

19-23 BANCROFT COURT



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, January 31, 1964

PERMIT ISSUED

JAN 31 1964

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 19-23 Bancroft Court Use of Building Dwelling and garage No. Stories 1.5 New Building Existing
Name and address of owner of appliance Your Home, Inc., 726 Forest Ave.
Installer's name and address Pallotta Oil Co., 112 Exchange St. Telephone

General Description of Work

To install forced hot water heating system and oil burning equipment

IF HEATER, OR POWER BOILER

Location of appliance basement Any burnable material in floor surface or beneath? no
If so, how protected? Kind of fuel? oil
Minimum distance to burnable material, from top of appliance or casing top of furnace 3'
From top of smoke pipe 2' From front of appliance 4' From sides or back of appliance 3'
Size of chimney flue 8x8 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 Delco 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 base basement Number and capacity of tanks 1-275 gal.
Low water shut off Make No.
Will 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 none

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

APPROVED: OR-1/31/64-ags

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

Pallotta Oil Co.

Signature of Installer By: S. J. Pallotta

CS 300

INSPECTION COPY

PH

PERMIT TO INSTALL PLUMBING

cellar, toilet only - 5-17-63

12810

PERMIT NUMBER

Date Issued: 5-17-63
 Address: Lot #28 Bancroft, Cou.
 Installation For: Alfred Waxlar
 Owner of Bldg.: Alfred Waxlar
 Owner's Address: Bancroft Street
 Plumber: H. Wallace
 Date: 5-17-63

By: J. P. Welch
 PORTLAND PLUMBING INSPECTOR

	NEW	REPL	PROPOSED INSTALLATIONS	NUMBER	FEE
APPROVED FIRST INSPECTION	1		SINKS	1	\$ 2.00
	2		LAVATORIES	2	4.00
Date: July 11, 1963	2		TOILETS	2	4.00
By: JOSEPH E. WELCH	1		BATH TUBS	1	.60
			SHOWERS		
APPROVED FINAL INSPECTION	1		DRAINS	1	.60
Date: Jul 10, 1964			HOT WATER TANKS		
By: JOSEPH E. WELCH			TANKLESS WATER HEATERS	1	.60
	1		GARBAGE GRINDERS	1	.60
			SEPTIC TANKS		
			HOUSE SEWERS		
<input type="checkbox"/> COMMERCIAL			ROOF LEADERS (Conn. to house drain)		
<input type="checkbox"/> RESIDENTIAL					
<input type="checkbox"/> SINGLE	1		Washing Machine	1	.60
<input type="checkbox"/> MULTI FAMILY					
<input type="checkbox"/> NEW CONSTRUCTION					
<input type="checkbox"/> REMODELING					
PORTLAND HEALTH DEPT. PLUMBING INSPECTION				TOTAL	\$13.00

REMODELING
 PORTLAND HEALTH DEPT. PLUMBING INSPECTION TOTAL \$

Allen

4/8/63

lot # Bancroft Court
2-Story dwelling + garage

CHECK AGAINST ZONING ORDINANCE

(R3)

- ✓ Date - New - O.K.
- ✓ Zone Location - R3 - O.K.
- ✓ Interior or Corner Lot - O.K.
- ✓ 40 ft. setback area? (Section 21) NO - O.K.
- ✓ Use - 2-Story dwelling - garage
- ✓ Sewage Disposal - Sewer - O.K.
- ✓ Rear Yards - 36' + O.K.
- ✓ Side Yards - 11' - 12' (total sides 22') O.K.
- ✓ Front Yards - 25' (to garage) - O.K.
- ✓ Projections - Overhang, chimney, porch, - O.K.
- ✓ Height - O.K.
- ✓ Lot Area - 71822' O.K.
- ✓ Building Area - 1,956' House + garage - 1,050' - O.K.
- ✓ Area per Family - O.K.
- ✓ Width of Lot - 76' - O.K.
- ✓ Lot Frontage - 60' - O.K.
- ✓ Off-street Parking - O.K.

(COPY)

CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION Lot 28 Bancroft Court

Date of Issue February 3, 1964



Issued to **Your Home Inc.**
726 Forest Ave.

~~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. **63/323**, 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

Entire

APPROVED OCCUPANCY

**One family dwelling with
attached one car garage.**

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

Nelson F. Cartwright
Inspector

(Date)

Albert J. Sears
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.



R3 RESIDENCE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, April 8, 1963

RECEIVED
APR 10 1963
OFFICE OF BUILDINGS

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 Lot 28 Hancock Court (#19-23) Within Fire Limits? _____ Dist. No. _____
Owner's name and address Your Home Inc., 726 Forest Ave. Telephone 2-9434
Lessee's name and address _____ Telephone _____
Contractor's name and address Alfred Maxler, 90 Carisic St. Telephone _____
Architect J. Ray Hazare Specifications _____ Plans yes No. of sheets 2
Proposed use of building Dwelling & Garage No. families _____
Last use _____ No. families _____
Material frame _____ No. stories 2 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ 16,000.00

General Description of New Work

Fee \$ 22.00 Ed. 4-5-63
pd. 6-7-60 10.00
32.00

To construct 2-story frame dwelling house and 1-car garage 22' x 32' with 12'4" x 20' attached

The inside of the garage will be covered where required by law with perforated rock, lath and plaster. Solid wood core door 1 3/4" thick.

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? yes Is any electrical work involved in this work? yes
Is connection to be made to public sewer? yes If not, what is proposed for sewage? _____
Has septic tank notice been sent? _____ Form notice sent? yes
Height average grade to top of plate 17' Height average grade to highest point of roof 22'
Size, front 32' depth 22' No. stories 1 solid or filled land? solid earth or rock? earth
Material of foundation concrete at least 4" below grade
Kind of roof pitch Rise per foot 4" Thickness, top 10" bottom 10" cellar yes
No. of chimneys 1 Material of chimneys brick Roof covering Asphalt Class C Und. Lab
Framing Lumber—Kind hemlock Dressing or full size? dressed of lining tile Kind of heat f.h. water
Size Girder 6x8 Columns under girders Lally Size 2" Max. on centers 2'
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor 2x8 2nd 2x8 3rd 2x6 ceiling roof 2x6 2x6-gar
On centers: 1st floor 16" 2nd 16" 3rd 16" roof 16" 16"
Maximum span: 1st floor 12' 2nd 14' 3rd _____ roof 14' 18'
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 none
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? no

Miscellaneous

Will work require disturbing of no 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

Your Home Inc.

APPROVED:

J. E. M.

CS 301

INSPECTOR COPY

Signature of owner by:

Alfred Maxler

7/4



R3 RESIDENCE ZONE
APPLICATION FOR AMENDMENT TO PERMIT

PERMIT ISSUED

Amendment No. #1

AUG 17 1960

Portland, Maine, August 10, 1960

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 60/386 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location Lot 23 Barcroft St. (19-23) Within Fire Limits? Dist. No.
Owner's name and address Your Home Inc., 726 Forest Ave. Telephone
Lessee's name and address Telephone
Contractor's name and address Alfred Waxler, 90 Capisc St. Telephone
Architect Plans filed YES No. of sheets 3
Proposed use of building Dwelling No. families 1
Last use No. families
Increased cost of work Additional fee 50

Description of Proposed Work

To change original plans of 2-story house and 1-car garage from 22' x 32'-dwelling
12'4" x 20'-garage
to a 2-story dwelling 24' x 26'-no garage.

Cancel

Details of New Work permit to owner (Your Home Inc.)

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

Approved:

Your Home Inc.
Alfred Waxler

Signature of Owner by:

Alfred Waxler

Approved:

Albert J. Lewis
Inspector of Buildings

INSPECTION COPY
CC-105



R3 RESIDENCE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, November 25, 1959

PERMIT ISSUED?
APR 13 1960
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 (Lot 28) Bancroft Court Within Fire Limits? no Dist. No.
Owner's name and address Your Home Inc. 726 Forest Ave. Telephone 2-9434
Lessee's name and address Telephone
Contractor's name and address Alfred Waxler, 90 Capisic St. Telephone
Architect Specifications Plans yes No. of sheets 2
Proposed use of building Dwelling & Garage No. families 1
Last use No. families
Material frame No. stories 2 Heat Style of roof Roofing
Other building on same lot
Estimated cost \$16,000 Fee \$ 16.00

General Description of New Work

To construct 2-story frame dwelling house and 1-car garage 22' x 32' (dwelling) 12'4" x 20'

The inside of the garage will be covered where required by law with perforated rock lath and plaster. Solid wood core door 1 3/4" thick, self closing.

Permit Issued with Letter

Plans filed with original permit destroyed
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? yes Is any electrical work involved in this work? yes
Is connection to be made to public sewer? yes If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent? yes
Height average grade to top of plate 17' Height average grade to highest point of roof 22'
Size, front 30' depth 22' No. stories 2 below solid or filled land? solid earth or rock? earth
Material of foundation concrete Thickness, top 10" bottom 10" cellar yes
Material of underpinning " to sill Height 8" garage Thickness
Kind of roof pitch Rise per foot 4" Roof covering Asphalt Class C Und. Lab.
No. of chimneys 1 Material of chimneys brick of lining tile Kind of heat f.h. water fuel oil
Framing Lumber—Kind hemlock Dressed or full size? dressed Corner posts 4x6 Sills 2x8 box
Size Girder 6x8 Columns under girders wall Size 3 1/2" Max. on centers 5'
Kind and thickness of outside sheathing of exterior walls?
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor 2x8 2nd 2x8 3rd 2x6 ceiling 2x6 2x6 gar
On centers: 1st floor 16" 2nd 16" 3rd 16" roof 16" 16"
Maximum span: 1st floor 12' 2nd 12' 3rd roof 14' 18'
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 none
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? no

APPROVED: H. J. 60 with letter
[Signature]

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
Your Home Inc.
Alfred Waxler

Signature of owner by: Alfred Waxler, Treas

INSPECTION COPY

AP-Lot 28 Bancroft Court (19-23)

August 17, 1960

Mr. Alfred Waxler
Your Home Inc.
726 Forest Avenue

Dear Mr. Waxler:

Amendment to permit for the above location to build a two-story dwelling 24' x 26' is being issued subject to the following:

1. An approved parking space must be provided having a minimum area 8 feet wide and 18 feet long located no closer than 25 feet from the street line and not closer than 5 feet to the side lot line, unless it is back 50 feet from the street line, then the distance to the side lot line may be reduced to 3 feet.
2. We caution in locating this building on the lot. The distance given on your plan is 26 feet. The garrison overhang reduces this to about the minimum of 25 feet. This distance to be measured at right angles to a line parallel to the front of the house and tangent to the area of the circular street line.
3. The header at the garrison overhang must be a single 2x8 member otherwise the roof load transmitted to the 2x4 inch shoe would rest entirely on nails driven into the end grain of the floor joists.
4. The 2x6 inch floor joists on the rear porch should be notched over a 2x3 inch nailing strip at the 4x6 sill as is shown at the bearing against the house.
5. The studs at the dropwall section of the rear elevation are to be carried down to the 4x6 header at the window or the girt at the bottom of the 2x8 inch floor joists between openings.

Very truly yours,

GEM/jg

Gerald E. Hayberry
Deputy Inspector of Buildings

AP 19-23 (Lot 28) Bancroft Court - new dwelling and garage for Your Home, Inc.

April 18, 1960

Mr. Alfred Waxler, Treas.
Your Home, Inc.
726 Forest Avenue

cc to: Mr. R. Barto
148 Capisic Street

Dear Mr. Waxler:

The revised plans which you filed about the above job in reply to our letter of Dec. 21st., do not show answers to several of the important questions raised in our letter; but the permit is issued, herewith, subject to the following conditions. Before required notice is given of readiness for form inspection, it is necessary that the plans be revised in detail and fresh prints furnished, otherwise, our Field Inspector will not be able to approve pouring concrete.

1. There is still some indication that the second story ceiling joists are to run the length of the building. These ceiling joists must run across the building throughout. Normally that would not be necessary, but in this case it is necessary to tie together the exterior walls because of the low pitch of roof.

2. Galvanized wall ties are indicated for the brick veneer, but not the weight or thickness of them. If galvanized ties are to be used, Sec. 308b8.7 of the Building Code requires that they shall be "crimped" no less than 3/4" wide, long enough to allow two nails for fastening to the frame wall, and of such thickness that at a width no greater than 7/8th of an inch, 1000 ties will weigh at least 48 pounds, two ties to be used at each point and "nested". The other alternative is to use corrugated copper ties of the same weight and description, but only one tie will be needed at a point in that case. It is noted that you still show a little of the brick veneer extending below grade. That part should be laid in cement mortar, and the veneer below the top of the foundation wall must be anchored as well as that above. Presumably you will take the usual precautions to provide drainage for the space between veneer and sheathing.

3. Show a beam of adequate size over the second story hall to support the ceiling joists.

4. Wherever the floor joists run parallel to the upright member of the box sill, show an extra joist beside that upright member to support the exterior wall.

Mr. Alfred Mazler

Page 2

April 18, 1960

5. Show clearly that the studs of the bearing partition in second story go down to a bearing on the doubled 2x4 cap of the first story bearing partition.

6. The plan still seems to show ledger board construction at part, at least, of the second floor framing. A fire stop is shown on the plan, and, while it is not customary to show fire stops on plans, it should be borne in mind that in such a case a fire stop is required at the floor level and at the under edge of the ledger board. There is some reason to believe that you might be better off to use a double 2x4 girt or first story plate all around the building, in which case the second floor studs, except at the front where there is an overhang, would have to be carried down to that double plate.

7. It is noted that the plans now show ties across the rafters of both dwelling and garage at three different levels and on each pair of rafters. There is no rule in the Building Code or anywhere else that we can find which determines exactly how such tie is needed to keep the rafters from spreading the sidewalls and consequently producing a sag in the ridge. It is obvious that these roofs being of such low pitch require special care in this connection, and is also obvious that the ties are of little use unless they are thoroughly spiked to the rafters at both ends.

Very truly yours,

Warren McDonald
Acting Deputy Inspr. of Bldgs.

WRM:dm

once: permit card and copy of application

P. S. We are enclosing a copy of this letter with the expectation that you will give it to whoever is actually in charge of the construction work on the job.

Printed copy
12-23
AP- Lot 28- Bancroft Court-New dwelling & garage for Your Home, Inc.

Dec. 21, 1959

Mr. Alfred Waxler, Treas.
Your Home, Inc.
726 Forest Avenue

cc to: Mr. H. Barto
118 Capital Street

Dear Mr. Waxler:

Please have the plans of the above project revised to clear up the following matters, and furnish fresh prints, so that we may be ready to issue the building permit when you call for it.

1. Because the lot has an unusual shape and the street line is the arc of a circle, a revised site plan is necessary to show precisely the orientation of the building with relation to the street line. It may be advisable to place the front corner of the garage somewhat more than the minimum of 25 feet from the street line to make sure that the foundation form when constructed will not be found to be somewhat of an encroachment on the required side yard - - this, because the lot widens toward the rear. Also the projection of the rear exterior platform should be shown so that it may be taken into account as regards the depth of rear yard. Something appears wrong with the 61 feet which you have indicated from the rear corner of the dwelling to the rear lot line.

2. Show clearly that the front foundation wall will be thick enough to support the brick veneer; also, that no part of the brick veneer will be below the finished grade of the ground. If concrete blocks are to be used for the porch foundations show the concrete footings required by Sec. 307c3.5 of the Code. Cinder blocks are not to be used below the grade. If steel pipes are to be used, show foundations of the rear porch show some type of footing for them as required by the same section.

3. Show kind and bolting of sill for garage walls not common with those of the dwelling (solid 4x6 required by Sec. 312c). Show similar sills for the rear porch (it is assumed that the front porch is to be of masonry), but this should be indicated, also show all of the framing for the rear porch. Wherever the upright of the box sill is to be parallel with the floor joists, show the upright member of the sill to be doubled.

4. The plan is somewhat contradictory as to the direction of the joists. It is assumed that all of the second floor ceiling joists will run across the building which is necessary to tie the front and rear walls against the spread of the rafters. It is also assumed that all floor joists in first and second floors, except those under and above the living room, will run from front to rear of the building. Your builder is not likely to follow the detail on the plan whereby one 6x8 girder in the cellar would get its bearing on the top surface of another 6x8 girder, thus reducing the headroom in the cellar substantially. Please have him and Mr. Barto get together so that the plans will show how the building is actually built, for the benefit of all concerned.