

Cope Associates

Page 2

June 27, 1976

The Public Works has disapproved these plans for the following reasons:

1. Insufficient information as to method of sanitary sewage disposal.
2. Insufficient information as to handling of storm water runoff and effect on adjacent properties.
3. Require that developer maintain existing ditch in Lambert Street during construction - also, require a culvert under driveway and entrance. (show size and length on plans)

If you have any questions on the above contact the Public Works Department (John Kennedy).

Very truly yours,

A. Allan Soule
Asst. Director Building & Inspection
Services

AAS:m

ROUTING SLIP FROM:
DEPARTMENT OF BUILDING AND INSPECTION SERVICES

ADDRESS 492-500 Auburn St

Date 6/17/74

Apartment house

FIRE DEPARTMENT

PLANNING BOARD

RENEWAL

MAINE WAY

☒ PUBLIC WORKS

HEALTH

OTHERS

APPROVED

DISAPPROVED BY REASON OF:

(quote section of pertinent ordinance or other governing factors)

1) insufficient information as to method
of sanitary sewerage disposal

SPECIAL COMMENTS:

2) insufficient information as to handling
of storm water runoff & effect
on adjacent properties

3) Request that developer maintain
existing ditches in Lambert Street
during construction - also require
culvert under driveway entrance
(show size & type on plans)

KEEP SECOND COPY AND RETURN ORIGINAL TO BUILDING & INSPECTIONS

J. K. Kennedy
6/19/74

ROUTING SLIP FROM:
DEPARTMENT OF BUILDING AND INSPECTION SERVICES

ADDRESS 492-500 Auburn St.

Date 6/18/74

FIRE DEPARTMENT

PLANNING BOARD

RENEWAL

MAINE WAY

PUBLIC WORKS

HEALTH

OTHERS

APPROVED

DISAPPROVED BY REASON OF: *Brandon Wickerson 6/20/74*
(quote section of pertinent ordinance or other governing factors)
the proposed development in accordance with Section 604.5 B 1 and 2 of the
Site Plan Ordinance. Many of the requirements of these sections are missing.
The most salient items are: (1) floor area of bldg., (2) # units, (3) topography.
Additionally, the plan is misleading as to the existence of trees on site.
SPECIAL COMMENTS:

*If floor area is in excess of 19,000 square feet,
the proposal will require Planning Board review.*

*NOTED
R.L.B.
6/26/74
81256*

KEEP SECOND COPY AND RETURN ORIGINAL TO BUILDING & INSPECTIONS

BY TIME WITH FIRE
DEPARTMENT OF BUILDING AND INSPECTION SERVICES

ADDRESS 2142-100 Auburn St.

DATE 6/17/74

☒ FIRE DEPARTMENT

at Portland House

☐ PLANNING BOARD

☐ REMOVAL

☐ MAINTENANCE

☐ PUBLIC WORKS

☐ HEALTH

☐ OTHERS

APPROVED

DISAPPROVED BY REASON OF:
(quote section of pertinent ordinance or other governing factors)
Disapproved because of lack of access to building for fire equipment and way in
to building etc.

SPECIAL COMMENTS:

BY _____
RETURNED 6/18/74
REC'D. 6/17/74
PORTLAND FIRE DEPT.

KEEP SECOND COPY AND RETURN ORIGINAL TO BUILDING & INSPECTION

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

June 24, 1971

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in Room 209, City Hall, Portland, Maine, on Thursday, July 1, 1971 at 4:00 p.m. to hear the appeal of Christy & Small, Inc. requesting an exception to the Zoning Ordinance to permit the construction of a 2 1/2 unit 3-story apartment building 48' x 138' at 462-500 Auburn Street.

This permit is presently not issuable under the Zoning Ordinance because this building will be only 25' from the street line and thus will encroach upon the 40' setback area required by Section 602.21 of the Ordinance for Auburn St. where this property is located.

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

BOARD OF APPEALS

Franklin G. Hinckley
Chairman



APPLICATION FOR PERMIT

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION

PORTLAND, MAINE,

June 17, 1974

PERMIT ISSUED

OCT 15 1974

0993

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 492-500 Auburn St
1. Owner's name and address Cope Associates, 34 Congress St Fire District #1 ☐ #2 ☐
2. Lessee's name and address Telephone 774-8013
3. Contractor's name and address Minat Corp, same as #1 Telephone
4. Architect Specifications Plans No. of sheets
Proposed use of building apt. bldg No. families
Last use No. families
Material brick veneer, stories 2 1/2 Heat elec Style of roof flat Roofing rolled asphalt
Other buildings on same lot none
Estimated contractual cost \$ Fee \$ 15.00

FIELD INSPECTOR—Mr. Ray Reitze GENERAL DESCRIPTION

This application is for: @ 775-5451 65'x124', foundation only
Dwelling apt. bldg Ext. 234

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 ☐ 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: 0.4. 7/1/74 - Allen

BUILDING CODE:

Will there be in charge of the above work a person competent

Fire Dept.:

to see that the State and City requirements pertaining thereto

Health Dept.:

are observed? yes

Others:

Signature of Applicant Mitchell Phone # 774-8013

Type Name of above 1 ☐ 2 ☐ 3 ☒ 4 ☐

Other
and Address

FIELD INSPECTOR'S COPY

CHECK LIST AGAINST ZONING ORDINANCE

PARKING & TRAFFIC CONTROL

Abutting owners

492

~~444~~ - 500 Auburn St.

Map 382 A

Richard & Shirley Fickett
482 Auburn St.

Milton & Shirley Poore
510 Auburn St.

492-500

Auburn St.

492
492-500 Auburn Street

June 24, 1971

Christy & Small
Att: George E. Christy
247 Allen Avenue

cc to: Corporation Counsel

Dear Mr. Christy:

Building permit to construct a 24 unit, 3-story apartment building 48' x 138' at the above location is not issuable under the Zoning Ordinance because this building will be only 25' from the street line and thus will encroach upon the 40' setback area required by Section 602.21 of the Ordinance for Auburn Street where this property is located.

We understand 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 \$5.00 shall be paid at this office at the time the appeal is filed.

I would call your attention to the following Zoning Ordinance requirements for parking in this zone under Sec. 602.141 which states: Where off-street parking for more than 6 vehicles is required (which will be in your case) the following requirements shall be met:

1. Where vehicles are to be or may be parked within 10' of any street line, a continuous guard curb, rectangular in cross-section, at least 6" in height and permanently anchored, shall be provided and maintained at least 5' from the street line between such off-street parking in that part of the street line involved; or a continuous bumper guard of adequate strength, the top of which shall be at least 20" in height, shall be provided and maintained between such off-street parking and that part of the street line involved so the bumper or vehicles cannot project beyond its face so the street line involved either above or below the impact surface.

2. Where such off-street parking shall abut a lot in residential use, a chain link, picket or sapling fence, not less than 48" in height, shall be provided and maintained between such off-street parking and that part of the lot line involved.

June 24, 1971

3. Appropriate driveways from the street as well as maneuvering area shall be provided. Location and width of approaches over public sidewalks shall be approved by the Traffic Engineer. Where access to parking area is available from more than one street ingress and egress to and from the lot shall be approved by the Planning Board.

4. The surface of driveways, maneuvering areas and parking area shall be uniformly graded with a sub grade consisting of gravel or equivalent material of at least 6" in depth, well compacted, with a wearing surface equivalent in qualities of compaction and durability to fine gravel.

5. A system of surface drainage shall be provided in such a way that the water runoff shall not run over or across any public sidewalk or street.

6. Where artificial lighting is provided, it shall be shaded or screened so that no light shall be visible from outside the area and its access driveways.

Very truly yours,

A. Allan Soule
Director

AAS:m

At 5.00 6/18/71
Denied 7/1/71

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

MISCELLANEOUS APPEAL

Christy & Small, Inc., owner of property at 462-500 Auburn Street
under the provisions of Section 24 of the Zoning Ordinance of the City of Portland,
hereby respectfully petitions the Board of Appeals to permit: to construct a 24 unit
3-story apartment building 48' x 138'. This permit is presently not issuable under
the Zoning Ordinance because this building will be only 25' from the street line and
thus will encroach upon the 40' setback area required by Section 602.21 of the
Ordinance for Auburn St. where this property is located;

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

Christy & Small Inc.
by: *George E. Christy*
APPELLANT

DECISION

After public hearing held July 1, 1971, the Board of Appeals finds that
enforcement of the terms of the Ordinance would result in undue hardship and
desirable relief may not be granted without substantially departing from the intent
and purpose of the Ordinance.

It is, therefore, determined that such permit may not be issued.

BOARD OF APPEALS

Frederic H. Haley
W. B. Keough
W. C. Sullivan

Christy & Smail - 462-300 Auburn Street

Opposed: Ralph W. Poore, 519 Auburn Street

Richard E. Fickett, 482 Auburn Street

Christy & Small, Inc.
Att: George Christy
247 Allen Ave.
Portland, Maine 04103

June 20, 1972

July 1, 1972

B1 BUSINESS ZONE



APPLICATION FOR PERMIT

Class of Building or Type of Structure

Portland, Maine,

June 18, 1971

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 437 500 Auburn St. Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Christy & Small Inc. 247 Allen Ave. Telephone 797-3441
 Lessee's name and address _____ Telephone _____
 Contractor's name and address owners Telephone _____
 Architect _____ Specifications _____ Plans Yes No. of sheets _____
 Proposed use of building apartment Building No. families 24
 Last use _____ No. families _____
 Material frame No. stories 3 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____ Fee \$ _____
 Estimated cost \$ _____

General Description of New Work

To construct 3-story frame apartment building 48' x 138'.

This application is preliminary to get settled the question of zoning appeal.
 In event the appeal is sustained the applicant will furnish complete information
 estimated cost and pay legal fee.

Appeal Denied 7-1-71

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 owners

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? _____

APPROVED:

Miscellaneous

Will work require disturbing of any tree on a public street? no
 Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

Christy & Small Inc.

George E. Christy

CS 101

INSPECTION COPY

Signature of owner by:

462-500 Auburn Street

June 24, 1971

Christy & Small, Inc.
Att: George E. Christy
247 Allen Avenue

cc to: Corporation Counsel

Dear Mr. Christy:

Building permit to construct a 24 unit, 3-story apartment building 48' x 138' at the above location is not issuable under the Zoning Ordinance because this building will be only 25' from the street line and thus will encroach upon the 40' setback area required by Section 602.21 of the Ordinance for Auburn Street where this property is located.

We understand 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 \$5.00 shall be paid at this office at the time the appeal is filed.

I would call your attention to the following Zoning Ordinance requirements for parking in this zone under Sec. 602.14I which states: Where off-street parking for more than 6 vehicles is required (which will be in your case) the following requirements shall be met:

1. Where vehicles are to be or may be parked within 10' of any street line, a continuous guard curb, rectangular in cross-section, at least 6" in height and permanently anchored, shall be provided and maintained at least 5' from the street line between such off-street parking in that part of the street line involved; or a continuous bumper guard of adequate strength, the top of which shall be at least 20" in height, shall be provided and maintained between such off-street parking and that part of the street line involved so the bumper or vehicles cannot project beyond its face so the street line involved either above or below the impact surface.

2. Where such off-street parking shall abut a lot in residential use, a chain link, picket or sapling fence, not less than 48" in height, shall be provided and maintained between such off-street parking and that part of the lot line involved.

Christy & Small, Inc.

Page 2

June 24, 1971

3. Appropriate driveways from the street as well as maneuvering area shall be provided. Location and width of approaches over public sidewalks shall be approved by the Traffic Engineer. Where access to parking area is available from more than one street ingress and egress to and from the lot shall be approved by the Planning Board.

4. The surface of driveways, maneuvering areas and parking area shall be uniformly graded with a sub grade consisting of gravel or equivalent material of at least 6" in depth, well compacted, with a wearing surface equivalent in qualities of compaction and durability to fine gravel.

5. A system of surface drainage shall be provided in such a way that the water runoff shall not run over or across any public sidewalk or street.

6. Where artificial lighting is provided, it shall be shaded or screened so that no light shall be visible from outside the area and its access driveways.

Very truly yours,

A. Allan Soule
Director

AAS:m

CITY OF PORTLAND, MAINE Application for Permit to Install Wires

Permit No. **54506**
Issued **11-30-70**
Portland, Maine **Nov 30, 1970**

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 **Richard Fickett Portland, Tel. 797.2664.**
Contractor's Name and Address **Freeman G. Cleaves Jr Tel. 797.3566...**
Location **482 Auburn Street, Use of Building Dwelling**
Number of Families / Apartments Stores Number of Stories **2**
Description of Wiring: New Work Additions Alterations **✓**
Change from 30 Amp To 100 Amp Service
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 **✓** Underground No. of Wires **3** Size **2 1/2 14**
METERS: Relocated **✓** Added Total No. Meters **1**
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 **Dec 1 1970** Ready to cover in **Dec 1 1970** Inspection **19**
Amount of Fee \$ **2.00**

Signed **Freeman G. Cleaves Jr**

DO NOT WRITE BELOW THIS LINE

SERVICE **✓** METER GROUND **✓**
VISITS: 1 2 3 4 5 6
7 8 9 10 11 12

REMARKS:

INSPECTED BY **FW H. Fawcett**
(OVER)

Granted 6/2/60
60/52

DATE: June 2, 1960

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF SHIMLEY & RICHARD PICKETT

AT 476-490 AUBURN STREET

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

BOARD OF APPEALS

VOTE

~~XXXXXXXXXXXX~~ Frederick B. Nelson
Harry M. Schwartz
Ralph L. Young

| Yes | No |
|-----|-----|
| (X) | () |
| (X) | () |
| (X) | () |

Record of Hearing:

No opposition.

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

VARIANCE APPEAL

May 13, 1960

Shirley C. and Richard E. Fickett, owners of property at 476-490 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:
erection of detached wood sign about 4 feet by 4 feet with top about 7 feet above the ground to
advertise a retail gift shop to be established in a portion of the building at the above location.
This permit is presently not issuable because: (1) A detached sign is not an allowable use in the
B-1 Business Zone where this property is located according to section 16-A-4 of the Ordinance; and
(2) the sign is to be located only about one foot from the line of Auburn Street instead of
being 40 feet therefrom as required by Section 21 of the Ordinance.

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.

Shirley Fickett
APPELLANT

DECISION

After public hearing held June 2, 1960, 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.

Harry M. Adams
John F. King
Fredrick B. Nelson
BOARD OF APPEALS

May 27, 1960

Mr. and Mrs. Richard E. Fickett
482 Auburn Street
Portland, Maine

Dear Mr. and Mrs. Fickett:

June 2

ALBERT J. SEARS
INSPECTOR OF BUILDINGS

CITY OF PORTLAND, MAINE
Department of Building Inspection

AP 476-490 Auburn Street

April 29, 1960

Shirley O. & Richard E. Fickett
482 Auburn Street

cc to: Corporation Counsel

Dear Mr. & Mrs. Fickett:

Erection of a proposed detached wood sign about 4 feet by 4 feet with top about 7 feet above the ground to advertise a retail gift shop to be established in a portion of the building at the above named location is not allowable under the Zoning Ordinance for the following reasons:

1. A detached sign is not an allowable use under 16-A-4 of the Ordinance applying to the B-1 Business Zone in which the property is located.
2. The sign is to be located only about one foot from the line of Auburn Street and would therefore encroach upon the 40 foot set back area required by Section 21 of the Ordinance.

We understand that you would like to exercise your appeal rights concerning these discrepancies. Accordingly we are certifying the case to the office of the Corporation Counsel in Room 208, City Hall where appeals are filed and where a copy of this letter is being sent.

Very truly yours,

Albert J. Sears
Inspector of Buildings

AJS:m

C
O
P
Y

RECEIVED
CITY OF PORTLAND, MAINE
MAY 24 1960

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

May 23, 1960

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Thursday, June 2, 1960, at 4:00 p.m. to hear the appeal of Shirley C. and Richard E. Fickett requesting an exception to the Zoning Ordinance to permit erection of a detached wood sign about 4 feet by 4 feet with top about 7 feet above the ground to advertise a retail gift shop to be established in a portion of the building at 476-490 Auburn Street.

This permit is presently not issuable because: (1) A detached sign is not an allowable use in the B-1 Business Zone where this property is located according to Section 16-A-4 of the Ordinance; and (2) the sign is to be located only about one foot from the line of Auburn Street instead of being 40 feet therefrom as required by Section 21 of the Ordinance.

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 premises in question as required by the Ordinance.

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

May 25, 1960

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Thursday, June 2, 1960, at 4:00 p.m. to hear the appeal of Shirley C. and Richard E. Rickett requesting an exception to the Zoning Ordinance to permit erection of a detached wood sign about 4 feet by 4 feet with top about 7 feet above the ground to advertise a retail gift shop to be established in a portion of the building at 476-490 Auburn Street.

This permit is presently not issuable because: (1) A detached sign is not an allowable use in the B-1 Business Zone where this property is located according to Section 16-A-4 of the Ordinance; and (2) the sign is to be located only about one foot from the line of Auburn Street instead of being 40 feet therefrom as required by Section 21 of the Ordinance.

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 premises in question as required by the Ordinance.

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

INQUIRY BLANK

appeal granted 6/2/60

ZONE B-1

60/52

FIRE DIST. none

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Date April 28 1960

Verbal
By Telephone
By letter

LOCATION 182 Auburn St. OWNER Shirley C & Richard E Fickett

MADE BY owner TEL. 2-1262

ADDRESS 182 Auburn St.

PRESENT USE OF BUILDING retail gift shop NO. STORIES 1

LAST USE OF BUILDING barn CLASS OF CONSTRUCTION 3rd class

REMARKS

INQUIRY How does the Zoning Ordinance apply to the erection of a detached sign
doublefaced sign about 4' x 4' in a location shown on plot plan attached
to application for building permit to cover change of use of the former barn
on the rear of this property to use for a retail gift shop, the sign being
intended to advertise this propose business on the same property.

ANSWER Such a sign is a non-conforming use
and would be closer than 40' to
the street line.

(owner wants to appeal.)

6/3/60 - Owner notified of granting of appeal
and right to proceed with erection of sign. See letter

DATE OF REPLY 4-28-60

REPLY

W. McD.

AP 476-490 Auburn Street

April 29, 1960

Shirley C. & Richard E. Fickett
482 Auburn Street

cc to: Corporation Counsel

Dear Mr. & Mrs. Fickett:

Erection of a proposed detached wood sign about 4 feet by 4 feet with top about 7 feet above the ground to advertise a retail gift shop to be established in a portion of the building at the above named location is not allowable under the Zoning Ordinance for the following reasons:

1. A detached sign is not an allowable use under 16-A-4 of the Ordinance applying to the B-1 Business Zone in which the property is located.
2. The sign is to be located only about one foot from the line of Auburn Street and would therefore encroach upon the 40 foot set back area required by Section 21 of the Ordinance.

We understand that you would like to exercise your appeal rights concerning these discrepancies. Accordingly we are certifying the case to the office of the Corporation Counsel in Room 208, City Hall where appeals are filed and where a copy of this letter is being sent.

Very truly yours,

Albert J. Sears
Inspector of Buildings

AJS:m

SP-60/575 - 482 Auburn Street

June 3, 1960

Shirley C. & Richard E. Fickett
482 Auburn Street

Dear Mr. & Mrs. Fickett:

You may consider this letter as a temporary certificate of occupancy for use of former barn attached to dwelling at the above named location as a retail gift shop for seasonal use only. This authorization is given on the understanding that repairs and alterations to the building are to be made as outlined in our letter of May 23, 1960 and that this office will be notified as soon as this work has been finished.

Your appeal under the Zoning Ordinance involving the erection of a small detached sign on your premises at the above named location has been sustained by the Board of Appeals. A sign 4 feet by 4 feet with top not more than 7 feet above the ground and located so that no part of it will be located closer than one foot to the line of Auburn Street, as requested in your appeal, was approved. No permit from this department is required for a sign of this size so that you are at liberty to proceed with its erection within the limits covered by the appeal as soon as you wish.

Very truly yours,

ASB/SC

Albert J. Sears
Inspector of Buildings



BI BUSINESS HOME
APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, April 28, 1960

PERMIT ISSUED

80525
MAY 20 1960

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 482 Auburn St. Within Fire Limits? no Dist. No.
Owner's name and address Shirley G. & Richard E. Fickett, 482 Auburn St. Telephone 2-4262
Lessee's name and address Telephone
Contractor's name and address owner Telephone
Architect Specifications Plans yes No. of sheets 4
Proposed use of building Retail Gift Shop No. families
Last use Barn No. families
Material frame No. stories 1 Heat Style of roof Roofing
Other buildings on same lot dwelling
Estimated cost \$ 150.00 Fee \$ 1.69
2.00

General Description of New Work

To change use of building from former barn to a retail gift shop.

To construct new floor over existing floor. (2x6-24" o.c.) 9' span.
To finish off walls with sheetrock.

Permit Issued with Letters

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

Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work?
Is connection to be made to public sewer? If not, what is proposed for 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
Material of underpinning Height Thickness
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 Color under girders Size Max. on centers
Kind and thickness of outside sheathing of exterior walls?
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 to be accommodated
Will automobile repairing be done other than minor repairs to cars habitually stored in proposed building?

APPROVED: 5/23/60 with
Letter - m

Will work require dig of any tree on a public street? no
Will there be in and City requirements pertaining thereto are
see that the
observed & Richard E. Fickett
Shirley G.

(COPY)



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 482 Auburn St.

Issued to Shirley C & Richard E Fickett
482 Auburn St.

Date of Issue March 29, 1961

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. 60/575, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

Retail gift shop

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

BP-60/575 - 482 Auburn Street

June 3, 1960

Shirley C. & Richard E. Pickett
482 Auburn Street

Dear Mr. & Mrs. Pickett:

You may consider this letter as a temporary certificate of occupancy for use of former barn attached to dwelling at the above named location as a retail gift shop for seasonal use only. This authorization is given on the understanding that repairs and alterations to the building are to be made as outlined in our letter of May 23, 1960 and that this office will be notified as soon as this work has been finished.

Your appeal under the Zoning Ordinance involving the erection of a small detached sign on your premises at the above named location has been sustained by the Board of Appeals. A sign 4 feet by 4 feet with top not more than 7 feet above the ground and located so that no part of it will be located closer than one foot to the line of Auburn Street, as requested in your appeal, was approved. No permit from this department is required for a sign of this size so that you are at liberty to proceed with its erection within the limits covered by the appeal as soon as you wish.

Very truly yours,

AJS/jg

Albert J. Soars
Inspector of Buildings

AP 482 Auburn Street
Alterations in and strengthening of the former barn for seasonal use as a retail gift
shop - for, and by Richard E. Fickett

May 23, 1960

Mr. Richard E. Fickett
482 Auburn Street

cc to: Mr. Fickett

Dear Mr. Fickett:

In line with our conversation and your letter of specifications, dated
May 17, 1960, building permit for the above work is issued herewith subject to
the following:

1. The entire ^{rear} stone foundation wall and at the end toward Gray is to be removed and a new foundation wall of concrete blocks (not cinder blocks) at least 8 inches thick, is to be built with a concrete footing under it no less than 8 inches thick and no less than 10 inches wide (at least 1-inch projection at each side of the concrete block wall), the bottom of the footing to be at least 4 feet below the finished grade of the ground and the top of the wall to be at least 6 inches above the finished grade of the ground. A solid sill, no less than 4x6 in cross-section is to be bolted to the new wall, and from the new sill to the underside of the existing sill is to be studded up, no less than 2x4, 16 inches from center to center. All defective parts of the existing sill are to be replaced. Where the existing sill with the wall above it, bulges, the sill is to be made as straight as possible and the stud exterior wall above it is to be replaced for a sufficient portion so that the roof plate will get a firm bearing on the adjusted existing sill.
2. It is essential that the rear wall be tied-in to the front wall of the building. There are 2-7x7 hewn timbers supporting the floor joists, which runs from rear to front wall, and are uniformly spaced between the end walls. We are told that you already have metal anchors from these two timbers securely engaging the reinforced front foundation wall. Similar metal anchors are to be used/securely and permanently tie these cross timbers to the existing rear sill.
3. It is understood one of these 7x7 cross timbers has a splice in it, the other full length. Both timbers are to be supported either by 3½ inch genuine lally columns or posts no less than 4x6 - - one column under the splice and two others uniformly spaced under this same 7x7 between the splice and the exterior walls (3 posts in all); the other 7x7 to be supported by 2 posts uniformly spaced between front and rear walls. Whether pipe columns or posts are used, each is to have a concrete footing beneath it no less than 18 inches square, no less than 12 inches deep and with the top of the footing no less than 4 inches above the highest point of the grade of the ground around it, the posts or columns to be anchored to the 7x7 and to the footing. All of this is on the

Mr. Richard Fickett

Page 2

May 23, 1960

- basis that the 7x7 cross timbers will get adequate bearing on and be anchored to the sills on the front and rear walls.
4. A 4x8 header or lintel is to be used over the large doorway where a swinging door is to be substituted for the present sliding door, the new door to be at least 3 feet wide.
 5. New floor joists about 2x6 have been inserted between the former floor joists, all of which run parallel with Auburn Street, thus making the floor joists about 12 inches from center to center. The inserted joists have been merely "toenailed" against the face of the cross beams. Wherever possible these new joists are to be notched and supported upon no less than 2x3 nailing strips suitably spiked to the 7x7 beams. Where this is not feasible, the joists are to be supported upon joist-hangers.
 6. The building is to be used for seasonal use only, and even when the final certificate of occupancy is issued, it will bear this limitation. The building is not to be heated, unless heat is to be obtained from the dwelling or a new plant is to be installed under a permit.

You have asked for a temporary certificate of occupancy as soon as the posts or columns and their footings have been completed beneath the cross girders, as soon as the header has been provided over the entrance door and as soon as the floor joists have been properly supported upon the girders -- this, on the basis that you would be able to complete the new foundation walls and the closing-in beneath the present sills at the rear and on the end toward Gray, by July 1st, and that making good the bulge in the rear wall would be cared for in the fall. A discrepancy appears here, because, from our conversation, it appears that you would straighten the existing sill as best you may, after the new rear foundation had been built and before the stud exterior wall had been built, leaving only the clearing up of the bulge in the exterior wall until fall because this process would disrupt to some extent the sales space because you have already applied the wallboard inside of this bulging wall. This bulging wall is all there is to support the roof plate and is now reported to be bearing upon the existing sill which is similarly bulged outwards. If the sill is to be straightened now and you are to build the stud wall beneath it, what will support the bulging rear wall and therefore the roof plate between now and fall?

We are unable to commit this department under these circumstances, to issuing any temporary certificate of occupancy. However, if you will notify this office for inspection of the footing forms under the columns for existing cross beams before any concrete is poured, and wait until our Field Inspector has attached his sticker of approval to the permit card (this should be posted in a place visible from the street), and if you will after that complete the better supports of the plates over the entrance doorway and provide permanent ties at about first floor level to hold the front and rear walls together at the sill line, we will make inspection upon request from you, and believe we will be in a fair position to issue such a temporary certificate of occupancy, if, at time of inspection you have provided certain auxiliary and temporary braces and supports to accomplish the purposes indicated below.

Mr. Richard Fickett

Page 3

May 23, 1960

Bracing of suitable size, unsupported length and support will be needed at the outside of the rear of the building to keep the existing sill, and consequently the bearing wall above it, positively from bulging further. It is quite possible that splices occur in the rear sill under which there is no support. In such cases, substantial temporary posts would be needed. Where there is now a large opening broken in the stone foundation wall on the end toward Gray between the former barn cellar and the space beneath an adjoining storage shed, stout supports are needed for at least temporary support of the sill at either side of this opening (perhaps removing part of the unsteady stone walls existing there) and elsewhere along this end sill where the stone wall is out of plumb or not adequate to fully support the loads.

All of the above is on the basis that whatever odds and ends of material or equipment which is now stored at about the level of the plate and over the proposed customer space, will be removed and nothing else put up there. The nature of goods or material to be stored in the shop and offered for sale, is not known. However, it must not include very heavy material which would load the floor to more than the approximately 75 pounds per square foot superimposed load for which the floor will be designed.

Very truly yours,

Warren McDonald
Acting Deputy Insptr. of Bldgs.

WMCD:m

encs: permit card and copy of application

P. S. Nothing in the above or the issuance of the permit has any bearing on your zoning appeal for a small outdoor sign which is to come before the Board of Appeals at an early date.

STATEMENT ACCOMPANYING APPLICATION FOR BUILDING PERMIT

for Imperial
at 488 S. Main St. Date 3-22-47

1. In whose name is the title of the property now recorded? Richard E. Dickert
Shirley C. Dickert
2. Are the boundaries of the property in the vicinity of the proposed work shown clearly on the ground, and how? Stakes (all)
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? NONE
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

Richard E. Dickert

478
AP 502-506 Auburn Street-I

✓ATH
✓ESS
✓RMT
✓AJS
✓PH
✓DC
X DJ
✓BS

March 25, 1947

Mr. Richard E. Fickett
482 Auburn Street
Portland, Maine

Subject: Application for permit to excavate
and construct concrete foundation only for
dwelling and attached garage at 502-506
Auburn Street

Dear Sir:

Permit for the above work is issued herewith subject to the following:

1. While the thickness of the concrete foundation wall is given in application as 10 inches at the top and 12 inches at the bottom, this thickness is required only where there is to be excavation inside the wall. For instance, in the case of the foundation for the attached garage, the wall need be only 8 inches thick at the top and 10 inches at the bottom and extend at least four feet below the finished grade of the ground.

2. As explained to you the other day in the office, we shall have to have more complete plans than those which you had with you at that time. Those preferably should be blueprints so that we may be sure that you will have the same information as that filed here. On these plans should be shown the arrangement of rooms, the framing of first and second floors and roof including that of the garage, the protection to be provided between the attached garage and the dwelling with the type of fire door to be provided in the opening connecting the two, and all other details necessary to enable us to determine that what you plan complies with the requirements of the Building Code. A separate permit from this one for the erection of the dwelling is required and these plans should be filed when application for that permit is made.

Very truly yours,

Inspector of Buildings

AJS/S

P.S. It would be well for you to have the complete plans of the superstructure made and blueprints filed here just as soon as possible so that you may not be delayed in case you wish to continue on when the foundation is finished. Of course the application for the completion of the building should be filed with the blueprints. It is not lawful for you to proceed with any work above the foundations, even constructing or laying the sill until the permit for the superstructure has actually been issued. It is to be borne in mind that this department is very busy and we cannot examine the plans on short notice.



(RA) RESIDENCE ZONE - A
APPLICATION FOR PERMIT

Class of Building or Type of Structure Foundation Only

Portland, Maine, March 22, 1947

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to ~~erect~~ excavate and construct concrete foundation all 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 at the following specifications:

Location 482 Auburn Street Within Fire Limits? no Dist. No. _____
Owner's name and address Richard E. Fickett, 482 Auburn Street Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address owner Telephone _____
Architect _____ Specifications _____ Plans yes No. of sheets 1
Proposed use of building Dwelling and garage No. families 1
Last use _____ No. families _____
Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ _____ Fee \$ 1.00

General Description of New Work

To excavate and construct concrete foundation ONLY for dwelling and garage - 49'6"x28'

Permit Issued with Letter

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 No. stories _____ solid or filled land? _____ earth or rock? _____
Material of foundation concrete Thickness, top 10" bottom 12" cellar yes
Material of underpinning _____ Height _____ Thickness _____
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 _____ Girt or ledger board? _____ Size _____
Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
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? _____

PROVED:

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

Signature of owner Richard E. Fickett

SECTION COPY



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Permit No. 11 ISSUED
APR 15 1929

Portland, Maine, April 15, 1929

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to ~~erect~~ alter ~~install~~ the following building structure ~~equipment~~ in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 474 Auburn Street Ward 9 Within Five Limits? No Dist. No. John Dyer 474 Auburn St.
Owner's or Lessee's name and address Albert Dyer Hussey Estate Telephone _____
Contractor's name and address H. L. Amundsen, Falmouth Foreside Telephone _____
Architect's name and address _____
Proposed use of building Dwelling house (garage connected) No. families 1
Other buildings on same lot _____

Description of Present Building to be Altered

Material wood No. stories 1 1/2 Heat _____ Style of roof _____ Roofing _____
Last use _____ No. families _____

General Description of New Work

To remove one story frame addition on side of dwelling house (formerly pantry)
To partition off bath room in rear part of first floor hall.
To cut in one window on side of dwelling house for ventilation of bath room

Renewal of Permit No. 28/2195 Lapsed

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 _____ Material of chimneys _____ of lining _____
Kind of heat _____ Type of fuel _____ Distance, heater to chimney _____
If oil burner, name and model _____
Capacity and location of oil tanks _____
Is gas fitting involved? _____ Size of service _____
Corner posts _____ 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 \$ 2001 Fee \$.75
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? Yes

INSPECTION COPY

Signature of owner _____

Albert Hussey Estate

Alice B. Dyer

8951



CENTRAL RESIDENCE ZONE
APPLICATION FOR PERMIT

Permit No. 3433
OCT 16 1923

Class of Building or Type of Structure Third Class

Portland, Maine, October 16, 1923

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to ~~erect~~ alter ~~install~~ the following building ~~structure~~ equipment in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 474 Auburn Street Ward 2 Within Fire Limits? No Dist. No. _____

Owner's or Lessee's name and address Albert Hussey Estate, John Dyer 474 Auburn Telephone _____

Contractor's name and address H. M. Kinsden, Falmouth Foreside Telephone _____

Architect's name and address _____

Proposed use of building Dwelling house (garage connected) No. families 1

Other buildings on same lot _____

Description of Present Building to be Altered

Material Wood No. stories 1 1/2 Heat _____ Style of roof _____ Roofing _____

Last use Dwelling house (garage connected) No. families _____

General Description of New Work

To remove one story frame addition on side of dwelling house (formerly used for pantry) putting in small windows in place of former doors

To partition off bath room in rear part of first floor hall.

To cut in one window on side of dwelling house for ventilation of bath room.

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 & vering _____

No. of chimneys _____ Material of chimneys _____ of lining _____

Kind of heat _____ Type of fuel _____ Distance, heater to chimney _____

If oil burner, name and model _____

Capacity and location of oil tanks _____

Is gas fitting involved? _____ Size of service _____

Corner posts _____ 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 \$200. Fee \$ 75

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

Albert Hussey Estate

Signature of owner John Dyer

INSPECTION COPY



Submitted for file copy of this application. I issued a permit
APPLICATION FOR PERMIT TO BUILD

3rd CLASS BUILDING

26/361

Portland, Maine, May 26, 1926, 19

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to build, according to the following specifications, the Laws of the State of Maine, and the Building Ordinance of the City of Portland:

Location 20 Auburn St., cor. Summit Ward 9 Within Fire Limits? no.

Owner's name and address? John Dyer, 474 Auburn St.

Builder's name and address? Owner

Architect's name and address?

Proposed occupancy of building (purpose)? Refreshment Stand

No. families? None apartments? lodgers?

Size, front? 12, depth? 18 No. stories? 1, height, average grade to highest point of roof? 16'

To be erected on solid or filled land? Solid earth or rock? Earth

Material of foundation? Cedar Posts Thickness, top? bottom?

Material of underpinning? over? high? thickness?

Kind of roof (pitch, hip, etc.)? Pitch Kind of roofing? Asphalt

Kind of heat? None Material of chimney? None, of lining?

SIZE OF FRAMING MEMBERS

Corner posts? 4 x 4 Sills? 4 x 6 Rafters or roof beams? on center?

Material and size of columns under girders? on center?

Ledger board used? Size? Studs (outside walls and carrying partitions) 2 x 4 16" O. C.

Girders 6" x 8" or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts will be all one piece in cross section.

Floor timbers: 1st floor 2 x 6, 2nd, 3rd, 4th

On centers: 1st floor 16", 2nd, 3rd, 4th

Span: 1st floor Not over 7', 2nd, 3rd, 4th

IF 1ST OR 2ND CLASS BUILDING

External walls } thickness { 1st story, 2nd story

Party walls } 1st story, 2nd story

Material of cornice? How fastened?

IF APARTMENT, TENEMENT OR LODGING HOUSE

Dimensions of lot?

Descriptions of other buildings on lot?

Clear distance to rear lot line? to one side lot line? to other side lot line?

IF A PRIVATE GARAGE

No. cars to be accommodated?

Other buildings on same lot?

Distance from nearest present building to proposed garage?

All parts of garage, including eaves, will be at least 2 ft. from all lot lines.

Garage will be at least feet from nearest windows of adjoining property.

Will there be a heating plant within building?

If so, how protected?

MISCELLANEOUS

Will the above construction require the removal or disturbing of any shade tree on the public street?

Plans filed as part of this application? No. sheets?

Estimated total cost \$ 150.00 Fee? \$0.75

Signature of owner or authorized representative? John Dyer

By Alice Dyer



APPLICATION FOR PERMIT

Class of Building & Type of Structure Installation

Portland, Maine, December 13, 1966

PERMIT ISSUED

01262
DEC 16 1966

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 Auburn Street Within Fire Limits? _____ Dist. No. _____
Owner's name and address Shell Oil Co., 5 Central Ave., So. Portland Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Les Wilson & Son, 360 Cumberland St., Westbrook Telephone _____
Architect _____ Specifications _____ Plans yes No. of sheets 1
Proposed use of building _____ No. families _____
Last use _____ No. families _____
Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ _____ Fee \$ 2.00

General Description of New Work

To install 2-5000 gallon gasoline tanks; 1-500 gallon waste oil tank;
1-500 gallon fuel oil tank and four electric pumps

Tanks to be buried at least 3' below grade; coated with asphaltum; bear Und. Lab.
2" vent - 2" suction lines

12/14/66
Rec'd from ERM Dept. 12/16/66

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 Les Wilson

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? _____

APPROVED:

Joseph R. Bruno 12/16/66

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

Shell Oil Co.
Les Wilson

CS 301

INSPECTION COPY

Signature of owner

Les Wilson