

21 BEAL ST.



CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION
COMPLAINT

Location
Cor. Eastman & Beal

FILE COPY

COMPLAINT NO. 75/109 Date Received October 9, 1975

21 Beal Street

Location Cor. Eastman & Beal Streets Use of Building _____

Owner's name and address _____ Telephone _____

Tenant's name and address _____ Telephone _____

Complainant's name and address Manager's office Telephone _____

Description: (R-3 Zone) illegal spray painting & bodywork

NOTES:

Oct 10-1975 made inspection. talked
with owner. He said he had
2900 sq ft of area that they are
doing work that they are doing
work on the front of the building
back and front of building. Ray B. King

Oct 14-1975 talked to owner.
owner says that the work has
been done and that they are
and they are not doing any
work. J. King

2-2-77
complaint started again - could see no violation to the
complaint. ing

2/22/77 I saw a sign putting a sign to
complain about it to report it.
2/23/77 There is an area where the street plowed out
where there is a small pile of wood of 2 - 4' long
nothing else. over - see back.

K

Feb 25/77 3pm -
On the lot across the street from
the house is one truck small utility
trailer & the small pile of wood
Mar 3/77 Same - 9:45 AM
Mar 16/77 Same 10:10 AM



APPLICATION FOR PERMIT

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION
PORTLAND, MAINE, October 8, 1974

ZONING LOCATION _____

PERMIT ISSUED

OCT 16 1974

0999

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:

- 1. Owner's name and address Robert L. Titcomb, same Fire District #1 , #2
Telephone 797-6928
- 2. Lessee's name and address _____ Telephone _____
- 3. Contractor's name and address owner Telephone _____
- 4. Architect _____ Specifications _____ Plans yes No. of sheets 2
- Proposed use of building 2 car garage No. families _____
- Last use _____ No. families _____
- Material wood No. stories _____ Heat _____ Style of roof _____ Roofing _____
- Other buildings on same lot house Fee \$ 8.00
- Estimated contractual cost \$ 2,000.

FIELD INSPECTOR—Mr. Ray Reitzel GENERAL DESCRIPTION
This application is for: @ 775-5451 to construct a 2 car garage 22½' x 24'
Ext. 234

- Dwelling _____
- Garage XX
- Masonry Bldg. _____
- Metal Bldg. _____
- Alterations _____
- Demolitions _____
- Change of Use _____
- Other _____

Stamp of Special Conditions

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 4
Other: _____

DETAILS OF NEW WORK

- Is any plumbing involved in this work? _____ Is any electrical work involved in this work? none
- 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 3.7' Height average grade to highest point of roof 15'
- Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
- Material of foundation cement Thickness, top 4" _____ bottom _____ cellar _____
- Kind of roof gambrel Rise per foot _____ Roof covering asphalt shingles
- No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
- Framing Lumber—Kind oak & maple Pressed or full size? _____ Corner posts 5x5 Sills 4x4
- 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 _____ 2nd _____ 3rd _____ roof 2x8
- On centers: 1st floor 16" O.C. _____ 2nd _____ 3rd _____ roof 16" O.C.
- Maximum span: 1st floor 6' _____ 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? no

MISCELLANEOUS

- APPROVALS BY: _____ DATE _____
- BUILDING INSPECTION—PLAN EXAMINER _____
- ZONING: W.R. M.G. CO. 10/8/74
- BUILDING CODE: R.L. 10/16/74
- Fire Dept. _____
- Health Dept. _____
- Others: _____
- Will work require disturbing of any tree on a public street? _____
- 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

Signature of Applicant Robert L. Titcomb Phone # _____
Type Name of above _____

Other _____
and Address _____

FIELD INSPECTOR'S COPY

PERMIT 12527

NOTES

5-1974 *Call out R.R.*
11-25-74

Construction work

December 25-1974 *Ray Reitz*

Construction work *Ray Reitz*

December 26-1975 *R.C.P.*

Jan 17-1975 *STILL WORKING*

April 28-1975 *Still working*

garage

make adjustments with

December 28-1975 *Construction work*

But Brown said to

June 2-1975 *Ray Reitz*

Construction with

Construction with Carl Smith

about the work

checked it out

June 6 *Construction*

Five Brown called

got out early

CODE COMPLIANCE
NOT COMPLETED
REASONS: *June 6-1975*

W.P.R. Not
Finished

CODE COMPLIANCE
NOT COMPLETED
REASONS:

CODE COMPLIANCE
NOT COMPLETED
REASONS:

Permit No. *74-1998*
Location *29 Paul*
Owner *Paul & Jean*
Date of permit *11-25-74*
Approved *Ray Reitz*

RAY



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, June 7, 1965

PERMIT ISSUED 00587 JUN 8 1965 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 29 Beal St. Use of Building Dwelling No. Stories 1 x New Building Name and address of owner of appliance Robert Titcomb, MacArthur Circle W. So. Portland Installer's name and address William E Miles, Plumbing and Heating, 51 Main St. So. Portland

General Description of Work

To install Oil-fired forced hot water heating system

IF HEATER, OR POWER BOILER

Location of appliance Basement Any burnable material in floor surface or beneath? none Kind of fuel? oil Minimum distance to burnable material, from top of appliance or casing top of furnace 4' From top of smoke pipe 3' From front of appliance over 4' From sides or back of appliance over 3' Size of chimney flue 8x8 Other connections to same flue none If gas fired, how vented? none 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 American Standard-guntype 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 basement Number and capacity of tanks 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

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:

0.15-2.88. 6/7/65

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 E Miles, Plumbing and Heating

Signature of Installer by:

[Signature]

CS 300

INSPECTION COPY

[Handwritten mark]

location: 29 Deal Street

Jan. 7, 1965

Mr. Ralph Titcomb
72 MacArthur Circle W
Sq. Portland

cc to: Lawrence Lydon
15 Campion Rd., Cape Elizabeth
cc to: Raymond Oakes, Esq.
465 Congress Street

Dear Mr. Titcomb:

Upon making routine inspection of job at the above address
the following discrepancies were found:

1. Where upright 2x8 members of combination box
sill runs parallel to floor joists they are
required to be doubled.
2. No less than 2x3 nailing strips required on
carrying timbers to support first floor joists.
3. Where carrying timber was too short to rest on
4x6 sill it is necessary that solid blocking
be used to support each end.

When these items have been taken care of please notify this
office.

Very truly yours,

Earle Smith
Field Inspector

ES:m



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. #1
Portland, Maine, December 15, 1965

PERMIT 155044
DEC 15 1965
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 64/1172 pertaining to the building or structure covered 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 29 Pearl Street Within Ft. Limits? Dist. No.
Owner's name and address Robert L. Pitcomb, 72 MacArthur Circle West, Telephone:
Lessee's name and address So. Portland Telephone:
Contractor's name and address Lawrence Lydon, 15 Campion Rd., Cape Elizabeth Telephone: 772-033
Architect Plans filed No. of sets
Proposed use of building Dwelling No. families
Last use " No. families
Increased cost of work 300 Additional fee 2.00

Description of Proposed Work

To construct 8'x5' enclosed porch on right hand side of dwelling
related

Details of New Work owner

Is any plumbing involved in this work? Is any electrical work involved in this work?
Height average grade to top of plate 7.16" Height average grade to highest point of roof 35.10"
Size, front depth No. stories 1 solid or filled land? solid earth or rock? Part
Material of foundation 10" Sonotubes at least 4" below grade Thickness, top bottom cellar
Material of underpinning Height Thickness
Kind of roof pitch Rise per foot 6" Roof covering asphalt roofing Class C 5/16
No. of chimneys Material of chimneys of lining
Framing lumber—Kind hemlock Dressed or full size? dressed
Corner posts 1 1/2 x 4 Sills 1 1/2 x 8 Girt or ledger board? Size
Girders Size Columns under girders Size Max. on center
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 and 2x8 2nd 3rd roof 2x8
On centers: 1st floor 16" 2nd 3rd roof 16"
Maximum span: 1st floor 5' 2nd 3rd roof

M. E. M.
Signature of Owner

Gerald E. Mayberry
Approved: Inspector

29 Beal Street

Dec. 16, 1964

Mr. Robert L. Titcomb
72 MacArthur Circle West
Sout. Portland

cc to: Lawrence Lydon, 15 Campion Road
Cape Elizabeth
cc to: Raymond S. Cakes, Esq., 465 Congress Street
cc to: Lester S. Card, Jr., 127 Main Street
South Portland

Dear Mr. Titcomb:

There are two cracks in the foundation near the front left hand corner as one faces the building from the street with one crack being in the front wall and one in the left hand side wall. These cracks are about 1/4-inch wide at the top and gradually get smaller and disappear near the cellar floor level. This would indicate a vertical displacement of a portion of the walls which could be the result of settlement or frost action. There appears to be no cracking problem at the rear wall and side walls near the rear which have been designed for a daylight basement by extending these walls below the frost level both inside and outside.

It is important that temporary measures such as backfilling on the inside be taken to protect the front and portions of the side walls which do not extend below the frost level on the inside of the building, until this building is closed in from the weather.

Very truly yours,

Gerald E. Mayberry
Deputy Building Inspection Director

GEN:m

29 Beal Street

Nov. 3, 1964

Mr. Robert L. Titcomb
72 MacArthur Circle West
South Portland

cc to: Lawrence Lydon, 75 Campion Rd.,
Cape Elizabeth.
cc to: Raymond S. Jakes, Esq., 465 Congress St.

Dear Mr. Titcomb:

Before a permit to construct a 40'x24' one story frame dwelling as per your plans can be issued the following information will need to be provided:

1. In accordance with Section 105-d and 105-e of the City of Portland Building Code a detailed estimate of the completed cost of this building including all plumbing, heating and electrical work and other built-in construction will need to be submitted or an amended estimate of completed cost provided and the permit fee adjusted accordingly.
2. The plans fail to show any structural headers over the wide window openings. This information will also be needed so that our structural check of this building can be completed.

Very truly yours,

Gerald E. Mayberry
Deputy Building Inspection Director

DEH:m

CITY OF PORTLAND, MAINE
Department of Building Inspection
NOTICE RELATING TO SEWAGE DISPOSAL

(date) October 27, 1964

x means copy sent to the parties

Location 29 Beal St. Description One family dwelling house

Owner and Address Robert L Titcomb, 72 MacArthur Circle South Portland

Contractor and Address Lawrence Lydon, 15 Campion Rd. Cape Elizabeth Me.

Architect or Engineer and Address _____

Actual Area of Lot 8,400 Sq. Ft. Zone R-3 Residence

Area required by Zoning Ord. if sewer were available 6500 sq.ft.

Where septic tank systems are required for sewage disposal, the Zoning Ordinance provides that the least allowable area of the lot shall be determined by the rate of percolation of the soil, this being the capacity of the soil to allow liquids to pass through as determined by tests. The Building Code directs that, where a septic tank is to be used, a building permit shall not be issued unless the proposed method of sewage disposal has been approved by the Director of Health.

Since application for the above permit indicates that connection to a sewer is not possible, it is necessary for the owner or his agent to file a site plan with the Health Department, to explain the method of sewage disposal proposed, and to make arrangements for a percolation test to be made under supervision of that department.

After the rate of percolation has been determined, the Director of Health will notify this department of the area of lot required on the basis of the results of the test. If the lot area required by the tests is equal to or less than the actual area of the lot and not less than the minimum lot area required in the zone in which the property is located for cases where connection to a sewer is available, the building permit can be issued; otherwise the permit cannot be issued unless authorization is secured from the Board of Appeals.

Albert J. Sears
Director of Building Inspection

2 copies to Health Director

(This space for Health Department use)

Inspector of Buildings

Rate of Percolation is 3 1/2 minutes. On this basis area required by Zoning Ordinance is 8,400 sq. ft.

Comments in event zoning appeal is filed: _____

323x75 ft 2 bedroom house

323x100 ft 3 bedroom house

323x125 ft 4 bedroom house.

JOSEPH P. WELCH
CHIEF PLUMBING INSPECTOR
Director of Health

Memorandum from Department of Building Inspection, Portland, Maine

A.P.- 29 Beal Street

Nov. 5, 1964

Mr. Robert L. Titcomb
72 MacArthur Circle West
So. Portland

cc to: Lawrence Lydon, 15 Campion Road
Cape Elizabeth
cc to: Raymond S. Oakes, Esq., 465 Congress St.

Dear Mr. Titcomb:

Permit to construct a 40'x24' 1-story dwelling is being issued subject to plans received with application and in compliance with Building Code restrictions as follows:

1. The studs in the rear wall will need to be extended down to the top of the double 2x4 plate. The floor joists are to be secured to the side of each stud. Fire stops at this point must be at least 1 inch nominal thickness.
2. Sill on top of daylight basement wall at the rear will need to be not less than a solid 4x6 inch member secured to the foundation wall with not less than one-half inch anchor bolts spaced at not over 6 feet on centers and at the corners.

Very truly yours,

Archie L. Seekins
Deputy Building Inspection Director

ALS:m

CS-27



RESIDENCE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, October 21, 1964

application complete 11-5-64

PERMIT ISSUED

NOV 5 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 29 Beal Street Within Fire Limits? _____ Dist. No. _____

Owner's name and address Robert L. Titcomb, 72 MacArthur Circle, S. West Telephone _____
 Lessee's name and address _____ So. Portland Telephone _____

Contractor's name and address Lawrence Lydon, 15 Campion Rd., Cape Eliz. Telephone 799-4133

Architect _____ Specifications _____ Plans yes No. of sheets _____

Proposed use of building Dwelling No. families 1

Last use _____ No. families _____

Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____

Other buildings on same lot _____

Estimated cost \$ 10,000
1,000 Fee \$ 20.00
\$ 11,000 total General Description of New Work 2.00

fee pd. 22.00
11-5-64

To construct 40'x24' dwelling house - 1 story

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** 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? no If not, what is proposed for sewage? septic tank

Has septic tank notice been sent? _____ Form notice sent? yes

Height average grade to top of plate 12'6" Height average grade to highest point of roof _____

Size, front 40' depth 24' No. stories 1 solid or filled land? solid earth or rock? earth

Material of foundation concrete at least 4' below grade Thickness, top 10" bottom 10" cellar yes

Kind of roof pitch Rise per foot 6" Roof covering asphalt roofing Class C Und. Lab.

No. of chimneys 1 fireplace Material of chimneys brick of lining tile Kind of heat h.w. fuel oil

Framing Lumber—Kind hemlock Dressed or full size? dressed Corner posts _____ Sills _____

Size Girder 6x8 Columns under girders 2x4 Lally Size 3 1/2" Max. on centers 6'4"

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, 3rd _____, roof 2x6

On centers: 1st floor 16", 2nd 16", 3rd _____, roof 16"

Maximum span: 1st floor 12', 2nd _____, 3rd _____, roof 12'

Is one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

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

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

APPROVED:

Miscellaneous

Will work require disturbing of any tree on a public street? no

Will there be in charge of the above work a person competent see that the State and City requirements pertaining thereto observed? yes

CS 101

INSPECTION COPY

Signature of owner

William J. Titcomb

NOTES

12/2/64 - Form checks made. E.S.S.

12/16/64 - See letter this date. E.S.S.

1/6/65 - Where the end member (2x8 upright) was parallel to floor joists - not chubbled.

2x2's nailed on carrying timbers.

Where carrying timber was too short to rest on 4x6 sill at ends of bay it has been shortened with 2x4's. E.S.S.

1/8/65 - O.K. to leave 2x2 nails as is. E.S.S.

1/15/65 - Unable to get in. Boarded over and door opening in rear blocked off. E.S.S.

1/21/65 - went over framing with owner. Framing boarded in + shingled. Nearly ready for clump in. E.S.S.

3/9/65 - No one around. E.S.S.

6/23/65 - No one around. Wall added to bay. E.S.S.

6/30/65 - Checked in without camp. Hammer of had seen the framing so decided not to touch an issue of it. E.S.S.

8/3/65 - My 7 team said he'd call when ready for final camp. E.S.S.

Final camp not made. E.S.S.

Permit No.	1172
Location	29 Seal Bay
Owner	Paul F. Strand
Date of permit	11/5/64
Notif. closing in	
Inspn. closing in	
Final Notif.	11/1/65
Final Inspn.	
Cert. of Occupancy issued	
Staking Out Notice	
Form Check Notice	

PERMIT TO INSTALL PLUMBING

of Center of Building 15028

Address 29 Pearl Street 6/17 out PERMIT NUMBER

Installation For: 12" 44 comb

Owner of Bldg. Same

Owner's Address: Same

Plumber: J.P. Welch Date: 2/20/65

Date Issued: 2/20/65
PORTLAND PLUMBING INSPECTOR

By: J.P. Welch

APPROVED FIRST INSPECTION

Date: Mar 31, 1965

By: JOSEPH E. WELCH

APPROVED FINAL INSPECTION

Date: Apr 27, 1965

By: ERNOLO R. GOODWIN

TYPE OF BUILDING

COMMERCIAL

RESIDENTIAL

SINGLE

MULTIFAMILY

NEW	REPL	PROPOSED INSTALLATIONS	QUANTITY	FEE
1	✓	SINKS	1	2.00
1	✓	LAVATORIES	1	2.00
1	✓	TOILETS	1	2.00
1	✓	BATH TUBS	1	2.00
		SHOWERS		
		DRAINS		
		HOT WATER TANKS		
1	✓	TANKLESS WATER HEATERS	1	2.00
1	✓	GARBAGE GRINDERS	1	.60
1	✓	SEPTIC TANKS	1	.60
		HOUSE SEWERS		
		ROOF LEADERS (Conn. to house drain)		
1	✓	Washing Machine	1	.60

INSPECTION TOTAL ▶ 11.20