

11-13 CALEB STREET

SHAW-WALKER

Full cut • 9209 • Half cut • 9202R • Thin cut • 9703R • Film cut • 9203R



(R) RESIDENCE ZONE - C

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, May 15, 1950

00709

MAY 18 1950

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ alter ~~repair~~ ~~and~~ ~~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 13 Caleb Street Within Fire Limits? no Dist. No. _____
Owner's name and address William Gagnon, 13 Caleb Street Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address A. J. Comeau, 96 Caleb St. pt Telephone 3-5775
Architect _____ Specifications _____ Plans no No. of sheets _____
Proposed use of building Dwelling house No. families 1
Last use _____ " " _____ No. families 1
Material wood No. stories 1 1/2 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ 250. Fee \$ 2.00

General Description of New Work

To remove existing screening on side piazza 8' x 14' and glass-in entire piazza permanently.

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 A. J. Comeau

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 _____ 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: ' ' 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:

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
William Gagnon *Alfred J. Comeau*

INSPECTION COPY

Signature of owner by: _____

AP 13 Caleb Street

May 16, 1950

Mr. William Gagnon
13 Caleb Street
Mr. A. J. Comeau
96 Caleb Street

Gentlemen:

I am unable to issue the building permit, applied for by Mr. Comeau, intended to cover glazing in the one story piazza on the end toward Congress Street of the dwelling house at 13 Caleb Street because it appears from the record that this porch is only about 3' from the side property line in a situation where the Zoning Ordinance requires 9' from such new work as this enclosure of the piazza would be, to the property line.

Mr. Comeau reported that there was a lot of land on that side of the dwelling, and he no doubt meant that Mr. Gagnon owned a lot of land on that side. I have the impression that Mr. Gagnon owns the next lot which is at the corner of Congress Street and contains an existing store and dwelling. Even though that is true, there is a plotted lot line between the two lots and the Zoning Ordinance refers to that lot line, irrespective of who owns the land on either side of it.

Examination of the record shows that when Mr. Gagnon had this dwelling house built in 1940 the house was so long, as compared with the frontage or width of the lot, that he went to the Board of Appeals seeking the right to construct closer to the side lot line than the terms of the Zoning Ordinance permitted. That right was granted but on the basis of an open porch on the end toward Congress Street. Because the appeal was granted on the basis of an open porch too close to the lot line does not give me the right to issue a permit to enclose the porch now.

It may be that Mr. Gagnon would like again to go to the Board of Appeals seeking the right to enclose the piazza this small distance from the side property line. If he does, he should notify this office of that fact, whereupon he will be notified by mail how to proceed.

If he should like to get the matter settled at the earliest possible time, it is important that he notify us immediately and that the appeal be filed in the office of Corporation Counsel, according to the instructions which he will receive after he has notified us, before May 26.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMcD/G

78' frontage
divd. 59+16 width in rear

Since bldg was built it appears that owner transferred or bought a strip at least 10' wide from lot at corner of Caleb & Congress

at which yard distance is at 13'

11/7/50



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, Sept. 13, 1948

PERMIT ISSUED

91651

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 13 Caleb Street Use of Building Dwelling house No. Stories Existing Next Building Existing " "
 Name and address of owner of appliance William L. Gagnon, 13 Caleb Street
 Installer's name and address Harris Oil Co., 202 Commercial St. Telephone 2-8304

General Description of Work

To install steam heating system and oil-burning equipment in (replacement)

IF HEATER, OR POWER BOILER

Location of appliance or source of heat cellar Type of floor beneath appliance concrete
 If wood, how protected? Kind of fuel oil
 Minimum distance to wood or combustible material, from top of appliance or casing top of furnace 3'
 From top of smoke pipe 5' From front of appliance over 4' From sides or back of appliance over 3'
 Size of chimney flue 8x12 Other connections to same flue none
 If gas fired, how vented? Rated maximum demand per hour

IF OIL BURNER

Name and type of burner General Electric Labelled by underwriter's laboratories? yes
 Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? bottom
 Type of floor beneath burner concrete
 Location of oil storage cellar Number and capacity of tanks existing
 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 Kind of fuel Type of floor beneath appliance
 If wood, how protected?
 Minimum distance to wood or combustible material from top of appliance
 From front of appliance From sides and back From top of smokepipe
 Size of chimney flue Other connections to same flue
 Is hood to be provided? If so, how vented?
 If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

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.)

APPROVED

OK 9-13-48. Fern

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

Harris Oil Company

Signature of Installer by:

Andrew R. Sides

INSPECTION COPY



FILL IN COMPLETELY AND SIGN WITH INK

PERMIT ISSUED

Permit No. 00043

JAN 10 1946

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

To the INSPECTOR OF BUILDINGS, PORTLAND, ME. Portland, Maine, January 8, 1946
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 13 Caleb Street Use of Building Dwelling No. Stories NEW Building Existing
Name and address of owner of appliance W. S. Mason, 13 Caleb Street
Installer's name and address Pandolfi McAllister, 81 Commercial St. Telephone 2-2941

General Description of Work

To install oil burning equipment in connection with existing steam heat

PERMIT-1-546 Permit
CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED
NOTIFICATION BEFORE LATHING
OR CLOSING-IN IS WAIVED

IF HEATER, POWER BOILER OR COOKING DEVICE

Is appliance or source of heat to be in cellar? Yes If no, which story Kind of Fuel Oil
Material of supports of appliance (concrete floor or what kind) concrete
Minimum distance to wood or combustible material, from top of appliance or casing top of furnace,
from top of smoke pipe from front of appliance from sides or back of appliance
Size of chimney flue Other connections to same flue

IF OIL BURNER

Name and type of burner Eastern Oil Labeled and approved by Underwriters Laboratories? Yes
Will operator be always in attendance? Type of oil feed (gravity or pressure) bottom
Location oil storage basement No. and capacity of tanks 1-275 gal.
Will all tanks be more than seven feet from any flame? Yes How many tanks fireproofed?

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

ORIGINAL

Signature of Installer Pandolfi McAllister



FILL IN COMPLETELY AND SIGN WITH INK

PERMIT ISSUED

Permit No. 0167
FEB 13 1941

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, February 13, 1941

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 17 Caleb Street Use of Building dwelling house No. Stories 4 New Building Existing

Name and address of owner of appliance W. L. Gagnon,

Installer's name and address H. G. Ireland, 12 Savoy Street Telephone 4-3822

General Description of Work

To install steam heating system

IF HEATER, POWER BOILER OR COOKING DEVICE

Is appliance or source of heat to be in cellar? yes If not, which story? _____ Kind of Fuel coal

Material of support of appliance (concrete floor or what kind) concrete

Minimum distance to wood or combustible material, from top of appliance or casing top of furnace, 30"
from top of smoke pipe 18" from front of appliance 15" from sides or back of appliance 5"

Size of chimney flue 8x10 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? 1.00 (\$1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

Signature of Installer H. G. Ireland

INSPECTION COPY

STATEMENT ACCOMPANYING APPLICATION FOR BUILDING PERMIT

for one family dwelling house with one car garage attached
at 11-13 Caleb Street Date 12/9/40

1. In whose name is the title of the property now recorded? William Zagony
2. Are the boundaries of the property in the vicinity of the proposed work shown clearly on the ground, and how? Iron Stake
3. Is the outline of the proposed work now staked out upon the ground? not
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? 4"
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 size, 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

Robert Y. Gail



(B) GENERAL RESIDENCE ZONE
APPLICATION FOR PERMIT
 Class of Building or Type of Structure **Third Class**

Permit No **111530**
2121
61940

Portland, Maine, December 9, 1940

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

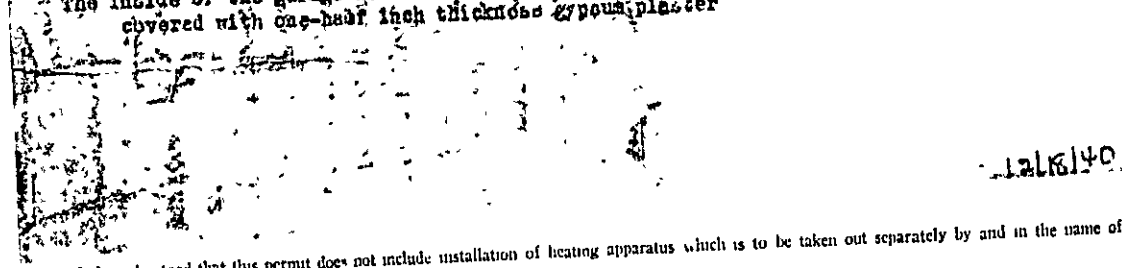
The undersigned hereby applies for a permit to erect ~~the~~ the following building ~~and~~ ~~structure~~ ~~equipment~~ in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications.

Location 11-13 Calish Street
 Lot 3
 Owner's name and address William Gagnon, 1332 Congress St. Telephone
 Contractor's name and address Herbert G. Call, 52 Maplewood St. Telephone 4-8904
 Architect Plans filed yes No of sheets 1
 Proposed use of building dwelling house with one car garage attached No families 1
 Other buildings on same lot
 Estimated cost \$ 5800. Per \$ 150
Fec \$ 2.50
 Description of Present Building to be Altered \$ 3.00
 Material No stories Heat Style of roof Roofing
 Past use No families

General Description of New Work

To erect one family frame dwelling house with one car garage attached

The inside of the garage will be covered, where required, by law, with perforated gypsum lath covered with one-half inch thickness gypsum plaster



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? yes
 Is any electrical work involved in this work? yes Height average grade to top of plate 10'
 Size, front 52' depth 20' No stories 1 1/2 Height average grade to highest point of roof 24'
 To be erected on solid or filled land? solid earth or rock? earth
 Material of foundation concrete concrete trench wall 10" top 16" bottom 16" collar yes
 Material of underpinning brick Height 16" Thickness 8"
 Kind of roof pitch Rise per foot 12" Roof covering Asphalt roofing Class C Und. Lab.
 No. of chimneys 1 Material of chimneys brick of lining tile
 Kind of heat steam Type of fuel coal Is gas fitting involved? no
 Framing member—Kind knock Dressed or full size dressed
 Corner posts 4x6 Sills 4x6 Girt or ledger board ledger board Size 1x6 not more than 3' below top of plate
 Material columns under girders iron columns Size 4" Max on centers 48"
 Sills (outside walls and carrying partitions) 2x1-10" O.C. Girders 6x8 or larger Bridging 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 2x10 2nd 2x10 3rd 2x6 ceiling, roof 2x8 2x6
 On centers 1st floor 16" 2nd 16" 3rd 16" roof 16" 16"
 Maximum span 1st floor 12'6" 2nd 12'6" 3rd 14' roof
 If one story building with masonry walls, thickness of walls? concrete floor to garage height?

If a Garage

No. cars now accommodated on same lot none to be accommodated 1
 Total number commercial cars to be accommodated none
 Will automobile repairing be done other than minor repairs to car held actually stored in the proposed building? no

Miscellaneous

Will above work require disturbing of any structure 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

William Gagnon

By Herbert G. Call

OR FILE COPY

Permit No. 40/2034

Location 11-13 Caleb St.

Owner William Gagnon

Date of permit 12/18/40

Notif. closing-in 2/27/41

Inspn. closing-in 2/27/41 - G.T.

Final Notif. 4/23/41

Final Inspn. 4/28/41 - O.K.

Cert. of Occupancy issued 4/29/41

Notes

12/17/40 - Location slotted

as shown in plan

at 11-13

12/17/40 - Location slotted

at 11-13

10/28/40 - Air duct

at 11-13

12/31/40 - Work

completed - O.K.

1/3/41 - Frames

1/3/41 - Form G.K.

1/10/41 - Shims

1/15/41 - Framing

1/23/41 - Work

Boarded 1/30/41

2/7/41 - Work

2/7/41 - Work

2/27/41 - Work

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2/27/41 - Work



City of Portland, Maine

Sustained
12/16/40
mco
40/83

Appeal to the Municipal Officers to Change the Decision of the

Inspector of Buildings Relating to the Property Owned

by **William Gagnon** at **11-13 Caleb Street**

December 10, 1940

To the Municipal Officers:

Your appellant, **William Gagnon**

who is the **owner** of property at **11-13 Caleb Street**

respectfully petitions the Municipal Officers of the City of Portland to change the decision of the Inspector of Buildings relating to this property, as provided by Section 13, Paragraph c, of the Zoning Ordinance, on the ground that the enforcement of the ordinance in this case involves unnecessary hardship and because relief may be granted without substantially derogating from the intent and purpose of the Zoning Ordinance

The decision of the Inspector of Buildings **denies a permit to cover construction of a combined dwelling house and garage because the proposed depth of rear yard and the aggregate widths of proposed side yards would not be as large as required by the precise terms of the Zoning Ordinance in the General Residence Zone where the property is located.**

The reasons for the appeal are as follows: **The lot is very shallow being less than 60 feet deep and the appellant is required to set his dwelling house more than the usual distance from Caleb Street so that the front of the dwelling may be as far from Caleb Street as the front of the dwelling house on the next lot. While the lot has a width of about 85 feet, the plans of the building are such that the required width of side yards may not be had without making the lot wider. It is the belief of the appellant that the proposed location would not interfere with light and air or increase fire hazard to the surround property.**

*Send notices for 137-138
for 15-17
Compare to J. B. Brown forms, 2/8 middle
Caleb to Margaret E. Mulhearn; 137 Caleb*

40/83

PUBLIC HEARING ON THE APPEAL UNDER THE ZONING ORDINANCE OF WILLIAM GAGNON
At 11-13 Caleb Street

December 12, 1940

A public hearing on the above appeal was held before the Committee on Zoning and Building Ordinance Appeals today. Present for the city were Chairman Martin, Councillors Berry, Libby and Ward, and the Inspector of Buildings.

Mr. Gagnon appeared in support of his appeal and there were no opponents present.

Mr. Gagnon decided that he wanted to locate the north end of the building which contains the garage, five feet instead of three feet from the northerly property line and to take up all of the shortage in side yard widths on the side toward his own lot at the corner of Caleb & Congress Streets. Question as to the possibility of transferring a strip six feet wide in the rear of his corner lot to the lot on which he is now to build, Mr. Gagnon said he would prefer not to do so because he had a mortgage on the corner lot, which would be paid up in two years, at which time he would make a transfer.

Warren McDonald

40/83

, that the appeal under the Zoning Ordinance of William Gagnon at 11-13 Calab Street, relating to the location of a proposed combined dwelling house and garage closer to the rear property line and closer to a side property line than ordinarily permitted by the precise terms of the Ordinance in the General Residence Zone where the property is located, be sustained and that a building permit be granted to said appellant, subject to full compliance with all terms of the Building Code;

BECAUSE enforcement of the Ordinance in this specific case would cause unnecessary hardship by needless interference with the plan and management of the development; and desirable relief may be granted without substantially derogating from the intent and purpose of the Ordinance in that the location of the proposed building would not interfere with light and air of or increase fire hazard to the neighboring property.

40/83

Room 21, City Hall
December 11, 1940

Mr. William Gagnon,
1555 Congress Street,
Portland, Maine

Dear Sir:

The Committee on Zoning and Building Ordinance Appeals of the Municipal Officers will hold a public hearing at the Council Chamber, City Hall on Friday, December 13, 1940 at two o'clock in the afternoon upon your appeal under the Zoning Ordinance relating to the construction of a combined dwelling house and garage proposed at 11-13 Caleb Street closer to the rear line and closer to the northerly side property line than ordinarily permitted.

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

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS

Harry E. Martin, Chairman

40/83

Room 21, City Hall
December 11, 1940

To Whom It May Concern:

The Committee on Zoning and Building Ordinance Appeals of the Municipal Officers will hold a public hearing at the Council Chamber, City Hall on December 15, 1940 at two o'clock in the afternoon upon the appeal under the Zoning Ordinance of Chapter 211, a Section relating to the location of a combined dwelling house and garage proposed at 11-13 Caleb Street.

Because of the dimensions of the lot as compared with the overall dimensions of the building proposed to be built, the appellant seeks the right to have the rear yard less in depth and the side yards less in aggregate width than ordinarily permitted under the precise terms of the Zoning Ordinance in the General Residence Zone where the property is located. In other words the outside walls are proposed closer to the rear line by about one foot than ordinarily allowed; the wall of the attached garage which is to have a bedroom over it, about two feet six inches from the northerly side line instead of the five feet ordinarily required under such circumstances and a proposed open porch on the south side somewhat closer to the side property line than ordinarily allowed.

All persons interested either for or against this appeal will be heard at the above time and place.

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS

Harry E. Martin, Chairman

CC: J. B. Brown & Sons
218 Middle Street
Portland, Maine

Margaret E. Mulkorn,
15 Caleb Street

Harry E. Martin, Chairman
58 Exchange Street