
Kind of heat steam Type of fuel coal Is gas fitting involved? no
Corner posts 4x8 Sills 4x8 Girt or ledger board? _____ Size _____
Material columns under girders _____ Size _____ Max. on centers _____
Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 4x8 or larger. Bridg: z in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.
Joists and rafters: 1st floor 2x8, 2nd 2x8, 3rd _____, roof 2x8
On centers: 1st floor 16", 2nd 18", 3rd _____, roof 16"
Maximum span: 1st floor 14', 2nd 14', 3rd _____, roof _____
If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

No. cars now accommodated on same lot _____ to be accommodated _____
Total number commercial cars to be accommodated _____
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

Miscellaneous

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

INSPECTION COPY

Signature of owner W. B. Taylor

344
107413

Ward 8 Permit No. 36/1269
Location: 149 Bolton Street
Charged: N. B. Taylor
Date of permit 8/18/36
Not in 9/18/36 - 11 AM
Inspn. closing-in 9/21/36 - G.T.
Final Notif. 11/3/36
Final Inspn. 11/3/36 - C.K.
Cert. of Occupancy issued 11/3/36.

NOTES
8/18/36 - Clipping out
O.K. - A.G.
8/25/36 - Ecstasy in
contaminated as to
found for identification
by A.G.
8/29/36 - Gasping under
framing of
9/9/36 - Framing well
along - A.G.
9/18/36 - Ins. stopping
needed over top of
carry in conditions
plumbing not com-
pleted. A.G.



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date Aug. 30, 1985
 Receipt and Permit number D04265

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: 147 1/2 Bolton St.

OWNER'S NAME: Lou Kovenski ADDRESS: same

FEE\$

OUTLETS:

Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL _____

FIXTURES: (number of)

Incandescent _____ Fluorescent _____ (not strip) TOTAL _____

Strip Fluorescent _____ ft. _____

SERVICES:

Overhead Underground _____ Temporary _____ TOTAL amperes 100 3.00

METERS: (number of) 1 .50

MOTORS: (number of)

Fractional _____

1 HP or over _____

RESIDENTIAL HEATING:

Oil or Gas (number of units) _____

Electric (number of rooms) _____

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 _____ Water Heaters _____

Cook Tops _____ Disposals _____

Wall Ovens _____ Dishwashers _____

Dryers _____ Compactors _____

Fans _____ Others (denote) _____

TOTAL _____

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 _____

INSTALLATION FEE DUE: _____

FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT DOUBLE FEE DUE: _____

FOR REMOVAL OF A "STOP ORDER" (304-16.b) _____

TOTAL AMOUNT DUE: 5.00 Min.

INSPECTION:

Will be ready on (10 AM) Sept. 4, 1985; or Will Call _____

CONTRACTOR'S NAME: Alan Eger Elec. Inc.

ADDRESS: 173 Bridge St., West., Me. 04092

TEL.: 854-4846

MASTER LICENSE NO. 4590 SIGNATURE OF CONTRACTOR: _____

LIMITED LICENSE NO. _____

INSPECTOR'S COPY — WHITE

OFFICE COPY — CANARY

CONTRACTOR'S COPY — GREEN

