

199-203 VIRGINIA STREET



C-19-74-I
199-203 Virginia Street,
Corner of Kansas Avenue-I

July 13, 1951

Barnett I. Shur, Corporation Counsel

Warren McDonald, Insptr. of Bldgs.

Violation of Zoning Ordinance relating to garage at 199-203 Virginia Street,
Corner of Kansas Avenue

A violation of the Zoning Ordinance of long standing is reported to you with the query as to what should be done about the matter now, the situation having been the subject of fairly recent complaints.

A permit for a one-car garage 12' x 20' was issued to Edward F. Gill in 1943 and the garage was built in the location shown on the applicant's sketch 9' from what the sketch appeared to show as a side property line.

Some years later Kansas Avenue was cut through and it turned out that what we had taken as a side property line is actually the street line of Kansas Avenue. Thus the garage (the garage still faces Virginia Street) is only 9' from the street line of Kansas Avenue in a situation where the Zoning Ordinance requires 20'.

Quite a while ago, neighboring property owners, after Kansas Avenue was cut through, discovered and reported the discrepancy. When first approached by one of our inspectors the owner appeared willing to change the location. Later he applied for some changes in the garage and the permit was refused because of the zoning violation, and he was advised of the situation. He has not complied with our suggestion that he change the location of the garage, securing a permit therefor, however, and we have received other complaints as regards the location of the garage.

What can or should be done under these circumstances?

Inspector of Buildings

WM-D/G

2-49-74-I

11/16/49/T

November 8, 1949

Mr. Edward F. Gill
201 Virginia Street
Portland, Maine

Subject: Application for building permit to make
alterations in garage at 199-203 Virginia Street,
corner of Kansas Avenue

Dear Sir:

The permit to change the roof structure of this garage is not issuable because it became evicent in June 1948 that your garage had inadvertently been built in a location which was contrary to the Zoning Law.

It appears that the location sketch filed with your application for a permit to build the garage in 1943 showed no indication of the fact that your lot is on the corner of Virginia Street and Kansas Avenue. Kansas Avenue was not then cut in and our inspector in checking the location did not detect anything wrong.

In 1946 however, when Kansas Avenue was cut through and made ready for traffic, the discrepancy appeared and it was found that your garage was only about 3' from the line of Kansas Avenue instead of the minimum of 20' required by the Zoning Ordinance in that residential zone.

Mr. Sears of this office explained this matter to you on the ground, and it was understood that you would apply for a building permit and move the garage to a location in compliance with the Zoning Ordinance. This was all confirmed by our letter to you of July 2. We have no record, however, that anything more has been done. Certainly no permit was applied for to relocate the garage.

Thus, if the above is all correct, we of course cannot issue a permit to alter a building which is already in violation of the Zoning Law as to its location.

It is also important that we get the violation of the Zoning Law cleared up as to the location, and I shall have to ask that you notify us what you propose to do with regard to this location before November 16, 1949.

It is suggested that you decide where you would like to have the garage on the lot and file application for a building permit to move the building, at the same time filing a location plan showing where you propose it, kind of foundations etc. Then, wait until we can check the location on the ground and check it against zoning requirements. If you desire the changing of the roof may be included in the same permit, and when all is clear we can issue the permit for the entire job.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMB/C

CC: Coyne Brothers
50 C. Street
South Portland, Maine

*Mr. McDonald*CITY OF PORTLAND, MAINE
CORPORATION COUNSEL

TO: Warren McDonald, Inspector of Buildings DATE July 25, 1951
FROM: Robert W. Donovan, Assistant Corporation Counsel
SUBJECT: Violation of Zoning Ordinance relating to garage at 199-203 Virginia Street

Your recent memorandum on the above subject asks two questions:
(1) What can we do? (2) What should we do?

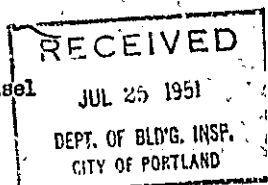
As to the first question, it seems rather clear from cases decided in other states that an improperly issued permit gives the builder no rights whatever and he may be required to move the structure at any subsequent time regardless of the extent to which he has acted on the application. This seems to be a rather harsh application of the familiar principle that ignorance of the law is no excuse coupled with the principle that no official of the City, i.e., building inspector in this case, can bind the city by his oversight. Accordingly, although there are no Maine cases on this subject, our Courts would probably let us fine Mr. Gill or bring a bill in equity to force him to remove the garage. A preliminary procedure would be for you to send him a letter revoking the old building permit on the grounds that it was issued by mistake. This requirement, although not too logical, seems to be very important.

Although the Zoning Ordinance does require the accessory use to be 25 feet from a street line in a Residence A Zone, I believe we would have little difficulty in establishing that the line of unaccepted Kansas Avenue was such a street line.

As to the second question, after discussing the problem with Mr. Shur, I think perhaps the fair thing for the City to do would be not to enforce this legal right unless we can conclude that Mr. Gill himself was negligent when he made his application. In other words, we would be interested in knowing whether Mr. Gill's deed clearly indicated that what he called a lot line on his building permit application was in fact the line of an unaccepted street. I think perhaps you should try to get this information for us before we reach any final decision in the matter.

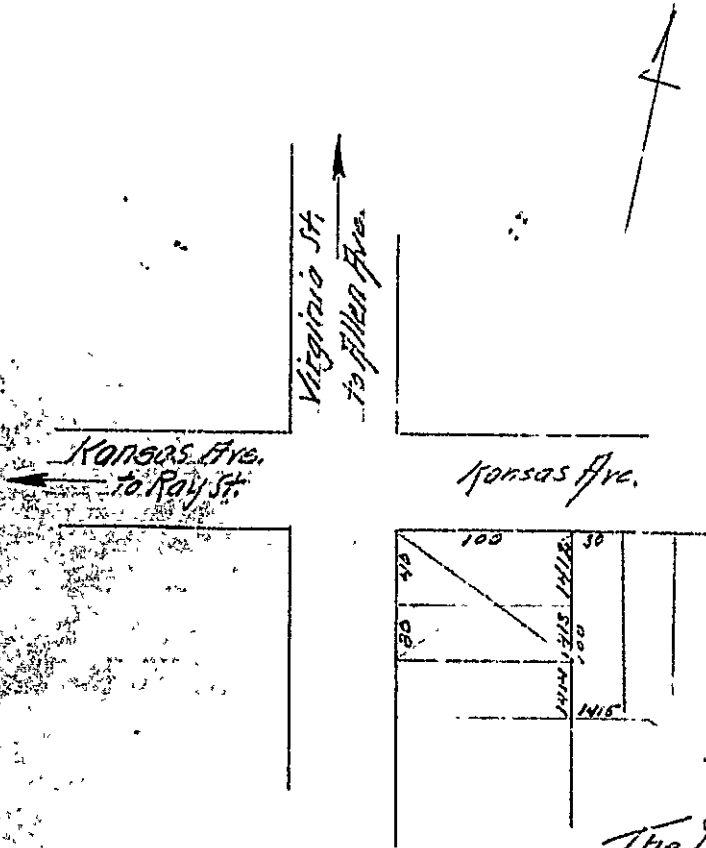
RWD:M

Robert W. Donovan
Robert W. Donovan
Assistant Corporation Counsel



The following described property--A certain lot or parcel of land with the buildings thereon, situated at The Pines, Section D, so called, in the City of Portland, County of Cumberland, State of Maine; being lots number 1412-1413 on Virginia St., now known as 231 Virginia Street, containing 7,000 sq. feet, more or less, as shown on Plan of O. E. Steplanson, Civil Engineer, Dated June 1926, and recorded in the C. C. Registry of Deeds. Plan BK 17 B 7

6-1-57, the above is correct except that street numbers are not given to the lot shown in the plan. O.E.



The Times
 Portland Maine
 H.H. Chapman Land Co.
 Recorded June 1926
 Plan BK 17 P 7

8-1-27. H.H.



CONFORMANCE ZONE - A
APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, November 1, 1947

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ alter ~~or~~ ~~add~~ ~~to~~ ~~all~~ the following building ~~structures~~ ~~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 201 Virginia Street Within Fire Limits? no Dist. No. _____
Owner's name and address Edward Gill, 201 Virginia Street Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Coyne Bros., 50 W. Street, So. Portland Telephone 3-2292
Architect _____ Specifications _____ Plans no No. of sheets _____
Proposed use of building 1-car garage No. families _____
Last use _____ " " _____ No. families _____
Material wood No. stories 1 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot dwelling house
Estimated cost \$ 250. Fee \$ 2.00

General Description of New Work

To change shape of garage roof from pitch to hip roof, 2x4 rafters, 16" on centers, 7" span, 6" in 12" rise.

To cover entire roof of garage and dwelling with asphalt Class C shingles, Und Lab.

*Permitted +
Referenced
See Section with
7/10/50
c 49174*

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 Coyne Bros.

Details of New Work

Is any plumbing 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 _____ 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 _____ 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? _____

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

Edward Gill
Coyne Bros.

Signature of owner by: Thomas J. Coyne

Permit No. 491

Location 20 Virginia St.

Owner Edward Lill

Date of permit 1/14/50

Notif. closing-in _____

Inspn. closing-in _____

Final Notif. _____

Final Inspn. _____

Cert. of Occupancy Issued _____

NOTION FOR BELMONT

NOTES

Blank lined area for notes and additional information.



out on file

FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, January 31, 1949

PERMIT ISSUED
00133
FEB 2 1949
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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 201 Virginia Street Use of Building Dwelling No. Stories 1 New Building Yes
Name and address of owner of appliance Dorothy Gill, 201 Virginia Street
Installer's name and address Portland Gas Light Co., 5 Temple St. Telephone 2-8321

General Description of Work

To install gas-fired floor furnace in place of warm air heating system

IF HEATER, OR POWER BOILER

Location of appliance or source of heat suspended from floor Type of floor beneath appliance concrete
If wood, how protected? _____ Kind of fuel gas
Minimum distance to wood or combustible material, from top of appliance or casing top of furnace register
From top of smoke pipe 8" with shield From front of appliance over 4' From sides or back of appliance over 4'
Size of chimney flue 8x12 Other connections to same flue none
If gas fired, how vented? to chimney Rated maximum demand per hour _____

IF OIL BURNER

Name and type of burner _____ Labelled by underwriter's laboratories? _____
Will operator be always in attendance? _____ Does oil supply line feed from top or bottom of tank? _____
Type of floor beneath burner _____
Location of oil storage _____ Number and capacity of tanks _____
If two 275-gallon tanks, will three-way valve be provided? _____
Will all tanks be more than five feet from any flame? _____ How many tanks fire proofed? _____
Total capacity of any existing storage tanks for furnace burners _____

IF COOKING APPLIANCE

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

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

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

APPROVED:

OK 1-31-49. JFW

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

Portland Gas Light Co.

Signature of Installer by: George W. DuBois

INSPECTION COPY

Permit No. 49/139 10-19-49

Location 201 Virginia St.

Owner Dorothy Gill

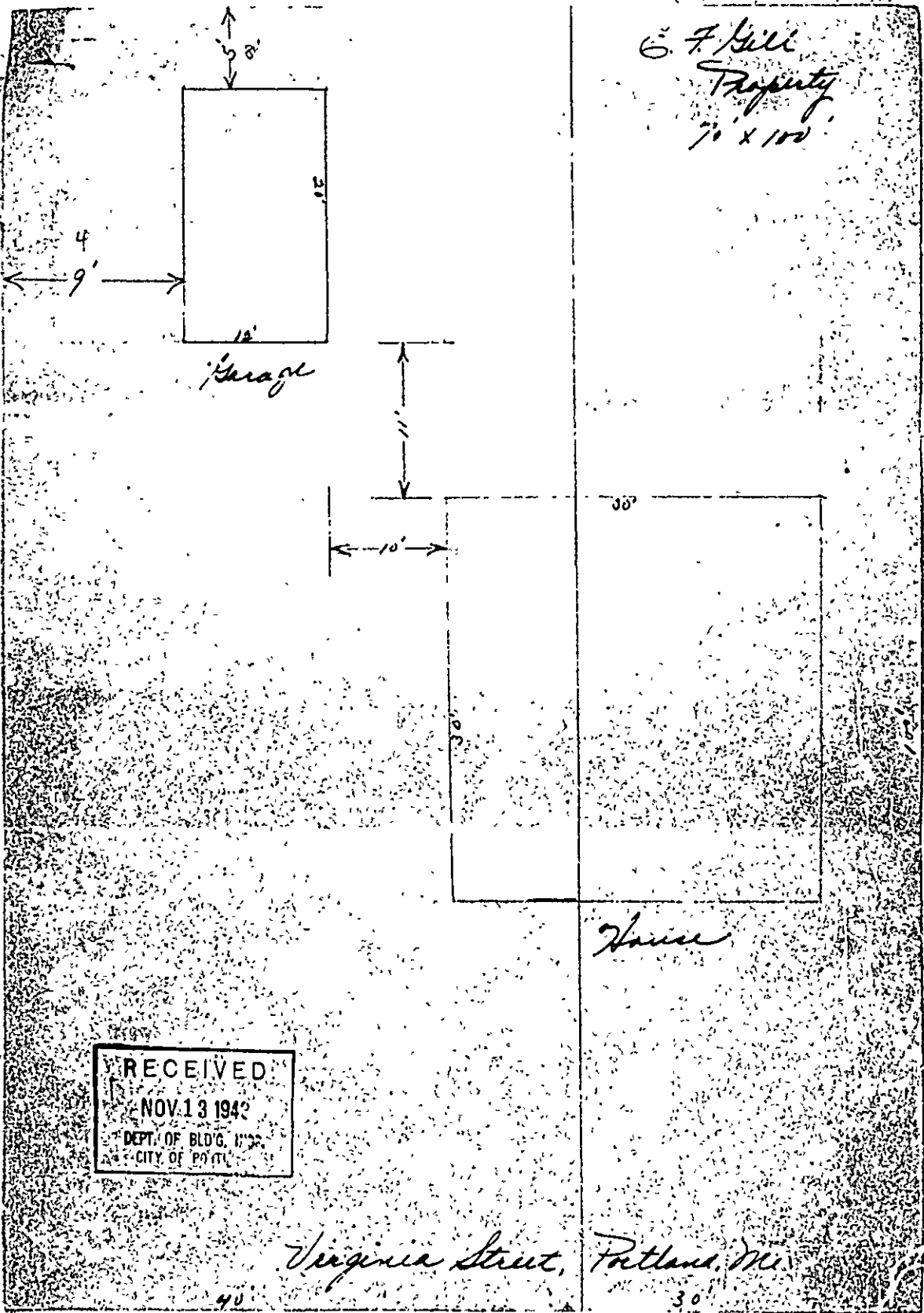
Date of permit 2/12/49

Approved INSPECTION NOT COMPLETE

NOTES 10-11-49

9/14/49. Not at home
Proof

10-11-49 Same
Proof



RECEIVED
 NOV. 13 1942
 DEPT. OF BLDG. INSP.
 CITY OF PORTLAND

Virginia Street, Portland, Me.

40

30

STATEMENT ACCOMPANYING APPLICATION FOR BUILDING PERMIT

for 1 car garage
at 21 Virginia Street Date 11/13/13

1. In whose name is the title of the property now recorded? Edward F. Hill
2. Are the boundaries of the property in the vicinity of the proposed work shown clearly on the ground, and how? wood stakes
3. Is the outline of the proposed work now staked out upon the ground? yes If not, will you notify the Inspection Office when the work is staked out and before any of the work is commenced? _____
4. What is to be maximum projection or overhang of eaves or drip? _____
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

Donald F. Hill

AP 201 Virginia Street-I

July 2, 1948

Mr. Edward F. Gill
201 Virginia Street
Portland, Maine

Subject: Location of 1-car garage on lot at
201 Virginia Street in non-conformity with
Zoning Law

Dear Sir:

As explained to you recently, your garage built several years ago at the above location is situated on the lot contrary to Zoning Ordinance requirements, because the side wall is only about three feet from the line of Kansas Avenue, whereas the minimum required setback from this street for a building of this nature is 20 feet. This matter has been brought to light because Kansas Avenue, the location of which previously has not been visible on the ground is now being graded and provided with a gravel surface.

It is necessary that you now take steps to have this building moved to a location that will meet Zoning Ordinance requirements. Before the building is moved, you should apply for a moving permit at this office, filing with the application for the permit a location plan showing where the garage is to be located on the lot and giving the distance to the garage from Kansas Avenue, the rear line of the lot and the dwelling house. Since the garage will be less than 50 feet from Kansas Avenue, it is required to be situated with the wall no less than five feet from the rear line of the lot. This location must be staked out on the lot for us to check before issuance of the permit. Also indicated in the application should be the type of foundation to be provided for the building in its new location.

Very truly yours,

Inspector of Buildings

AJS/S

Memorandum from Department of Building Inspection, Portland, Maine

201 Virginia Street - Building permit for construction of one car garage for
Edward F. Gill

November 22, 1943

To Owner: The plan shows a doubled 2x4 sill which is not allowable; the application for the permit shows a 4x6 solid sill to be set with the six inch dimension upright which is allowable. Please be governed accordingly.

There is no information as to spacing of the cedar posts to be used for foundation. There should be no less cedar posts than one under each corner two intermediate posts, equally spaced, under each side end at least one in the middle under the rear end and another in the middle of the front, if there is a sill in front. If no sill is used in front probably an extra cedar post will be desirable if not necessary under each side of the door frame.

(Signed) Warren McDonald

Inspector of Buildings



(RC) GENERAL RESIDENCE ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED

Class of Building or Type of Structure REAR WINGS

Permit No. 184
NOV 23 1943

Portland, Maine, November 13, 1943

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 201 Virginia Street Within Fire Limits? no Dist. No. _____
 Owner's or Lessee's name and address Edward P. Gill, 201 Virginia Street Telephone no
 Contractor's name and address _____ Telephone _____
 Architect _____ Plans filed yes No. of sheets 2
 Proposed use of building 1 car garage No. families _____
 Other buildings on same lot Dwelling
 Estimated cost \$ 150. Fee \$ 1.00

Description of Present Building to be Altered

Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Last use _____ No. families _____

General Description of New Work

To construct 1 car frame garage 12' x 20'

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 existing contractor.

Details of New Work

Is any plumbing work involved in this work? no
 Is any electrical work involved in this work? no Height average grade to top of plate ft
 Size, front 12' depth 20' No. stories 1 Height average grade to highest point of roof 12'
 To be erected on solid or filled land? solid at least 4' below grade earth or rock? earth
 Material of foundation cedar posts Thickness, top _____ bottom _____ cellar _____
 Material of underpinning _____ Height _____ Thickness _____
 Kind of roof pitch Rise per foot 6" Roof covering asphalt roofing Class C Und. Lab.
 No. of chimneys none Material of chimneys _____ of lining _____
 Kind of heat none Type of fuel _____ Is gas fitting involved? _____
 Framing lumber—Kind hemlock 6" upright Dressed or full size? crossed
 Corner posts 4x4 Sills 4x6 at least 6" above grade 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 dirt, 2nd _____, 3rd _____, roof 2x4
 On centers: 1st floor _____, 2nd _____, 3rd _____, roof 2x4"
 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 none, to be accommodated 1
 Total number commercial cars to be accommodated none
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? no

Miscellaneous

Will above work require removal or disturbing of any shade 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 Edward P. Gill

INSPECTION COPY

4056

Permit No. 43/118

Location 201 Virginia St

Owner Edward F. Hill

Date of permit 11/2/43

Notif. closing-in 7584

Inspn. closing-in 49199

Final Notif.

Final Inspn.

Cert. of Occupancy issued

NOTES

11/18/43 - Stairway out OK
OK

12/9/43 - Stairway in
OK

12/18/43 - Stairway in
OK

1/4/44 - Stairway in
OK

4/1/44 - Stairway in
OK

5/15/44 - Stairway in
OK

5/28/44 - Wall of wood
framed & boarded OK

6/9/44 - Stairway in
OK

6/27/44 - Same OK

7/5/44 - Same OK

7/26-45 - Complete OK



FILL IN COMPLETELY AND SIGN WITH INK

Permit No.

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, March 27, 1930

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 Lots 1412-1413 Virginia Street Use of Building Dwelling house

Name and address of owner A. H. Chapman Land Co., 413 Congress St.

Contractor's name and address Owner Telephone F 9415

General Description of Work

To install one pipe heater

IF HEATING, POWER BOILER OR COOKING DEVICE

Is heater or source of heat to be in cellar? yes If not, which story Kind of Fuel coal

Material of supports of heater or equipment (concrete floor or what kind) concrete

Minimum distance to wood or combustible material, from top of boiler or casing top of furnace,

from top of smoke pipe 18", from front of heater over 4' from sides or back of heater over 3'

IF OIL BURNER

Name and type of burner Approved by Underwriters' Laboratories?

Location oil storage No. and capacity of tanks

Will all tanks be more than seven feet from any flame? How many tanks fireproofed?

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

MP1401

Signature of contractor

A. H. Chapman Land Co. By George W. McCallane

1320A



APPLICATION FOR PERMIT

Class of Building or Type of Structure _____

PERMIT ISSUED
Permit No. **0403**
MAR 27 1930

Portland, Maine, March 27, 1930

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 Lots 1412-1413 Virginia St. Ward 9 Within Fire Limits? No Dist. No. _____
Owner's or Lessee's name and address A. H. Chapman Land Co., 413 Congress St. Telephone 7 906
Contractor's name and address Owner Telephone _____
Architect's name and address _____
Proposed use of building dwelling house No. families _____
Other buildings on same lot _____

Description of Present Building to be Altered

Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
Last use _____ No. families _____

General Description of New Work

To install one pipe heater

NOTIFICATION EFFORTS MADE
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 _____ Material of chimneys _____ of lining _____
Kind of heat one pipe Type of fuel coal 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. sheets 1
Estimated cost \$ _____ Fee \$ 1.00
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 _____

INSPECTION COPY

132

Ward 9 Permit No. 30/403

Location 1412 1/2 Virginia St

W. H. Chapman and Co

Date of permit 3/27/30

Inspection closing-in

Inspection closing-in

Final Notif.

Final Inspn.

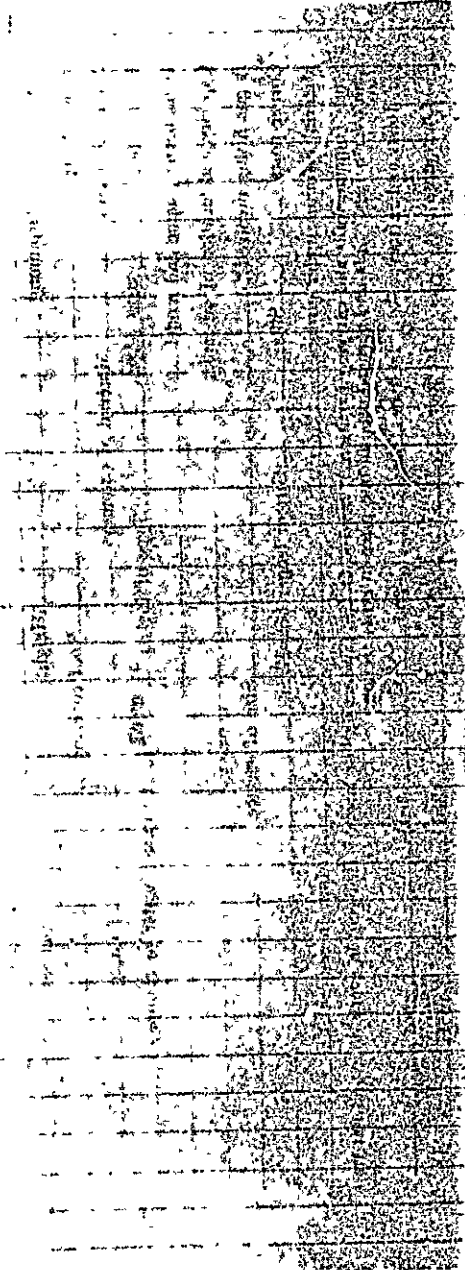
of Occupancy is used

See 2/11/33

NOTES

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Vertical text at the bottom left of the page, possibly a date or reference number, partially obscured by a large handwritten 'X'.



STATEMENT ACCOMPANYING APPLICATION FOR BUILDING PERMIT

for one family frame dwelling house

at Lota 1412 Virginia St.
1414

Date 7/22/29

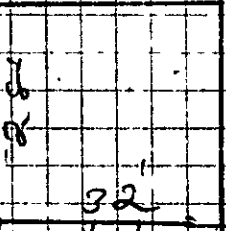
1. In whose name is the title of the property now recorded? *A. H. Chapman and Lea*
2. Are the boundaries of the property in the vicinity of the proposed work shown clearly on the ground, and how? *Yes*
3. Is the outline of the proposed work now staked out upon the ground? *Yes* If not, will you notify the Inspection Office when the work is staked out and before any of the work is commenced? *Yes*
4. What is the maximum projection or overhang of eaves or drip?
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*

A. H. Chapman and Lea
C. A. Lewis

1412-1414

James Co.

25'



39'

33'

32'

30'

10'

James

(R) GENERAL RESIDENCE ZONE



(R) GENERAL RESIDENCE ZONE

PERMIT ISSUED

APPLICATION FOR PERMIT

JUL 22 1929

Class of Building or Type of Structure Third Class

Portland, Maine, July 22, 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 Lots 1419-1414 Virginia Street Ward 9 Within Fire Limits? No Dist. No. _____

Owner's or Lessee's name and address A. H. Chapman Land Co. 413 Congress St. Telephone F 9415

Contractor's name and address Owner Telephone _____

Architect's name and address _____

Proposed use of building dwelling house No. families 1

Other buildings on same lot _____

Description of Present Building to be Altered

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

Last use _____ No. families _____

General Description of New Work

To erect one family ~~dwelling house~~

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

Size, front 32' depth 18' No. stories 2 Height average grade to highest point of roof 14' 20"

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

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

Material of underpinning concrete blocks Height 32" Thickness 8"

Kind of roof hip Roof covering Asphalt shingles Class C Und. Lab.

No. of chimneys one Material of chimneys brick of lining tile

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

If oil burner, name and model _____

Capacity and location of oil tanks _____

Is gas fitting involved? Yes Size of service _____

Corner posts 4x6 Sills 4x6 Girt or ledger board? Girt Size 5-2x6

Material columns under girders iron pipe Size 4" Max. on centers 8'

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 2x8, 2nd 2x6 attic, 3rd _____, roof 2x6

On centers: 1st floor 16", 2nd 2', 3rd _____, roof 8'

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 _____

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? yes No. sheets 1

Estimated cost \$ 2000.

Fee \$ 1.25 \$1.50

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

A. H. Chapman Land Co.

Signature of owner Charles A. Merrill

INSPECTION COPY

2873

Ward 9 Permit No. 29/1393
 Location 199-203
 City of Virginia
 Owner C. H. Chapman & Sarah
 Date of permit 9/23/29
 Closing-in 12/28/29 9:00 AM
 Inspn. closing-in 2/28/29 G.H. C.H.
 Final Notif. 5/26/30 12:15
 Final Inspn. 5/22/30 C.H.

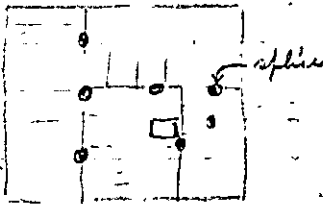
Cert. of Occupancy issued
 No. 1403
 NOTES
 Location as stipulated
 7/28/29 C.H.
 French wall closing on by
 7/29/29 C.H.
 8/8/29 - Formulation
 pour concrete
 stripped 28
 Forms stripped very
 rough job 8/16/29 C.H.
 Underpinning up and
 1st floor joint on check
 nailing stud on sill
 for floor joists 9/17/29
 as above 9/27/29 C.H.
 10/9/29 C.H.

At time of drop of
 1103-4 Virginia St. saw
 Mr. Stultz and we
 visited then got to
 get in touch before
 going ahead, to go over
 1st floor framing (nail
 in, strip on sill)
 10/11/29 C.H.
 Work started without
 getting in touch with
 this office floor
 framing was on but
 wasn't notify before
 proceeding with work
 10/28/29 C.H.
 Went over this with
 Mr. Stultz, to spike
 a piece between floor
 joists above nailing strip
 and spike to sill & floor
 10/29/29 C.H.
 Nothing more done
 11/12/29 C.H.
 Framing well along
 up on 11/27/29 C.H.

min

12/21/29

Framing well along.
Went over cellar post
locations with Mr.
Stultz, 8x8 girders used



C.B.

12/28/29

Ceiling timbers to
have splice plates
to prevent spreading

Watch smoke pipe
1st floor or finale.

Finestop around soil
stack both floors.

Bridging not nailed.

Watch heat.

3/12/30.

No cement floor.
Heater temporary
is without base and
not wholly assembled.

Plastering in good
shape, small cracks
in corners only.

C.B.

4/14/30.

Checked heater off
on this date as O.K.
Cross check on final
of house.

C.B.

5/22/30

For gas through
wall.

Bridging nailed.

Heater O.K.

Foundation underpinning
and cellar floor
although showing
moisture, are not
cracked.