

*Sustained
conditionally
6/13/47
19/21*

City of Portland, Maine
Municipal Officers

--BUILDING CODE APPEAL--

Decision

Public hearing was held on the 13th day of June, 1947,
on petition of Frank J. Goodie, owner of property at
59-61 Revere Street, seeking to be permitted an exception to the provisions of the
Building Code relating to this property.

Building permit to change the use of 2-family dwelling house at 59-61 Revere
Street (also known as 63 Revere Street) is not issuable under the Building Code
because the height from floor to ceiling of much of third floor is one foot less
than the minimum of 7'6", the front bedroom on third floor is 2-1/2 square feet
or 10 per cent short of the minimum required window area, and the proposed living
room on third floor has only one-third of the outside window area required, being
10' short of the minimum area required of 15 square feet, contrary to Section
203d of the Building Code relating to apartment houses.

The Municipal Officers find that an exception is necessary in this case so as to
avoid practical difficulty or unnecessary hardship and desirable relief may be
granted without substantially departing from the intent and purpose of the
Building Code, in so far as the height from floor to ceiling of the third floor
is concerned but finds that an exception can not be granted without substantially
departing from the intent and purpose of the Building Code in so far as the
minimum required window area of the front bedroom and proposed living room on the
third floor is not to be met.

It is, therefore, determined that exception to the Building Code may be permitted in
this specific case, to authorize a height from floor to ceiling of third floor 1 ft. less
than the minimum of 7'6" but that an exception may not be permitted on the minimum
requirements as to the window area of front bedroom and proposed living room on third
floor.

Robert L. Gethner
Helena C. Stark
W. J. Brown
B. W. Hallmark
Edw. J. Colley

Sherald A. Cole
Municipal Officers



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, 10/29/47

NOV 18 1947

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

Supersedes application of March 17, 1947

The undersigned hereby applies for a permit to ~~erect~~ alter ~~rebuild~~ ~~reconstruct~~ 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 and the following specifications:

Location 59-61 Revere Street Within Fire Limits? no Dist. No.

Owner's name and address Frank J. Goodie, 63 Revere Street Telephone

Lessee's name and address Telephone

Contractor's name and address CHNOX Telephone

Architect Specifications Plans yes No of sheets 3

Proposed use of building Apartment No. families 3

Last use Dwelling No. families 2

Material frame No. stories 3 Heat steam & stove Style of roof pitch Roofing asphalt

Other buildings on same lot none

Estimated cost \$ 300. Fee \$ 1.00

General Description of New Work

To change use of building from 2-family dwelling house to 3-family apartment house (one family on each floor) with the following alterations:

To construct gable end dormer window about 8' long on the side of the roof toward Deering Avenue, using the usual framing required by the Building Code, and to provide sufficient outside window area required in the living room of the proposed apartment on third floor, neither window to be less than 11 square feet in area.

To enlarge present window gable end and serving front bedroom of proposed apartment third floor so that there will be no less than 15 square feet overall in the window,

To strengthen supports of the interior of the building in the cellar so that the framing will be entirely adequate, a plan of the present framing with the proposed improvements to be filed before this part of the work is started.

To provide an impervious concrete floor over all parts of the cellar which does not now have one and to adopt measures of sub-drainage for the cellar so that the former damp condition will be permanently corrected.

Permit Issued with Letter

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 James Appeal sustained 6/13/47

Memo Sent to Fire Chief Details of New Work Appeal sustained conditionally 6/13/47

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