

~~277~~ Capisic Street  
277-285

STAN WALKER  
#0205-31



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP .....

B.O.C.A. TYPE OF CONSTRUCTION .....

ZONING LOCATION A-3 PORTLAND, MAINE, 11-13-78

NOV 14 1978

000983

CITY of PORTLAND

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

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

LOCATION ... 275 Capisic St. ... Fire District #1 [ ] #2 [ ]
1. Owner's name and address .. William A. Wright, Jr. - same .. Telephone 772-6464.
2. Lessee's name and address .. Telephone ..
3. Contractor's name and address .. Robert G. Moulton-122 Mabel St. .... Telephone 773-4325.
4. Architect .. Specifications .. Plans .. No. of sheets ..
Proposed use of building .. No. families ..
Last use .. No. families ..
Material .. No. stories .. Heat .. Style of roof .. Roofing ..
Other buildings on same lot ..
Estimated contractual cost \$.. 2,000 .. Fee \$.. 8.00 ..

FIELD INSPECTOR—Mr. .... GENERAL DESCRIPTION

This application is for: @ 775-5451 To enclose car port as per plan
Dwelling .. Ext. 234 All supporting beams existing
Garage ..
Masonry Bldg. .... Stamp of Special Conditions
Metal Bldg. ....
Alterations ..
Demolitions ..
Change of Use ..
Other ..

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

PERMIT IS TO BE ISSUED TO 1 [ ] 2 [ ] 3 [x] 4 [ ]
Other: .....

DETAILS OF NEW WORK

Is any plumbing involved in this work? .. Is any electrical work involved in this work? ..
Is connection to be made to public sewer? .. If not, what is proposed for sewage? ..
Has septic tank notice been sent? .. Form notice sent? ..
Height average grade to top of plate .. Height average grade to highest point of roof ..
Size, front .. depth .. No. stories .. solid or filled land? .. earth or rock? ..
Material of foundation .. Thickness, top .. bottom .. cellar ..
Kind of roof .. Rise per foot .. Roof covering ..
No. of chimneys .. Material of chimneys .. of lining .. Kind of heat .. fuel ..
Framing Lumber—Kind .. Dressed or full size? .. Corner posts .. Sill ..
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 wall thickness of walls? .. height? ..

IF A GARAGE

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

APPROVALS BY: DATE MISCELLANEOUS
BUILDING INSPECTION—PLAN EXAMINER Will work require disturbing of any tree on a public street? ..
ZONING: [Signature] 11/14/78
BUILDING CODE: [Signature] 11/14/78 Will there be in charge of the above work a person competent
Fire Dept.: to see that the State and City requirements pertaining thereto
Health Dept.: are observed? ..
Others: ..

Signature of Applicant [Signature] Phone # .....

Type Name of above Robert G. Moulton. .... 1 [ ] 2 [ ] 3 [x] 4 [ ]

FIELD INSPECTOR'S COPY

Other ..
and Address .....

NOTES

11-15-78 Not started  
11-22-78 Same  
12-15-78 Completed - No one home - The  
garage window could see wall closed  
in with sheet rock -

Permit No. 78/983  
Location 275 Caprice St  
Owner Alvin R. Hight  
Date of permit 11-14-78  
Approved [Signature]

Large section of the document consisting of multiple horizontal lines, some of which are crossed out with a large 'X'.

PERMIT TO INSTALL PLUMBING

11484

PERMIT NUMBER

Date Issued 5-28-62

PORTLAND PLUMBING INSPECTOR

J. P. Welch

APPROVED FIRST INSPECTION

Date Oct 9-62

JOSEPH E. WELCH

APPROVED FINAL INSPECTION

Date Oct 9-62

JOSEPH E. WELCH

- TYPE OF BUILDING
- COMMERCIAL
  - RESIDENTIAL
  - SINGLE
  - MULTI FAMILY
  - NEW CONSTRUCTION
  - REMODELING

Address 281 Capisco Street

Installation For: Mr. Sterling Grant

Owner of Bldg: Mr. Sterling Grant

Owner's Address: 5 Ivy Place, Falmouth

Plumber: Brillard Oil & Equipment Co. Date: 5-28-62

NEW	REPL	PROPOSED INSTALLATIONS	NUMBER	FEE
		SINKS		
		LAVATORIES		
		TOILETS		
		BATH TUBS		
		SHOWERS		
		DRAINS		
		HOT WATER TANKS		
		TANKLESS WATER HEATERS		
		GARBAGE GRINDERS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS (Conn. to house drain)		
		Install a 3 1/2 gal. coil	1	\$ 2.00

PORTLAND HEALTH DEPT. PLUMBING INSPECTION

TOTAL \$ 2.00

(COPY)

CITY OF PORTLAND, MAINE  
Department of Building Inspection



# Certificate of Occupancy

LOCATION 1277 Capric Street

Issued to Mrs. Emma T Ledger

Date of Issue February 18, 1964

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. 61/169, has had final inspection, has been found to conform  
substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for  
occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Section of basement

Real Estate Office under  
qualifications of a "Home  
Occupation".

Limiting Conditions:

There are to be no advertising  
signs on the premises and no  
person not an occupant of the dwelling  
is to be employed.

This certificate supersedes  
certificate issued

Approved:

(Date)

Inspector

*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.

A.P. 2/7-285 Capric Street

February 18, 1964

Mrs. William B. Ledger  
275 Capric Street

Dear Mrs. Ledger:

Appeal under the Zoning Ordinance having been sustained, permit and certificate of occupancy authorizing the use of a portion of your dwelling at the above named location as a real estate office under the qualifications of a "Home Occupation" are issued herewith. The Appeal Board granted the appeal subject to the conditions that there are to be no advertising signs on the premises and that no person not an occupant of the dwelling is to be employed. Permit and certificate of occupancy are issued subject to compliance with these conditions.

Very truly yours,

Albert J. Sears  
Building Inspection Director

AJS:m

A.P. 277-285 Capisic St.

Jan. 28, 1964

Mrs. William B. Ledger  
275 Capisic Street

cc to: Corporation Counsel

Dear Mrs. Ledger:

Certificate of occupancy for use of space in the basement of your dwelling at the above named location for a "Real Estate Office" meeting area and use requirements similar to those applying to a "Home Occupation" is not issuable under the Zoning Ordinance because the proposed use is not allowable in the R-3 Residence Zone in which the property is located unless authorized by the Board of Appeals under the provisions of Section 24-E-7 of the Ordinance.

We understand you would like to exercise your appeal rights in this matter. Accordingly we are certifying the case to the Corporation Counsel, to whose office in Room 208, City Hall, you should go to file the appeal.

Very truly yours,

Albert J. Sears  
Building Inspection Director

AJS:m



R3 RES'DENCE ZONE

# APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class  
Portland, Maine, January 27 1964

PERMIT ISSUED

FEB 11 1964

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 277 Capisic St. Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_

Owner's name and address Mrs. William B Ledger, 275 Capisic St. Telephone \_\_\_\_\_

Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_

Contractor's name and address \_\_\_\_\_ Telephone \_\_\_\_\_

Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans \_\_\_\_\_ No. of sheets \_\_\_\_\_

Proposed use of building Dwelling and Real Estate Office No. families 1

Last use \_\_\_\_\_ No. families \_\_\_\_\_

Material \_\_\_\_\_ No. stories \_\_\_\_\_ Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_

Other buildings on same lot \_\_\_\_\_

Estimated cost \$ \_\_\_\_\_ Fee \$ 2.00

### General Description of New Work

To Change Use of portion of basement for "Real Estate Office" -no alterations.

Use will not occupy more than 25% of the area of the building devoted to living quarters and the area of the building devoted to living quarters shall not be reduced below 900 sq.ft. by this provision.

Approved 2/13/64 conditionally

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 sewerage? \_\_\_\_\_

Has septic tank notice been sent? \_\_\_\_\_ Form notice sent? \_\_\_\_\_

Height average grade to top of plate \_\_\_\_\_ Height average grade to highest point of roof \_\_\_\_\_

Size, front \_\_\_\_\_ depth \_\_\_\_\_ No. stories \_\_\_\_\_ solid or filled land? \_\_\_\_\_ earth or rock? \_\_\_\_\_

Material of foundation \_\_\_\_\_ Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_ cellar \_\_\_\_\_

Kind of roof \_\_\_\_\_ Rise per foot \_\_\_\_\_ Roof covering \_\_\_\_\_

No. of chimneys \_\_\_\_\_ Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_ Kind of heat \_\_\_\_\_ fuel \_\_\_\_\_

Framing Lumber-Kind \_\_\_\_\_ Dressed or full size? \_\_\_\_\_ Corner posts \_\_\_\_\_ Sills \_\_\_\_\_

Size Girder \_\_\_\_\_ Columns under girders \_\_\_\_\_ Size \_\_\_\_\_ Max. on centers \_\_\_\_\_

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

Joists and rafters: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_

On centers: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_

Maximum span: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_

If one story building with masonry walls, thickness of walls? \_\_\_\_\_ height? \_\_\_\_\_

### If a Garage

No. cars now accommodated on same lot \_\_\_\_\_, to be accommodated \_\_\_\_\_ number commercial cars to be accommodated \_\_\_\_\_

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? \_\_\_\_\_

### Miscellaneous

Will work require disturbing of any tree on a public street? 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. William B Ledger

APPROVED:  
with letter by AGJ

CS 301

INSPECTION COPY

Signature of owner by: Mrs. William B. Ledger (Emma)

7M



*Granted Conditionally*  
64/21 2/13/64

DATE: February 13, 1964

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF Mrs. William E. Ledger

277-285 Capisco Street

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

BOARD OF APPEALS

Franklin G. Hinckley  
Ralph L. Young  
Harry M. Shwartz

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

Record of Hearing

Granted, provided that there shall be no advertising signs on the premises and no person nor an occupant of the dwelling shall be employed on the premises.

Letters of opposition in file.

CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

CONDITIONAL USE APPEAL

January 29, 1964

Mrs. William B. Ledger, owner of property at 277-285 Canisic Street under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to: permit certificate of occupancy for use of space in the basement of dwelling for a "Real Estate Office," meeting area and use requirements similar to those applying to a "Home Occupation". This permit is presently not issuable under the Zoning Ordinance because the proposed use is not allowable in the R-3 Residence Zone in which the property is located unless authorized by the Board of Appeals under the provisions of Section 24-E-7 of the Ordinance.

**LEGAL BASIS OF APPEAL:** Such permit may be granted only if the Board of Appeals finds that such use of the premises will not adversely affect property in the same zone or neighborhood and will not be contrary to the intent and purpose of the Ordinance.

Emma Thompson Ledger  
APPELLANT

DECISION

After public hearing held February 13, 1964, the Board of Appeals finds that such use of the premises will not adversely affect property in the same zone or neighborhood and will not be contrary to the intent and purpose of the Zoning Ordinance, provided there shall be no advertising signs on the premises and no person not an occupant of the dwelling shall be employed on the premises.

It is, therefore, determined that permit should be issued in this case, provided there shall be no advertising signs on the premises and no person not an occupant of the dwelling shall be employed on the premises.

Freddie S. Smalley  
Harry M. Hamant  
Arthur J. Young  
BOARD OF APPEALS

February 10, 1964

Mrs. William B. Ledger  
275 Capitol Street  
Portland, Maine

Dear Mrs. Ledger:

February 13, 1964,

February 13, 1964

City of Portland, Maine  
Board of Appeals

Attention: Mr. Franklin G. Hinckley,  
Chairman

Gentlemen:

I am unable to attend the public hearing in the council chamber at City Hall 2/13/64, at 4:00 PM, due to my own working hours.

I am not in favor and object to Mrs. W.B. Ledger's request for a Real Estate Office in her home.

Traffic is already very heavy in this area & feel this would create more congestion, also it would depreciate the value of my property as being located in a residential zone, and hamper the sale of same in the event I should decide to sell.

Yours very truly,

*Mrs. Dorothy M. Gallupe*

Dorothy M. Gallupe  
294 Capisic Street  
Portland, Maine

304 Capric Street  
Portland, Maine  
February 8, 1964

City of Portland, Maine  
Board of Appeals  
City Hall  
Portland, Maine

Dear Sirs:

Relative to your letter of February 3, 1964, in which you stated that Mrs. William B. Ledger has appealed for a permit to establish a "Real Estate Office" in her home at 277-285 Capric Street, we wish to advise you that we are firmly opposed to any such exception of our R-3 Residential Zoning Ordinance.

If this permit were granted, we would not only suffer an immediate devaluation of property, a worsening of a present extremely hazardous traffic-flow past our properties, but the way would be cleared for future exceptions.

We wish to state that we deem it incredible that you would even consider granting such an exception in violation of our "High-taxed restricted residential" zoning ordinance.

Very truly yours,

Marion J. Griffith  
Joseph E. Griffith

CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

February 3, 1964

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 13, 1964, at 4:00 p.m. to hear the appeal of Mrs. William B. Ledger requesting an exception to the Zoning Ordinance to permit certificate of occupancy for use of space in the basement of dwelling for a "Real Estate Office", meeting area and use requirements similar to those applying to a "Home Occupation", at 277-285 Capisic Street.

This permit is presently not issuable under the Zoning Ordinance because the proposed use is not allowable in the R-3 Residence Zone in which the property is located unless authorized by the Board of Appeals under the provisions of Section 24-E-7 of the Ordinance.

This appeal is taken under Section 24 of the Zoning Ordinance which provides such permit may be granted only if the Board of Appeals finds that such use of the premises will not adversely affect property in the same zone or neighborhood and will not be contrary to the intent and purpose of the Zoning 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 premises in question as required by Ordinance.

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

ALBERT J. SEARS  
INSPECTOR OF BUILDINGS

CITY OF PORTLAND, MAINE  
Department of Building Inspection

A.P. 277-285 Capisic St.

Jan. 28, 1964

Mrs. William B. Ledger  
275 Capisic Street

✓ cc to: Corporation Counsel

Dear Mrs. Ledger:

Certificate of occupancy for use of space in the basement of your dwelling at the above named location for a "Real Estate Office" meeting area and use requirements similar to those applying to a "Home Occupation" is not issuable under the Zoning Ordinance because the proposed use is not allowable in the R-3 Residence Zone in which the property is located unless authorized by the Board of Appeals under the provisions of Section 24-E-7 of the Ordinance.

We understand you would like to exercise your appeal rights in this matter. Accordingly we are certifying the case to the Corporation Counsel, to whose office in Room 208, City Hall, you should go to file the appeal.

Very truly yours,

Albert J. Sears  
Building Inspection Director

AJS:m

CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

February 3, 1964

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 13, 1964, at 4:00 p.m. to hear the appeal of Mrs. William B. Ledger requesting an exception to the Zoning Ordinance to permit certificate of occupancy for use of space in the basement of dwelling for a "Real Estate Office", meeting area and use requirements similar to those applying to a "Home Occupation", at 277-285 Capisic Street.

This permit is presently not issuable under the Zoning Ordinance because the proposed use is not allowable in the R-3 Residence Zone in which the property is located unless authorized by the Board of Appeals under the provisions of Section 24-E-7 of the Ordinance.

This appeal is taken under Section 24 of the Zoning Ordinance which provides such permit may be granted only if the Board of Appeals finds that such use of the premises will not adversely affect property in the same zone or neighborhood and will not be contrary to the intent and purpose of the Zoning 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 premises in question as required by Ordinance.

BOARD OF APPEALS

Franklin G. Hinckley

Chairman



277-285  
Inquiry - 273-277 Capital Street

Sept. 13, 1961

Mrs. William B. Ledger  
75 Woodmont Street

Dear Mrs. Ledger:

Because I have been unable to find any record of a separate lot at the above named location and therefore have no definite information as to the size of lot involved, I am unable to determine definitely as to just how the Zoning Ordinance applies to the situation. However, the property is located in an R-3 Residence Zone where a minimum lot width of 65 feet and lot area of 6500 square feet is required. Therefore, if you are to be able to connect to the public sewer as you have indicated, it appears that, if the lot to be built upon meets these minimum requirements for lot width and area and the dwelling is to be located on the lot so as to meet requirements for front, rear and side yards, there should be no reason as far as the Zoning Ordinance is concerned why a permit to construct a dwelling on the lot could not be issued.

Very truly yours,

Albert J. Sears  
Building Inspection Director

AJS:m



FILL IN AND SIGN WITH INK

# APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, ... October 9, 1962

PERMIT ISSUED  
01322  
OCT 10 1962  
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 273-277 Cavistic St. Use of Building Dwelling No. Stories Existing New Building Existing  
 Name and address of owner of appliance Mrs. William B. Ledger, 75 Woodmont St.  
 Installer's name and address Moody Heating Co., 479 Auburn 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 18"  
 From top of smoke pipe 20" From front of appliance 4" From sides or back of appliance 3"  
 Size of chimney flue 8x12 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 Hart Heat Labeled by underwriters' laboratories? yes  
 Will operator be always in attendance?            Does oil supply line feed from top or bottom of tank? bottom  
 Type of floor beneath burner concrete Size of vent pipe 1 1/2"  
 Location of oil storage basement Number and capacity of tanks 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., \$1.00 additional for each additional heater, etc., in same building at same time.)

APPROVED:

O.K. 10-9-62           

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

Moody Heating Co.

Signature of Installer By:           

INSPECTION COPY

Permit No. 62/1322

Location 277 Opine St

Owner Mr. James A. Rogers

Date of permit 10/10/62

Approved \_\_\_\_\_

NOTES

1	Soil type	
2	Soil depth	
3	Kind of material	
4	Water table	
5	Foundation	
6	Height	
7	Wind	
8	Temperature	
9	Humidity	
10	Wind direction	
11	Wind speed	
12	Wind gust	
13	Wind direction	
14	Wind speed	
15	Wind gust	
16	Low water	

3- 63

Completed AP

*[Handwritten signature]*

[Large area of horizontal lines for notes or additional information]



# R3 RESIDENCE ZONE APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, Mar April 2, 1962

**PERMIT ISSUED**  
00305  
APR 9 1962  
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 277 Capisic St. Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_  
 Owner's name and address Mrs. William B Ledger, 75 Woodmont St. Telephone \_\_\_\_\_  
 Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Contractor's name and address I. C. Weeks, 60 Johnson St. Telephone \_\_\_\_\_  
 Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans yes No. of sheets 2  
 Proposed use of building Dwelling and garage 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 \$ 14,000.00 Fee \$ 28.00

### General Description of New Work

To construct 1-story frame dwelling house 24' x 42' with attached 2-car garage 20' x 24' (carport)

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 10' Height average grade to highest point of roof 13'  
 Size, front 42' depth 24' at least 4' below ground? solid earth or rock? earth  
 Material of foundation concrete Thickness, top \_\_\_\_\_ m. 10" cellar yes  
 Kind of roof pitch Rise per foot 5" Roof covering asphalt Glass C Und. Lab. \_\_\_\_\_  
 No. of chimneys 1 Material of chimneys brick of lining tile Kind of heatf. water fuel oil  
 Framing Lumber—Kind hemlock Dressed or full size? dressed Corner posts \_\_\_\_\_ Sills box  
 Size Girder 6x12 Columns under girders lally Size 3" Max. on centers 8'  
 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 2x6 ceiling timb., 3rd \_\_\_\_\_, roof 2x8 4x12 gar.  
 On centers: 1st floor 16", 2nd 16", 3rd \_\_\_\_\_, roof 16" 24"  
 Maximum span: 1st floor 12', 2nd 12', 3rd \_\_\_\_\_, roof 12' 4'  
 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 2 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:

W. E. Weeks W/Inspector

### 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 B Ledger

CS 301

INSPEC

Signature of owner by:

William B Ledger

P. H. 7.

NOTES

7-9-62 Forms OK  
as to size & location JAP

8-1-62 Went over  
errors in framing  
around fire place  
COR windows headers  
etc JAP

8-17-62 O.K. to show  
in. Sills on bulkhead?  
Fire stop. Vent Pipe CP

1-10-63 Header  
nooder over bulkhead  
framing. Nail up  
bridging. Break  
floor lining CP

3-26-63 Completed CP

X

Permit No. 65/305

277-285 375-875 Queens Co

Location 375-875 Queens Co

Owner Mr. William B. Kellogg

Date of permit 7/9/62

Notif. closing-in 7/11/62

Inspn. closing-in

Final Inspn. 2/25/63 1/2/63

Cert. of Occupancy issued 2/26/63 2/26/63

Staking Out Notice

Form Check Notice 7/6/62

State Health Dept.  
Bldg. from Health Dept.

PERMIT # 002291 TOWN OF Portland BUILDING PERMIT APPLICATION MAP # \_\_\_\_\_ LOT# \_\_\_\_\_  
 Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Fernand A. Martineau 773-4863  
 Address: 278 Capisic St., Portland 04102  
 LOCATION OF CONSTRUCTION: 278 Capisic St.,  
 CONTRACTOR: owner SUBCONTRACTORS: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_

Est. Construction Cost: \_\_\_\_\_ Type of Use: single family  
 Part Use: \_\_\_\_\_  
 Building Dimensions: L \_\_\_\_\_ W \_\_\_\_\_ Sq. Ft. \_\_\_\_\_ # Stories \_\_\_\_\_ Lot Size: \_\_\_\_\_  
 Is Proposed Use: \_\_\_\_\_ Seasonal \_\_\_\_\_ Condominium \_\_\_\_\_ Apartment \_\_\_\_\_  
 Conversion - Explain: Change use to single family with home occupation

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE  
 Residential Buildings Only: \_\_\_\_\_  
 # Of Dwelling Units \_\_\_\_\_ # Of New Dwelling Units \_\_\_\_\_  
Attorney. No Renovation  
Electric sign - on building  
plan, 1 floor plan and 1  
visual plan submitted.

Foundation:  
 1. Type of Soil: \_\_\_\_\_  
 2. Set Backs - Front \_\_\_\_\_ Rear \_\_\_\_\_ Side(s) \_\_\_\_\_  
 3. Footings Size: \_\_\_\_\_  
 4. Foundation Size: \_\_\_\_\_  
 5. Other \_\_\_\_\_

Floor:  
 1. Sills Size: \_\_\_\_\_ Sills must be anchored.  
 2. Girder Size: \_\_\_\_\_  
 3. Lally Column Spacing: \_\_\_\_\_ Size: \_\_\_\_\_  
 4. Joists Size: \_\_\_\_\_ Spacing 18 O.C.  
 5. Bridging Type: \_\_\_\_\_ Size: \_\_\_\_\_  
 6. Floor Sheathing Type: \_\_\_\_\_ Size: \_\_\_\_\_  
 7. Other Material: \_\_\_\_\_

Exterior Walls:  
 1. Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_  
 2. No. windows \_\_\_\_\_  
 3. No. Doors \_\_\_\_\_  
 4. Header Sizes \_\_\_\_\_ Spacing \_\_\_\_\_  
 5. Bracing: Yes \_\_\_\_\_ No \_\_\_\_\_  
 6. Corner Posts Size \_\_\_\_\_  
 7. Insulation Type \_\_\_\_\_ Size \_\_\_\_\_  
 8. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_  
 9. Siding Type \_\_\_\_\_ Weather Exposure \_\_\_\_\_  
 10. Masonry Materials \_\_\_\_\_  
 11. Metal Materials \_\_\_\_\_

Interior Walls:  
 1. Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_  
 2. Header Sizes \_\_\_\_\_ Spacing \_\_\_\_\_  
 3. Wall Covering Type \_\_\_\_\_  
 4. Fire Wall if required \_\_\_\_\_  
 5. Other Materials \_\_\_\_\_

For Official Use Only

Date: June 23, 1989  
 Inside Fire Units \_\_\_\_\_  
 Mfg Code \_\_\_\_\_  
 No. of Units \_\_\_\_\_  
 Estimated Cost \_\_\_\_\_  
 Value \_\_\_\_\_  
 Fee \$23.00

Subdivision: Yes / No \_\_\_\_\_  
 Name \_\_\_\_\_  
**PERMIT ISSUED**  
 Permit Expiration: \_\_\_\_\_  
 Ownership: Public Private \_\_\_\_\_  
JUL 6 1989

Ceiling:  
 1. Ceiling Joists Size: \_\_\_\_\_  
 2. Ceiling Strapping Size \_\_\_\_\_ Spacing \_\_\_\_\_  
 3. Type Ceiling: \_\_\_\_\_ Size \_\_\_\_\_  
 4. Insulation Type \_\_\_\_\_  
 5. Ceiling Height: \_\_\_\_\_

Roof:  
 1. Truss or Rafter Size \_\_\_\_\_ Span \_\_\_\_\_  
 2. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_  
 3. Roof Covering Type \_\_\_\_\_  
 4. Other \_\_\_\_\_

Chimneys:  
 Type: \_\_\_\_\_ Number of Fire Places \_\_\_\_\_

Heating:  
 Type of Heat: \_\_\_\_\_

Electrical:  
 Service Entrance Size: \_\_\_\_\_ Smoke Detector Required Yes \_\_\_\_\_ No \_\_\_\_\_

Plumbing:  
 1. Approval of soil test if required OK No \_\_\_\_\_  
 2. No. of Tubs or Showers \_\_\_\_\_  
 3. No. of Flushes \_\_\_\_\_  
 4. No. of Lavatories \_\_\_\_\_  
 5. No. of Other Fixtures \_\_\_\_\_

Swimming Pools:  
 1. Type: \_\_\_\_\_  
 2. Pool Size: \_\_\_\_\_ Square Footage \_\_\_\_\_  
 3. Must conform to National Electrical Code and State Law.

Zoning:  
 District 1 Street Frontage Req: \_\_\_\_\_ Provided \_\_\_\_\_  
 Required Setbacks: Front \_\_\_\_\_ Back \_\_\_\_\_ Side \_\_\_\_\_

Review Required:  
 Zoning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_  
 Planning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_  
 Conditional Use: \_\_\_\_\_ Variance \_\_\_\_\_ Site Plan \_\_\_\_\_ Subdivision \_\_\_\_\_  
 Shore and Floodplain Mgmt \_\_\_\_\_ Special Exception \_\_\_\_\_  
 Other (Explain) \_\_\_\_\_  
 Date Approved WD A - P 6-30-89

Permit Received By: Nancy Grossman

Signature of Applicant: Fernand A. Martineau Date: 6/23/89

Signature of CEO: \_\_\_\_\_ Date: \_\_\_\_\_

Inspection Dates: \_\_\_\_\_

2 KR...dyke White-Tax Assessor Yellow-GPCOG White Tag CEO ... Copyright GPCOG 1987

PLOT PLAN

N  
↑

OK

X

FEES (Breakdown From Front)  
Base Fee \$ 25.00 \_\_\_\_\_  
Subdivision Fee \$ \_\_\_\_\_  
Site Plan Review Fee \$ \_\_\_\_\_  
Other Fees \$ .60 \_\_\_\_\_  
(Explain) \_\_\_\_\_  
Late Fee \$ \_\_\_\_\_

Type	Inspection Reco	Date
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____

COMMENTS

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature of Applicant Fernando A. Herrera Date 6/23/89



CITY OF PORTLAND, MAINE

389 CONGRESS STREET  
PORTLAND, MAINE 04101  
(207) 874-8300

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF  
INSPECTION SERVICES DIVISION

278 Capisic St.

June 27, 1989

Mr. Fernand A. Martineau  
278 Capisic Street  
Portland, Maine 04102

Dear Mr. Martineau:

This is in reference to your application for a building permit for a change of use from single family to single family with home occupation for attorney's office and a free standing sign of three square feet in overall area.

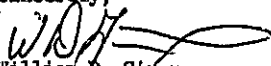
Your request for a free standing sign can not be granted because the Section 14-410 of the City Zoning Ordinance states as follows:

- (1)(d) "Exterior signs shall be limited to one nonilluminated sign not exceeding a total area of two (2) square feet, affixed to the building, and not projecting more than one foot beyond the building."

A copy of the requirements for a "home occupation" as contained in that Section of the City Zoning Ordinance is enclosed for your information.

Please advise this office as to how you wish to amend your sign permit application.

Sincerely,

  
William D. Giroux  
Zoning Enforcement Officer

encl. Section 14-410 Home Occupations

cc: P. Samuel Hoffses, Chief, Inspections Services  
Kathleen Taylor, Code Enforcement Officer  
Warren J. Turner, Administrative Assistant



No freestanding sign  
Approved for  
2.4 ft wall type sign  
only on Block

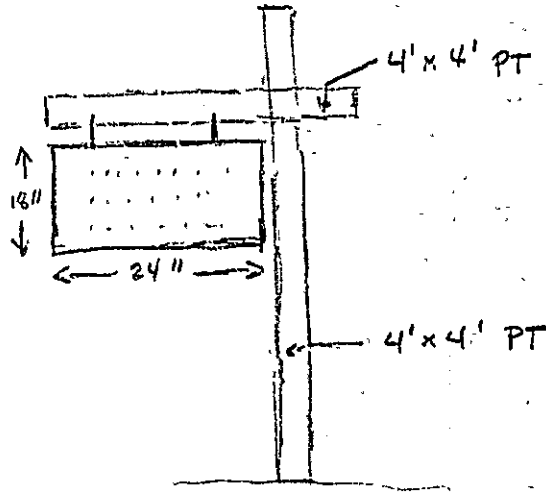
RECEIVED

JUN 23 1989

DEPT. OF BUILDING INSPECTIONS  
CITY OF PORTLAND

TEXT:

2 1/2" FERNAND A. MARTINEAU  
2 1/2" ATTORNEY AT LAW  
1 1/2" BY APPT. ONLY . 773-4863



278 Capisic Street

PLOT PLAN

FERNAND A. + LAURA S. MARTINEAU

278 CAPISIC ST

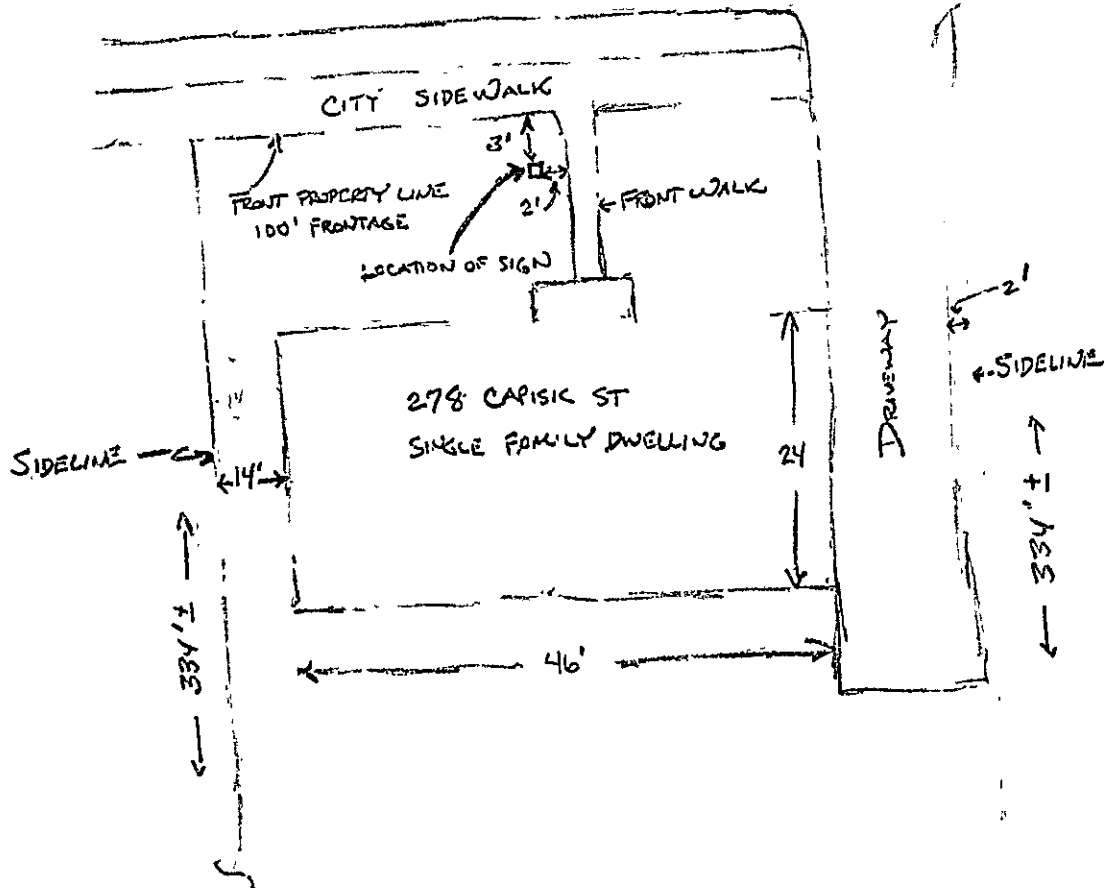
PORTLAND, ME 04102

RECEIVED

JUN 23 1989

DEPT OF BUILDING REGULATIONS  
CITY OF PORTLAND

CAPISIC STREET





RECEIVED

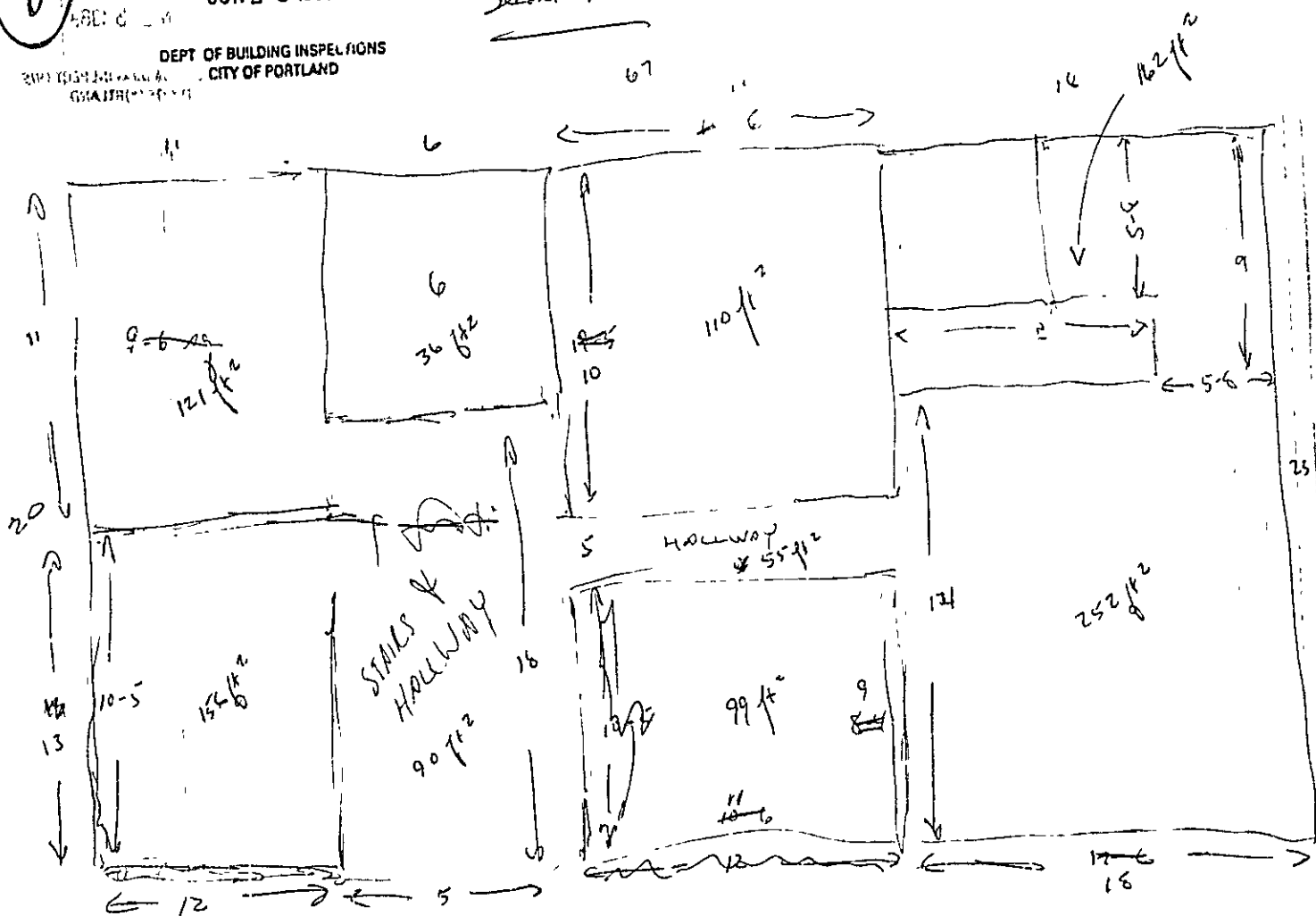
JUN 23 1989

DEPT OF BUILDING INSPECTIONS  
CITY OF PORTLAND

Second Floor

1081 ft<sup>2</sup>

278 Capisic



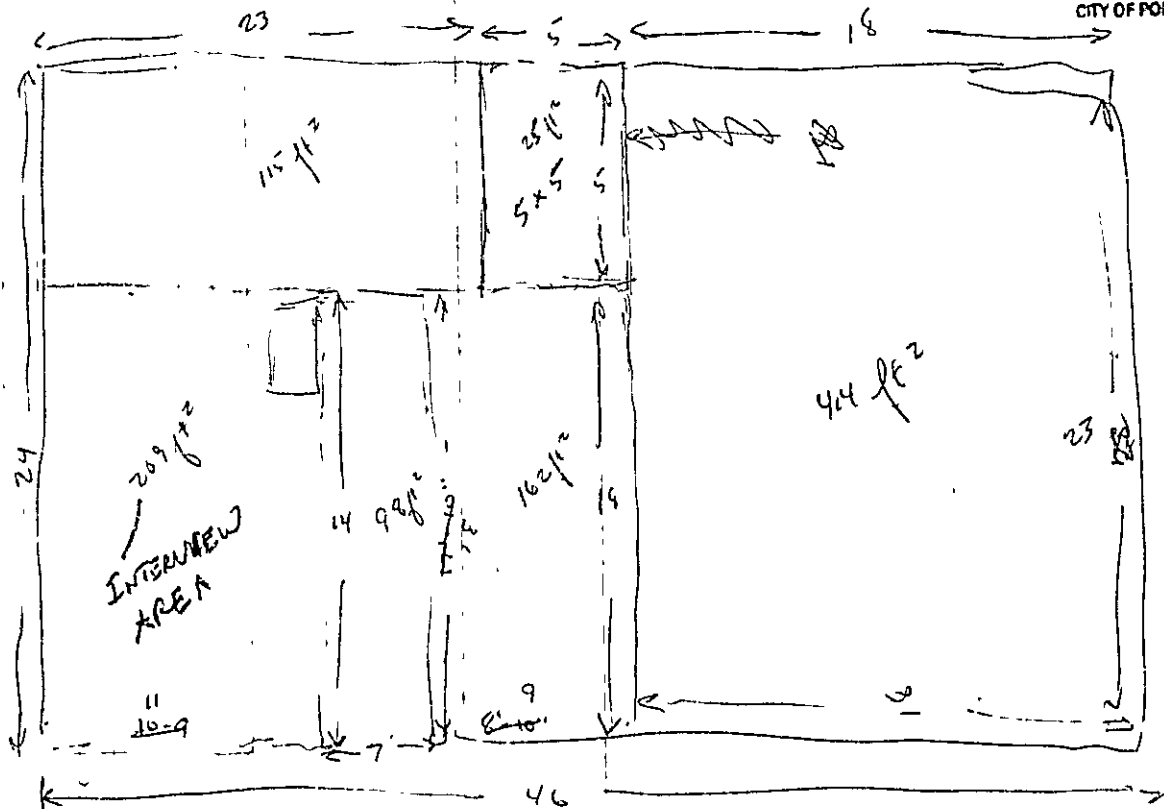
(1)

First Floor

DEPT. OF BUILDING INSPECTIONS  
RECEIVED

JUN 23 1999

DEPT. OF BUILDING INSPECTIONS  
CITY OF PORTLAND



278 Capisic

1023 ft²

(31)

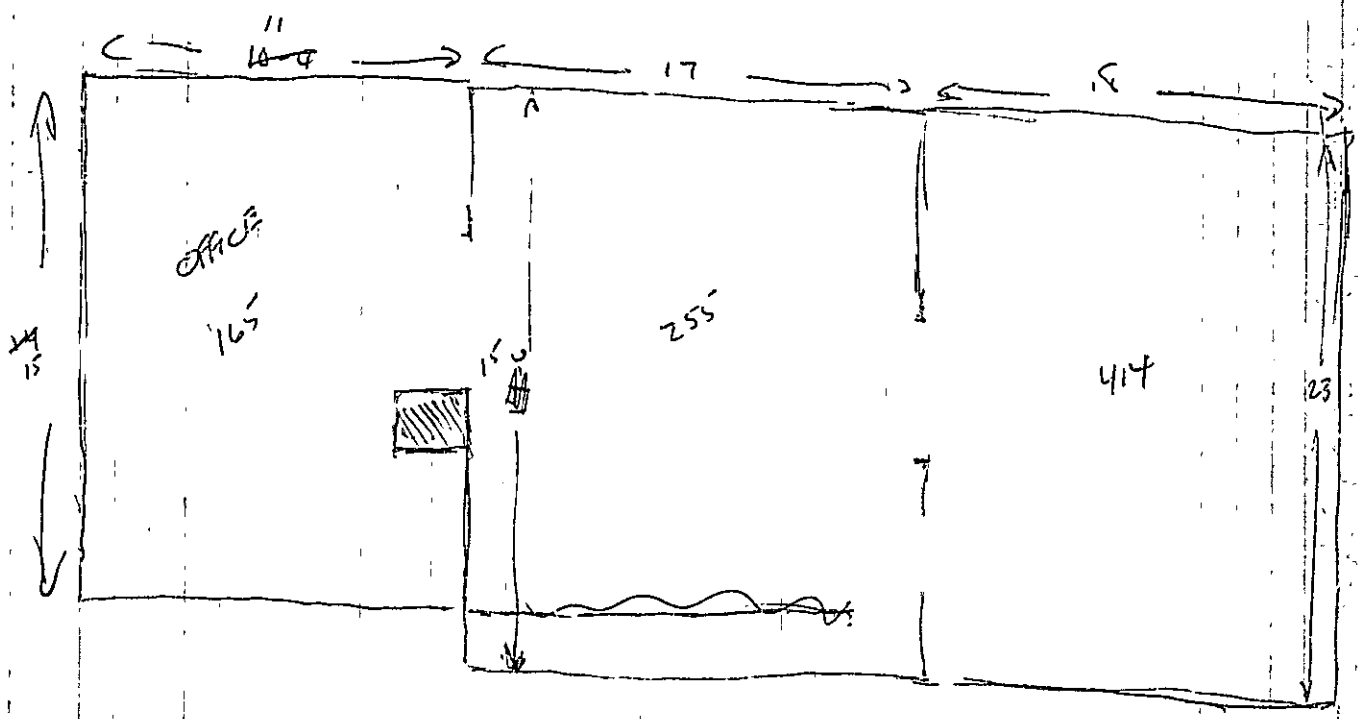
Third floor 834 #2

RECEIVED

JUN 23 1989

DEPT. OF BUILDING INSPECTIONS  
CITY OF PORTLAND

45.34



278 Capisic St.