

LOCATION *Stover* 577  
T  
 INSPECTION DATE *3/29/65*  
 WORK COMPLETED *3/29/65*  
 TOTAL NO. INSPECTIONS  
 REMARKS:

FEEES FOR WIRING PERMITS EFFECTIVE JULY 31, 1963

<b>WIRING</b>	
1 to 30 Outlets	(including switches) \$ 2.00
31 to 60 Outlets	(including switches) 3.00
Over 60 Outlets, each Outlet	(including switches) .05
(Each twelve feet or fraction thereof of fluorescent lighting or any type of plug molding will be classed as one outlet).	
<b>SERVICES</b>	
Single Phase	2.00
Three Phase	4.00
<b>MOTORS</b>	
Not exceeding 50 H.P.	3.00
Over 50 H.P.	4.00
<b>HEATING UNITS</b>	
Domestic (Oil)	2.00
Commercial (Oil)	4.00
Electric Heat (Each Room)	.75
<b>APPLIANCES</b>	
Ranges, Cooking Tops, Ovens, Water Heaters, Disposals, Dishwashers, etc. — Each Unit	1.50
<b>TEMPORARY WORK (limited to 6 months from date of permit)</b>	
Service, Single Phase	1.00
Service, Three Phase	2.00
Wiring, 1-50 Outlets	1.00
Wiring, each additional outlet over 50	.02
Circuses, Carnivals, Fairs, etc.	10.00
<b>MISCELLANEOUS</b>	
Distribution Cabinet or Panel, per unit	1.00
Transformers, per unit	2.00
Air Conditioners, per unit	2.00

PERMIT TO INSTALL PLUMBING

4-13-65

14757

Date Issued: 12-22-64  
 Address: 899 Riverside Street  
 Installation For: R. M. Smith  
 Owner of Bldg.: R. M. Smith  
 Owner's Address: Same  
 Plumber: Arnold Jensen  
 Date: 12-22-64

APPROVED FIRST INSPECTION	NEW	REPL	PROPOSED INSTALLATIONS	NUMBER	FEE
	1		SINKS	1	\$ 2.00
	4	✓	LAVATORIES	4	8.00
Date: 12-13-1965	3	✓	TOILETS	3	1.80
By: J. P. Welch	2	✓	BATH TUBS	2	1.20
	1	✓	SHOWERS	1	.60
APPROVED FINAL INSPECTION			DRAINS		
Date: 7/7/65	1	✓	HOT WATER TANKS		
By: ERNOLD R. GOODWIN	1	✓	TANKLESS WATER HEATERS	1	.60
	1	✓	GARBAGE GRINDERS	1	.60
	1	✓	SEPTIC TANKS	1	.60
			HOUSE SEWERS		
			ROOF LEADERS (Conn. to house drain)		
	1	✓	Automatic Washer	1	.60

ERNEST PHENIX, CHIEF INSPECTOR  
 COMMERCIAL  
 RESIDENTIAL  
 SINGLE  
 MULTI FAMILY  
 NEW CONSTRUCTION  
 REMODELING

PORTLAND HEALTH DEPT. PLUMBING INSPECTION TOTAL ► \$76.00



# APPLICATION FOR PERMIT

PERMIT ISSUED

01237  
SEP 30 1964

CITY of PORTLAND

Class of Building or Type of Structure Third Class

PORTLAND, MAINE, September 30, 1964

To the INSPECTOR OF BUILDINGS, Portland, Me.

The undersigned hereby applies for a permit to repair or renew roof covering of the following described building in accordance with the laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 899 Riverside Street

Owner's name and address Spurwink School, 899 ~~Rt~~ Riverside St. Telephone \_\_\_\_\_

Contractor's name and address Gerald F. Cole & Son, 128 Marilyn Ave., <sup>Westbrook</sup> Telephone \_\_\_\_\_

Use of building—Present School Proposed School

No. of Stories 2 Style of roof pitch Type of present roof covering asphalt

Type and Grade of roofing to be used Class C Und. Lab. asphalt No. plies \_\_\_\_\_

### GENERAL DESCRIPTION OF NEW WORK

To cover main roof and portion of ell roof

Spurwink School  
Gerald F. Cole & Son

Fee \$ .50

Signature of Owner

By:

*Gerald F. Cole*

INSPECTION COPY

C23 132-4C Marks

CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

VARIANCE APPEAL

August 11, 1964

Mr. & Mrs. Richard M. Smith, owner of property at 225-015 Riverside 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: construction of a two-story wood frame building to be used as an in-residence school for mentally disturbed children, and to include provisions for two classrooms and living and sleeping quarters for 8 children and two staff members, in addition to a similar use presently conducted in existing buildings on the same lot. This permit is presently not issuable under the Zoning Ordinance for the following reasons: 1) The property is located in an I-1 Industrial Zone where the dwelling use is prohibited by Section 11-A-15 and the private school use by Section 11-A-17 of the Ordinance; 2) A front yard setback of only about 21 feet is being provided instead of the minimum of 25 feet required by Section 11-C-2 and the 40 foot setback required for Riverside Street 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.

Richard M. Smith  
APPELLANT

DECISION

After public hearing held September 3, 1964, 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.

Frederic G. Hilday  
Henry M. Smith  
Jesse R. Young  
BOARD OF APPEALS



I-1 INDUSTRIAL ZONE



APPLICATION FOR PERMIT

Class of Building or Type of Structure 1st class

Portland, Maine, August 10, 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, plan. and specifications, if any, submitted herewith and the following specifications:

Location 27 Riverside St. Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_
Owner's name and address Mr. and Mrs. Richard A. Smith, 899 Riverside St. Telephone \_\_\_\_\_
Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_
Contractor's name and address not 1st Wm. J. Kelly, 619 Broadway Telephone \_\_\_\_\_
Architect \_\_\_\_\_ Specifications Walter Kelly, 711 1/2 Main St. Plans yes No. of sheets \_\_\_\_\_
Proposed use of building Private school No. families \_\_\_\_\_
Last use \_\_\_\_\_ No. families \_\_\_\_\_
Material frame No. stories 2 1/2 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_
Other buildings on same lot \_\_\_\_\_
Estimated cost \$ 30,000.00 Fee \$ 60.00

General Description of New Work

To construct 2-story frame "school building" 30' x 20' (main building) with rear ell 20' x 22' as per plans.

This is preliminary to be settled the question of zoning appeal. In event the appeal is sustained the applicant will be liable for plan information, estimate cost and any legal fee.

Permit Issued with letter area sustained 9/3/64

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 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: with letter by [Signature]
[Signature]
CHIEF OF FIRE DEPT.

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

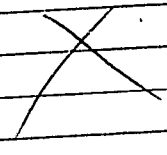
CS 301

INSPECTION COPY

Signature of owner by: Richard A. Smith

NOTES

12/4/64 - [unclear] [unclear]  
 12/7/64 - Form map made. To keep from corner (I noted) 22 [unclear]  
 1/25/65 - Form stopped, no further work done - (Backfilled) E & S  
 2/23/65 - Same E & S  
 3/22/65 - Form stopped nearly [unclear] [unclear] - [unclear] E & S  
 3/31/65 - [unclear] G.T. to [unclear] [unclear] [unclear]  
 4/12/65 - [unclear] G.T. [unclear] E & S  
 4/14/65 - Form halted for [unclear] inspection. E & S  
 6/16/65 - Work nearly finished - [unclear] & floors being done E & S  
 6/29/65 - Certificate to be issued. E & S



Permit No. 64/1517  
 Location 99A [unclear]  
 Owner [unclear]  
 Date of permit 11/17/64  
 Notif. closing-in 11/21/65  
 Inspn. closing-in 11/21/65  
 Final Notif. [unclear]  
 Final Inspn. [unclear]  
 Cert. of Occupancy issued 6/25/65  
 Sinking Out Notice [unclear]  
 Form Check Notice [unclear]

6/25/65  
 6/25/65  
 6/25/65

ALBERT J. SEARS  
INSPECTOR OF BUILDINGS

CITY OF PORTLAND, MAINE  
Department of Building Inspection

AP- 885-915 Riverside St.

August 11, 1964

Mr. & Mrs. Richard A. Smith  
699 Riverside Street

cc to: Corporation Counsel

Dear Mr. & Mrs. Smith:

C  
O  
P  
Y

Building permit for construction of a two-story wood frame building to be used as an in-residence school for mentally disturbed children, and to include provisions for two classrooms and living and sleeping quarters for 8 children and two staff members, in addition to a similar use presently conducted in existing buildings on the same lot at the above named location, is not issuable under the Zoning Ordinance for the following reasons:

1. The property is located in an I-1 Industrial Zone where the dwelling use is prohibited by Section 11-A-15 and the private school use by Section 11-A-17 of the Ordinance.
2. A front yard setback of only about 21 feet is being provided instead of the minimum of 25 feet required by Section 11-C-2 and the 40 feet setback required for Riverside Street by Section 21 of the Ordinance.

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,

Albert J. Sears  
Building Inspection Director

AJS :m



# APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, April 26, 1963

00411  
APR 26 1963

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 899 Riverside Street Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_  
 Owner's name and address Richard A. Smith, 899 Riverside St. Telephone \_\_\_\_\_  
 Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Contractor's name and address Boyle & Rowe, 17 Morse Street Telephone 2-7375  
 Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans no No. of sheets \_\_\_\_\_  
 Proposed use of building school for retarded children No. families \_\_\_\_\_  
 Last use \_\_\_\_\_ " \_\_\_\_\_ No. families \_\_\_\_\_  
 Material frame No. stories \_\_\_\_\_ Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
 Other buildings on same lot \_\_\_\_\_  
 Estimated cost \$ 1700 Fee \$ 6.00

### General Description of New Work

20'x8'  
To demolish existing front/piazza and to construct brick platform and steps 9'x5'  
in same location -

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 Boyle & Rowe**

### 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:  
OK - 4/26/63 - agd  
 \_\_\_\_\_  
 \_\_\_\_\_

### 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

Richard Smith  
Boyle & Rowe

Lawrence R Boyle

CS 301

INSPECTION COPY

Signature of owner

BY:







FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, Sept. 1, 1962

PH 1180

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 599 Riverside St. Use of Building school for rental No. Stories 2 New Building Existing "
Name and address of owner of appliance
Installer's name and address Richard P. Waite Heating & Plumbing, 506 Wash. Ave. Telephone 2-2301

General Description of Work

To install Forced hot water heating system and oil burner (replacements)

IF HEATER, OR POWER BOILER

Location of appliance Basement Any burnable material in floor surface or beneath? near
If so, how protected? Kind of fuel? oil
Minimum distance to burnable material, from top of appliance or casing top of furnace 41
From top of smoke pipe 21 From front of appliance over 41 From sides or back of appliance over 21
Size of chimney flue 12 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 Weil-McHoin Type Labelled by underwriters' laboratories? Yes
Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? bottom
Type of floor beneath burner concrete Size of vent pipe 2 1/2
Location of oil storage basement Number and capacity of tanks 275 existing
Low water shut off Make No.
Will all tanks be more than five feet from any flame? Yes How many tanks enclosed?
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: 9.18.62 [Signature]

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
Richard P. Waite Heating & Plumbing

by: [Signature]

CS 300

Signature of Installer

INSPECTION COPY

7.M.



CITY OF PORTLAND, MAINE  
BOARD OF APPEALS

VARIANCE APPEAL

April 27, 1962

Richard M. Smith, owner of property at 885-917 Riverside 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:

Construction of shelters and runs for six dogs at the rear of this property. This permit is presently not issuable under the Zoning Ordinance because the proposed use is not an allowable accessory use to the dwelling and school on the property, both of which are non-conforming in the I-1 Industrial Zone in which this property is located.

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.

Richard M. Smith  
APPELLANT

DECISION

After public hearing held May 17, 1962, 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. Smith  
Arthur J. Smith  
Michael B. Nelson  
BOARD OF APPEALS



1-1 INDUSTRIAL HOME

# APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class  
Portland, Maine, April 26, 1962

PERMIT ISSUED

MAY 18 1962

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 899 Riverside St. Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_  
 Owner's name and address Richard H. Smith, 899 Riverside St. Telephone \_\_\_\_\_  
 Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Contractor's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans yes No. of sheets 1  
 Proposed use of building Dog shelters No. families \_\_\_\_\_  
 Last use \_\_\_\_\_ No. families \_\_\_\_\_  
 Material \_\_\_\_\_ No. stories \_\_\_\_\_ Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
 Other buildings on same lot \_\_\_\_\_ School and dwelling \_\_\_\_\_  
 Estimated cost \$ 100. Fee \$ 2.00

### General Description of New Work

To construct 6 dog shelters approx. 3'x4' each unit and provide runs

Approval sustained 5/17/62

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? yes  
 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 concrete slab Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_ cellar \_\_\_\_\_  
 Kind of roof shed Rise per foot \_\_\_\_\_ Roof covering asphalt roofing Class C Und. Lab.  
 No. of chimneys \_\_\_\_\_ Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_ Kind of heat \_\_\_\_\_ fuel \_\_\_\_\_  
 Framing Lumber—Kind hemlock Dressed or full size? dressed Corner posts 2-2x4 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 concrete, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof 2x4  
 On centers: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof 24"  
 Maximum span: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof 4'  
 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? \_\_\_\_\_

### 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 see that the State and City requirements pertaining thereto are observed? yes

APPROVED:

O.K. - 5/18/62 - ags

CS 301

INSPECTION COPY

Signature of owner

Richard M. Smith

14



6/14

Permit No. 62-503

Location 899 Riverside Ave.

Owner Richard D. Smith

Date of permit 5/18/62

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn. 7/2/62

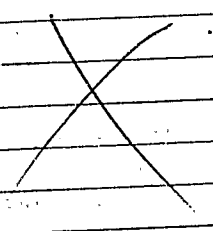
Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

NOTES

7/14/62 note door lock







# APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. #1  
Portland, Maine, May 21, 1962

PERMIT ISSUED

MAY 21 1962

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 62/503 pertaining to the building or structure comprised in the original application 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 899 Riverside St. Within Fire Limits? ..... Dist. No. ....  
Owner's name and address Richard M. Smith, 899 Riverside St. Telephone .....  
Lessee's name and address ..... Telephone .....  
Contractor's name and address owner Telephone .....  
Architect ..... Plans filed yes No. of sheets .....  
Proposed use of building Dog Shelters No. families .....  
Last use ..... No. families .....  
Increased cost of work ..... Additional fee \$.50

### Description of Proposed Work

To change construction of dog shelters from wood frame to combination wood frame and masonry walls. 2 1/2 inch cinder block walls to extend up 3 feet above concrete slab with 4x4 inch solid sills anchored with 1/2 inch anchor bolts to concrete filled core of blocks. These sills to be half lapped at corners.

### Details of New Work

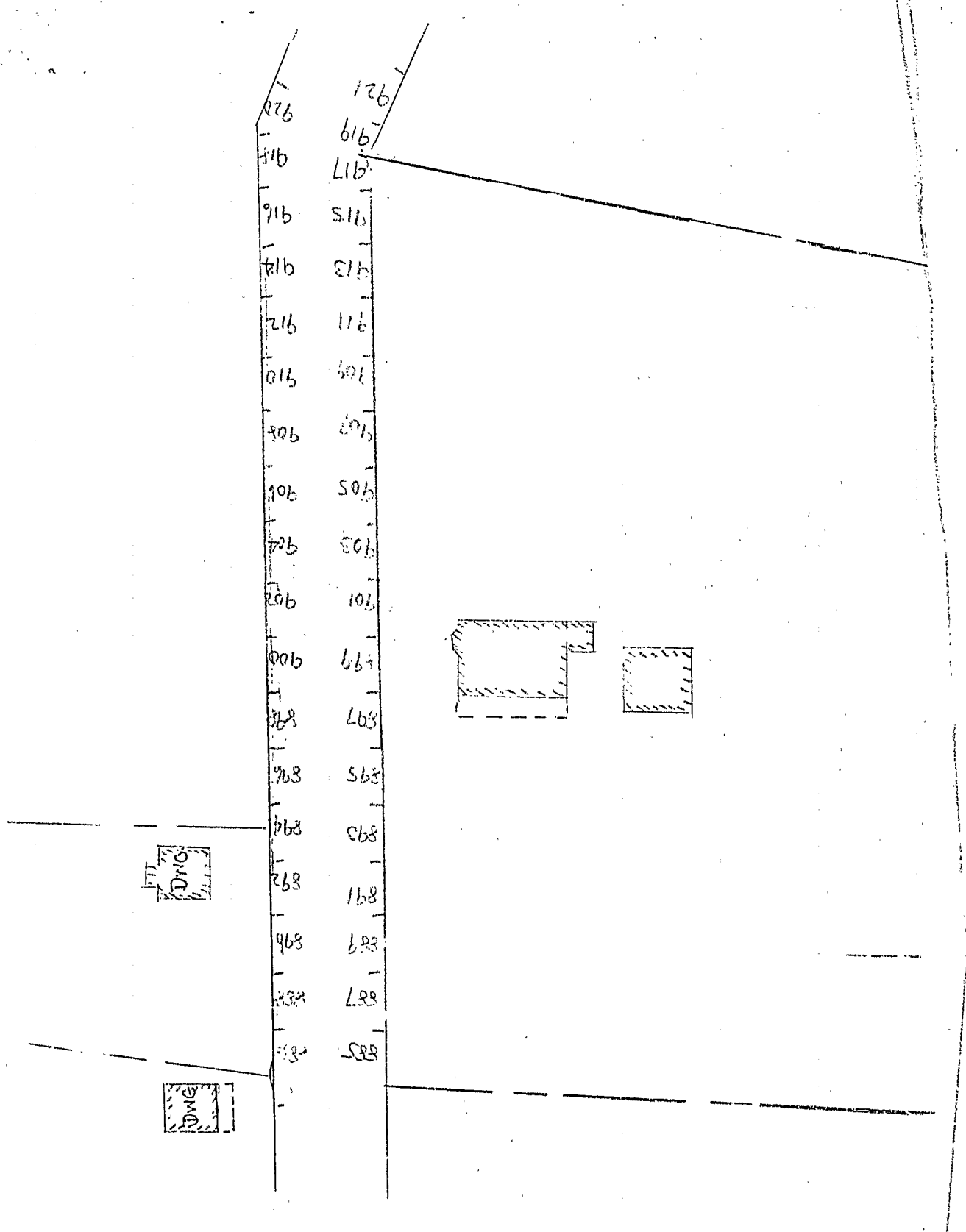
permit to  
owner

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 .....  
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.....

Approved: G. E. Ho.

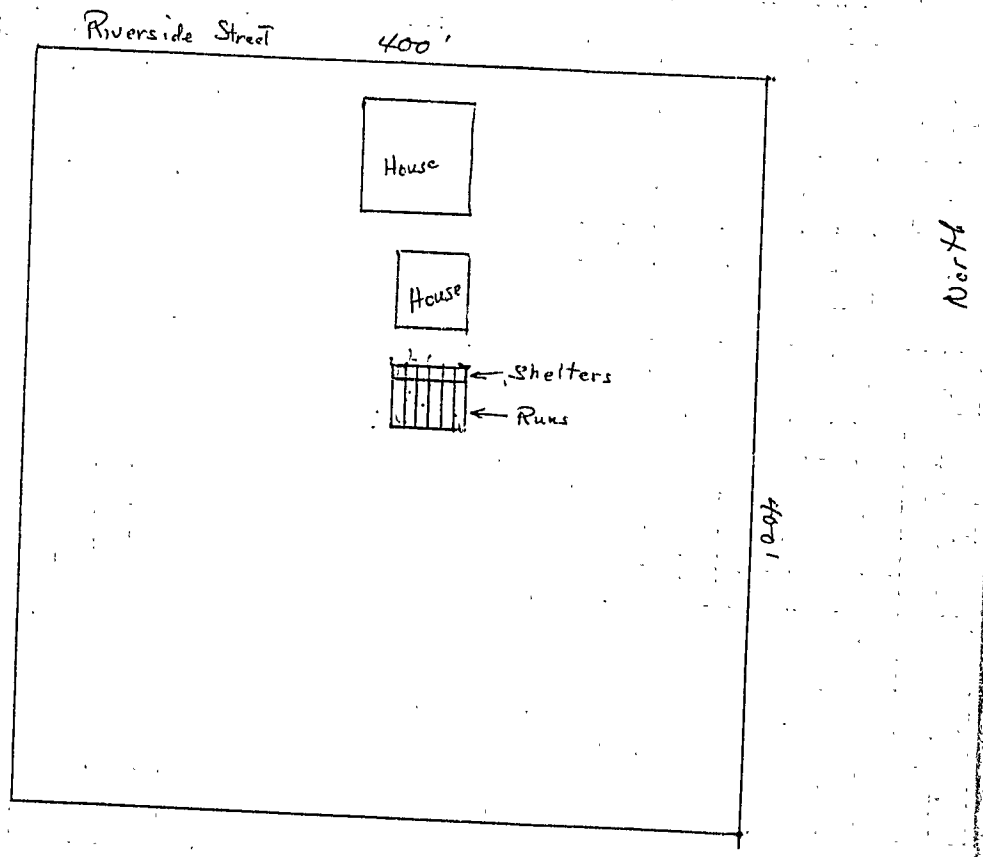
Richard M. Smith  
Signature of Owner by: Richard M. Smith

Approved: Albert J. Sears  
Inspector of Buildings



DMG

DMG



This sketch is not strictly to scale, however, the building locations are close approximations and are in close relative positions to property lines, the street, etc

RECEIVED  
APR 25 1932  
DEPT. OF BLDG. INSP.  
CITY OF PORTLAND

AP-285-917 Riverside Street

April 26, 1962

Mr. Richard M. Smith  
899 Riverside Street

cc to: Corporation Counsel

Dear Mr. Smith:

Building permit for construction of shelters and runs for six dogs at the rear of your property at the above named location is not issuable under the Zoning Ordinance because the proposed use is not an allowable accessory use to the dwelling and school on the property, both of which are non-conforming in the I-1 Industrial Zone in which 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,

Albert J. Sears  
Building Inspection Director

AJS:m

P. S.:

When you come into City Hall to file the appeal, will you please drop into this office and sign the permit application, which you failed to do when you were here.

Inquiry--899 Riverside St.

April 25, 1962

Mr. Richard M. Smith  
899 Riverside Street

Dear Mr. Smith:

Your request for authorization to construct a small dog kennel on your property at the above named location has been received. The procedure to follow is to apply for a permit for construction of the building over the counter at this office. With this application should be furnished a plot plan showing the proposed location of the building and runs in relation to other buildings and lot lines, as well as general construction details.

In order that determination of application of the Zoning Ordinance to the situation can be made, information is also needed as to how many dogs are to be kept on the premises and as to whether they are merely to be kept as pets or for breeding, hunting, show or exhibition purposes.

Very truly yours,

Albert J. Sears  
Building Inspection Director

AJS:m





# APPLICATION FOR PERMIT

Class of Building or Type of Structure Installation  
Portland, Maine, November 8, 1960

PERMIT ISSUED  
01728

NOV 10 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 889 Riverside Street Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_  
 Owner's name and address Richard M. Smith, 899 Riverside St. Telephone \_\_\_\_\_  
 Lessee's name and address \_\_\_\_\_ Telephone 4-1421  
 Contractor's name and address Eastern Fire Equipment, Inc., 403-405 Fore St. Telephone \_\_\_\_\_  
 Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans \_\_\_\_\_ No. of sheets \_\_\_\_\_  
 Proposed use of building Inresidence School for mentally disturbed children No. families \_\_\_\_\_  
 Last use \_\_\_\_\_ " \_\_\_\_\_ No. families \_\_\_\_\_  
 Material \_\_\_\_\_ No. stories \_\_\_\_\_ Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
 Other buildings on same lot \_\_\_\_\_ Fee \$ 2.00  
 Estimated cost \$ \_\_\_\_\_

### General Description of New Work

To install automatic fire alarm using Fire-Lite Alarms ~~with~~ thermostats No. 51 spaced not more than 50 feet center to center and not more than 25 feet at right angles from wall or partition; thermostats to cover entire basement and hallways, closets off hallways, public stairs and any hazardous rooms or spaces; to cover entire building 100%; gongs of such tone, strength of signal number and location (Fire-Lite No. 8-10) as to arouse all persons for whose protection intended. current by dry batteries of capacity to ring all gongs simultaneously at full signal strength, to operate system for at least one year, installed in substantial cabinet of no less than 14 gauge steel or well-seasoned wood at least 3/4" thick with hinged door and cath and located not less than 6" nor more than 6' above floor in dry, clean place where temperature will not go below 40 degrees F. nor above 100 degrees-test button rigidly fastened in place, conveniently located to permit and capable of testing bells and gongs frequently. Alarm silencing switch, if provided, will be so arranged that alarm will sound if switch is thrown to "silent" position when alarm is not sounding. Installer will fasten to control box full instructions as to operation and testing of system and where and how to secure servicing if system gets out of order.  
 3-gongs; 2-8" and 1-10" (8" gongs located inside one on each floor; 10" gong located outside)  
 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** Eastern Fire Equip. Inc.  
 Sent to Fire Dept. 11/8/60  
 Rec'd from Fire Dept. 11/10/60

### Permit Issued with Letter 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 \_\_\_\_\_ Column 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 cars to be accommodated \_\_\_\_\_  
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? \_\_\_\_\_

### 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 Eastern Fire Equip. Inc.

APPROVED:

*Carl P. Johnson*

CHIEF OF FIRE DEPT.

Signature of owner

By:

*David K. Fites*

PH

INSPECTION COPY

NOTES

12/8/60 - walls done  
E.S.S.

*[Faint, mostly illegible text in the notes section, possibly describing construction work or inspection details.]*

Permit No. 60/1948  
 Location 899 Riverside Dr  
 Owner Richard M. Smith  
 Date of permit 11/10/60  
 Notif. closing-in \_\_\_\_\_  
 Inspn. closing-in \_\_\_\_\_  
 Final Notif. \_\_\_\_\_  
 Final Inspn. \_\_\_\_\_  
 Cert. of Occupancy issued \_\_\_\_\_  
 Staking Out Notice \_\_\_\_\_  
 Form Check Notice \_\_\_\_\_

*[Faint, mostly illegible text in the lower section of the form, possibly a checklist or additional notes.]*

Memorandum from Department of Building Inspection, Portland, Maine

November 9, 1960

Location: 899 Riverside St.,

When such a system has been installed, the owner and lessee of the building are responsible for keeping system in working order at all times so that the system may always be on guard to warn the occupants of the building in case a fire starts. To discharge this responsibility and to have good assurance that he will not be held either financially or criminally liable in case of injury or loss of life in his building due to fire, it is my belief that the owner and lessee must see to it that the alarm system is tested every twenty-four hours. This may be done by merely pressing very briefly the test button to see if the bells ring loud and clear.

Most of these systems have dry batteries for their power, and the batteries will deteriorate in time so that they will not ring the alarm bells satisfactorily, if at all. If the batteries are used briefly by this test every day, they will last longer than when tested less frequently.

Because this is a safety device whenever it is found that the bells do not ring loud and clear or any other defect appears in the system, the owner or his agent should notify immediately some predetermined party who has agreed in advance to come at once and service the system, whether day or night, Sundays or holidays.

It is recommended that the name of such a party and the address and telephone number be posted permanently on or in the control box of the system.

AP- 899 Riverside Street

Nov. 10, 1960

Eastern Fire Equipment, Inc.  
403-405 Fore Street

cc to: Mr. Richard A. Smith  
899 Riverside Street  
cc to: Fire Department

Gentlemen:

Permit for installation of an automatic fire detection and alarm system in main building of Inresidence School for mentally disturbed children at the above named location is issued herewith subject to the following conditions:

1. The detector part of the system is to be located throughout the building in every room and accessible space including cellar and unoccupied attic.
2. The alarm gongs are to be of a type listed and approved by Underwriters' Laboratories, Inc.

Very truly yours,

Albert J. Sears  
Inspector of Buildings

AJS:m





INTER-OFFICE CORRESPONDENCE

CITY OF PORTLAND, MAINE  
FIRE DEPARTMENT

To: Mr. Albert J. Sears, Building  
Inspector  
From: Captain Robert H. Flaherty,  
Chief Inspector

DATE: November 10, 1960

SUBJECT: Automatic Fire  
Alarm at 899 Riverside  
Street

This application for a permit to install an automatic fire alarm at 899 Riverside Street is approved provided that the gongs used will bear the approval of the Underwriters' Laboratories, Inc. or some comparable agency for this purpose.

RHF





M INDUSTRIAL ZONE

# APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class  
Portland, Maine, August 29, 1940

PERMIT ISSUED

1940 30 1940

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 597 Riverside Street Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_  
 Owner's name and address Richard Smith, 697 Riverside St. Telephone \_\_\_\_\_  
 Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Contractor's name and address Charles Morang, 101 Park Ave. Telephone \_\_\_\_\_  
 Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans no No. of sheets \_\_\_\_\_  
 Proposed use of building farmyard dwelling No. families \_\_\_\_\_  
 Last use Dwelling and barn No. families \_\_\_\_\_  
 Material frame No. stories 1 1/2 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
 Other buildings on same lot \_\_\_\_\_ Fee \$ 1.00  
 Estimated cost \$ \_\_\_\_\_

### General Description of New Work

To demolish existing 1 1/2 story frame barn attached to dwelling clapping ~~barn~~ outside wall of dwelling

*Evaluation letter sent 8-29-60*

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 Charles Morang

### 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 \_\_\_\_\_ Columns 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 cars to be accommodated \_\_\_\_\_  
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? \_\_\_\_\_

### Miscellaneous

PROVED:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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 Richard Smith

Signature of owner

By: *Charles B Morang*

*R.H.*

INSPECTION COPY

NOTES

9-15-60 Completed 10

X

Permit No. 601 1243

Location 899 Fairview Dr

Owner Richard Smith

Date of permit 8-30-60

Notif. closing-in \_\_\_\_\_

Inspn. closing-in \_\_\_\_\_

Final Notif. \_\_\_\_\_

Final Inspn. \_\_\_\_\_

Cert. of Occupancy issued \_\_\_\_\_

Staking Out Notice \_\_\_\_\_

Form Check Notice \_\_\_\_\_

AF

B

CITY OF PORTLAND, MAINE  
DEPARTMENT OF BUILDING INSPECTION

Richard Smith  
899 Riverside St.  
Portland Maine

August 29, 1960

Dear Sir:

With relation to permit applied for to demolish a building or portion of building at 899 Riverside St. it is unlawful to commence demolition work until a permit has been issued from this department.

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

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

Very truly yours,

*Albert J. Sears*

Albert J. Sears  
Inspector of Buildings

AJS/jg

Eradication of portion of building has been completed.

*J. Klein*  
8-30-60

BP-60/970 899 Riverside Street

Aug. 18, 1960

Mr. Richard M. Smith  
% Floyd R. Beecher  
97a Exchange Street

cc to: Floyd R. Beecher  
97a Exchange Street  
cc to: T. J. Hennessy, Jr.  
39 Belfield Street

Dear Mr. Smith:

Building Code appeal for omission of sprinkler system in main building at the above named location has been approved by the Municipal Officers on the following conditions:

1. Not only the main building but all the rest of the entire stand of buildings shall be equipped with an approved automatic fire detection and alarm system with detectors in every room and accessible space including unoccupied attics and any other locations specified by the Chief of the Fire Department. A separate permit issuable only to the actual installer is required for this installation and permit must be approved by the Fire Department before issuance.
2. The cellar stairs are to be enclosed in the cellar with partitions of not less than one-hour fire-resistance with all openings to the enclosure protected by Class "C" labelled fire doors equipped with liquid closers. Before amendment authorizing omission of sprinkler system can be issued, it is necessary that a plan be furnished indicating location of enclosure, size, spacing and covering of studs, type of doors and frames, etc. It is unlawful to start work on this enclosure until permit amendment has been issued.

*Work done  
without  
issuance  
of amend-  
ment. JF*

Very truly yours,

Albert J. Sears  
Inspector of Buildings

AJS:m

BP-60-970-899 Riverside St.

August 8, 1960

cc to: Corporation Counsel  
cc to: Mr. Richard W. Smith  
Floyd R. Beecher  
97a Exchange St.  
cc to: Mr. Floyd R. Beecher  
97a Exchange St.

Arthur A. Featody, Esq.  
97a Exchange Street

Dear Mr. Featody:

Permit amendment authorizing omission of installation of sprinkler system in main building being altered at the above named location to change its use from a single family dwelling to an in-residence school for not more than eight mentally disturbed children is not issuable because this system is required by Section 209-f-7.3 of the Building Code.

We understand that, in lieu of the required sprinkler system, the owner would install an approved automatic fire detection and alarm system, not only in the main building but also throughout the entire stand of buildings, with the cellar stairway in main building being enclosed with separations of at least one-hour fire-resistance; and that on this basis he would like to ask the Municipal Officers for relief from compliance with the precise terms of the Building Code in this particular, as provided for by Section 115-a-1 thereof. 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.

Besides your letter concerning this matter, it is necessary that an amendment to the permit already issued for change of the use of the building be filed at this office, on which the appeal can be based. Will you please have this taken care of right away, since this letter is being written in advance of the filing of amendment application in order to facilitate filing of the appeal in time for consideration at the next meeting of the Municipal Officers. To do this it is necessary that the appeal be filed not later than Thursday, August 11th.

Very truly yours,

Albert J. Sears  
Inspector of Buildings

AJS:m



HASKELL AND PEABODY  
ATTORNEYS AND COUNSELLORS AT LAW  
97A EXCHANGE STREET  
PORTLAND, MAINE

NATHANIEL M. HASKELL  
ARTHUR A. PEABODY

TELEPHONE SPRUCE 3-4611  
SUITE 302

August 5, 1960

Albert J. Sears,  
Inspector of Buildings  
City Hall  
Portland, Maine

RE: Richard M. Smith building  
at 899 Riverside Street, Portland, Me.

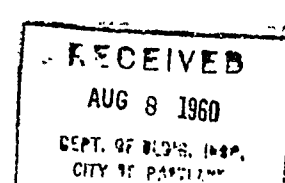
Dear Mr. Sears:

On behalf of Richard M. Smith we hereby make application for a permit for changing use of the two family dwelling at the above location to an in-resident school all as more fully described in an application now on file with you.

We specifically request that we may be granted a variance from the regulations requiring a sprinkler system in said building. We will install an alarm system as required and we will enclose the cellar stairways one hour fire resistance separations, all as required.

This variance is requested for the following reasons:

- 1) That this building is to be used as a home and a school for mentally disturbed children. It is imperative that there be the atmosphere of a private home and not the atmosphere of a school or institution.
- 2) That the building regulations do not specifically apply to this type of school-home.
- 3) That all the other safety requirements to be furnished for this building are adequate for this particular home without the necessity of a sprinkler system.



Respectfully yours,

*Arthur A. Peabody*  
Arthur A. Peabody  
Attorney for Richard M. Smith

AAP:pg

CITY OF PORTLAND, MAINE  
MEMORANDUM

TO: Robert W. Donovan, Assistant Corporation Counsel      DATE: August 8, 1960  
FROM: Albert J. Sears, Inspector of Buildings      cc to: Chief Johnson  
SUBJECT: Building Code appeal for omission of required sprinkler system in main  
building of school for mentally disturbed children to be established at  
899 Riverside Street

The owner is objecting to installation of this system, not from a cost standpoint, but because he feels that presence of the sprinkler heads in the rooms would give the building more of the atmosphere of a school or institution rather than that of a private home, resulting in a possible bad psychological effect upon the children being cared for. The sprinkler system is required only in the main building where the children's living quarters are to be located because that part of the structure has to be classed under the Building Code as a children's home accommodating more than five children.

The school room is to be located in the first story of an ell connected to the main building by a one story passageway. This first story space, which has an apartment above it in which the operator of the school is to live, was formerly used for garage purposes. To this ell there is connected a large barn which is to be used for recreational purposes. No protection by way of a sprinkler or alarm system is required by Code requirements governing a school use for less than 12 pupils, although this part of the stand of buildings in many respects presents much more of a hazard than the main building.

In lieu of installation of the sprinkler system, the owner proposes the installation of an approved automatic fire detection and alarm system through the entire stand of buildings as well as the enclosure of the cellar stairway in main building, omission of which was authorized by a previous Building Code appeal because of the sprinkler system. I have discussed the matter with Chief Johnson and both he and myself feel that protection of the entire stand of buildings by an alarm system in place of a sprinkler system in main house only will afford overall greater protection, in view of the fact that it is the safety of the occupants of the building with which we are concerned rather than the protection of the building itself and that the alarm system should alert the occupants in time for their escape no matter in what part of the structure a fire should occur.

Very truly yours,

Albert J. Sears  
Inspector of Buildings

AJS:m



# APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 1  
Portland, Maine, Aug. 9, 1960

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 60/970 pertaining to the building or structure comprised in the original application 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 855 Riverside St. Within Fire Limits?  Dist. No.           
Owner's name and address Richard E. Smith, Flood Reacher, 57a Exchange St. Telephone           
Lessee's name and address          Telephone           
Contractor's name and address          Telephone           
Architect          Plans filed          No. of sheets           
Proposed use of building Residence school for mentally disturbed children No. families           
Last use          No. families           
Increased cost of work          Additional fee 50

### Description of Proposed Work

To omit installation of required automatic sprinkler system in main building and in lieu thereof to install approved automatic fire detection and alarm system throughout entire stand of buildings and to enclose cellar stairs with partitions of at least one-hour fire-resistance.

*1/10/61 - Enclosure of cellar stairs made without advance of this amendment, as well as installation of automatic alarm system for which permit was issued - app*  
*Bldg. Code appeal sustained 8/15/60*

### 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           
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         

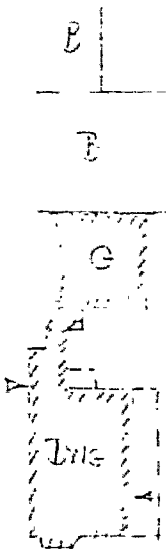
Approved:         

Signature of Owner Richard E. Smith  
By Arthur A. Stacey, Jr. Attorney

Approved:          Inspector of Buildings

PROPERTY HAS AREA OF  
1624570 SQ. FT. OR  
ABOUT 37 1/4 ACRES

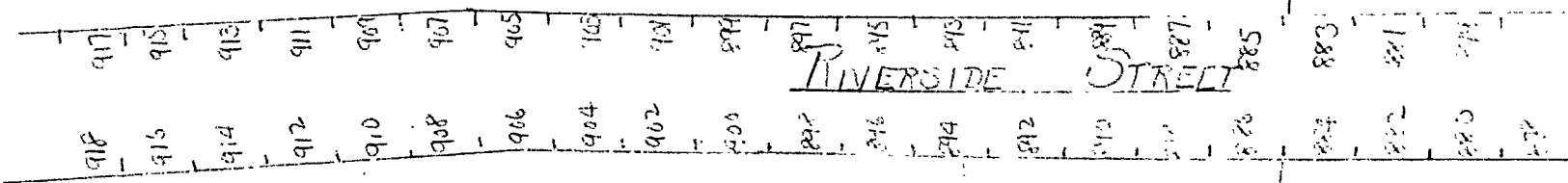
LAND OF SAME OWNERSHIP  
EXTENDS 850'



336-4-2+3

LAND OF SAME  
OWNERSHIP  
EXTENDS 400'

600' TO NEAREST DWELLING



PROPERTY OF PHILIP HAMLIN



PROPERTY OF  
~~PETER B. GRAY~~  
OTTO T. SLIBY



130'± TO  
NEXT DWELLING

PROPERTY OF  
DONALD S.  
BLANCHARD

City of Portland, Maine  
Municipal Officers  
BUILDING CODE

Granted 8/15/60  
60/94

August 9, 1960

To the Municipal Officers:

Your appellant, Richard M. Smith, who is the owner of property at ~~XXXX~~ 839 Riverside Street, respectfully petitions the Municipal Officers of the City of Portland to permit an exception to the provisions of the Building Code relating to this property, as provided by Section 115, Paragraph A of said Building Code.

Building permit amendment authorizing omission of installation of sprinkler system in main building being altered at the above named location to change its use from a single family dwelling to an in-residence school for not more than eight mentally disturbed children is not in violation because this system is required by Section 209-f-7.3 of the Building Code.

In lieu thereof, it is proposed to install an approved automatic fire detection and alarm system through the entire stand of buildings as well as the enclosure of the cellar stairway in main building.

The facts and conditions which make this exception legally permissible are as follows: An exception may be granted if the Municipal Officers find that enforcement of the Building Code would involve practical difficulty and desirable relief may be granted without substantially departing from the intent and purpose of the Code.

Richard M. Smith

By: Arthur A. Peabody, his Attorney  
Appellant

After public hearing held on the 15th day of August, 1960, the Municipal Officers find that an exception is necessary to avoid practical difficulty and desirable relief may be granted without substantially departing from the intent and purpose of the Code.

It is, therefore, determined that exception to the Building Code may be permitted in this specific case.

Mitchell G. ...  
Ben ...  
...  
...  
...  
MUNICIPAL OFFICERS



ALBERT J. SEARS  
INSPECTOR OF BUILDINGS

CITY OF PORTLAND, MAINE  
Department of Building Inspection

BP-60-970-899 Riverside St.

August 8, 1960

cc to: Corporation Council ✓  
cc to: Mr. Richard W. Smith  
Floyd R. Beecher  
97a Exchange St.  
cc to: Mr. Floyd H. Beecher  
97a Exchange St.

C  
O  
P  
Y  
Arthur A. Peabody, Esq.  
97a Exchange Street

Dear Mr. Peabody:

Permit amendment authorizing omission of installation of sprinkler system in main building being altered at the above named location to change its use from a single family dwelling to an in-residence school for not more than eight mentally disturbed children is not issuable because this system is required by Section 209-f-7.3 of the Building Code.

We understand that, in lieu of the required sprinkler system, the owner would install an approved automatic fire detection and alarm system, not only in the main building but also throughout the entire stand of buildings, with the cellar stairway in main building being enclosed with separations of at least one-hour fire-resistance; and that on this basis he would like to ask the Municipal Officers for relief from compliance with the precise terms of the Building Code in this particular, as provided for by Section 115-a-1 thereof. 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.

Besides your letter concerning this matter, it is necessary that an amendment to the permit already issued for change of the use of the building be filed at this office, on which the appeal can be based. Will you please have this taken care of right away, since this letter is being written in advance of the filing of amendment application in order to facilitate filing of the appeal in time for consideration at the next meeting of the Municipal Officers. To do this it is necessary that the appeal be filed not later than Thursday, August 11th.

Very truly yours,

Albert J. Sears  
Inspector of Buildings

AJS:m

CITY OF PORTLAND, MAINE  
MEMORANDUM

TO: Robert W. Donovan, Assistant Corporation Counsel      DATE: August 8, 1960  
FROM: Albert J. Sears, Inspector of Buildings      cc to: Chief Johnson  
SUBJECT: Building Code appeal for omission of required sprinkler system in main  
          building of school for mentally disturbed children to be established at  
          899 Riverside Street

The owner is objecting to installation of this system, not from a cost standpoint, but because he feels that presence of the sprinkler heads in the rooms would give the building more of the atmosphere of a school or institution rather than that of a private home, resulting in a possible bad psychological effect upon the children being cared for. The sprinkler system is required only in the main building where the children's living quarters are to be located because that part of the structure has to be classed under the Building Code as a children's home accommodating more than five children.

The school room is to be located in the first story of an ell connected to the main building by a one story passageway. This first story space, which has an apartment above it in which the operator of the school is to live, was formerly used for garage purposes. To this ell there is connected a large barn which is to be used for recreational purposes. No protection by way of a sprinkler or alarm system is required by Code requirements governing a school use for less than 12 pupils, although this part of the stand of buildings in many respects presents much more of a hazard than the main building.

In lieu of installation of the sprinkler system, the owner proposes the installation of an approved automatic fire detection and alarm system through the entire stand of buildings as well as the enclosure of the cellar stairway in main building, omission of which was authorized by a previous Building Code appeal because of the sprinkler system. I have discussed the matter with Chief Johnson and both he and myself feel that protection of the entire stand of buildings by an alarm system in place of a sprinkler system in main house only will afford overall greater protection, in view of the fact that it is the safety of the occupants of the building with which we are concerned rather than the protection of the building itself and that the alarm system should alert the occupants in time for their escape no matter in what part of the structure a fire should occur.

Very truly yours,  
*Albert J. Sears*  
Albert J. Sears  
Inspector of Buildings

AJS:m



# APPLICATION FOR PERMIT

PERMIT ISSUED  
00970  
JUL 27 1960  
CITY OF PORTLAND

Class of Building or Type of Structure Third Class  
Portland, Maine, January 28, 1960  
completed 5/11/60

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 899 Riverside Street Within Fire Limits? no Dist. No. Fla.  
Owner's name and address Jefferson Hodges, P.O. Box 301, Altamonte Springs, Fla. Telephone \_\_\_\_\_  
~~Proprietor~~ OWNER Richard M. Smith, c/o Floyd R. Beecher Telephone \_\_\_\_\_  
Lessee's name and address 97A Exchange St. Telephone \_\_\_\_\_  
Contractor's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans yes No. of sheets 3  
Proposed use of building Inresidence school for mentally disturbed children No. families \_\_\_\_\_  
Last use Dwelling No. families 2  
Material frame \_\_\_\_\_ No. stories 2 1/2 Heat h.w. Style of roof pitch Roofing \_\_\_\_\_  
Other buildings on same lot \_\_\_\_\_  
Estimated cost \$ 5000 Fee \$ 5.00

### General Description of New Work

To Change Use of building from 2-family dwelling (one in main house and 1-in attached former stable) to inresidence school for mentally disturbed children (maximum number 8) with alterations  
Third floor not to be used.

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

Bldg. Code Appeal (FOR EIGHT CHILDREN) appeal sustained 4/14/60  
Sustained 6/22/60 (FOR SIX CHILDREN) appeal sustained 3/17/60

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 Beecher Agency, 97A Exchange St.**

### Details of New Work

Permit Issued with Letter

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 \_\_\_\_\_ Columns 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 cars to be accommodated \_\_\_\_\_  
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? \_\_\_\_\_

APPROVED:

Carl E. Johnson  
CHIEF OF FIRE DEPT.

### 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 Jefferson Hodges

By:

Floyd R. Beecher

Signature of owner

INSPECTION COPY

NOTES

7/28/60 - Went over  
 letters with contractor  
 & owner father. E.S.S.

8/10/60 - Left G.T. to  
 close in school on front  
 part of barn - Allen

8/18/60 - Went over  
 letters with contractor  
 and Smith Sr. (me  
 to use graduation on  
 both sides of Bailey  
 Room partition - to  
 enclose setbacks also.  
 E.S.S.

also told Mr. Smith  
 that fire door in cell  
 boiler room would  
 not pass. E.S.S.

8/22/60 - Left G.T.  
 to close in furnace  
 boiler room. E.S.S.

9/26/60 - pending  
 Quincy. Talked with  
 contractor to be in to verify  
 when work is done. E.S.S.

Enclosure of cellar stairs?  
 Fire alarm system?

11/28/60 - Boiler room  
 enclosed, no fire door.  
 Cellar stairs enclosed  
 partially.  
 Fire alarm system  
 not installed.  
 Fire door not provided  
 in school boiler room  
 enclosure. E.S.S.

10/28/60 - Letter to owner  
 which see - A.J.

12/8/60 - Work done  
 except for fire door in  
 boiler room. E.S.S.

60/970  
 1930  
 11/27/60  
 8/9/60 - 4 PM  
 10/11/61

12/15/60 - Mr. Smith  
 said Rich. Co. has  
 room as fire door was  
 provided.

6/23/61 - Promise looks  
 for door leading from  
 2nd floor stairway.  
 Fire door required  
 in basement enclosure.  
 E.S.S.

7/24/61 - Mr. Smith  
 said he was waiting  
 for a fire door from N.F.F.  
 when it comes, he will  
 install it. E.S.S.

8/11/61 - Fire door not  
 received. E.S.S.

10/5/61 - Mr. Smith  
 says new fire door provided,  
 left of boiler room door.  
 E.S.S.

10/10/61 - Work done except  
 for railing on stairs leading  
 to ground from owner apartment.  
 E.S.S.



(COPY)

CITY OF PORTLAND, MAINE  
Department of Building Inspection



# Certificate of Occupancy

LOCATION 899 Riverside St.

Issued to Richard M Smith  
899 Riverside St.

Date of Issue October 11, 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. 60/970, 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

Entire

APPROVED OCCUPANCY  
RESIDENCE SCHOOL for mentally  
disturbed children.

Limiting Conditions:  
No more than eight children.  
Third floor not to be used.

This certificate supersedes  
certificate issued

Approved: *Carl Smith*  
(Date) Inspector

*Albert J. Sears*  
Inspector of Buildings

CS 147

Notee: 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.



AP-699 Riverside Street

October 11, 1961

Mr. Richard H. Smith  
899 Riverside Street

Dear Mr. Smith:

Inclosed herewith is a certificate of occupancy authorizing use of the two buildings on the property at the above named location as an inresidence school for not more than eight mentally disturbed children. An inspector from this department reports that there is no handrail on the rear outside stairs serving the living quarters in the second story of the building in which the school room is located. This of course creates a hazard to anyone using the stairs either from below or above and is being called to your attention for correction.

Very truly yours,

Albert J. Sears  
Building Inspection Director

AJS/js

FU-3.3.3.- 11/8/60

Oct. 26, 1960

AP-899 Riverside St.

Mr. Richard R. Smith  
899 Riverside Street

cc to: Mr. Floyd R. Beecher  
97a Exchange St.  
cc to: Fire Chief

Dear Mr. Smith:

An inspector from this department reports that your failure to provide a number of safety features required in connection with the change of use of the dwelling at the above named location to an irresidence school for mentally disturbed children is making it impossible for him to approve issuance of a certificate of occupancy for the changed use of the building. He reports that the required enclosure of cellar stairway in main building has not been provided, that fire doors have not been installed on openings to heater rooms in basement of main building and in building in which school room is located, and that the automatic fire detection and alarm system which you agreed to provide in lieu of an automatic sprinkler system has not been installed.

All of these features are very important for the safety of the occupants of the buildings and it is necessary that you proceed at once to have these deficiencies cared for. The inspector reports that the school use has already been established in the building without approval from this department. This is of course a violation of the Building Code and you must bear full responsibility should any catastrophe occur due to lack of those required facilities.

As you have previously been informed, a separate permit issuable only to the actual installer is required before work is started on installation of the alarm system. It is important that no work be done on this system before a permit for its installation has been issued in order to avoid having an installation made that does not meet requirements.

It is also important that information be furnished before start of work as to the manner in which the enclosure of cellar stairs is to be constructed. As previously indicated, approval cannot be given for such construction until information indicating compliance with Building Code requirements has been furnished.

Very truly yours,

Albert J. Sears  
Inspector of Buildings

AJS:m

Amendment #2 - 899 Riverside Street

September 16, 1960

Charles B. Morang  
184 Park Avenue

cc to: Mr. Richard M. Smith  
c/o Floyd R. Beecher  
97a Exchange Street  
cc to: Mr. Floyd R. Beecher  
97a Exchange Street

Dear Mr. Morang:

Amendment #2 is being issued to construct the 4x12 foot addition at rear of classroom building and to construct a stairway to ground as per plans subject to the following:

1. The 2x6 inch floor joists on both platforms are to be notched over a 2x3 inch nailing strip securely spiked or bolted to the sills.
2. Where the sill of the upper platform is to be supported by the building framing, the weather boarding is to be removed so that this sill can be fastened securely to the building frame.
3. The sills on the lower platform to be solid 4x6 inch members.

Very truly yours,

GEM/jg

Gerald E. Mayberry  
Deputy Inspector of Buildings



# APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. #2  
Portland, Maine, Sept. 9, 1960

PERMIT ISSUED

SEP 16 1960

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 60/970... pertaining to the building or structure comprised in the original application 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 899 Riverside St. Within Fire Limits? ..... Dist. No. ....  
Owner's name and address Richard M. Smith, c.o. Floyd R. Beecher, 97a Exchange St. Telephone .....  
Lessee's name and address ..... Telephone .....  
Contractor's name and address Charles B. Morang, 184 Park Ave. Telephone .....  
Architect ..... Plans filed yes No. of sheets .....  
Proposed use of building residence school for mentally disturbed children No. families .....  
Last use dwelling No. families .....  
Increased cost of work 250. Additional fee 50.

### Description of Proposed Work

To construct 4x12 addition at second floor level on rear of building and to construct stairway second floor to ground as per plan

Permit Issued with Letter

### 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 9" sonotubes Thickness, top ..... bottom ..... cellar .....  
Material of underpinning 4" below grade Height ..... Thickness .....  
Kind of roof flat Rise per foot 1" Roof covering Asphalt Class C Dnd. Tab.  
No. of chimneys ..... Material of chimneys ..... of lining .....  
Framing lumber—Kind hemlock Dressed or full size? dressed .....  
Corner posts 6x6 Sills 6x6 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 2x6 ..... 2nd ..... 3rd ..... roof 2x6 .....  
On centers: 1st floor 16" ..... 2nd ..... 3rd ..... roof 16" .....  
Maximum span: 1st floor 4' ..... 2nd ..... 3rd ..... roof 4' .....

Approved: M. E. Jr. 9/16/60 w letter

Signature of Owner [Signature]

Approved: [Signature] Inspector of Buildings



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. #1
Portland, Maine, August 25, 1960

PERMIT ISSUED

AUG 26 1960

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 60/970 pertaining to the building or structure comprised in the original application 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 899 Riverside St. Within Fire Limits? Dist. No.
Owner's name and address Richard H. Smith, c.o. Floyd R. Beacher, 57a Exchange Telephone
Lessee's name and address Telephone
Contractor's name and address Charles B. Morang, 184 Park Ave. Telephone
Architect Plans filed YES No. of sheets
Proposed use of building In residence School for mentally disturbed children No. families
Last use Dwelling No. families
Increased cost of work 300.00 Additional fee 1.00

Description of Proposed Work

- To close up rear door leading from classroom to barn on first floor.
To demolish existing 1-story enclosed "walkway" located between two existing buildings in rear of property.
To close up existing rear door leading from main building to "walkway".
To provide a new cement wall 8" on top and 10" on bottom in rear where building was connected as shown on plan.

Details of New Work permit to contractor

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 concrete at least 4" below grade Thickness, top 8" bottom 10" cellar
Material of underpinning Height Thickness
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining
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

Approved:

Richard H. Smith
Charles B. Morang
Signature of Owner by: Albert G. Sears

Approved: Albert G. Sears
Inspector of Buildings



AP- 853-971 Riverside Street

July 27, 1960

Mr. Richard M. Smith  
% Floyd R. Beecher  
97a Exchange Street

cc to: Mr. Floyd R. Beecher  
97a Exchange Street  
cc to: Fire Chief

Dear Mr. Smith:

Building permit for alterations to two family dwelling at the above named location to change its use to an in-residence school for mentally disturbed children is issued herewith based on revised plans filed July 25, 1960, but subject to the following conditions:

1. As covered in the zoning appeal, the total number of children to be accommodated at any one time is limited to not more than eight.
2. This permit is issued on the basis that a standard automatic sprinkler system of the type designated by the National Board of Fire Underwriters' for light hazard occupancies is to be installed throughout the main building with sprinkler head coverage of every room and every other space, concealed or otherwise, in which maintenance is practicable and including an outside sprinkler gong. There has been some talk of asking the Municipal Officers to accept the installation of an approved automatic fire detection and alarm system throughout the entire stand of buildings in lieu of the sprinkler coverage in the main building alone. If this is to be done, you should apply for an amendment to the permit now being issued stating fully just what type of alarm system you plan to use and the area you plan to cover. The matter will then be presented to the Municipal Officers for consideration.
3. On the basis that the building is to be sprinklered and the heater is to be enclosed in the cellar, the Municipal Officers have approved omission of the cellar stairway enclosure. However, if you decide to ask for acceptance of an alarm system in lieu of the sprinkler system, one of conditions under which such approval will be given is the enclosure of the cellar stairs.
4. Heater is to be enclosed in the cellar with partitions of 8 inch concrete blocks. The ceiling over the enclosed area is to be covered with plaster on metal lath or some other type of protective furnishing at least one-hour fire resistance. The doorway to the enclosure is to be a Class "C" labelled fire door equipped with a liquid closer and hung in an all metal frame. Provision is to be made to provide an adequate supply of fresh air to the room for combustion purposes.

*5-Sublet by  
Bathrooms*

July 27, 1960

- X5. Rooms used for sleeping quarters are to have at least 50 square feet of floor area for every child housed therein.
- f. Handrails are to be provided on at least one side of all stairways and on both sides where stairways are more than 40 inches wide.
7. Wherever there are to be locking devices on doors involved in a means of egress, such doors are to be equipped with vestibule latch sets so installed that anyone may open the doors in the direction of exit travel even though they may be locked against entrance from opposite direction, merely by turning the usual knob or by pressure on the customary thumb lever.
8. Any step downs other than the thickness of the usual threshold at out-swinging exit doors should be eliminated if possible to avoid setting up an accident hazard.
9. It is understood and permit is issued on the basis that no motor vehicles are to be parked inside any part of the stand of buildings. It is further understood that there is ample room on the premises to provide at least two off-street parking spaces required by the Zoning Ordinance.
10. A stud partition covered on each side by one-half inch thick gypsum wall board is to be provided in passageway between dwelling and rear portion of building in location shown on plan. A solid core plywood door at least 1 3/4 inches thick with liquid closer will be acceptable on the opening in this partition.
11. The new 6 foot wide windows in wall of school room are to have out-swinging casement windows and window sills are to be no more than three feet above the floor nor more than five feet six inches above the grade of the ground below them. *O.K.*
12. Separate permits issuable only to the actual installers are required for installation of the automatic sprinkler or fire alarm systems.
13. A foundation wall at least 8 inches thick and extending not less than 4 feet below grade is to be provided for large opening in wall of school area where new window and small door are to be installed. This foundation wall is to extend at least 6 inches above grade except where the doorway is located. Door is to be equipped with a vestibule latch set.
14. Notification to this department for inspection is required to be given before wall board is applied to walls or partitions. A certificate of occupancy is required from this department before the new use is established in the building.

Very truly yours,

Albert J. Sears  
Inspector of Buildings

AJS:m

*please call  
put with copy  
AJS*

CITY OF PORTLAND, MAINE  
MEMORANDUM

TO: Robert W. Donovan, Asst. Corporation Counsel      DATE: June 15, 1960  
FROM: Albert J. Sears, Inspector of Buildings      cc to: Julian H. Orr, City Manager  
SUBJECT: Building Code appeal in connection with change of use of two-family dwelling at 899 Riverside Street to an in-residence school for not more than eight children

Because the children at this school are to reside in the building, it has been necessary to apply requirements of the Building Code for a Children's Home to the main building where living quarters are to be located. One of the requirements is for enclosure of the cellar stairway with partitions of one-hour fire resistance. The building is also required to be equipped with an automatic sprinkler system and in such a case the Code provides that some of the safety features otherwise required may be omitted, but enclosure of the cellar stairway is not one of them. The State inspector is insisting on enclosure of the heating equipment even though the building is to be sprinklered, such an enclosure not being required by our Code in a sprinklered building.

The owner feels that because the building is to be sprinklered and the heating equipment enclosed as well, to be required to enclose the stairway is a hardship and an unnecessary expense. I am rather inclined to agree with him particularly in view of the height of the building and the comparatively small number of inmates involved. I see no reason why the appeal should not be granted if the Municipal Officers see fit.

Very truly yours,

Albert J. Sears  
Inspector of Buildings

AJS:m

P. S. I have talked with Chief Johnson and he sees no objection to omission of stairway enclosure under the circumstances.  
AJS

*Sustained 6/22/60*

AP-899 Riverside St.

June 13, 1960

Mr. Richard W. Smith  
% Floyd H. Becher  
97a Exchange Street

cc to: Mr. Floyd H. Becher  
97a Exchange Street  
cc to: Mr. Thomas J. Hennessy, Jr.  
39 Belfield Street  
cc to: Corporation Counsel

Dear Mr. Smith:

Building permit for changing use of two family dwelling at the above named location to an in-residence school for not more than eight mentally disturbed children is not issuable because you do not plan to provide the one-hour fire-resistive enclosure of the cellar stairway which is specified by Section 209-f-1 of the Building Code applying to homes for the accommodation of more than five children.

We understand that, because the entire building is to be equipped with an automatic sprinkler system and the heater is to be enclosed in fire resistive partitions and ceiling, you would like to ask the Municipal Officers for relief from compliance with the enclosure of stairway requirement, as is permitted by Section 115-a-1 of the Building Code. 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.

Even though this Building Code appeal is sustained, it will be necessary before a permit authorizing the change of use of the building can be issued that revised plans showing all of the alterations proposed in order to meet City and State requirements for the new use shall be furnished for checking and approval.

Very truly yours,

Albert J. Seare  
Inspector of Buildings

AJS:m



AP-899 Riverside Street

May 19, 1960

Mr. Richard M. Smith  
c/o Floyd R. Beecher  
97a Exchange Street

cc to: Mr. Floyd R. Beecher  
97a Exchange Street  
cc to: Mr. Thomas J. Honessy Jr.  
39 Salfield Street

Dear Mr. Smith:

Examination of plans filed with application for permit for changing use of two family dwelling at the above named location to an in-residence school for not more than eight mentally disturbed children discloses variances from and questions as to compliance with Building Code requirements as listed below. Before a permit can be issued it is necessary that information indicating compliance be furnished for checking and approval. The proposed use of the building involves the application of requirements of Section 209 applying to children's homes and of Section 210 applying to schools, as well as the general requirements of Section 212. Check of the plans on this basis indicates the following details to be in question:

1. Under Section 210-a-5, since less than 12 pupils are to be accommodated, requirements for schools do not have to be applied to the class room area, but means of egress and fire protection and prevention features satisfactory to the Chief of the Fire Department must be provided. Involved in his consideration of the matter will be the question of whether or not one or more motor vehicles are to be stored or parked at any time in any portion of the attached barn and shed area.
2. Under Section 209-a-1, floor area of bedrooms to be occupied by the children must be such as to provide at least 50 square feet for each child housed in the room. On this basis the capacity of the three rooms indicated on plans to be occupied by children would allow the housing of only seven children instead of the eight planned.
3. Information is needed as to the size of windows in bedrooms so that check can be made as to whether or not window area in all such rooms is equal to at least one-tenth of the floor area, as required.
4. The two means of egress from second story of main building are not so located in relation to each other that all occupants of that story would likely be able to reach either one or the other of the exit stairways should the other be blocked from use because of smoke or flame travelling it. See Section 212-a-1.2a.
5. Information is needed as to the riser and tread dimensions and handrails for the existing stairs between first and second stories in the main building for checking against requirements of Section 212-a-5.
6. Vestibule latch sets, if not existing, are required on all doors serving as a required means of egress from the main building, as specified by Section 212-a-2.5.
7. Since sleeping-quarters for children are to be above the first story, the

899 Riverside Street

(2)

May 19, 1960

building is required to be equipped with a standard automatic sprinkler system of a type designated by the National Board of Fire Underwriters for light hazard occupancies, with sprinkler head coverage of every room and every other space, concealed or otherwise, in which maintenance is practicable, and including outside sprinkler gong. If sleeping quarters were to be in the first story only, the sprinkler system would not be required, but an automatic fire detection and alarm system with detectors in every room and accessible space, including unoccupied attics, would be required. See Section 209-f-7.3a.

3. All stairways between the cellar and first story are required to be enclosed in the cellar with separations of one-hour fire-resistance and indication as to how this is to be done needs to be shown on the plans.

It should be understood that this check has been made against requirements of the City Building Code only. There are State regulations governing the safety features of buildings throughout the State which have been promulgated by the Insurance Commissioner, State House, Augusta, Maine and which may be applicable in this instance. It is therefore suggested that you consult that State department as to application of any State regulations to the project.

What provision is to be made for off-street parking on the premises? The Zoning Ordinance requires at least two off-street parking spaces, not less than eight feet wide and eighteen feet long, on the premises. These may be located either within or without a building. If such parking spaces are to be located in any part of the building attached to the main structure, a fire separation will be required between that area and the rest of the building.

Very truly yours,

AJS/jg

Albert J. Sears  
Inspector of Buildings

AP- 899 Riverside St.

March 18, 1960

Mr. Floyd R. Beecher  
97a Exchange Street

cc to: Mr. Jefferson Hodges  
P. O. Box 301  
Altamonte Springs, Florida

Dear Mr. Beecher:

Appeal under the Zoning Ordinance having been sustained, it is now necessary, before further action can be taken by this department, that permit application be completed by furnishing the estimated cost of any necessary alterations and paying the permit fee based thereon, and by furnishing plans of the building indicating the proposed use of the various rooms and showing compliance with Building Code requirements applicable thereto.

The rights granted under the appeal will expire if work is not started within six months of the date on which the appeal was sustained or if work has not been practically completed within one year of that date. While permit application when completed will be checked against Building Code requirements, no check will be made by this department as regards compliance with State regulations governing safety features of buildings throughout the State as promulgated by the Insurance Commissioner, State House, Augusta, Maine, application of which may be involved in the change of use of this existing dwelling.

Very truly yours,

Albert J. Sears  
Inspector of Buildings

AJS:m

AP-853-971 Riverside Street

January 29, 1960

Mr. Floyd H. Beecher  
97a Exchange Street  
Mr. Jefferson Hodges  
P. O. Box 301  
Altamonte Springs, Florida

cc to: Corporation Council

Gentlemen:

A building permit and certificate of occupancy for change of use of the two family dwelling at 899 Riverside Street to a private in-residence school for not more than six children is not issuable under the Zoning Ordinance because the proposed use is not allowable under Section 11-A of the Ordinance applying to the I-1 Industrial Zone in which the property is located. It is understood that the owner would like to exercise his appeal rights concerning this discrepancy. Accordingly we are certifying the case to the Corporation Council, at whose office in Room 206, City Hall, appeals are filed.

It should be understood that, even though an appeal is sustained, compliance will need to be provided with requirements of the Building Code relating to schools and also possibly to childrens homes. Information to indicate such compliance will need to be provided before issuance of any permit. It would be well to have available at the public hearing on the appeal for use of the Appeal Board as complete information as possible as to the manner in which the school is to be operated and the location in building of class rooms, living quarters, etc.

Very truly yours,

AJA/jc

Albert J. Sears  
Inspector of Buildings



F 1 Pae

EXCLUSIVE LISTING - NOT FOR MULTIPLE

Code B-2 8/59	Address 899 Riverside St. Portland, Maine	Size of Lot 4/00 x 400 <del>4 acres</del>	Rooms—Bed 10 4	Baths 1½	Price \$18,000
Owner	Jeff Hodges	Roof	Asphalt	plus apt. built	Code B-2
Const. and Style	square frame			Builder	9/23/59
Color	white				
1st Floor	kitchen, pantry, DR, LR w/tp, den, wall to wall carpet in hall				
2nd Floor	4 BR, full modern tiled bath, back stairs Hot Water Electric				
Basement	Cement floor, rock and brick				
Heat	wall Hot water (gravity) oil				
Garage	Att 2, under ell and Det. barn				
Taxes	\$416.08				
Poss.	90 days				
Mortgage					
Remarks	4 rm apartment in ell. House in good condition				
Exclusive of	Beecher Agency, Inc. SP 4-5757				
To Show					
	Address 899 Riverside St. Portland, Maine	Size of Lot 4 acres	Rooms—Bed 10 4	Baths 1½	Price \$18,000





# APPLICATION FOR PERMIT

INDUSTRIAL ZONE

Class of Building or Type of Structure Third Class  
Portland, Maine July 25, 1960

PERMIT ISSUED  
00967  
JUL 26 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 988 Riverside St.  
Owner's name and address Charles Smith, 988 Riverside St. Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_  
Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
Contractor's name and address Charles Morang, 184 Park Ave. Telephone 4-2420  
Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans no No. of sheets \_\_\_\_\_  
Proposed use of building \_\_\_\_\_  
Last use \_\_\_\_\_ Barn No. families \_\_\_\_\_  
Material frame No. stories 1 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ No. families \_\_\_\_\_  
Other buildings on same lot \_\_\_\_\_ Roofing \_\_\_\_\_  
Estimated cost \$ \_\_\_\_\_ Fee \$ .50

## General Description of New Work

To demolish rear tie up part of existing barn.  
To close up existing door leading to main barn.  
No sewer connections.

*Erudicate letter sent 7-28-60*  
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 contractor**

## 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? \_\_\_\_\_

## 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

Charles Smith  
Charles Morang

APPROVED:  
O.N. 7/26/60 - OJS

INSPECTION COPY

Signature of owner by: Charles Morang



CITY OF PORTLAND, MAINE  
DEPARTMENT OF BUILDING INSPECTION

Charles Smith  
988 Riverside St.  
Portland Maine

July 25, 1960

Dear Sir:

With relation to permit applied for to demolish a building or portion of building at 988 Riverside St. it is unlawful to commence demolition work until a permit has been issued from this department.

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

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

Very truly yours,

*Albert J. Sears*

Albert J. Sears  
Inspector of Buildings

AJS/jg

Eradication of portion of main building has been completed.

*J. L. [unclear]*  
7-26-60  
*[unclear]*



City of Portland, Maine  
Municipal Officers  
BUILDING CODE

Granted 6/22/60  
60/67

June 15, 19 60

To the Municipal Officers:

Your appellant, Jefferson Hodges, who is the owner of property at 899 Riverside Street, respectfully petitions the Municipal Officers of the City of Portland to permit an exception to the provisions of the Building Code relating to this property, as provided by Section 115, Paragraph A of said Building Code.

Building permit for changing use of two family dwelling at the above-named location to an in-residence school for not more than eight mentally disturbed children is not issuable because the one-hour fire-resistive enclosure of the cellar stairway is not to be provided as specified by Section 209-f-1 of the Building Code applying to homes for the accommodation of more than five children.

The facts and conditions which make this exception legally permissible are as follows: An exception may be granted if the Municipal Officers find that enforcement of the Building Code would involve practical difficulty and desirable relief may be granted without substantially departing from the intent and purpose of the Code.

Jefferson Hodges

By: *Jefferson Hodges*  
Appellant

After public hearing held on the 22nd day of June, 19 60, the Municipal Officers find that an exception is necessary to avoid practical difficulty and desirable relief may be granted without substantially departing from the intent and purpose of the Code.

It is, therefore, determined that exception to the Building Code may be permitted in this specific case.

*Mitchell*  
*St. James*  
*Harold G. Terry*  
*W. E. Ball*  
*Harold*  
MUNICIPAL OFFICERS



CITY OF PORTLAND, MAINE  
MEMORANDUM

TO: Robert W. Donovan, Asst. Corporation Counsel      DATE: June 15, 1960  
FROM: Albert J. Sears, Inspector of Buildings      cc to: Julian H. Orr, City Manager  
SUBJECT: Building Code appeal in connection with change of use of two-family dwelling at 899 Riverside Street to an in-residence school for not more than eight children

Because the children at this school are to reside in the building, it has been necessary to apply requirements of the Building Code for a Children's Home to the main building where living quarters are to be located. One of the requirements is for enclosure of the cellar stairway with partitions of one-hour fire resistance. The building is also required to be equipped with an automatic sprinkler system and in such a case the Code provides that some of the safety features otherwise required may be omitted, but enclosure of the cellar stairway is not one of them. The State inspector is insisting on enclosure of the heating equipment even though the building is to be sprinklered, such an enclosure not being required by our Code in a sprinklered building.

The owner feels that because the building is to be sprinklered and the heating equipment enclosed as well, to be required to enclose the stairway is a hardship and an unnecessary expense. I am rather inclined to agree with him particularly in view of the height of the building and the comparatively small number of inmates involved. I see no reason why the appeal should not be granted if the Municipal Officers see fit.

Very truly yours,

*Albert J. Sears*  
Albert J. Sears  
Inspector of Buildings

AJS:m

P. S.

I have talked with Chief Johnson and he sees no objection to omission of stairway enclosure under the circumstances.  
AJS

CITY OF PORTLAND, MAINE  
Department of Building Inspection

ALBERT J. SEARS  
INSPECTOR OF BUILDINGS

AP-899 Riverside St.

June 13, 1960

Mr. Richard A. Smith  
% Floyd R. Beecher  
97a Exchange Street

cc to: Mr. Floyd R. Beecher  
97a Exchange Street  
cc to: Mr. Thomas J. Hennessy, Jr.  
39 Belfield Street  
cc to: Corporation Counsel

Dear Mr. Smith:

Building permit for changing use of two family dwelling at the above named location to an in-residence school for not more than eight mentally disturbed children is not issuable because you do not plan to provide the one-hour fire-resistive enclosure of the cellar stairway which is specified by Section 209-f-1 of the Building Code applying to homes for the accommodation of more than five children.

We understand that, because the entire building is to be equipped with an automatic sprinkler system and the heater is to be enclosed in fire resistive partitions and ceiling, you would like to ask the Municipal Officers for relief from compliance with the enclosure of stairway requirement, as is permitted by Section 115-a-1 of the Building Code. 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.

Even though this Building Code appeal is sustained, it will be necessary before a permit authorizing the change of use of the building can be issued that revised plans showing all of the alterations proposed in order to meet City and State requirements for the new use shall be furnished for checking and approval.

Very truly yours,

Albert J. Sears  
Inspector of Buildings

AJS:m

CITY OF PORTLAND, MAINE  
BOARD OF APPEALS

VARIANCE APPEAL

March 29, 1960

Jefferson Hodges, owner of property at 853-971 Riverside Street  
under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals ~~for an amendment to the Zoning Ordinance to permit the use of these premises as a private in-residence school for not more than eight children instead of not more than six children.~~  
for an amendment to variance granted on March 17, 1960, to permit the use of these premises as a private in-residence school for not more than eight children instead of not more than six children.

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.

Jefferson Hodges

Frank P. Becker  
APPELLANT

DECISION

After public hearing held April 14, 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.

Franklin D. Hinckley  
John L. [unclear]  
Richard B. [unclear]  
BOARD OF APPEALS

