

256-270 VIRGINIA ST.

ALBERT J. SEARS
INSPECTOR OF BUILDINGS

CITY OF PORTLAND, MAINE
Department of Building Inspection

Wm
AP - 256-270 Virginia Street
corner Allen Avenue

July 21, 1964

C
O
P
Y
Mr. Lorimer B. Winchester
242 Virginia Street

cc to: Mr. W. T. Kelly
619 Brook Road
Westbrook, Maine
cc to: Corporation Counsel

Dear Mr. Winchester:

Building permit for construction of a single family dwelling with attached two-car frame garage at the above named location is not issuable under the Zoning Ordinance because the garage is to extend to within about 31 feet of Allen Avenue and thus would encroach unlawfully upon the 40-foot set back area required by Section 21 of the Ordinance for that part of Allen Avenue where the property is located.

We understand that you would like to exercise your appeal rights in this matter. Accordingly we are certifying the case to the Corporation Counsel, to whose office in Room 208, City Hall, you should go to file the appeal.

Very truly yours,

AJS/h

Albert J. Sears
Director of Building Inspection

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

July 27, 1964

TO THE BOARD OF APPEALS:

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine on Thursday, July 30, 1964 at 4:00 p.m. to hear the following appeal:

Lorimer E. Winchester--256-270 Virginia Street, corner of Allen Avenue--To permit construction of a single family dwelling with attached two-car frame garage. This permit is presently not issuable under the Zoning Ordinance because the garage is to extend to within about 3) feet of Allen Avenue and thus would encroach unlawfully upon the 40-foot set back area required by Section 21 of the Ordinance for that part of Allen Avenue where the property is located.

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

July 27, 1964

Utterstrom Realty Corp.
32 Olympia Street
Portland, Maine

Gentlemen:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Thursday, July 30, 1964, at 4:00 p.m. to hear the appeal of Lorimer E. Winchester requesting an exception to the Zoning Ordinance to permit construction of a single family dwelling with attached two-car frame garage at 256-270 Virginia Street, corner of Allen Avenue.

This permit is presently not issuable under the Zoning Ordinance because the garage is to extend to within about 31 feet of Allen Avenue and thus would encroach unlawfully upon the 40-foot set back area required by Section 21 of the Ordinance for that part of Allen Avenue where the 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

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

MISCELLANEOUS APPEAL

Lorimer E. Winchester, owner of property at Allen Avenue
256-270 Virginia Street, corner
under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby
respectfully petitions the Board of Appeals to permit: construction of a single family
dwelling with attached two-car frame garage. This permit is presently not issuable under
the Zoning Ordinance because the garage is to extend to within about 31 feet of Allen
Avenue and thus would encroach unlawfully upon the 40-foot set back area required by
Section 21 of the Ordinance for that part of Allen Avenue where the property is located.

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

Lorimer E. Winchester

APPELLANT

DECISION

After public hearing held July 30, 1964 the Board of Appeals finds that enforcement
of the terms of the Ordinance would result in undue hardship and desirable relief
may be granted without substantially departing from the intent and purpose of the
Ordinance.

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

BOARD OF APPEALS

Franklin S. Hill
Henry W. Abbott
John L. Young

*Granted 7/30/64
64/89*

DATE: July 31, 1964

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF Lorimer E. Winchester

AT 256-270 Virginia Street, corner of Allen Avenue

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

BOARD OF APPEALS

Franklin G. Hinckley
Ralph L. Young
Harry M. Shwartz

VOTE	
YES	NO
(x)	()
(x)	()
(x)	()

Record of Hearing

Granted.

No opposition.

PERMIT TO INSTALL PLUMBING

14578

Date Issued 10-13-64

Address 258 Virginia Street

PERMIT NUMBER

PORTLAND PLUMBING INSPECTOR

Installation for: W. F. Kelley

Owner of Bldg. J. T. Kelley

By J. P. Welch

Owner's Address: 619 Brook Street, Westbrook

Plumber: Arnold Jensen Date: 10-13-64

APPROVED FIRST INSPECTION

Date Nov-11-64

By JOSEPH P. WELCH

APPROVED FINAL INSPECTION

Date JOSEPH P. WELCH

CHIEF PLUMBING INSPECTOR

- TYPE OF BUILDING
- COMMERCIAL
 - RESIDENTIAL
 - SINGLE
 - MULTI FAMILY
 - NEW CONSTRUCTION
 - REMODELING

NEW	REF.	PROPOSED INSTALLATIONS	NUMBER	FEE
	1	SINKS	1	\$ 2.00
	2	LAVATORIES	2	4.00
	2	TOILETS	2	4.00
	1	BATH TUBS	1	.60
		SHOWERS		
	1	DRAINS	1	.60
		HOT WATER TANKS		
	1	TANKLESS WATER HEATER	1	.60
	1	GARBAGE GRINDERS	1	.60
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS (Conn. to house drain)		
	1	Automatic Washer	1	.60

PORTLAND HEALTH DEPT. PLUMBING INSPECTION

TOTAL ► \$13.00

PERMIT TO INSTALL PLUMBING

4363

PERMIT NUMBER

Date Issued 8-12-64

PORTLAND PLUMBING INSPECTOR

J. F. Welch

APPROVED FIRST INSPECTION

Date Aug 12-1964

JOSEPH P. WELCH

APPROVED FINAL INSPECTION

Date Aug 12-1964

JOSEPH P. WELCH

CHIEF FIELD BUILDING INSPECTOR

COMMERCIAL

RESIDENTIAL

SINGLE

MULTI FAMILY

W/ CONSTRUCTION

MODELING

Address 256-270 Virginia Street

Installation For: W. T. Kelley

Owner of Bldg. W. T. Kelley

Owner's Address: Brook Road, Westbrook

Plumber: Arnold Jensen

Date: 8-12-64

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

PORTLAND HEALTH DEPT. PLUMBING INSPECTION

TOTAL ▶ \$ 2.00



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, October 28 1964

PERMIT ISSUED OCT 28 1964 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 258 Virginia St. Use of Building Dwelling & Gar. No. Stories 1 New Building Existing
Name and address of owner of appliance Lorimer Winchester, 242 Virginia St.
Installer's name and address Falmouth Plumbing & Heating Co. 28 Merrill Rd. Falmouth

General Description of Work

To install Oil-fired forced hot water heating system.

IF HEATER, OR POWER BOILER

Location of appliance Basement Any burnable material in floor surface or beneath? none
If so, how protected? Kind of fuel? oil
Minimum distance to burnable material, from top of appliance or casing top of furnace 3'
From top of smoke pipe 22" From front of appliance over 4' From sides or back of appliance over 3'
Size of chimney flue 8x8 Other connections to same flue none
If gas fired, how vented? Rated maximum demand per hour
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? yes

IF OIL BURNER

Name and type of burner Winckler-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 Size of vent pipe 1 1/2"
Location of oil storage Number and capacity of tanks
Low-water shut off
Will all tanks be more than five feet from any flame? yes
Total capacity of any existing storage tanks for furnace burners

IF COOKING APPLIANCE

Location of appliance Any burnable material in floor surface or beneath?
If so, how protected? Height of Legs, if any
Skirting at bottom of appliance? Distance to combustible material from top of appliance?
From front of appliance From sides and back From top of smokepipe
Size of chimney flue Other connections to same flue
Is hood to be provided? If so, how vented? Forced or gravity?
If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Amount of fee enclosed? 2.00 (\$2.00 for one heater, etc., \$1.00 additional for each additional heater, etc., in same building at same time.)

APPROVED:

015. E.S.L. 10/28/64

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

Falmouth Plumbing & Heating Co.

Signature of Installer by: Arnold Jensen JM

CS 100

INSPECTION COPY

Permit No. 6411426
 Location 258 Virginia St
 Owner Primer Manufact
 Date of permit 10/28/64
 Approved 1/5/65

NOTES

1	Fill pipe	✓
2	Vent pipe	✓
3	Knockout	✓
4	Burner Rigidity & Supports	✓
5	Name & Label	✓
6	Stack Control	✓
7	High Limit Control	✓
8	Remote Control	✓
9	Piping Support & Protection	Temp
10	Valves in Supply Line	✓
11	Capacity of Tank	✓
12	Tank Rigidity & Supports	✓
13	Tank Distance	✓
14	Oil Gauge	✓
15	Emergency Stop	✓
16	Shut off	✓



R3 RESIDENCE ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED

00912

JUL 31 1964

CITY OF PORTLAND

Class of Building or Type of Structure Third Class

Portland, Maine, July 14, 1964

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 258 Virginia St. (256-671) Within Fire Limits? _____ Dist. No. _____
Owner's name and address Lorimer Winchester, 212 Virginia St. Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address William Kelley, 619 Brook St., Westbrook Telephone 797-5677
Architect _____ Specifications _____ Plans yes No. of sheets 5
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 \$ 16,500. Fee \$ 34.00

General Description of New Work

To construct 1-story frame dwelling 26'x44' and attached garage 24'x26'

The inside of the garage will be covered where required by law metal lath and plaster - solid wood core door 1 3/4" thick - self-closing.

Appeal sustained 7/30/64

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 William Kelley

Details of New Work

Is any plumbing involved in this work? yes Is any electrical work involved in this work? yes
Is connection to be made to public sewer? yes If not, what is proposed for sewer? _____
Has septic tank notice been sent? _____ Form notice sent? yes
Height average grade to top of plate 3.16" Height average grade to highest point of roof 15.16"
Size, front 44' depth 25' No. stories 1 solid or filled land? solid earth or rock? earth
Material of foundation concrete at least 4' below grade Thickness, top 10" bottom 10" cellar yes
Kind of roof pitch Rise per foot 8" for garage Roof covering asphalt roofing Class C Und. Lab.
No. of chimneys 1 Material of chimneys brick Kind of lining tile Kind of heat h.w. fuel oil
Framing Lumber-Kind hemlock Dressed or full size? dressed Corner posts 4x6 Sills 2x8 box
Size Girder 6x10 Columns under girders lally Size 3 1/2" Max. on centers 8'
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 2x10, 2nd 2x8 2x6, 3rd _____, roof 2x8
On centers: 1st floor 16", 2nd 16", 3rd _____, roof 16"
Maximum span: 1st floor 14', 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 2 number commercial cars to be accommodated 0.
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? no

APPROVED:

H. E. M. W. Letter

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
Lorimer Winchester

CS 301

INSPECTION COPY

Signature of owner

By: W. T. Kelley

AP - 256-270 Virginia Street
corner Allen Avenue

July 21, 1964

Mr. Lorimer E. Winchester
242 Virginia Street

cc to: Mr. W. T. Kelly
615 Brock Road
Westbrook, Maine
cc to: Corporation Council

Dear Mr. Winchester:

Building permit for construction of a single family dwelling with attached two-car frame garage at the above named location is not issuable under the Zoning Ordinance because the garage is to extend to within about 31 feet of Allen Avenue and thus would encroach unlawfully upon the 40-foot set back area required by Section 21 of the Ordinance for that part of Allen Avenue where the property is located.

We understand that you would like to exercise your appeal rights in this matter. Accordingly we are certifying the case to the Corporation Council, to whose office in Room 208, City Hall, you should go to file the appeal.

Very truly yours,

Albert J. Sears
Director of Building Inspection

AJS/h

258 Virginia St. -

7/15/64-

Allen

Dwelling

(R3)

CHECK AGAINST ZONING ORDINANCE

✓ Date - New - O.K.

✓ Zone Location - R3 - O.K.

✓ Interior or corner Lot - 20' from street - 31' - O.K.

➔ 40 ft. setback area? (Section 21) Virginia St - 40 - Allen Ave. Yes 31'

Use - Dwelling & garage - O.K.

✓ Sewage Disposal - Sewer - O.K.

✓ Rear Yards - 12' - (Corner lot - Total yards 120') - O.K.

✓ Side Yards - 31' - 45' 7" - O.K.

✓ Front Yards - 30' - O.K.

✓ Projections - NONE

✓ Height - O.K.

✓ Lot Area - 16,538⁰⁰ - O.K.

✓ Building Area - 4,134⁰⁰ - House & garage 1,768⁰⁰ - O.K.

✓ Area per Family - O.K.

✓ Width of Lot - O.K.

✓ Lot Frontage - O.K.

✓ Off-street Parking - O.K.

Virginia, Sta.

7/15/64

Allen

Dwelling & garage

✓ Foundation - 10" - 10"

✓ Sill - Box - 2x4

→ Anchor bolts

✓ Floor joists - 2x10 - 16" o.c. - 14' span

✓ Bridging

✓ Ceiling joists - 2x6 - 16" o.c.

✓ Headers, trimmers, double joists

✓ Corner posts 4x4

→ Wide openings - Picture window - 4x16" - ^{Good for} 4,220 lb - 9 1/2' span - ^{Good for} 4,184 lb

✓ Nailers, double caps, shoes

✓ Rafter - 2x8 - 16" o.c. ^{pitch} - 20" o.c. - 13' span (20" o.c. is good for 39#)

→ Sole plate, collar beams, ridge board

✓ Roof - Asphalt

✓ Chimney

✓ C. or hng

✓ Columns under girder - 3 1/2" lally

→ Girder - 6x10 - on 8 1/2" span - ^{Good for} 8,380 lb
 $13 \times 50 = 650$
 $2 \times 25 \times 15 = 750$
 $13 \times 25 = 325$
 1165
 $105 \times 8.5 = 892.5$
 (6x10 for 6x) 14(8x10)

✓ Porch - O.K. - Foundation

✓ Garage - Foundation - 8" - 8" - O.K.

→ Door - between garage & house - T.D., clear threshold

✓ ties

→ Headers - ? - 9' span

✓ Sill - 4x4

✓ Double plate

✓ Fee

A.P.- 256-270 Virginia St.

July 31, 1964

Mr. William T. Kelly
619 Brook Road
Westbrook, Maine

cc to: Lorimer Winchester
242 Virginia Street

Dear Mr. Kelly:

Building permit for construction of a single family dwelling with attached 2-car frame garage with appeal sustained on July 30, 1964, is being issued subject to Building Code requirements as follows:

1. The 10 inch girder supporting the first floor will need to be of Douglas Fir or construction grade West Coast hemlock or if native spruce or hemlock is to be used then this member will need to be 6x10 inch nominal size.
2. Headers over the 9 foot wide garage door openings will need to be not less than 4x10 inch nominal size hemlock members.
3. If studs are not enclosed within the mullions of the 9 foot wide picture window opening then the 4x10 inch header will need to be of Douglas Fir.
4. The step between the garage and house will need to have rise of at least 6 inches above garage floor to prevent gasoline fumes from entering the dwelling.

Very truly yours,

Gerald E. Mayberry
Deputy Building Inspector

(COPY)



CITY OF PORTLAND, MAINE

Department of Building Inspection

Certificate of Occupancy

LOCATION 258 Virginia Street

Issued to Lorimer Winchester

Date of Issue January 13, 1965

This is to certify that the building, premises, or part thereof, at the above location, built ~~1964~~ — changed as to use under Building Permit No. 64/912, 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.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Intire

1-family dwelling

Limiting Conditions:

and garage

This certificate supersedes certificate issued

Approved:

(Date)

Carl Smith
Inspector

Albert J. Sears
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.

(COPY)

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION 258 Virginia Street

Issued to **Lorimer Winchester**

Date of Issue **January, 13, 1965**

This is to certify that the building, premises, or part thereof, at the above location, built ~~altered~~
~~changed~~ under Building Permit No. **61/912**, 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.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

**1-family dwelling
and garage**

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

(Date)

Earle Smith
Inspector

Albert J. Sears
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.