

38-40 BELFORT STREET

CHANDLER

10270 - 10271 - 10272 - 10273 - 10274 - 10275 - 10276 - 10277 - 10278 - 10279 - 10280

CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

MISCELLANEOUS APPEAL

Donald H. Bailey, owner of property at 38-40 Belfort 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: construction of a two-story addition 15 feet by 26 feet on right hand side of dwelling (as one stands in street facing the building), with single car garage in first story and living quarters in second story. This permit is presently not issuable under the Zoning Ordinance because, although the addition is to be 9 feet from the side lot line, the sum of the side yards of the dwelling will be only 26 feet instead of the 28 feet required for a two-story building by Section 4-B-2 of the Ordinance applying to the R-3 Residence Zone in which the property is located.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that enforcement of the terms of the Ordinance would result in undue hardship and desirable relief may be granted without substantially departing from the intent and purpose of the Ordinance.

Donald H. Bailey  
APPELLANT

DECISION

After public hearing held October 8, 1963 the Board of Appeals finds that enforcement of the terms of the Ordinance would result in undue hardship and desirable relief may be granted without substantially departing from the intent and purpose of the Ordinance.

It is, therefore, determined that such permit may be issued.

BOARD OF APPEALS  
Franklin G. Hillier  
Harold M. Adams  
John J. Jones

October 2, 1963

Mr. Donald N. Bailey  
40 Belfort Street  
Portland, Maine

Dear Mr. Bailey:

Tuesday,  
xxxxxxxxx October 8, 1963,

CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

October 2, 1963

Mr. Walter L. Mushrow  
44 Belfort Street  
Portland, Maine

Dear Mr. Mushrow:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Tuesday, October 8, 1963, at 4:00 p. m. to hear the appeal of Donald H. Bailey requesting an exception to the Zoning Ordinance to permit construction of a two-story addition 15 feet by 26 feet on right hand side of dwelling (as one stands in street facing the building) with single car garage in first story and living quarters in second story at 38-40 Belfort Street.

This permit is presently not issuable because although the addition is to be 9 feet from the side lot line, the sum of the side yards of the dwelling will be only 26 feet instead of the 28 feet required for a two-story building by Section 4-B-2 of the Ordinance applying to the R-3 Residence Zone.

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

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

ALBERT J. SEARS  
INSPECTOR OF BUILDINGS

CITY OF PORTLAND, MAINE  
Department of Building Inspection

AP - 38-40 Balfort Street

October 1, 1963

Mr. Donald N. Bailey,  
40 Balfort Street

cc to: Corporation Counsel  
cc to: George E. Hannon, Jr.  
RED #2, Gorham, Maine

Dear Mr. Bailey:

Building permit amendment to increase height of upper story over attached garage under construction at the above named location is not issuable under the Zoning Ordinance because the increase in height makes it necessary to classify the addition as two stories high and the sum of the side yards of dwelling and addition is only 26 feet instead of the 28 feet required by Section 4-B-2 of the Ordinance applying to the R-3 Residence Zone in which the property is located.

We understand that 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  
Director of Building Inspection

AJS/h

C  
O  
P  
Y

ALBERT J. SEARS  
INSPECTOR OF BUILDINGS

CITY OF PORTLAND, MAINE  
Department of Building Inspection

AP-38-40 Belfort St.

August 27, 1963

Mr. Donald H. Bailey  
40 Belfort Street

cc to: Corporation Counsel  
cc to: Mr. George K. Hannon, Jr.  
RFD 2, Gorham, Maine

Dear Mr. Bailey:

Building permit for construction of a two-story addition 15 feet by 26 feet on right hand side of your dwelling (as one stands in street facing the building), with single car garage in first story and living quarters in second story, is not issuable under the Zoning Ordinance because, although the addition is to be 9 feet from the side lot line, the sum of the side yards of the dwelling will be only 26 feet instead of the 28 feet required for a two story building by Section 4-k-2 of the Ordinance applying to the R-3 Residence Zone in which the property is located.

We understand that 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

Memorandum from Department of Building Inspection, Portland, Maine

AP - 40 Belfort Street - Apartment #1

May 15, 1964

Mr. Donald Bailey,  
40 Belfort Street

cc to: George Hannon  
RFD #2, Gorham, Maine

Dear Mr. Bailey:

This is to notify you that it will become illegal to use the new wood framed garage attached to your dwelling for the storage of a motor vehicle until such time as the required fire protection is provided as per permit 69/1052 which states "The inside of the garage will be covered where required by law with 5/8" thickness firecoat sheetrock (for wall and ceiling) and a 1 3/4" solid core fire door to house entrance."

When the above is accomplished please notify this office for an inspection so that we might lift above restriction.

Very truly yours,

Nelson Cartwright  
Field Inspector

NFC/h

AP - 38-40 Balfort Street

October 1, 1963

Mr. Donald N. Bailey,  
40 Balfort Street

cc to: Corporation Counsel  
cc to: George E. Hannon, Jr.  
MED #2, Gorham, Maine

Dear Mr. Bailey:

Building permit amendment to increase height of upper story over attached garage under construction at the above named location is not feasible under the Zoning Ordinance because the increase in height makes it necessary to classify the addition as two stories high and the sum of the side yards of dwelling and addition is only 26 feet instead of the 28 feet required by Section 4-B-2 of the Ordinance applying to the R-3 Residence Zone in which the property is located.

We understand that 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 203, City Hall, you should go to file the appeal.

Very truly yours,

Albert J. Sears  
Director of Building Inspection

AJS/h





# APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. #1

Portland, Maine, October 1, 1963

PERMIT ISSUED

OCT 9 1963

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 63/1052 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 40 Belfort St. Within Fire Limits? Dist. No. Telephone

Owner's name and address Donald Bailey, 40 Belfort St. Telephone

Lessee's name and address Telephone

Contractor's name and address George Hannon, RFD 2, Borham Telephone

Architect Plans filed yes No. of sheets 1

Proposed use of building Dwelling and garage No. families

Last use " No. families

Increased cost of work 175. Additional fee 50

### Description of Proposed Work

To construct 2nd ~~st~~ story over garage, changing height of building.  
(framing to be same as original permit)

Special sustained 10/8/63

### Details of New Work ~~xxx~~ owner

Is any plumbing involved in this work? Is any electrical work involved in this work?

Height average grade to top of plate ~~18~~ 17' 18" Height average grade to highest point of roof 21'

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 pitch Rise per foot Roof covering of lining

No. of chimneys Material of chimneys of lining

Framing lumber—Kind 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: M. E. M.

Signature of Owner Donald Bailey

Approved: Albert J. Sears  
Inspector of Buildings

INSPECTION COPY

CS-105

Memorandum from Department of Building Inspection, Portland, Maine

AP- 40 Belfort St.

Aug. 28, 1963

Mr. Donald Bailey  
40 Belfort St.

cc to: George Hannon  
RFD 2  
Gorham, Maine

Dear Mr. Bailey:

Permit to construct a 15'x26' addition with room above and garage at the lower level is being issued subject to your revised plan of Aug. 28, 1963 and in accordance with our discussion where the builder is to provide framing information regarding the garrison overhang at the front before a form inspection is called for.

Very truly yours,

Gerald E. Mayberry  
Deputy Building Inspection Director

GEM:m

CS-27

AP-38-40 Belfort St.

August 27, 1963

Mr. Donald H. Bailey  
40 Belfort Street

cc to: Corporation Council  
cc to: Mr. George E. Lannon, Jr.  
RFD 2, Corham, Maine

Dear Mr. Bailey:

Building permit for construction of a two-story addition 15 feet by 26 feet on right hand side of your dwelling (as one stands in street facing the building), with single car garage in first story and living quarters in second story, is not issuable under the Zoning Ordinance because, although the addition is to be 9 feet from the side lot line, the sum of the side yards of the dwelling will be only 26 feet instead of the 28 feet required for a two story building by Section 4-B-2 of the Ordinance applying to the R-3 Residence Zone in which the property is located.

We understand that you would like to exercise your appeal rights in this matter. Accordingly we are certifying the case to the Corporation Council, 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:ms

AP - 40 Belfort St.

August 20, 1963

Mr. Donald Bailey,  
40 Belfort Street

Mr. George Hannon,  
RFD #2,  
Gorham, Maine

Gentlemen:

Before we can continue to process your permit to demolish the existing one car garage and to construct a 15'x26' addition with garage on the lower level it will be necessary to resolve a Zoning Ordinance question:

As there is a difference in the measurement from your dwelling to the right hand side lot line, as one faces the building from the street, which you show on your plans and that shown in our records, it will be necessary for you to provide a stake cut as follows: There will need to be at least two stakes on your right side lot line and stakes placed at the location of the proposed addition corners. After the stakes are in place this department is to be notified to check the yard measurements from these stakes.

Very truly yours,

Gerald S. Mayberry  
Deputy Director of  
Building Inspection

GSM/ks



R3 RESIDENCE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, August 12, 1963

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 40 Belfort Street Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_
Owner's name and address Donald Bailey, 40 Belfort St. Telephone \_\_\_\_\_
Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_
Contractor's name and address George Hannon, RFD 2, Gorham, Maine Telephone 711-2-4174
Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans yes No. of sheets \_\_\_\_\_
Proposed use of building Dwelling and garage No. families 1
Last use Dwelling No. families 1
Material frame No. stories 2 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_
Other buildings on same lot \_\_\_\_\_
Estimated cost \$ 1200. Fee \$ 6.00

General Description of New Work

To demolish existing 1-car frame garage
To construct 1-car frame garage, attached to dwelling - 6' overhang of second floor with finished room on second floor
The inside of the garage will be covered where required by law with 3/8" thickness sheetrock - no opening between garage and dwelling

Superseded

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 Hannon

Details of New Work

Is any plumbing involved in this work? \_\_\_\_\_ Is any electrical work involved in this work? yes
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 8' Height average grade to highest point of roof 20'
Size, front 15' depth 26' at least 4' No. stories 2 below grade? solid earth or rock? earth
Material of foundation concrete Thickness, top 8" bottom 8" cellar no
Kind of roof pitch Rise per foot 6" Roof covering asphalt roofing Class B 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 2x8 & 4x8 Sills 1x6
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 2x8 con., 2nd 2x8, 3rd \_\_\_\_\_, roof 2x6
On centers: 1st floor 16", 2nd 16", 3rd \_\_\_\_\_, roof 16"
Maximum span: 1st floor 11', 2nd 11', 3rd \_\_\_\_\_, roof 11'
If one story building with masonry walls, thickness of walls? 6x10 girders laminated height? \_\_\_\_\_

If a Garage

No. cars now accommodated on same lot 1, 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? yes

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 Donald Bailey

CS 301

INSPECTION COPY

Signature of owner By: George E. Hannon

Handwritten initials

Permit No. 631  
Location 40 Bellvue St.  
Owner Donald Bailey  
Date of permit 8/28/63  
Notif. closing-in \_\_\_\_\_  
Inspn. closing-in \_\_\_\_\_  
Final Notif. \_\_\_\_\_  
Final Inspn. \_\_\_\_\_  
Cert. of Occupancy issued \_\_\_\_\_  
Staking Out Notice \_\_\_\_\_  
Form Check Notice \_\_\_\_\_

NOTES

R3 RESIDENCE ZONE



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, August 28, 1963

PERMIT ISSUED

AUG 28 1963

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 40 Belfort St. Within Fire Limits? Dist. No.
Owner's name and address Donald Bailey, 40 Belfort St. Telephone
Lessee's name and address
Contractor's name and address George Hamon, R F D 2 Gorham Maine Telephone TW-2-4134
Architect Specifications Plans Yes No. of sheets 1
Proposed use of building Dwelling and Garage No. families
Last use No. families
Material frame No. stories 2 Heat Style of roof Roofing
Other buildings on same lot
Estimated cost \$ 1200.00 Fee \$ 6.00
fee pd. 8-12-63

General Description of New Work

To demolish existing 1-car frame garage.

To construct 1-car frame garage 15' x 26' attached to dwelling. The inside of the garage will be covered where required by law with 5/8" thickness firecoat sheetrock (for wall and ceiling). Fire door 1 3/4" thick.

Size of garage door opening-9'
4x12 hemlock header.

8/24/63 See notes on reverse side Permit Issued with Memo

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 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 8' Height average grade to highest point of roof 20' ?
Size, front 15' depth 26' No. stories 1 solid or filled land? solid earth or rock? earth
Material of foundation concrete at least 4' below grade 10" Thickness, top 10" bottom cellar
Kind of roof pitch Rise per foot 6" Roof covering Asphalt Class C Und. Label
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber-Kind hemlock Dressed or full size? dressed Corner posts 4x6 Sills 4x6
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 concrete 2nd 2x10 3rd roof 2x6
On centers: 1st floor 16" 2nd 16" 3rd roof 16"
Maximum span: 1st floor 15' 2nd 15' 3rd roof 10'

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:

G. E. M. w/ memo

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

Donald Bailey

Signature of owner

INSPECTION COPY

Signature of owner

CJ 301

7M

NOTES

8/24/63 Left slides in  
run foundation - 200  
 10-23-63 Framed out  
 12-13-63 Phoned owner  
to complete fire-wall  
after heat wiring  
Not done  
 5-15-64 Sec. letter  
this date  
 7-6-64 To start in Sept  
 10-28-64 Not done  
 3-23-65 Not done  
 6-21-65 Half ceiling  
up  
 7-30-65 Secms - House  
for sale  
 8-24-65 Same owner  
moving to NH will  
ask new owner to  
finish job.

File

Permit No.	63/1057
Location	40 Bell St
Owner	Ernest Bailey
Date of permit	8/24/63
Notif. closing-in	
Inspn. closing-in	
Final Notif.	
Final Inspn.	
Cert. of Occupancy issued	
Sinking Out Notice	
Form Check Notice	

500 Amend.

2-7-70  
 9-18  
 9-23  
 10-23  
 7-8



R3 RESIDENCE ZONE



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, August 27, 1963

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 40 Belfort St. Within Fire Limits? Dist. No.
Owner's name and address Donald Bailey, 40 Belfort St. Telephone
Lessee's name and address Telephone
Contractor's name and address George Hannon, R F D 2 Gorham Maine Telephone TW-2-4134
Architect Specifications Plans Yes No. of sheets 1
Proposed use of building Dwelling and Garage 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

For-- excavation and foundation only for 1-car frame garage 15' x 26' (garage to be attached to dwelling.)

Refused - 9-7-63. change work not being done. Application returned and a file is to be taken out separately by and in the name of the heating contractor. PERMIT TO BE ISSUED TO owner (permit issued) or garage

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 concrete at least 4" below grade 10" bottom 10" 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 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?

APPROVED: [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

Donald Bailey

Signature of owner by

[Signature of Donald Bailey]

gm.



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine Oct. 14, 1954

PERMIT ISSUED 01765 OCT 14 1954

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 40 Belfort St. Use of Building dwelling house No. Stories New Building Existing " Name and address of owner of appliance Raymond Woodworth, 40 Belfort St. Installer's name and address Community Oil Co., 204 Kennebec St. Telephone

General Description of Work

To install oil burning equipment in connection with existing steam heating system (conversion)

IF HEATER, OR POWER BOILER

Location of appliance Any burnable material in floor surface or beneath? If so, how protected? Kind of fuel? Minimum distance to burnable 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 gas fired, how vented? Rated maximum demand per hour Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion?

IF OIL BURNER

Name and type of burner Sun Ray 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 Size of vent pipe 1 1/2" Location of oil storage basement Number and capacity of tanks 1-275gal. Low water shut off yes Make Watts No. 89A 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 combustibile 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.)

APPROVER: [Signature]

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

Community Oil Co.

INSPECTION COPY

Signature of Installer by: William S. Woodly



GENERAL RESIDENCE ZONE - PERMIT ISSUED  
APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class Permit No. AUG 28 1942

Portland, Maine, August 26, 1942

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: 40 Belfort Street Within Fire Limits? no Dist. No. \_\_\_\_\_  
 Owner's or Lessee's name and address L. B. Morse, 40 Belfort Street Telephone \_\_\_\_\_  
 Contractor's name and address Porter Burnham 1552 Congress St. Telephone 3206  
 Architect \_\_\_\_\_ Plans filed yes No. of sheets \_\_\_\_\_  
 Proposed use of building 1 car garage No. families \_\_\_\_\_  
 Other buildings on same lot dwelling house  
 Estimated cost \$ 75. Fee \$ .50

Description of Present Building to be Altered

Material wood No. stories 1 Heat no Style of roof pitch Roofing asphalt  
 Last use 1 car garage No. families \_\_\_\_\_

General Description of New Work

To build one story frame addition 7' x 10'3" on rear of building

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.

NOTICE: IN ORDER TO OBTAIN A PERMIT TO OCCUPY THE BUILDING, THE APPLICANT MUST OBTAIN A CERTIFICATE OF OCCUPANCY FROM THE CITY ENGINEER. THIS PERMIT IS WAIVED.

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 7'6"  
 Size, front \_\_\_\_\_ depth \_\_\_\_\_ No. stories \_\_\_\_\_ Height average grade to highest point of roof 11'  
 To be erected on solid or filled land? solid earth or rock? earth  
 Material of foundation cedar posts Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_ cellar \_\_\_\_\_  
 Material of underpinning \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_  
 Kind of roof pitch Rise per foot 6" Roof covering Asphalt roofing Class C Und. Lab.  
 No. of chimneys \_\_\_\_\_ Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_  
 Kind of heat \_\_\_\_\_ Type of fuel \_\_\_\_\_ Is gas fitting involved? \_\_\_\_\_  
 Framing lumber—Kind yellow Dressed or full size? dressed  
 Corner posts 4x4 Sill 4x6 Girt or ledger board? \_\_\_\_\_ Size \_\_\_\_\_  
 Material columns under girders \_\_\_\_\_ Size \_\_\_\_\_ Max. on centers \_\_\_\_\_  
 Studs (outside walls and carrying partitions) 2x4-10" 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 2x6, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof 2x4  
 On centers: 1st floor 16", 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof 2'  
 Maximum span: 1st floor 10', 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
 If one story building with masonry walls, thickness of walls? \_\_\_\_\_ height? \_\_\_\_\_

If a Garage

No. cars now accommodated on same lot 1, to be accommodated 1  
 Total 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 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  
 L. B. Morse

Signature of owner By Carl E. Porter

INSPECTION COPY

1140



FILL IN COMPLETELY AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Permit No. 2006 JLD

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

Portland, Maine, September 13, 1930

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 Lot 14-15 Belfort Street (38-40) Use of Building dwelling house

Name and address of owner H. S. Robinson, 12 Belfort St. Ward 9

Contractor's name and address J. W. McCubrey, 76 Emory St.

NOTIFICATION BY TELEPHONE OF WORKING HOURS WAIVED

General Description of Work

To install steam heating system

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

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, 8'-2' from top of smoke pipe 3', from front of heater 6' from sides or back of heater 5'

IF OIL BURNER

Name and type of burner Approved by Underwriters' Laboratories?

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 contractor J. W. McCubrey

INSPECTION COPY

Ward 9 Permit No. 30/2006  
Location Lot 14-15 Belfort St.  
Owner H. S. Robinson  
Date of permit 9/15/30  
Notif. closing-in \_\_\_\_\_  
Inspn. closing-in \_\_\_\_\_  
Final Notif. \_\_\_\_\_  
Final Inspn. 10/3/30 AB  
Cert. of Occupancy issued \_\_\_\_\_

10/3/30. NOTES  
Heater installation  
appears alright, except  
for a section of covering  
which will be removed.  
AB.

STATEMENT ACCOMPANYING APPLICATION FOR BUILDING PERMIT

for one family dwelling house and one car garage  
at Lots 14 and 15 Belfort Street Date 5/20/50

1. In whose name is the title of the property now recorded? *H. J. Robinson*
2. Are the boundaries of the property in the vicinity of the proposed work shown clearly on the ground, and how? *Iron Nails*
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? *12"*
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*

*H. J. Robinson*



# APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Permit No. 12345

MAY 21 1930

Portland, Maine, May 20, 1930

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect ~~also~~ 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 Lots 14 & 15 Belfort Street (39-40) Ward 9 Within Fire Limits? Yes Dist. No.       
Owner's or Lessee's name and address H. S. Robinson, 12 Belfort St. Telephone 2 1224 W  
Contractor's name and address Owner Telephone       
Architect's name and address      Telephone       
Proposed use of building 1 car garage No. families       
Other buildings on same lot dwelling applied for

### Description of Present Building to be Altered

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

### General Description of New Work

To erect one car frame garage 10' x 16'

### Details of New Work

Size, front 10' depth 16' No. stories 1 Height average grade to top of plate 8'  
To be erected on solid or filled land? solid earth or rock? earth Height average grade to highest point of roof 11'  
Material of foundation concrete Thickness, top      bottom       
Material of underpinning      Height      Thickness       
Kind of roof pitch 6" to foot Roof covering Asphalt shingle Class C Und. Lat.  
No. of chimneys no Material of chimneys      of lining       
Kind of heat no Type of fuel      Distance, heater to chimney       
If oil burner, name and model       
Capacity and location of oil tanks       
Is gas fitting involved?      Size of service       
Corner posts 4x6 Sills 4x6 Girt or ledger board?      Size       
Material columns under girders      Size      Max. on centers       
Studs (outside walls and carrying partitions) 2x4-16" 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 2x6, 2nd     , 3rd     , roof 2x4  
On centers: 1st floor 16", 2nd     , 3rd     , roof 24"  
Maximum span: 1st floor 10', 2nd     , 3rd     , roof       
If one story building with masonry walls, thickness of walls?      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 cars habitually stored in the proposed building? no

### Miscellaneous

Will above work require removal or disturbing of any shade tree on a public street? no  
Plans filed as part of this application? yes No. sheets 1  
Estimated cost \$ 200. Fee \$ .75  
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 H. S. Robinson

**Oliver T. Salborn**

CHIEF OF CITY DEPT.

Filed



# APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, May 20, 1930

Permit No. \_\_\_\_\_

RECEIVED  
MAY 24 1930  
0987

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 Lots 14 & 15 Belfort Street 38-40 Ward 9 Within Fire Limits? No Dist. No. \_\_\_\_\_  
Owner's or lessor's name and address H. S. Robinson, 12 Belfort St. Telephone 7 1886  
Contractor's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
Architect's name and address \_\_\_\_\_  
Proposed use of building dwelling house No. families 1  
Other buildings on same lot garage applied for

### Description of Present Building to be Altered

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

### General Description of New Work

family  
To erect one new frame dwelling

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 26' depth 33' No. stories 2 Height average grade to highest point of roof 35'  
To be erected on solid or filled land? solid earth or rock? earth  
Material of foundation concrete Thickness, top 10" bottom 12"  
Material of underpinning brick Height 2' Thickness 8"  
Kind of roof pitch 7" to foot Roof covering Asphalt shingles Class C Und Lab.  
No. of chimneys one Material of chimneys brick of lining tile  
Kind of heat steam Type of fuel \_\_\_\_\_ Distance, heater to chimney \_\_\_\_\_  
If oil burner, name and model \_\_\_\_\_  
Capacity and location of oil tanks \_\_\_\_\_  
Is gas fitting involved? yes Size of service \_\_\_\_\_  
Corner posts 2x4 Sills 4x8 Girt or ledger board? girt Size 2-2x4  
Material columns under girders iron pipe Size 4" Max. on centers 6'  
Studs (outside walls and carrying partitions) 2x4-16" 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 2x8, 2nd 2x8, 3rd 2x6 unf., roof 2x6  
On centers: 1st floor 16", 2nd 16", 3rd 24", roof 24"  
Maximum span: 1st floor 10'6", 2nd 10'6", 3rd 10'6", 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  
Plans filed as part of this application? yes garage 1914A No. sheets \_\_\_\_\_  
Estimated cost \$ 4300. Gas .25 Fee \$ 1.25 41.00  
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 H. S. Robinson

1915A



Ward 9 Permit No. 30/987  
 38-40  
 Location Lots 14-15 Belmont St.  
 Owner H. S. Robinson  
 Date of permit 5/21/30  
 Notif. closing-in 7/29/30 9:05  
 Inspn. closing-in 7/30/30 G.T. C.B.  
 Final Notif. See Note under 10/3/30 C.B.  
 Final Inspn. 10/3/30 C.B.

Cert. of Occupancy issued 10/4/30  
 1974 NOTES

Location as staked C.K.  
 Min. dimensions are exact.

5/21/30 C.B.  
 Putting up forms, C.B.

6/10/30  
 Forms down. C.B.

6/16/30  
 Re-deepening footings. C.B.

6/23/30  
 Sills and 1st floor on. C.B.

6/26/30  
 Corner posts up, beams, ties on 1st floor, and 1st floor

Boarding part on.  
 Has used a 2" x 2" on top of floor on beams, partition, and all studs, and corner posts rest on floor instead of going to sill. C.B.

6/28/30  
 Putting on 2nd floor. C.B.

7/2/30  
 3x9 (3x11 counterpane) on 8x6 span carries 2nd floor, attic, and Roof.

8.376.5 x 55 = 3039 # v1  
 8.5 x 6.5 x 25 = 1381 # attn.  
 8.5 x 8 - 15 x 15 = 798 # outside wall  
 521/5  
 5215 x 102 = 66492 #  
 8  
 66492 = 64.5 feet.  
 1100  
 3 x 11 = 60.5 Req.

This does not figure even eliminating roof loads, have Mr Robinson specify at least a 1x10 to the giron in Sect of 80.6. C.B.

7/18/30.  
 Frame well along chimney built, first stopping not done. C.B.

7/30/30.  
 Smoke pipe opening in cellar not set or heater in.

Bridging nailed in cellar.

Firestop around post stack 1st floor, 2nd floor and attic, also heat riser. Collar on 1st floor not braced off.

Knee brace near fireplace where partition cut forms a cantilever.

Short sills under windows 2nd floor. C.B.

10/3/30.  
 Saw Mr Robinson while out in this vicinity. He made a final without formal notification, but some of claims in Mr Robinson involved regarding an opening so as to be able to get up under the roof

through 2nd floor ceiling, and that this was not intended upon, was left in opening. Mr Gas. C.B.

40 Belfort Street

298-A-15



SHAW-WALKER  
#8503-1R

X  
May 18, 1977 ✓

Mr. Robert R. Desfosses  
40 Belfort Street  
Portland, Maine 04101

Dear Mr. Desfosses: Re: 40 Belfort Street - 298-A-15

Your property has been surveyed by the Housing Inspections Division of this Department, and has met Minimum Code Standards. Congratulations are extended to you for the general condition of your property. Good maintenance is the best way to preserve the useful life of your property and neighborhood.

In order to aid in the preservation of Portland's existing housing inventory, it shall be the policy of this department to inspect each residential building at least once every five years. Although a property is subject to reinspection at any time during the said five year period, the next regular inspection of this property is scheduled for 1982.

If we can be of further help, please feel free to call on us.

Very truly yours,

Joseph E. Gray, Jr. DIRECTOR  
Neighborhood Conservati--

By

Lyle D. Noyes  
Lyle D. Noyes  
Chief of Housing Inspections

Inspector

Martin Leary  
M. Leary

/88

City of Portland

Health Department

Housing Inspection Division

STRUCTURE INSPECTION SCHEDULE

1) Insp. Name M Leary

298 A 15

2) Insp. Date	3) Insp. Type	4) Proj. Code	5) Assr's: Chart	6) Bl.	7) Lot	8) Census: Tract	9) Blk.	10) Insp.	11) Form. No.
5/17/77	FHA	GCH	298 A	14				12	452

12) House No.	13) Sec. H. No.	14) Suff.	15) Direct.	16) Street Name	17) St. Design.
40				Belfort	Street

18) Owner or Agent:	19) Status	20) Bldg's Rat.
Mr Robert Richard Desfusses		00 /

21) Address:	Zip Code:
40 Belfort Street	04112

22) City and State:	Zip Code:
Portland, Maine	04112

23) D. Units	24) Occ. D. U. s	25) Rm. Units	26) Occ. R. U. s	27) No. Occupants	28) Com'l U.	29) Bldg. Type	30) Stories	31) Const. Mat.	32) O. Bs
				4		DE	2	Wood	Yes

33) C. H.	34) Photo	35) Zoned For	36) Actual Land Use	37) D. D.	38) Lks. Ad. Bth. Fac.	39) Disp.	40) Closing Date
Yes	No	R-5	D-5		Yes No		

Viol. No.	Remedy	Cond.	Violation Description	Fl. No.	Loc.	Room Type	Area Type	Resp. Party	Code Sect. Viol.	Viol. Rem. Date
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OK 1st Inspector

City of Portland

Health Department  
DWELLING UNIT SCHEDULE

Housing Inspection Division

INSP DATE

5/19/77

Ok 1st Inspection

INSP

FORM NO.

12 45 103

TENANTS NAME

ALICE DESFOSES

Child Un. 10 Child 1-6 + Lead Survey - Results Rent Rent Code Furn Hot Water Dual Egrs. Ck'ng. Heat Lav. Bath Flush

YES YES LE FOR PL PB

KITCHEN CODE  
(X) Plaster - L, C, M, - Ceiling/Walls 3(b)  
(X) Windows - loose, broken glass, glaze 3(c)  
(X) Sash/Frames - broken, missing, worn 3(c)  
(X) Floor - loose, worn, dam., buckled 3(b)  
(X) Doors - Knob/lk - missing - Panels/Frames dam. 3(b)  
(X) Counter/Stor. Space Yes No  
(X) Sink - chipped, cracked, leaks 6(d)  
(X) Range - improper stack, flue, vent 3(e)  
(X) Refrigerator Space Yes No  
(X) Plumbing (a) 6(a) Water Supply Hot Cold 6(c)  
(X) Electrical (a)  
(X) Sanitation (a)

LIVING ROOM CODE  
(X) Plaster - L, C, M, - Ceiling/Walls 3(b)  
(X) Windows - loose, broken, glaze 3(c)  
(X) Sash/Frames - broken, missing, worn 3(c)  
(X) Floor - loose, worn, damaged 3(b)  
(X) Door - knob/lk - missing - Panels/Frames dam. 3(b)  
(X) Electrical (c)  
(X) Sanitation (c)

Bedrooms and/or other rooms Code  
( ) Plaster - L, C, M - Ceiling/Walls 3(b)  
( ) Windows - Loose, broken, glaze 3(c)  
( ) Sash/Frames - broken, missing, worn 3(c)  
( ) Floors - loose, worn, damaged 3(b)  
( ) Door - knobs/lk - missing - Panels/Frames dam. 3(b)  
( ) Electrical (e)  
( ) Sanitation (e)  
( ) Clothes Closet Yes No

Plumbing Electrical Sanitation - Vermin O R

REMARKS: