

160-164 AUBURN STREET

SHAW-WALKER

Full cut # 920R / Half cut # 920R / Third cut # 920R / Fifth cut # 920R



**APPLICATION FOR PERMIT**  
**DEPARTMENT OF BUILDING INSPECTIONS SERVICES**  
**ELECTRICAL INSTALLATIONS**

Date June 16, 1977, 19\_\_\_\_  
 Receipt and Permit number A-10067

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: 162 Auburn St

OWNER'S NAME: Fred ADDRESS: -same

OUTLETS: (number of)

Lights	_____	
Receptacles	_____	FEES
Switches	_____	
Plugmold	_____ (number of feet)	
TOTAL	<u>30</u>	<u>3.00</u>

FIXTURES: (number of)

Incandescent	_____	
Fluorescent	_____ (Do not include strip fluorescent)	
TOTAL	_____	_____
Strip Fluorescent, in feet	_____	_____

SERVICES:

Permanent, total amperes	<u>100</u>	<u>3.00</u>
Temporary	_____	_____

METERS: (number of) 1 ..... .50

MOTORS: (number of)

Fractional	_____	_____
1 HP or over	_____	_____

RESIDENTIAL HEATING:

Oil or Gas (number of units)	_____	_____
Electric (number of rooms)	_____	_____

COMMERCIAL OR INDUSTRIAL HEATING:

Oil or Gas (by a main boiler)	_____	_____
Oil or Gas (by separate units)	_____	_____
Electric (total number of kws)	_____	_____

APPLIANCES: (number of)

Ranges	_____	Water Heaters	_____
Cook Tops	_____	Disposals	_____
Wall Ovens	_____	Dishwashers	_____
Dryers	_____	Compactors	_____
Fans	_____	Others (denote)	_____
TOTAL	_____		_____

MISCELLANEOUS: (number of)

Branch Panels	_____	_____
Transformers	_____	_____
Air Conditioners	_____	_____
Signs	_____	_____
Fire/Burglar Alarms	_____	_____
Circus, Fairs, etc.	_____	_____
Alterations to wires	_____	_____
Repair after fire	_____	_____
Heavy Duty, 220v outlets	_____	_____
Emergency Lights, battery	_____	_____
Emergency Generators	_____	_____

INSTALLATION FEE DUE:	_____
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT ..... DOUBLE FEE DUE:	_____
FOR REMOVAL OF A "STOP ORDER" (304-16.b) .....	_____
FOR PERFORMING WORK WITHOUT A PERMIT (304-9) .....	_____
TOTAL AMOUNT DUE:	<u>6.50</u>

INSPECTION:  
 Will be ready on \_\_\_\_\_, 19\_\_\_\_; or Will Call X

CONTRACTOR'S NAME: Bradley Elec.

ADDRESS: Gorham

TEL.: 856-6301

MASTER LICENSE NO.: 1650

SIGNATURE OF CONTRACTOR: \_\_\_\_\_

LIMITED LICENSE NO.: \_\_\_\_\_

INSPECTOR'S COPY

CITY OF PORTLAND, MAINE  
BUILDING AND INSPECTION SERVICES

DATE May 6, 1977

TO: Joseph R. Gladu

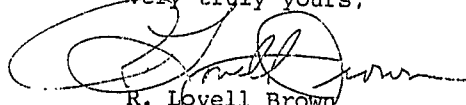
162 Auburn St.

With relation to permit applied for to demolish shed-----  
belonging to Joseph R. Gladu  
at 162 Auburn St., it is unlawful to  
commence demolition work until a permit has been issued from this  
department.

Section 6 of the Ordinance for rodent and vermin control provides, "It shall be unlawful to demolish a building or structure unless a provision is made for rodent and vermin eradication. No permit for a demolition of a building or structure shall be issued by the Building and Inspection Services Department until and unless provisions for rodent and vermin eradication have been carried out under supervision of a pest control operator registered with the Health Department."

The building permit for demolition cannot be issued until the provisions of this section have been satisfied. It is the obligation of owner or demolition contractor or both to take up with the Health Department the matter of complying with this section, being prepared to inform that department what registered pest control operator is to be employed.

Very truly yours,

  
R. Lovell Brown  
Director

Health Department comments: 5.9.77 NO EVIDENCE OF RODENT

OR VERMIN ACTIVITY

Copies to: Unit: Shed  
Applicant  
Health (Mr. Blain)-2  
Health (Mr. Noyes)  
Public Works  
Fire Dept.  
Gus James





APPLICATION FOR PERMIT

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

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

ZONING LOCATION \_\_\_\_\_ PORTLAND, MAINE, .. May 6, 1977

PERMIT ISSUED

MAY 11 1977

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

03 CITY of PORTLAND

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: 162 Auburn St.
1. Owner's name and address ... Joseph R. Gladu ... same ... Fire District #1 [ ] #2 [ ] Telephone 797-9512
2. Lessee's name and address ... Telephone ...
3. Contractor's name and address ... Owner ... Telephone ...
4. Architect ... Specification ... 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 \$ ... Fee \$ 5.00

FIELD INSPECTOR—Mr. ... GENERAL DESCRIPTION

This application is for: @ 775-5451 Ext. 234 Permit to demolish shed 34 x 10, attached to rear of dwelling. no utilities
Dwelling ...
Garage ...
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 [x] 2 [ ] 3 [ ] 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 ... Kind of heat ... fuel ...
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" (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? .....

APPROVALS BY: DATE

BUILDING INSPECTION—PLAN EXAMINER .....

ZONING: .....

BUILDING CODE: R.M. ... 5/2/77 .....

Fire Dept.: ... 0.5. 10/77 .....

Health Dept.: ... 0.5. 10/77 .....

Others: .....

MISCELLANEOUS

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? .....

Signature of Applicant Joseph R. Gladu Phone # ... same .....

Type Name of above Joseph R. Gladu 1 [x] 2 [ ] 3 [ ] 4 [ ]

Other ... and Address .....

FIELD INSPECTOR'S COPY

PERMIT TO INSTALL PLUMBING

15186

PERMIT NUMBER

Date Issued 5/11/65  
 Address 762 Auburn St.  
 Installation For: David Newcomb  
 Owner of Bldg. Same  
 Owner's Address: Same  
 Plumber: Dana B. Askov Date: 5/11/65

APPROVED FIRST INSPECTION	NEW	REPL	PROPOSED INSTALLATIONS	NUMBER	FEE
By <u>I. P. Welch</u>			SINKS		
Date <u>May 12 65</u>			LAVATORIES		
By <u>JOSEPH P. WELCH</u>			TOILETS		
APPROVED FINAL INSPECTION			BATH TUBS		
Date <u>May 12 65</u>			SHOWERS		
By <u>JOSEPH P. WELCH</u>			DRAINS		
CHIEF COMMERCIAL PLUMBING INSPECTOR			HOT WATER TANKS		
			TANKLESS WATER HEATERS		
			GARBAGE GRINDERS		
			SEPTIC TANKS		
			HOUSE SEWERS	1	\$2.00
			ROOF LEADERS (Conn. to house drain)		

TYPE OF BUILDING  
 RESIDENTIAL  
 SINGLE  
 MULTI FAMILY  
 NEW CONSTRUCTION  
 REMODELING

PORTLAND HEALTH DEPT. PLUMBING INSPECTION TOTAL ▶ \$2.00

3



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, Oct 21, 1958

PERMIT  
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 162 Auburn St. Use of Building Dwelling No. Stories 1 1/2 New Building Existing " Name and address of owner of appliance Mrs. Doris L Newcomb, 162 Auburn St. Installer's name and address Ballard Oil & Equipment Co. 135 Marginalway Telephone 2-1991

General Description of Work

To install Oil burning equipment in connection with existing warm air heat. (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 Ballard-gunt type 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 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? none 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

Install conversion burner in owners warm air heat.

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

APPROVED: [Signature] 10.21.58

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

Ballard Oil & Equipment Co. [Signature]

Signature of Installer

INSPECTION COPY

PH



# APPLICATION FOR PERMIT

Permit No.

JUL 3

Class of Building or Type of Structure Third Class

Portland, Maine, July 30, 1928

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to ~~erect~~ 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 162 Auburn Street Ward 9 Within Fire Limits? No Dist. No. \_\_\_\_\_

Owner's or Lessee's name and address Emma W. Libby, 162 Auburn St. Telephone \_\_\_\_\_

Contractor's name and address Holland Furnace Co., 390 Congress St. Telephone 7730

Architect's name and address \_\_\_\_\_

Proposed use of building Dwelling house No. families 2

Other buildings on same lot none

### Description of Present Building to be Altered

Material Wood No. stories 2 Heat Stove Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_

Last use Dwelling house No. families 1

### General Description of New Work

To install warm air furnace

NOTIFICATION BEFORE LATHING  
OR CLOSING-IN IS WAIVED.  
CERTIFICATE OF OCCUPANCY  
REQUIREMENT IS WAIVED.

### Details of New Work

Size, front \_\_\_\_\_ depth \_\_\_\_\_ No. stories \_\_\_\_\_ Height average grade to highest point of roof \_\_\_\_\_

To be erected on solid or filled land? \_\_\_\_\_ earth or rock? \_\_\_\_\_

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

Material of underpinning \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_

Kind of roof \_\_\_\_\_ Roof covering \_\_\_\_\_

No. of chimneys no Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_

Kind of heat warm air Type of fuel coal Distance, heater to chimney 12"

If oil burner, name and model \_\_\_\_\_

Capacity and location of oil tanks \_\_\_\_\_

Is gas fitting involved? \_\_\_\_\_ Size of service \_\_\_\_\_

Corner posts \_\_\_\_\_ Sills \_\_\_\_\_ 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 \_\_\_\_\_, 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 \_\_\_\_\_

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? no No. sheets \_\_\_\_\_

Estimated cost \$ 250. 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

Signature of owner Emma W. Libby

Signature of contractor Holland Furnace Co.

*[Handwritten Signature]*

INSPECTION COPY

CODE  
COMPLIANCE  
COMPLETED  
DATE 11-16-75

CITY OF PORTLAND, MAINE  
Application for Permit to Install Wires

Permit No. 2674  
Issued 3/27/75  
Portland, Maine 401.27, 1975

To the City Electrician, Portland, Maine:

The undersigned hereby applies for a permit to install wires for the purpose of conducting electric current, in accordance with the laws of Maine, the Electrical Ordinance of the City of Portland, and the following specifications:

(This form must be completely filled out — Minimum Fee, \$1.00)

166  
Auburn St

Owner's Name and Address *M. J. T. Co.* Tel. ....  
 Contractor's Name and Address *Spaldt Electric Co.* Tel. *772-6880*  
 Location *T. S. Bldg. Auburn St.* Use of Building *Tel. dial equipment*  
 Number of Families *1* Apartments *1* Stores *X* Number of Stories *1*  
 Description of Wiring: New Work  Additions ..... Alterations .....

Pipe  Cable ..... Metal Molding ..... BX Cable ..... Plug Molding (No. of feet) .....

No. Light Outlets ..... Plugs ..... Light Circuits ..... Plug Circuits .....

FIXTURES: No. *10* ..... Fluor. or Strip Lighting (No. feet) .....

SERVICE: Pipe ..... Cable ..... Underground ..... No. of Wires ..... Size .....

METERS: Relocated ..... Added ..... Total No. Meters .....

MOTORS: Number *2* Phase *3* H. P. *7 1/2* Amps ..... Volts *208* Starter .....

HEATING UNITS: Domestic (Oil) ..... No. Motors ..... Phase ..... H.P. ....  
 Commercial (Oil) ..... No. Motors ..... Phase ..... H.P. ....  
 Electric Heat (No. of Rooms) .....

APPLIANCES: No. Ranges ..... Watts ..... Brand Feeds (Size and No.) .....

Elec. Heaters *3* ..... Watts *14,000* .....

Miscellaneous ..... Watts ..... Extra Cabinets or Panels *1* .....

Transformers ..... Air Conditioners (No. Units) ..... Signs (No. Units) .....

Will commence 19 .. Ready to cover in ..... 19 .. Inspection ..... 19 ..

Amount of Fee \$... *7.25* .....

Signed *C. B. [Signature]*

DO NOT WRITE BELOW THIS LINE

SERVICE ..... METER ..... GROUND .....  
 VISITS: 16-11-75 27-9-75 38-4-75 49-4-75 59-16-75 10-1-75  
 ..... 7-10-75<sup>8</sup> ..... 9 ..... 10 ..... 11 .....

REMARKS:

INSPECTED BY *Labby* (OVER)





APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP 0366

MAY 16 1975

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION PORTLAND, MAINE, MAY 15/75

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, etc. 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 Dial. Exchange Bldg., Auburn St., Portland, Maine 166-178
1. Owner's name and address New England Telephone Company
2. Lessee's name and address
3. Contractor's name and address Langford & Low, 37 Springwood Rd.
4. Architect Specifications Portland Plans
Proposed use of building
Last use
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ Fee \$20.00

FIELD INSPECTOR - Mr. REITZE GENERAL DESCRIPTION

This application is for: @ 775-5451
Dwelling Ext. 234 To install 2-7 1/2 ton air conditioning units.
Garage
Masonry Bldg.
Metal Bldg.
Alterations
Demolitions
Change of Use
Other

Stamp of Special Conditions
PLANS FILED IN OTHER ROOM

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: L. A. Proveno Co. 797-3736 (SUB-CONTRACTOR)
PROVENO

OF NEW WORK
Is any plumbing work involved in this work? ... yes
Is connection to public sewer? ...
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?

APPROVALS BY: DATE MISCELLANEOUS
BUILDING INSPECTION—PLAN EXAMINER ... Will work require disturbing of any tree on a public street? ...
ZONING: ...

BUILDING CODE: O.K. E.A. 5/15/75 Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? ...
Fire Dept.: ...
Health Dept.: ...
Others: ...

Signature of Applicant ... Phone # 797-3736
Type Name of above L. A. Proveno Co. 1 2 3 4
PROVENO
and Address:

FIELD INSPECTOR'S COPY

CITY OF PORTLAND, MAINE  
Building & Inspection Services

April 8, 1975

166-178 Auburn St.

C  
O  
P  
Y  
  
Mr. Arthur Deloach  
Right & Pierce  
99 Main Street  
Topsham, Maine

c.c. Mr. Kirk Boucher  
New England Tel. & Tel.

c.c. Langford & Low  
87 Springwood Rd.  
South Portland, Maine

Dear Mr. Deloach:

Because the building at the above address does not comply with Section 611.3 (copy enclosed), it is necessary that two means of egress be provided from the building.

Very truly yours,

Earle S. Smith  
Plan Examiner

ESS:sk

PERMIT TO INSTALL PLUMBING

Date Issued **May 7, 1975**  
 Portland Plumbing Inspector  
 By: ERNOLD R. GOODWIN

~~App. Final~~  
 Date **MAY 23 1975**  
 By: ERNOLD R. GOODWIN  
 CHIEF PLUMBING INSPECTOR

~~App. Final~~  
 Date **JUN 2 1975**  
 By: *[Signature]*

Type of Bldg.

- Commercial
- Residential
- Single
- Multi Family
- New Construction
- Remodeling

Address <b>166 Auburn St.</b>		PERMIT NUMBER <b>4092</b>	
Installation For <b>Relay Station</b>			
Owner of Bldg. <b>New England Tel &amp; Tel</b>			
Owner's Address <b>same</b>			
Plumber <b>Dick Sylvester</b>		Date <b>5-7-75</b>	
NEW	REPL	Rate #1, Yarmouth, Me.	FEE
	<b>MAY</b>	SINKS	
		LAVATORIES	
		TOILETS	
		BATH TUBS	
		SHOWERS	
<b>2</b>		DRAINS FLOOR SURFACE	<b>2 4.00</b>
		HOT WATER TANKS	
		TANKLESS WATER HEATERS	
		GARBAGE DISPOSALS	
		SEPTIC TANKS	
		HOUSE SEWERS	
		ROOF LEADERS	
		AUTOMATIC WASHERS	
		DISHWASHERS	
		OTHER	
		<b>Base Fee</b>	<b>3.00</b>
TOTAL <b>2</b>			<b>7.00</b>

Building and Inspection Services Dept.: Plumbing Inspection

March 11, 1975

166-178 Auburn St.

New England Tel. & Tel.  
185 Franklin Street  
Boston, Mass.

c.c. Langford & Low  
87 Springwood Road  
South Portland, Maine

Att: Mr. Walter Aspinwall

Gentlemen:

Permit to construct a 93' x 41' extension to the rear of the existing Telephone Exchange Building at the above address is being issued herewith subject to the following Building Code Requirements.

Number 6 wire ties are to be used where the unlike masonry units (bricks to blocks) at intervals of not more than 2' horizontally and 16" vertically.

All foundations are to extend at least 4' below grade.

Door #5 should swing out rather than in as it will act as an emergency means of egress.

Exit signs should be placed over door #5 and it should be equipped with hardware which will open automatically from the inside without any key or special knowledge but by merely turning the usual knob or pressing on the usual lever.

Very truly yours,

Earle S. Smith  
Plan Examiner

ESS:sk

c.c. Langford & Low



Walter J. Aspinwall  
Real Estate Manager



New England Telephone  
185 Franklin Street  
Boston, Mass. 02107  
Phone: (617) 763-3318

166-178 Auburn Street

Oct. 1, 1974

New England Tel. & Tel.  
166-178 Auburn Street, 185 Franklin St. Boston, Mass.  
Att: Mr. Walter Aspinwall

cc to: Corporation Counsel

Dear Mr. Aspinwall:

Building permit to construct one story masonry addition 93' x 41' on the rear of the existing telephone exchange building at the above named location is not issuable under Section 602.17.B of the Zoning Ordinance in the R-3 Residential Zone, as this addition would constitute an increase in the existing nonconforming use.

We understand that you would like to exercise your appeal rights in this matter. Accordingly you or your authorized representative should come to this office in Room 113, City Hall to file the appeal on forms which are available here. A fee of \$15.00 for a nonconforming use appeal shall be paid at this office at the time the appeal is filed. If fee has been paid and appeal filed prior to this letter then consider this letter as a matter of formality. (Section 602.24.E).

Please sign the two appeal forms enclosed on the Apellant line only and return as soon as possible.

Very truly yours,

Malcolm G. Ward  
Plan Examiner

MGW:m

enc.



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION R-3

PORTLAND, MAINE

0148

MAR 11 1975

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 168-178 Auburn St Fire District #1 [ ] #2 [ ]
1. Owner's name and address NET&T, same Telephone
2. Lessee's name and address Telephone
3. Contractor's name and address owner 185 FRANKLIN ST. BOSTON, MASS. Telephone 617-743-3318 Telephone
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 \$ 22,000.00 Fee \$ 328.00

FIELD INSPECTOR—Mr. Ray Reitze

GENERAL DESCRIPTION

This application is for: @ 775-5451 Ext. 234 to construct a 93' x 41' extension to the rear of existing telephone exchange building.
Garage
Masonry Bldg.
Metal Bldg.
Alterations
Demolitions
Change of Use
Other
Stamp of Special Conditions (PLANS FILED IN)
This application is preliminary to get settled the question of zoning appeal. If the zoning appeal is sustained the applicant will furnish complete information, estimated cost and pay legal fees.
Appeal sustained 10-16-74

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 [x] 2 [ ] 3 [ ] 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 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?

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

Signature of Applicant Walter J. Aspinwall Phone # above
Type Name of above Walter J. Aspinwall 1 [x] 2 [ ] 3 [ ] 4 [ ]
Real Estate Manager for
New England Tel. Tel Other and Address

FIELD INSPECTOR'S COPY

NOTES

April 7-1975 was pouring  
 concrete without any incident  
 Ray Reitzel

4-10-75 Move equipment  
 to place foundation  
 April 16-1975 some excavation  
 east of the house Ray Reitzel

May 14-1975  
 May 19-1975  
 Work going according to plan  
 Ray Reitzel

June 10-1975 Dray and load BR

June 26-1975 work going good  
 Ray Reitzel

July 3-1975 same BR

July 15-1975 work going along  
 Ray Reitzel

8-21-75 Building nearly ready  
 Ray Reitzel

Sept 16-1975 work finished  
 Ray Reitzel

Permit No. 757148  
 Location 168-178 Auburn St  
 Owner NE Tol + Tol  
 Date of permit 5/11/75  
 Approved

Ray



Pg 11

CITY OF PORTLAND, MAINE  
Application for Permit to Install Wires

Permit No. 2687

Issued April 2, 1925  
Portland, Maine

To the City Electrician, Portland, Maine:

The undersigned hereby applies for a permit to install wires for the purpose of conducting electric current, in accordance with the laws of Maine, the Electrical Ordinance of the City of Portland, and the following specifications:

(This form must be completely filled out — Minimum Fee, \$1.00)

Owner's Name and Address *H. E. Tyle Co.* Tel. ....

Contractor's Name and Address *Edgell Electric* Tel. *772-6880*

Location *66 Auburn St.* Use of Building *Tel. equipment*

Number of Families Apartments Stores Number of Stories

Description of Wiring: New Work Additions Alterations

Pipe Cable Metal Molding BX Cable Plug Molding (No. of feet)

No. Light Outlets Plugs Light Circuits Plug Circuits

FIXTURES: No. Fluor. or Strip Lighting (No. feet)

SERVICE: Pipe Cable Undergound No. of Wires *3* Size *3*

METERS: Relocated Added Total No. Meters

MOTORS: Number Phase H. P. Amps Volts Starter

HEATING UNITS: Domestic (Oil) No. Motors Phase H.P.

Commercial (Oil) No. Motors Phase H.P.

Electric Heat (No. of Rooms)

APPLIANCES: No. Ranges Watts Brand Feeds (Size and No.)

Elec. Heaters Watts

Miscellaneous Watts Extra Cabinets or Panels

Transformers Air Conditioners (No. Units) Signs (No. Units)

Will commence \$ *1.00* Ready to cover in *READY* 19... Inspection 19...

Amount of Fee \$ *1.00* Signed *A. B. [Signature]*

DO NOT WRITE BELOW THIS LINE

SERVICE	METER	GROUND
VISITS: <i>4-2-75</i>	<i>4-7-23</i>	
1	2	3
4	5	6
7	8	9
10	11	12

REMARKS: *No GFI called in*

INSPECTED BY *[Signature]* (OVER)

October 21, 1974

New England Telephone & Telegraph  
185 Franklin Street  
Boston, MA

Attention: Walter Aspinwall

RE: Appeal to Board of Appeals

166-178 Auburn St

Dear Mr. Aspinwall:

On October 16, 1974, the Board of Appeals entertained your application for a nonconforming use appeal. A copy of the decision is enclosed herewith for your reference.

Please note that your appeal was granted.

Very truly yours,

Charles A. Lane  
Assistant Corporation Counsel

CAL/dlh

Enclosure

166-178 Auburn Street

Oct. 1, 1974

New England Tel. & Tel.  
166-178 Auburn Street, 185 Franklin St. Boston, Mass.  
Att: Mr. Walter Aspinwall

cc to: Corporation Counsel

Dear Mr. Aspinwall:

Building permit to construct one story masonry addition 93' x 41' on the rear of the existing telephone exchange building at the above named location is not issuable under Section 602.17.B of the Zoning Ordinance in the R-3 Residential Zone, as this addition would constitute an increase in the existing nonconforming use.

We understand that you would like to exercise your appeal rights in this matter. Accordingly you or your authorized representative should come to this office in Room 113, City Hall to file the appeal on forms which are available here. A fee of \$15.00 for a nonconforming use appeal shall be paid at this office at the time the appeal is filed. If fee has been paid and appeal filed prior to this letter then consider this letter as a matter of formality. (Section 602.24.E).

Please sign the two appeal forms enclosed on the Apellant line only and return as soon as possible.

Very truly yours,

Malcolm G. Ward  
Plan Examiner

MGW:m

CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

#15.00  
PL

VARIANCE APPEAL

New England Tel. & Tel., owner of property at 166-178 Auburn Street under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals for a variance from the provisions of said Ordinance to permit: the construction of a one story masonry addition 93' x 41' on the rear of the existing telephone exchange building at the above named location. This permit is not issuable under Section 602.17.B of the Zoning Ordinance in the R-3 Residential Zone, as this addition would constitute an increase in the existing nonconforming use.

LEGAL BASIS OF APPEAL: Such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in undue hardship in the development of property which is inconsistent with the intent and purpose of the Ordinance; that there are exceptional or unique circumstances relating to the property that do not generally apply to other property in the same zone or neighborhood, which have not arisen as a result of action of the applicant subsequent to the adoption of this Ordinance whether in violation of the provisions of the Ordinance or not; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance; and that the granting of the variance will not be contrary to the intent and purpose of the Ordinance.

*Walter Casperwall*  
APPELLANT

Agent for New England Tel. & Tel. Co.

DECISION

After public hearing held \_\_\_\_\_, the Board of Appeals finds that all of the above conditions do exist with respect to this property and that a variance should be granted in this case.

It is, therefore, determined that a variance from the provisions of the Zoning Ordinance should be granted in this case.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Board of Appeals



NORTH DEERING (PORTLAND, MAINE)

The Telephone Company proposes to construct an addition to the existing telephone exchange building on Auburn Street, in order to provide space within which to house additional telephone equipment, to meet the growing needs for telephone service in this community. Needs for more telephone facilities are immediately required here, as in other communities, due to the expansion of business and residential development.

The Telephone Company, to fulfill its responsibility, serving the public in the communications field, must anticipate and provide equipment to meet the need for service before space within our present facility has been exhausted.

While fulfilling its responsibility of serving the public in the communications field, the Company is also aware of the responsibility of satisfying with all possible resourcefulness, municipal ordinances - such as zoning.

The original exchange building was constructed in 1963, on the site at Auburn Street, we were then serving 1,800 subscribers in the North Deering Area.

The demands for telephone service here in the North Deering Area have expanded at such a rate that the capacity of the Auburn Street exchange equipment will be reached in 1975 at which time we will have the ability to serve 7,840 subscribers.

Our commercial forecasts advise of an anticipated increase to 12,300 subscribers by the year 1985 in the North Deering Area.

We must begin planning for the construction of a building addition and installation of equipment before available space is exhausted. The building addition will provide space in conjunction with the existing for telephone equipment to satisfy the subscriber demands in this area for a 10-year period, if the present growth pattern remains constant.

Proposed for the housing of additional telephone equipment is a 93'X 41' addition to the rear of the existing building, consisting of a basement and one story. It will be of masonry construction, designed to blend harmoniously with the existing building, employing the same architectural treatment. We feel that our building presents an appearance compatible with other buildings in the area.

The equipment in the existing building was installed with a planned growth pattern to the rear. The basic equipment is so designed that additional components can be added in an economical and orderly manner, each occupying a specific position, and performing a specific function - much like the components of a computer.

The same type of telephone equipment is employed in similar exchanges throughout the entire Bell System. Through this standardization, we are afforded the opportunity to provide the best service available at the least cost to our subscribers.

Preliminary to the establishment of a telephone exchange location within any municipality, our Commercial Engineers conduct a careful study of the area, gathering such data as population trends, compiling information from census reports, and evaluating the trends of real estate development within the area to determine the rate of change in the population, what the geographic distribution of the population is at the time the study is made, and what it is expected to be in 5, 10 or 20 years hence; what portions of the area are expected to develop residentially, what areas are expected to develop industrially, and at what rate per annum.

From this data, the potential need for telephone service is planned and cable distribution patterns throughout the area are engineered to provide for current and future needs.

From studies of alternate cable distribution patterns laid out by our engineers, the most efficient plan is selected, balancing the ratio of the length of the cables to the size of the copper wire contained therein. (The longer the cable, the larger the wire size requirements.)

An ideally balanced cabling plan produces a pattern much like that of a wheel or spider web with cables of the same approximate size and length radiating to the periphery of the community from a hub which is central to the expected population growth pattern.

The cost of establishing an exchange of a given size, including building and land, are basic to most situations, but should the ratio of the distributing telephone cables radiating from the "Wire Center" be upset, even by relocating a short distance, our costs multiply rapidly.

We are a consumer-oriented business, regulated by the FCC and Public Utility Commissions, by whom our rates and charges are controlled and our methods of operation scrutinized. Our franchise to serve the consumer includes a dedicated responsibility to provide the best telephone service at the least cost, and still to maintain a healthy business.

The building site on Auburn Street was selected, and the telephone exchange constructed thereon in 1963 because this building site location was peculiar to our needs for telephone exchange purposes. No other available building site provided the same peculiar requirements.

The exchange building on Auburn Street is located in the Residential R-3 District, wherein the automatic telephone exchange may be permitted by the Board of Appeals, in accordance with Section 602-17-B. 6024.A.4

The existing telephone exchange building, plus the proposed development thereto conforms to all zoning requirements of the district within which the premises are located.

Surrounding property values will not be affected by the addition, as the existing facility has been located at the AUBURN Street site, and been an integral part of the community for the past 11 years. Denial of this appeal would result in unnecessary hardship to the appellant, as the full use and value of the existing equipment could not be efficiently and economically developed.

Should this petition be denied, our ability to provide quality telephone service to present and future subscribers would be severely hindered.

The need for this addition is created by the very elements upon which the zoning ordinance is predicated. Demands upon the existing facility have increased substantially since being placed into service; it is in the public interest to anticipate and provide for future demands, in accordance with the public's demands for quality service at economical rates.

We, therefore, respectfully petition this honorable Board for approval of the proposed construction and use of the building addition, including such variances as this Board may deem necessary, so as to approve our petition.

We submit that desirable relief may be granted without substantial detriment to the public good, and without nullifying or substantially derogating from the intent and purpose of the zoning ordinance, ...

CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

A NONCONFORMING USE APPEAL

Findings of Fact

The applicant is New England Tel & Tel and he is interested  
in the property located at 166 -178 Auburn Street as owner  
The owner of the property is same and his address is  
185 Franklin St. Boston, MA. The property is located in a R-1  
Zone. The present use of the property is a telephone exchange

The applicant respectfully petitions the Board of Appeals for a variance  
from the provision of Section 602.17 B of the Ordinance to permit  
The construction of a one story masonry addition 93'X 41' on the rear of the  
existing telephone exchange building at the above-named location.

Further Findings of Fact

Appearances

The names and addresses of those appearing in support of the application  
are: Walter J. Aspenwall, Real Estate Manager, New England Telephone & Telegraph Co.  
185 Franklin St., Boston, MA

and the names and addresses of those appearing in opposition of the application are:

Exhibits

The documentary evidence presented to the Board, including, but not  
by way of limitation, plans, specification, photographs, etc. consisted of the  
following: Written statements submitted by Mr. Aspenwall, photograph and



documents on file in the office of the Building Inspector  
\_\_\_\_\_  
\_\_\_\_\_

REASONS FOR DECISIONS

The parcel of land in question (~~is/is not~~) exceptional, compared to other lots or parcel subject to the same provision by reasons of its physical characteristics which may be described as follows: because of existing telephone facility.  
\_\_\_\_\_  
\_\_\_\_\_

and also by reason of the following topographical features: \_\_\_\_\_  
not applicable  
\_\_\_\_\_  
\_\_\_\_\_

and they (~~do/don't~~) amount to more than a mere inconvenience to the owner.

The aforesaid physical conditions (strike out inapplicable references).

(a) existed at the time of the enactment of the provision for which a variance is sought; or

~~XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX~~

~~XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX~~

The carrying out of the strict letter of the provision from which a variance is sought (~~would/would not~~) deprive the applicant of the substantial use or enjoyment of the property in the manner commonly enjoyed by owners of other lots or parcels subject to the same provision, because of the following: Economically unfeasible to build this facility in another area.  
\_\_\_\_\_  
\_\_\_\_\_

The hardship (~~is/is not~~) merely the inability of the applicant to enjoy some special privilege or additional rights not available to owners or occupants of other lots or parcels subject to the same provision, as evidenced by: \_\_\_\_\_  
The Telephone Co. has a legal obligation to expand service to a growing area.  
\_\_\_\_\_

Property in the same zone or neighborhood (~~will/will not~~) be adversely affected by the granting of the variance and the granting of the variance (~~will/will not~~) create conditions which would be detrimental to the public health or safety, because of the following: The existing building has been in use for 11 years.

SPECIFIC RELIEF GRANTED

After a public hearing held on October 16, 1974, the Board of Appeals find that all of the conditions required by the Ordinance (~~do not exist~~) exist with respect to this property and that an increase in the existing nonconforming use should \_\_\_\_\_ be granted in this case.

It is therefore determined that a variance from the provisions of the Zoning Ordinance should \_\_\_\_\_ be granted in this case.

W. Carl Eskola

Thomas Murphy

Jaqueline Ober

Gail D. Snow

\_\_\_\_\_

CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

October 3, 1974

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in Room 112, City Hall, Portland, Maine on Wednesday, October 16, 1974 at 4:00 pm to hear the appeal of New England Telephone and Telegraph Company requesting an exception to the Zoning Ordinance to permit the construction of a one story masonry addition 93' x 41' on the rear of the existing telephone exchange building at 166-178 Auburn Street.

This permit is not issuable under Section 602.17B of the Zoning Ordinance in the R-3 Residential Zone, as this addition would constitute an increase in the existing nonconforming use.

This appeal is taken under Section 24 of the Zoning Ordinance which provides such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in undue hardship in the development of property which is inconsistent with the intent and purpose of the Ordinance; that there are exceptional or unique circumstances relating to the property that do not generally apply to other property in the same zone or neighborhood, which have not arisen as a result of action of the applicant subsequent to the adoption of this Ordinance whether in violation of the provisions of the Ordinance or not; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance; and that the granting of the variance will not be contrary to the intent and purpose of the 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 property in question as required by Ordinance.

BOARD OF APPEALS

Thomas J. Murphy  
Secretary

*Granted 6/2/51*  
*6/2/51*

DATE: May 31, 1962

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF MARION A. McLEAN

AT 166-178 Auburn Street

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

BOARD OF APPEALS	VOTE	
Frederick B. Nelson	YES	NO
<del>Frederick B. Nelson</del>	(x)	( )
Ralph L. Young	(x)	( )
Harry M. Shwartz	(x)	( )

Record of Hearing

Opposed: Donald Abood, Auburn Street  
Walter J. Kells, 12 Fall Lane

CITY OF PORTLAND, MAINE  
BOARD OF APPEALS

CONDITIONAL USE APPEAL

May 15, 1962, 1962

Marion A. McLean, owner of property at 166-178 Auburn Street,  
under the provisions of Section 23 of the Zoning Ordinance of the City of Portland, hereby  
respectfully petitions the Board of Appeals to: Permit construction of a one-story masonry  
building to be used as a telephone exchange at this location. This permit is presently  
not issuable because such a use is not allowable under Sec. 4-A-4a of the Ordinance  
applying to the R-3 Residence Zone in which the property is located unless authorized  
by the Board of Appeals.

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 Zoning Ordinance.

Marion A. McLean  
APPELLANT

DECISION

After public hearing held May 31, 1962 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.

It is, therefore, determined that permit should be issued in this case.

Fredrick B. Nelson  
Harry M. Skinn  
John W. Berry  
BOARD OF APPEALS



May 25, 1962

Mr. Sidney L. Look  
New England Tel. & Tel. Co.  
185 Franklin Street  
Boston, Massachusetts

Re: Appeal of Marion A. McLean

Dear Mr. Look:

May 31, 1962

cc: Miss Marion A. McLean  
244 Auburn Street  
Portland, Maine

ALBERT J. SEARS  
INSPECTOR OF BUILDINGS

CITY OF PORTLAND, MAINE  
Department of Building Inspection

AP 166-176 Auburn Street

May 11, 1962

New England Tel. & Tel. Co.  
Att: Mr. Sidney L. Cook  
185 Franklin Street, Boston, Mass.

cc to: Marion A. McLean  
244 Auburn Street  
cc to: Corporation Counsel  
cc to: Traffic Engineer

*Copy*

C  
O  
P  
Y

Gentlemen:

Building permit for construction of a one story masonry building to be used as a telephone exchange at the above named location is not issuable under the Zoning Ordinance because such a use is not allowable under Section 4-A-4a of the Ordinance, applying to the R-3 Residence Zone in which the property is located, unless authorized by the Board of Appeals.

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, an authorized representative should go to file the appeal. Since the Telephone Company has not yet purchased the property involved, it will be necessary for the appeal to be filed in the name of and signed by the present owner. The rights under any variance granted by the Appeal Board will be automatically transferred to the Company upon purchase of the property if this takes place and work on building is started within six months of the date upon which the appeal is sustained.

It seems best to call to your attention at this time the application of another City Ordinance to this project. The Sidewalk Ordinance requires that granite curbing and a paved sidewalk shall be installed along the entire street frontage of the property unless such a requirement is waived by the City Council. The City Traffic Engineer, whose office is in the quarters of the Public Works Department in City Hall, will be able to inform you as to application of requirements of this Ordinance.

Very truly yours,

Albert J. Sears  
Building Inspection Director

AJB:m

CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

May 21, 1962

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall on Thursday, May 31, 1962, at 4:00 P. M. to hear the appeal of Marion A. McLean requesting an exception to the Zoning Ordinance to permit construction of a one-story masonry building to be used as a telephone exchange on the property at 166-178 Auburn Street.

This permit is presently not issuable because such a use is not allowable under Section 4-A-4a of the Ordinance applying to the R-3 Residence Zone in which the property is located unless authorized by the Board of Appeals.

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 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 the Ordinance.

BOARD OF APPEALS

~~Franklin G. Hinckley~~

Chairman

AP- 166-178 Auburn Street

Sept. 19, 1962

Brown Construction, Inc.

P. O. Box 1217, Portland, Maine  
Alonso J. Harriman Associates, Inc.  
292 Court Street, Auburn, Maine

N. E. Telephone & Telegraph Co.  
Room 1203, 185 Franklin St., Boston, Mass.

cc to: Traffic Engineer

Gentlemen:

Building permit for construction of a one story masonry telephone exchange building at the above named location in this City is being issued herewith to contractor based on plans and specifications filed with application for permit, but subject to the following conditions:

1. Permit is issued on basis that connection is to be made to public sewer as shown on revised sewer plan bearing date of Sept. 18, 1962. Both the Public Works Department and the Plumbing Inspector have approved the arrangement shown subject to some minor details which can be worked out when work is done.
2. Under the provisions of Section 304-b-3 of the Building Code, tile lining of chimney is required to extend from the bottom of the flue instead of from a point two feet below the smoke-pipe entrance.
3. More information is needed concerning the design and construction of the concrete roof slabs before approval can be given for their use. Unless these are to be of a type which are rationally designed according to the usual methods of engineering design, rather than a type whose carrying capacity is determined solely on the basis of tests, their use will not be allowable under the Building Code until authorized by the Municipal Officers, provided they are not of a type already so approved.
4. Will the architect please fill out, sign and return the enclosed blank statement of design for affixing to the plans?
5. Permit is issued on the basis of compliance with requirements of the City Sidewalk Ordinance as regards providing curbing and sidewalk along the street frontage of the property unless relief from such compliance is secured from the City Council. Samuel N. Connor, Traffic Engineer, whose office is in the quarters of the Public Works Department in City Hall, should be consulted as to application of this Ordinance.

Brown Construction, Inc.  
Alonzo J. Harrison Associates, Inc.  
N. S. Telephone & Telegraph Co.

-2-

Sept. 19, 1962

6. Separate permits, issuable only to the actual installers, are required for installation of the heating equipment and systems of mechanical ventilation.

Very truly yours,

Albert J. Sears  
Building Inspection Director

AJS:EM



At-156-178 Auburn Street

Sept. 12, 1962

New England Telephone & Telegraph Co.  
Room 1203, 185 Franklin Street  
Boston, Mass.  
Alonzo J. Harriman Associates, Inc.  
292 Court St., Auburn, Maine

cc to: Brown Construction, Inc.  
Box 1217, Portland  
cc to: Public Works Dept.  
cc to: City Manager

Gentlemen:

In checking plans of the proposed telephone exchange building to be erected at the above named location in this City, it is noted that the section of public sewer in Auburn Street to which connection of sewage facilities is proposed is not in existence and that an extension from the end of the existing sewer will be necessary to serve the proposed building. Inquiry at the Public Works Department discloses that there are no immediate plans for construction of such an extension and that no funds are available in this year's budget for such work.

Issuance of the permit for construction of the building is not allowable until it has been definitely established that connection to the public sewer will be available by the time the building is ready for use or that some other type of sewage disposal system satisfactory to the Health Department is to be provided.

We are informed that it will be necessary to secure approval of the City Council for extension of the sewer and that special funds for its construction will need to be appropriated by them. As far as we have been able to determine, no steps in that direction have as yet been taken. Under these circumstances it is necessary that the City Council be requested by petition filed at the office of the City Clerk to authorize construction of the extension. In this way it can be determined whether or not the City is prepared to do such work at this time.

Very truly yours,

Albert J. Sears  
Building Inspection Director

AJB:m

AP 166-178 Auburn Street

June 1, 1962

New England Tel. & Tel. Co.,  
Attn: Mr. Sydney L. Look  
188 Franklin Street, Boston, Mass.

cc to: Marion A. McLean  
244 Auburn Street

Gentlemen:

The appeal under the Zoning Ordinance involving the erection of a telephone exchange building at the above named location has been sustained by the Board of Appeals. Before further action can be taken by this Department, it is necessary that the permit application already filed be completed by payment of a fee based on the estimated cost of the building and that architectural and structural plans be filed for checking against Building Code requirements.

As indicated in a previous letter, rights granted by the appeal will expire unless actual work is started on the project within six months of the date on which the appeal was sustained.

Very truly yours,

Albert J. Sears  
Building Inspection Director