

24-28 CHAPMAN STREET

SILVER WALKER

Fold cut #820H • Mail cut #9202H • Top cut #9203H • Full cut #9205H



(RA) RESIDENCE ZONE - A

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, April 25, 1949

PERMIT ISSUED

005335
APR 26 1949

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 28 Chapman Street Within Fire Limits? No Dist. No. _____
Owner's name and address Ralph D. Lawrence, 28 Chapman Street Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Owner Telephone _____
Architect Owner Specifications _____ Plans _____ No. of sheets _____
Proposed use of building Dwelling No. families 1
Last use _____ " _____ No. families 1
Material frame No. stories 1 1/2 Heat hot water Style of roof Pitch Roofing Asphalt
Other buildings on same lot _____
Estimated cost \$ 1,000. Fee \$ 4.00

General Description of New Work

To construct one story addition (8'-0" x 16' to be used for a bedroom.
To close up door in bathroom and cut in new door. To close up one existing door in existing bedroom and change window to door leading into new bedroom.

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED

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 Ralph D. Lawrence

Details of New Work

Is any plumbing involved in this work? NO Is any electrical work involved in this work? YES
Height average grade to top of plate 9' 0" Height average grade to highest point of roof 15'
Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
Material of foundation concrete at least 4' below grade 10" bottom 12" cellar yes
Material of underpinning " to sill _____ Height _____ Thickness _____
Kind of roof Pitch Rise per foot 7" Roof covering Asphalt Class C Und Lab
No. of chimneys 0 Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
Framing lumber—Kind hemlock Dressed or full size? dressed
Corner posts 3-2x4 Sills 4x6 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 2x8, 2nd _____, 3rd _____, roof 2x6
On centers: 1st floor 16", 2nd _____, 3rd _____, roof 24"
Maximum span: 1st floor 12', 2nd _____, 3rd _____, roof 6'
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

APPROVED:

O.N. - 4/26/49 - OJS

Signature of owner

Ralph D. Lawrence

INSPECTION COPY

NOTES

6/8/19 - Case C.T. To close
L.S.

Permit No. 49/538
 Location: 288
 Owner: J. J. ...
 Date of permit: 4/26/19
 Notif. closing-in:
 Inspn. closing-in:
 Final Notif.:
 Final Inspn.:
 Cert. of Occupat. issued: 6/8/19

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6/8/19

COPY
CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

CERTIFICATE OF OCCUPANCY

It is to certify that the building at 24-26
Crown Street, built altered, under Building Permit No.
46,232, has been finally inspected and may now be oc-
cupied for the purposes of a 2-family dwelling & garage

Date: 11/21/48

Inspector of Buildings

Issued to Ralph Lawrence

(See reverse side for conditions)

Temporary Certificate only
Final to be issued later

STATEMENT ACCOMPANYING APPLICATION FOR BUILDING PERMIT

for Ralph Lawrence Date _____
at Chapman St.

1. In whose name is the title of the property now recorded? Ralph Lawrence
2. Are the boundaries of the property in the vicinity of the proposed work shown clearly on the ground, and how? Stakes.
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? 8"
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.

R. J. McManis

AP 24-28 Chapman St. - I

July 1, 1946

✓ I.
✓ VESS
✓ R.A.
✓ PH
✓ AJS
X HL
✓ BS

Mr. H. L. McKenney
60 Bradley Street
Mr. Ralph Lawrence
North Windham, Maine

Subject: Application for building permit to cover construction of dwelling house with attached garage at 24-28 Chapman Street

Gentlemen:

I would like to be able to issue this permit at once, but under Sec. 105b of the Building Code I am required to have information here which will show substantial compliance with Building Code requirements before the building permit is issued. There are so many details (none of them so important that they cannot be changed quite easily) which are not in compliance with the requirements that I shall have to withhold the permit until the plans are corrected to show compliance, these items being indicated below and figures and letters being references to Building Code Sections applying. One difficulty is that the prints you have filed here are stock plans, made elsewhere and by people not familiar with our Building Code. Presumably one or both of you have a duplicate of the marked up prints which you have filed here, but I suggest that you make or have made supplementary plans on thin paper using heavy pencil indicating the method of making the details called to attention below comply with the Building Code, get the supplementary plan blueprinted and file here as a blueprint so that we may be sure that all concerned have the same information which we have. In the great pressure of work in this office we are unable to carry along unrecorded details of the very many job with which we are dealing, and therefore must have a record so that we in the office and the inspector in the field and the owner and contractor will have the same information with reasonable assurance that the job will go along to completion without difficulty.

No doubt you are anxious to get started on the job, but the only way that we can assist until the revised information is received is for you to apply for a permit to excavate for and construct the foundations and underpinning only in advance of the general construction permit. This permit could be issued at once, and the work could proceed under it while the supplementary plans were being prepared and filed here. When the work covered by the advanced permit had been completed, you would then have to stop unless the supplementary plans had been checked and the general construction permit issued. The fee for this advanced permit is one dollar.

1. Sec. 306c2 and c3.7. Foundation wall of garage, proposed only 8 inches thick requires a footing beneath at least 12 inches thick or deep with a projection beyond the face of the "stem" at least 4 inches on each side. These walls as well as all foundation walls including the foundations under front steps are required to extend at least 4 feet below the finished grade of the ground instead of 3 feet 6 inches shown in one instance. Also, show more detail of foundation under front steps, whether a solid block of concrete, a wall or what. A few cross-sections on the supplementary plans will develop these details.

2. Sec. 310f3. If less than 4 inches in outside diameter, the pipe columns beneath girders are required to be new columns specially manufactured for the purpose, such as the Deans or the Lally. The plans show, marked on, Lally columns in one place, but sometimes it is not understood that this term represents a special column manufactured by the Lally column company.

3. Sec. 202b2. Since plaster is to be used for fire resistance on partition between house and wall, plaster must be on perforated Gypsum lath as shown in application instead as indicated on the plan. The door in opening between garage and hall

McKenney, Lawrence ----- 2

July 1, 1946

and the frames of it are required to be covered with metal and the door with a thickness as provided for standard fire resistive doors in Sec. 302c4 of the Building Code (this may be examined at this office if you do not have a copy), the door is required to be made self-closing (normally closed and kept closed by a suitable closing device) and the threshold of the doorway is required to extend at least 6 inches above the level of the garage floor.

4 Sec. 303e A number of details around fireplace and chimney as shown do not comply. The revised cross-section through the fireplace and the chimney should be shown on supplementary plans with reference to this Section of the Building Code which may be examined in this office if you do not have a copy. The boards intended for forms of the hearth slab will have to be removed as woodwork is not allowed to remain below the hearth and it would be better to support the outside edge of the hearth upon a steel angle bolted to the doubled header. If the proposition were mine, I would prefer not to have the concrete slab exposed on the floor of the fireplace where subjected to intense heat under which circumstances concrete often does not stand up very well. The reinforcement in the slab had not been checked as to strength. Air space in back of fireplace is required to be at least two inches. Wooden furring must not be applied directly to the chimney.

5. Structural.

(1) The 6x8 hemlock girder does not work out on the 7-foot span to be strong enough. The arrangement of columns beneath the girder hardly works out on the 7-foot span shown. Also, the concentrated loads from one end of the 6x10 girder over opening between living room and dining room lands at the center of one of the spans. It appears that rearrangement of the columns probably can be made without increasing that number and still leave the girders so they will work out.

(2) The 2x6 attic floor joists, 16 inches on centers, as shown on the plan do not work out, but the 2x8's shown on the application will work out. It ought to be made clear which is to be followed.

(3) The 4x10 on 9-foot span across opening over bay window is not strong enough by about 1/3.

Very truly yours,

Inspector of Buildings

WMD/S



(RA) RESIDENCE ZONE - A

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

PERMIT ISSUED

JUL 14 1946

To the INSPECTOR OF BUILDINGS, PORTLAND, ME. Portland, Maine, June 25, 1946
New plans 7/9/46

This undersigned hereby applies for a permit to erect ~~structure~~ dwelling with 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 21-28 Chapman Street Within Fire Limits? no Dist. No. _____
 Owner's name and address Ralph Lawrence, North Windham, Maine Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address H. L. McEnney, 60 Bradley Street Telephone 2-9763
 Architect _____ Specifications _____ Plans yes No. of sheets 2
 Proposed use of building Dwelling and garage No. families 1
 Last use _____ No. families _____

Memorandum from Department of Building Inspection, Portland, Maine
24-28 Chapman Street--Construction of new dwelling with attached garage for Ralph Lawrence by H. L. McEnney, builder--7/11/46

To Owner & Builder:

Since there is to be no excavation within the garage foundation walls, a small saving could be realized and still keep within minimum requirements of Building Code, if desired, by making the foundation walls of the garage eight inches thick at the finished surface of the ground and ten inches thick at the bottom of the wall instead of the ten inches and twelve-inch thickness shown on the plan.

CC: Mr. Ralph Lawrence
 North Windham, Maine

L. C. Andrea
 Attn: E. A. Henderson
 107 Brighton Avenue

(Signed) Warren McDonald
 Inspector of Buildings

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor.

Details of New Work

Is any plumbing work involved in this work? yes Is any electrical work involved in this work? yes
 Height average grade to top of plate 9'6" Height average grade to highest point of roof 20'
 Size, front 38' depth 26' 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 12" cellar yes
 Material of underpinning " to sill Height _____ Thickness _____
 Kind of roof pitch-gable Rise per foot 8" Roof covering asphalt roofing Class C Ind. Leb.
 No. of chimneys 1 Material of chimneys brick of lining tile Kind of heat hot water fuel oil
 Framing lumber--Kind hemlock Dressed or full size? dressed
 Corner posts 4x6 Sills 4x6 Girt or ledger board? _____ Size _____
 Girders yes Size 6x8 Columns under girders iron Size 4" Max. on centers 7'
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
 Joists and rafters: 1st floor 2x8, 2nd 2x8, 3rd _____, roof 2x6
 On centers: 1st floor 16", 2nd 16", 3rd _____, roof 24"
 Maximum span: 1st floor 13', 2nd 13', 3rd _____, roof 14-13'
 If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

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

Miscellaneous

Will work require disturbing of 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

APPROVED:

INSPECTION COPY

Signature of owner By: Ralph Lawrence
H. L. McEnney



FILL IN AND SIGN WITH INK
**APPLICATION FOR PERMIT FOR
 HEATING, COOKING OR POWER EQUIPMENT**

Portland, Maine, November 12, 1946

RECEIVED
 NOV 23 1946

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 ²⁴⁻²⁸ Lot 227-228 Chapman St Use of Building Dwelling No. Stories 1 1/2 ~~Two~~ Building
 Name and address of appliance owner Ralph Lawrence, R.F.D.#2, Windham, Maine
 Installer's name and address owner

Telephone
 General Description of Work *mail to 844 Stevens Ave. William B. Lawrence*

To install forced hot water boiler and oil burning unit.

IF HEATER, OR POWER BOILER

Location of appliance or source of heat **Cellar** Type of floor beneath appliance **Concrete**
 If wood, how protected? Kind of fuel **oil**
 Minimum distance to wood or combustible material, from top of appliance or casing top of furnace **3'**
 From top of smoke pipe **20"** From front of appliance **over 4'** From sides or back of appliance **over 3'**
 Size of chimney flue ~~12~~ **12** Other connections to same flue **none**
 If gas fired, how vented? Rated maximum demand per hour

IF OIL BURNER

Name and type of burner **Petro** Labelled by underwriters' laboratories? **yes**
 Will operator be always in attendance? **no** Does oil supply line feed from top or bottom tank? **Bottom**
 Type of floor beneath burner **Concrete**
 Location of oil storage **Cellar** Number and capacity of tanks **1-275 gallons**
 If two 275-gallon tanks, will three-way valve be provided?
 Will all tanks be more than five feet from any flame? **yes** How many tanks fire protected?

IF COOKING APPLIANCE

Location of appliance Kind of fuel Type of floor beneath appliance
 If wood, how protected?
 Minimum distance to wood or combustible material from top of appliance
 From front of appliance From sides and back From top of smokepipe
 Size of chimney flue Other connections to same flue
 Is hood to be provided? If so, how vented?
 If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

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

APPROVED:

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 Installer

Ralph E Lawrence

Permit No 46/2245
Location 24-28 Chapman St.
Owner Ralph Lawrence
Date of permit 11/13/46
Approved 11/13/46

NOTES

- 1. All pipes
- 2. To the main
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- 99. To the main
- 100. To the main

11/13/46 - Current to
be added to burner
base so it can be
pulled down 2 1/2



(RA) RESIDENCE ZONE - A

APPLICATION FOR PERMIT

Class of Building or Type of Structure - Foundation Only

PERMIT ISSUED
01186
JUL 8 1946

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE, July 3, 1946

The undersigned hereby applies for a permit to erect ~~new~~ ^{new} ~~structure~~ ^{structure} ~~equipment~~ ^{equipment} in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinances of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 21-2A Swanman Street

Owner's name and address Ralph Lawrence, North Windham, Maine Within Fire Limits? no Dist. No. _____

Lessee's name and address _____ Telephone _____

Contractor's name and address H. L. McKeeney, 60 Bradley Street Telephone _____

Architect _____ Telephone 2-9703

Proposed use of building Dwelling Specifications _____ Plans yes with original No. of sheets _____

Last use _____ No. families 1

Material _____ Heat _____ No. families _____

Other buildings on same lot _____ Style of roof _____ No. families _____

Roofing _____

Estimated cost \$ _____

General Description of New Work

Fee \$ 1.00

To excavate and construct concrete foundation ONLY prior to issuance of general building permit for new dwelling 26'x28' with attached garage 11'x20'.

NOTIFICATION BEFORE LATHING OR CLOSING-IN IS WAIVED

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately, by and in the name of the heating contractor.

Details of New Work

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

Height average grade to top of plate _____ Height average grade to highest point of roof _____

Size, front _____ depth _____ at least 4 below grade _____ earth or rock? _____

Material of foundation concrete Thickness, top 10" bottom 12" cellar _____

Material of underpinning _____ Height _____

Kind of roof _____ Rise per foot _____ Roof covering _____ Thickness _____

No. of chimneys _____ Material of chimneys _____ Kind of heat _____ fuel _____

Framing lumber - Kind _____ of _____ Dressed or full size? _____

Corner posts _____ Sills _____ Girt or ledger board? _____

Girders _____ Size _____ Columns under girders _____ Size _____

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof sps 1 over 8 feet. Max. in centers _____

Jolts 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? _____

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

APPROVED

INSPECTION COPY

Signature of owner, By: Ralph Lawrence

H. L. McKeeney

Permit No. 46/1186

Location 34-28 Chapman St

Owner Ralph Lawrence

Date of permit 7/23/46

Notif. closing-in _____

Inspn. closing-in _____

Final Notif _____

Final Inspn. 7/11/46

Cert. of Occupancy issued None

NOTES

7/11/46 - General construction permit issued to day off

