

7-9 DOW STREET

**CERTIFICATE OF APPROVAL  
FOR INTERNAL PLUMBING**

THE TOWN/CITY OF Portland

TOWN/CITY CODE  
05170

LPI NUMBER  
00123

DATE PERMIT ISSUED  
18 23 82  
Month Day Year

No **63560 IC**  
Certificate of App. Number

**CERTIFICATE OF APPROVAL  
FOR INTERNAL PLUMBING**

THE TOWN/CITY OF Portland

TOWN/CITY CODE  
05170

LPI NUMBER  
00123

DATE PERMIT ISSUED  
18 23 82  
Month Day Year

No **63560 IC**  
Certificate of App. Number

Installer's Name AAS KOV F.I. M.I.

- Installer Code
- 1 Owner
  - 2 Licensed Master Plumber
  - 3 Licensed Oil Burnerman
  - 4 Employee of Public Utility
  - 5 Manufactured Housing Dealer
  - 6 Manufactured Housing Mechanic
  - 7 Limited License

Owner Daniel Richards

Address 911 Main Street  
Subdivision  
(Location where plumbing was done and inspected)

THE INTERNAL PLUMBING INSTALLED PURSUANT TO THE ABOVE CERTIFICATE OF APPROVAL NUMBER HAS BEEN TESTED IN MY PRESENCE FOUND TO BE FREE FROM LEAKS, AND WAS INSTALLED IN COMPLIANCE WITH THE MUNICIPAL AND STATE PLUMBING RULES.

*Goodwin*  
Signature of LPI

**OWNER'S COPY**

Date Inspected AUG 24 1982  
ORIGINAL—To be sent to: Department of Human Services  
Division of Health Engineering

Last Name		F I M I		Mailing Address		Zip Code	
Type of Construction	1 New	3 Addition	5 Replacement of Hot Water Heater	7 Hook-up of Modular Home	<input checked="" type="checkbox"/>		
	2 Remodeling	4 Remodeling & Addition	6 Hook-up of Mobile Home	8 Other (Specify)			
Plumbing To Serve	1 Single (Res)	3 Mobile Home	5 Commercial	1 Other (Specify)	<input checked="" type="checkbox"/>		
	2 Multi-Fam(Res)	4 Modular Home	6 School				
Number of Fixtures or Hook Ups	Sink(s) <input type="checkbox"/>	Toilet(s) <input type="checkbox"/>	Bath(s) <input type="checkbox"/>	Lavator(s) <input type="checkbox"/>	Shower(s) <input type="checkbox"/>	Urinal(s) <input type="checkbox"/>	
	Clothes Washer(s) <input type="checkbox"/>	Dish-Washer(s) <input type="checkbox"/>	Hot Water Heater(s) <input type="checkbox"/>	Floor Drain(s) <input type="checkbox"/>	Hook Up(s) <input type="checkbox"/>		
<b>TOWN'S COPY</b>				IMPORTANT Note the following conditions: 1 This Permit is non transferable to another person or party 2 If construction has not started within 6 months from the Date of Issue this Permit becomes Invalid		Fixture Fee <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Hook Up Fee <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Total Fee <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> If Double Fee Check Box <input type="checkbox"/>	
Dept. of Human Services Div. of Health Engineering				Signature of LPI _____		HHE-211 Rev. 7/80	

PERMIT TO INSTALL PLUMBING

PERMIT NUMBER **353**

Date Issued **4-19-71**  
 Portland Plumbing Inspector  
 By **ERNOLD R. GOODWIN**

App. First Insp.  
 Date **WALTER H. WALLACE**  
 By **DEPUTY PLUMBING INSPECTOR**

App. Final Insp.  
 Date **4/21/71**  
 By **WALTER H. WALLACE**  
 DEPUTY PLUMBING INSPECTOR

- Type of Bldg.
- Commercial
  - Residential
  - Single
  - Multi Family
  - New Construction
  - Remodeling

Address <b>9 Dow St.</b>		PERMIT NUMBER <b>353</b>	
Installation For <b>Multi</b>			
Owner of Bldg: <b>Mrs. Irene Isaacson</b>			
Owner's Address: <b>Same</b>		Date: <b>4-19-71</b>	
Plumber: <b>Northern Utilities</b>			
NEW	REPL	<b>5 Temple St.</b>	FEE
		SINKS	
		LAVATORIES	
		TOILETS	
		BATH TUBS	
		SHOWERS	
		DRAINS FLOOR SURFACE	
	<b>1</b>	HC WATER TANKS	<b>2.00</b>
		TANKLESS WATER HEATERS	
		GARBAGE DISPOSALS	
		SEPTIC TANKS	
		HOUSE SEWERS	
		ROOF LEADERS	
		AUTOMATIC WASHERS	
		DISHWASHERS	
		OTHER	
TOTAL <b>1</b>			<b>2.00</b>

Building and Inspection Services Dept: Plumbing Inspection

#752

### CITY OF PORTLAND, MAINE Application for Permit to Install Wires

Permit No. \_\_\_\_\_  
Issued 8-23 1973  
Portland, Maine

To the City Electrician, Portland, Maine:

The undersigned hereby applies for a permit to install wires for the purpose of conducting electric current, in accordance with the laws of Maine, the Electrical Ordinance of the City of Portland, and the following specifications:

(This form must be completely filled out -- Minimum Fee, \$1.00)

Owner's Name and Address Gene Lincoln Tel. \_\_\_\_\_  
 Contractor's Name and Address Manning Elec Co Tel. \_\_\_\_\_  
 Location 9 Dow St. Use of Building \_\_\_\_\_  
 Number of Families \_\_\_\_\_ Apartments \_\_\_\_\_ Stores \_\_\_\_\_ Number of Stories \_\_\_\_\_  
 Description of Wiring: New Work \_\_\_\_\_ Additions \_\_\_\_\_ Alterations \_\_\_\_\_  
 Pipe \_\_\_\_\_ Cable \_\_\_\_\_ Metal Molding \_\_\_\_\_ BX Cable \_\_\_\_\_ Plug Molding (No. of feet) \_\_\_\_\_  
 No. Light Outlets \_\_\_\_\_ Plugs \_\_\_\_\_ Light Circuits \_\_\_\_\_ Plug Circuits \_\_\_\_\_  
 FIXTURES: No. \_\_\_\_\_ Fluor. or Strip Lighting (No. feet) \_\_\_\_\_  
 SERVICE: Pipe \_\_\_\_\_ Cable \_\_\_\_\_ Underground \_\_\_\_\_ No. of Wires \_\_\_\_\_ Size \_\_\_\_\_  
 METERS: Relocated \_\_\_\_\_ Added \_\_\_\_\_ Total No. Meters \_\_\_\_\_  
 MOTORS: Number \_\_\_\_\_ Phase \_\_\_\_\_ H. P. \_\_\_\_\_ Amps \_\_\_\_\_ Volts \_\_\_\_\_ Starter \_\_\_\_\_  
 HEATING UNITS: Domestic (Oil) \_\_\_\_\_ No. Motors \_\_\_\_\_ Phase \_\_\_\_\_ H.P. \_\_\_\_\_  
 Commercial (Oil) \_\_\_\_\_ No. Motors \_\_\_\_\_ Phase \_\_\_\_\_ H.P. \_\_\_\_\_  
 Electric Heat (No. of Rooms) \_\_\_\_\_  
 APPLIANCES: No. Ranges \_\_\_\_\_ Watts \_\_\_\_\_ Brand Feeds (Size and No.) \_\_\_\_\_  
 Elec. Heaters \_\_\_\_\_ Watts \_\_\_\_\_  
 Miscellaneous \_\_\_\_\_ Watts \_\_\_\_\_ Extra Cabinets or Panels \_\_\_\_\_  
 Transformers \_\_\_\_\_ Air Conditioners (No. Units) \_\_\_\_\_ Signs (No. Units) \_\_\_\_\_  
 Will commence \_\_\_\_\_ 19 \_\_\_\_\_ Ready to cover in \_\_\_\_\_ 19 \_\_\_\_\_ Inspection \_\_\_\_\_ 19 \_\_\_\_\_  
 Amount of Fee \$ \_\_\_\_\_

Signed Louis W. Manning

DO NOT WRITE BELOW THIS LINE

SERVICE ..	METER	GROUND
VISITS: 1 .....	2 .....	3 .....
..... 7	8	9
..... 10	11	12

REMARKS:

INSPECTED BY [Signature]  
(OVER)

LOCATION *Dow ST 9*  
 INSPECTION DATE *8/29/73*  
 WORK COMPLETED *8/29/73*  
 TOTAL NO. INSPECTIONS  
 REMARKS:

**FEES FOR WIRING PERMITS EFFECTIVE JULY 31, 1963**

**WIRING**

1 to 30 Outlets	\$ 2.00
31 to 60 Outlets	3.00
Over 60 Outlets, each Outlet	.05

(Each twelve feet or fraction thereof of fluorescent lighting or any type of plug molding will be classed as one outlet).

**SERVICES**

Single Phase	2.00
Three Phase	4.00

**MOTORS**

Not exceeding 50 H.P.	3.00
Over 50 H.P.	4.00

**HEATING UNITS**

Domestic (Oil)	2.00
Commercial (Oil)	4.00
Electric Heat (Each Room)	.75

**APPLIANCES**

Ranges, Cooking Tops, Ovens, Water Heaters, Disposal, Built-in Dishwashers, Dryers, and any permanent built-in appliance — each unit	1.50
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**MISCELLANEOUS**

Temporary Service, Single Phase	1.00
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R6 RESIDENCE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class  
Portland, Maine, July 15, 1960

PERMIT ISSUED

FEB 17 1961 <sup>001:37</sup>

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 9 Dow Street Frame Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_  
Owner's name and address Mrs. John T. Liscomb, 9 Dow Street Telephone \_\_\_\_\_  
Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
Contractor's name and address Kenneth Deveau, 1159 Broadway, So. Portland Telephone 5-1459  
Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans yes No. of sheets 3  
Proposed use of building Apartments No. families 6  
Last use Dwelling No. families 1  
Material frame No. stories 3 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
Other buildings on same lot \_\_\_\_\_  
Estimated cost \$ ~~1500~~ 5999. Fee \$ 5.00  
1.00 pd

General Description of New Work

- To Change Use of building from 1-family dwelling to Apartment House with alterations as per plans

Two apts. on first floor; 2 apts. on second floor and 2 apts. on third floor.

Permit Issued with Letter

Appeal sustained 2/2/61

*Build Code* appeal sustained 2/6/61  
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** Kenneth Deveau

Details of New Work

Is any plumbing involved in this work? yes Is any electrical work involved in this work? yes  
Is connection to be made to public sewer? \_\_\_\_\_ 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 \_\_\_\_\_ cf 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  
Mrs. John T. Liscomb

APPROVED: [Signature] 2-16-61

CS 301

INSPECTION COPY

Signature of owner

by: [Signature]

3-3-61 Plumbing started

5-1-61 Same

6-8-61 Went over job with Daruca Jr  
 Kitchenette wall - ?  
 Basement fire stop  
 Smoke pipe shield  
 Collar stain cut off  
 2 doors + window ?  
 Dead bolts.

6-9-61 Owner to add Forced Fan Ventilation to 1st floor kitchenette instead of wall opening See plans

6-14-61 Still working  
 6-21-61 Fire stop chimney + door closer on fire door

7-28-61 Completed

*(Large handwritten mark, possibly a signature or 'X')*

Form Check Notice

Staking Out Notice

Cert. of Occupancy Issued 7/31/61

Final Inspn.

Final Notif.

Inspn. closing-in

Notif. closing-in

Date of permit

7-10-61

7-28

(COPY)

CITY OF PORTLAND, MAINE  
Department of Building Inspection



## Certificate of Occupancy

LOCATION 9 Dow Street

Issued to Mrs. Irene D. Liscomb

Date of Issue July 23, 1961

This is to certify that the building, premises, or part thereof, at the above location, ~~was~~ altered—changed as to use under Building Permit No. 60/137, 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

Ratio - 2 apts. first floor  
Limiting Conditions: 2 apts. second floor  
2 apts. third floor

APPROVED OCCUPANCY

6-family apartment house

This certificate supersedes  
certificate issued

Approved:

(Date) Nelson F. Cartwright  
Inspector

Albert J. Lears  
Inspector of Buildings

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



7 7-4-3

AP-7-9 Dew Street

February 17, 1961

Mr. Kenneth Deveau  
1159 Broadway  
So. Portland, Maine

cc to: Mrs. Irene D. Liscomb  
9 Dew Street

Dear Mr. Deveau:

Appeals under the Zoning Ordinance and Building Code having been sustained, building permit for alterations to change use of single family dwelling at the above named location to an apartment house for six families is issued herewith based on revised plans filed February 13, 1961, but subject to the following conditions:

1. Windows giving access to fire escapes are required to afford an opening not less than 24 inches wide and at least 36 inches high.
2. All landings of fire escapes are required to extend not less than 9 inches beyond each side of the openings giving access to them.
3. Fire doors on cellar stairway enclosure are required to have the joints in the metal covering lapped and locked so as to cover all nailing.
4. If front entrance doors are not already so equipped, they are required to be vestibule latch sets so installed that they may always be opened from the inside, even though locked against entrance from the outside, merely by turning the usual knob or pressure on the customary thumb latch. If the inner door at front entrance is left without any locking device, a vestibule latch set will not be needed on that door.
5. Notification is to be given this department for inspection of fastenings of through bolts supporting brackets of fire escape before they are covered up.
6. Inspection of the building discloses the following conditions in the cellar which will need to be cared for before a certificate of occupancy can be issued for the new use:
  - a. Provide tight firestops at sill line around exterior walls and all other places where it would be possible for fire in the cellar to spread up in concealed spaces above.
  - b. Either remove smokepipe from auxiliary heater and close opening in ceiling if this heater is not to be maintained for emergency use, or replace rusted smokepipe.
  - c. Provide a shield consisting of 22 gauge sheet metal on one inch rock batts reinforced with wire over all parts of the smokepipe of the heater which are less than 18 inches above combustible floor framing, this shield to be at least three times the diameter of the smokepipe in width and protect as well the smokepipe of the auxiliary heater if that is to be maintained in an operable condition.
  - d. Provide thimble tightly cemented into chimney for vent from gas heater. If this heater is automatically controlled and does not have

7-9 Dow Street

(2)

February 17, 1961

control for automatically shutting-off the flow of gas in case the pilot light is extinguished, it will need to be so equipped.

6. Notification is to be given this department for inspection before any covering is applied to new partition or ceiling work. A certificate of occupancy is required from this department before the new apartments in the building are occupied.

Very truly yours,

AJS/jg

Albert J. Serra  
Inspector of Buildings

10042

PERMIT TO INSTALL PLUMBING

Address: 9 Dow Street

Installation For: Mrs. Liacomb

Owner of Bldg.: Mrs. Liacomb

Owner's Address: 9 Dow Street

Date Issued: 4/26/61  
PORTLAND PLUMBING INSPECTOR

By: JOSEPH P. WELCH

Plumber: William E. Miles Sr.

Date: 4/26/61

APPROVED FIRST INSPECTION

Date: May 1-61

By: JOSEPH P. WELCH

APPROVED FINAL INSPECTION

Date: May 22, 1961

By: JOSEPH P. WELCH

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

NEW	REPL	PROPOSED INSTALLATIONS	NUMBER	FEE
3		SINKS 4 1/2	3	\$ 6.00
3		LAVATORIES 5	3	4.60
3		TOILETS	3	1.80
2		BATH TUBS	2	1.20
1		SHOWERS	1	.60
		DRAINS		
		HOT WATER TANKS		
		TANKLESS WATER HEATERS	3	
		GARBAGE GRINDERS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS (conn. to house drain)		
			12	\$14.20
			Total	

SA 12-53 □

PORTLAND HEALTH DEPT.

PLUMBING INSPECTION

PERMIT  
NUMBER

9291

Date Issued: 9-19-60  
PORTLAND PLUMBING  
INSPECTOR

By: J. P. Walsh

APPROVED FIRST INSPECTION

Date: 9-19-60

By: [Signature]

APPROVED FINAL INSPECTION

Date: 9-19-61

By: J. P. Walsh  
TYPE BUILDING

- COMMERCIAL
- RESIDENTIAL
- SINGLE
- MULTI FAMILY
- NEW CONSTRUCTION
- REMODELING

PERMIT TO INSTALL PLUMBING

Address: 9 Dow Street

Installation For: Mrs. Irene Incomb

Owner of Bldg.: Mrs. Irene Incomb

Owner's Address: 9 Dow Street

Plumber: Portland Gas Light Company Date: 9-19-60

NEW	REP'L	PROPOSED INSTALLATIONS	NUMBER	FEE
		SINKS		
		LAVATOR ES		
		TOILETS		
		BATH TUBS		
		SHOWERS		
		DRAINS		
1		HOT WATER TANKS	1	\$2.00
		TANKLESS WATER HEATERS		
		GARBAGE GRINDERS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADEPS (conn. to house drain)		
			1	\$2.00
			Total	

PORTLAND HEALTH DEPT.

PLUMBING INSPECTION

PERMIT NUMBER 5827

PERMIT TO INSTALL PLUMBING

Address: 9 Duval St  
Hiscoria - (Hiscoria Lane)

Date Issued: 11-9-57  
PORTLAND PLUMBING INSPECTOR

Installation For: Same  
Owner of Bldg.: Same  
Owner's Address: Same  
Plumber: Geo Becht  
Date: 11-4-57

By: J. P. Welch  
APPROVED FIRST INSPECTION

Date: 5 Nov 57  
By: J. M. W.  
APPROVED FINAL INSPECTION

Date: \_\_\_\_\_

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

NEW	REPL	PROPOSED INSTALLATIONS	NUMBER	
			NUMBER	FEE
	✓	SINKS	1	1.00
	✓	LAVATORIES	1	1.00
	✓	TOILETS	1	1.00
	✓	BATH TUBS		
	✓	SHOWERS		
		DRAINS		
		HOT WATER TANKS		
		TANKLESS WATER HEATERS	3	
		GARBAGE GRINDERS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS (conn. to house drain)		
			4	4.00

PORTLAND HEALTH DEPT.

PLUMBING INSPECTION

Total

CITY OF PORTLAND, MAINE  
MEMORANDUM

TO: Robert W. Donovan, Assistant Corporation Counsel      DATE: January 31, 1961  
FROM: Albert J. Sears, Building Inspection Director  
SUBJECT: Building Code appeal of Mrs. Irene D. Liscomb at 9 Dow Street.

About two years ago Mrs. Liscomb changed unlawfully the use of this single family dwelling containing 17 rooms to a lodging house. We have had long drawn out negotiations with her in an attempt to get the violation corrected. In spite of our stand from the beginning that use of the building for lodging rooms was impractical because of the impossibility of providing two adequate means of egress without excessive expense, she persisted in having plans prepared for such an arrangement, which she found out she was not able to finance.

After further negotiations and much prodding by this department she has finally decided on an arrangement which would provide two apartments on each floor with a total of six in the building. Arrangements proposed meet Building Code requirements except that three of the rooms in each of the third floor apartments have window area from one to five square feet less than the one-twelfth of the floor area of the rooms as required by both the Building Code and the Housing Ordinance.

We have asked the Health Department to look the situation over. Norman Winch reports that in his opinion the property complies with the Housing Code in spirit and that he does not object to the slight deficiency in window area inasmuch as to provide new windows would be prohibitive in cost for what would be gained and because the proposed alterations will improve and preserve the property. I agree with him that this is a situation where the Municipal Officers, if they see fit, might well grant relief from compliance with the precise requirements of both the Building Code and the Housing Ordinance.

Very truly yours,

AJS/JS

Building Inspection Director

City of Portland, Maine  
Municipal Officers  
BUILDING CODE

*Sustained 2/6/61*  
*61/4*

January 25, 1960

To the Municipal Officers:

Your appellant, Irene D. Liscomb, who is the owner of property at 9 Dow 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 one-family dwelling to apartment house of six dwelling units is not issuable because certain rooms in each of the two third-story apartments would not have window areas equal to at least one-twelfth of the floor area of the room stipulated by Sec. 293j1 (b) (1) of the Code.

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.

*Irene D. Liscomb*  
Appellant

After public hearing held on the 6 day of February, 1961, 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 Building Code.

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

*Henry P. ...*  
*...*  
*...*  
*...*  
*...*  
MUNICIPAL OFFICERS

**CITY OF PORTLAND, MAINE**  
**MEMORANDUM**

**TO:** Robert W. Donovan, Assistant Corporation Counsel      **DATE:** January 31, 1961  
**FROM:** Albert J. Sears, Building Inspection Director  
**SUBJECT:** Building Code appeal of Mrs. Irene D. Liscomb at 9 Dow Street.

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We have asked the Health Department to look the situation over. Norman Winch reports that in his opinion the property complies with the Housing Code in spirit and that he does not object to the slight deficiency in window area inasmuch as to provide new windows would be prohibitive in cost for what would be gained and because the proposed alterations will improve and preserve the property. I agree with him that this is a situation where the Municipal Officers, if they see fit, might well grant relief from compliance with the precise requirements of both the Building Code and the Housing Ordinance.

Very truly yours,

AJS/jg

  
Building Inspection Director



CITY OF PORTLAND, MAINE  
BOARD OF APPEALS

January 30, 1961

TO MEMBERS OF THE BOARD OF APPEALS:

The Board of Appeals will hold a public hearing in the Council Chamber of the City Hall at 4:00 p.m. on Thursday, February 2, 1961, to hear the following appeal:

Irene D. Liscomb - 9 Dow Street - To permit changing the use of the one-family dwelling on the premises to an apartment house with six dwelling units. This permit is presently not issuable because the six off-street parking spaces required by Section 14B of the Ordinance in the R-6 Residence Zone and the B-2 Business Zone, where the property is located, are not to be provided.

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

S

January 30, 1961

Mrs. Irene D. Liscomb  
9 Dow Street  
Portland, Maine

Dear Mrs. Liscomb:

February 2, 1961.

CITY OF PORTLAND, MAINE  
BOARD OF APPEALS

January 30, 1961

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall on Thursday, February 2, 1961, at 4:00 p.m. to hear the appeal of Irene D. Liscomb requesting an exception to the Zoning Ordinance to permit changing the use of the one-family dwelling on the premises at 9 Dow Street to an apartment house with six dwelling units.

This permit is presently not issuable because the six off-street parking spaces required by Section 148 of the Ordinance in the R-6 Residence Zone and the E-2 Business Zone are not to be provided.

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

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

cc: Edward M. Golodetz - 15 Glen Haven East  
Alton T. Maxim - 14 Florence  
Rosella D. Dole Hrs. - 4 Walker St.  
Neal Dow & First Portland National Bank - 210 Middle St.

*ms. forscythe  
and Clayton?  
of Giamer & Vinton  
went over this  
letter with me  
today WMS  
9/25/60*

AP 9 Dow St.- (7/15/60) Alteration of single family dwelling of Mrs. John T. Liscomb  
by Kenneth Deveau, and conversion to 6-family  
apt. house.

August 15, 1960

Mrs. John T. Liscomb  
9 Dow Street  
Mr. Kenneth Deveau  
1159 Broadway, S. Portland

Dear Mrs. Liscomb & Mr. Deveau:

Since the property is in an R-6 Residence Zone, the Zoning Ordinance requires that no less than 6 off-street parking spaces be provided on the lot. You both understand that there is plenty of room at the rear of the lot to accommodate these parking spaces, but no means of reaching the rear yard is possible on the owners land. Mrs. Liscomb says that she desires to seek relief from this requirement by filing appeal. It is not known what the reaction of the Board of Appeals will be to her request; but it is important that all other features pertaining to compliance with the Building Code be fully cleared up before such an appeal is filed.

Examination of the set of marked-up prints which Mr. Deveau has filed, raises a number of questions as to their intent and shows a considerable number of deficiencies as regards compliance with the Building Code. It also appears that Mr. Deveau has filed the only copy of the plans which either of you have, and, we are compelled to make sure that you have a copy of the same information which you have filed with the application. All of this means that a correct set of original plans must be made to show clearly the existing situation in the basement and on all floors, and also in a distinctive manner all of the changes proposed to establish compliance with Building Code requirements. Prints of these plans with all of the information on them printed from the original, must then be filed here with Mr. Deveau's application for the permit.

The above is a clear requirement of the Building Code which cannot be waived. In view of the extremely long period of negotiations about this building, it is important that these plans be made and filed as quickly as possible, and that both of you have an understanding as to just what the estimated cost of the entire job will be, including all of the work, whether to be done by Mr. Deveau or under his supervision, or not. It appears that the owner at least does not have an idea as to what the total cost will be, and this lack of estimating the entire work has been a principal pitfall in a number of other attempts to perform the work by other contractors. The estimated cost that appears on the application for the permit -- Mr. Deveau has given \$4,500. -- must include the fire escape, electric wiring, plumbing, sheet metal work and everything else involved, as required by Sec. 105 of the Building Code.

While it may or may not cost the owner something to have these plans made, it is our belief that a study of the situation will develop a considerable number of economies and arrangements of the final building which will more than offset any extra cost of having the plans made. The marked up prints show some extensive features which are not required under the new proposal for 6 apartments, including the masonry enclosure of the heater room and the fire door in the dividing wall in the basement. Because of sympathy with the owner's dilemma, and the number of false starts which have been

made, an attempt at some length is made below to help in making these plans show compliance with Building Code requirements, and even to make some suggestions as to what would appear to be better arrangements.

1. The requirements for window area in first and second story living quarters appear to be satisfied, but not on third floor. The plan should show the size of all existing windows on third floor, the height of the window sills above the third floor and the height of the window head above the third floor. This area of each window is to be given overall between the frame, not by number and size of lights. All rooms but bathrooms require window areas (area to be measured between window frames and at least 1/3 of the area to be capable of opening) equal to at least 1/12th of the floor area of the room in which the windows are located. The heads of these windows must be no less than 5 feet above the floor. If the existing windows do not meet these requirements, then changes should be clearly indicated to meet them. In this connection, while doorways to reach the rear fire escape are permissible, the Building Code does not require them.

*appeal filed*

2. If there are glass panels in the front entrance door and the vestibule door and also in the rear exterior door leading out-of-doors from the foot of the rear stairway from second floor, they should be indicated on the plans, in which case the requirements for light and air in the first story public and stairhalls would be met. These features of light and air are deficient, in second and third story public and stairhalls. The one who made the original plans has offered a solution of this problem by providing two ventilated skylights in the roof. The entire situation has changed, however, because of the partitions formerly intended in second and third floor halls are to be omitted, not being required. Under some exceptions offered in the case of conversion of existing buildings, it is quite possible that these needs may be modified by providing some opaque glass panels in the partitions on second and third floors between living rooms and public halls, to afford some daylight in the halls, and to provide one ventilator in the roof without any skylight at all. These features will be a matter of judgement by the head of this department, and is suggested that whoever makes the plans consult the undersigned before going too far with these changes.

*what about reflected light in second floor hall?*

3. A proposed "inside" bathroom is shown for the right apartment on first floor with a horizontal vent duct through the rear wall. While this detail is under the control of the Plumbing Inspector, it appears that such a horizontal vent would require a small electric exhaust fan and the size of the duct in this case could probably be 6 inches in diameter. These details should be shown on the plan, and, if in doubt, the one who makes the plans should consult the Health Department, in two places on first floor and perhaps elsewhere, shower bath enclosures are shown adjoining bathrooms. The question of ventilation of these shower stalls should also be taken up with the Health Department.

4. Show on the plans the locations of electric lights in all public halls and stairhalls, including the rear stairhall on the right to serve as illumination during the dark hours so that persons in the apartments can reach the outside unerringly. All of these lights are required to be on circuits separate from other lights and are to be controlled by an automatic time switch designed to keep the lights burning automatically from sunset to sunrise each night, the lights to be on the owners meter. Show all of this on the plans.
5. Show explicitly the 1-hour fire resistive enclosure required around the cellar stairs and the fire doors in the enclosure. Perhaps economies may be made over the plaster partition shown on the present plan. If the situation is suitable the partition separating the stairs from the basement may be supported upon the stringers of the stairs, covered on both sides with fire resistive material, in which case the fire resistive material will be extended under the soffit of the stairs to make a tight enclosure. Gypsum wallboard at least 5/8th inch thick on both sides of the partition and on the soffit would meet the 1-hour requirement.  
Unless the owner can find some way of access to the rear room from the outside, two fire doors will be necessary -- one to the open basement and one to this storage room. Each door requires a liquid door closer which will make necessary to have an electric light in the enclosure. These doors need not bear the Underwriters' label if made to conform with requirements for a standard fire resistance door. This means that the door may be made locally with a solid wooden core of such thickness that the net thickness from face to face of metal covering (the core is required to be covered all over, both sides and edges, with sheet metal) will be no less than 1-3/8th inches. All of the wood must be covered with metal with locked joints, but if a glass panel is desired it must be of adreglass. The door frames too require covering with metal all over with locked joints, the metal to be flashed beneath the wallboard covering.
6. Since there will not be more than 6 apartments in the building, masonry enclosure around the heater room is not required, nor the opening in dividing partition in basement closed with masonry, nor the fire door indicated on the original plan. O.K.
7. It is evident that you mean to provide the emergency means of egress from the left apartment on second floor and both apartments on third floor, by cutting new doorways when necessary within each apartment so as to provide within each apartment access to the proposed rear fire escape without being exposed to any fire which may be in the public or stairhalls. This will be satisfactory, but wherever doorways are shown on the plans, it should be clearly indicated whether or not there is to be a door in each doorway and which way the door will swing. These interconnecting doors, whether new or existing should be indicated to have merely knob latches without any dead bolt or other fastenings whatever. O.K.
8. The marked-up prints indicate a metal fire escape, but Mr. Deveau says he would prefer to build a wooden fire escape. The wooden fire escape properly designed, is allowable, but it is questionable if the wooden escape would be the best for the owner from a number of standpoints. If a metal escape is used, no doubt the plan will be made by the steel company and the permit secured by that company. If a wooden escape is built, a complete detailed plan will also be required, and we shall be unable to accept a rough sketch. A minimum width of a metal escape would be 24 inches in the clear, and that of a wooden escape would be 30 inches in the clear. The escape shown currently in plan is far less expensive than the original shown, and it is our belief that perhaps other economies may be made by a practical study of the situation with full knowledge of the minimum requirements at hand. One wonders if it would not be possible to shorten the upper balcony extensively by having access to it

Aug. 15, 1960

from the rear room of each apartment on third floor. It is urged at least that you get firm comparative prices of the two styles.

9. Because this job has meant so many inconclusive negotiations and so much work in this department, the liberty is taken of making some suggestions as to a number of arrangements which may work out for the benefit of the owner. Every room and space at all three floors levels must be marked to indicate what its use is, as kitchen, bathroom, closet, living-room, etc. It is assumed that whoever makes these plans will take into account the need for economizing and in location of new bathrooms etc. as to utilizing as far as possible the existing "stacks".

Could not the proposed bathroom for the right hand apartment in first story be provided in the room which is indicated to be about 5 feet by 10 feet, opening off the large room with the bay window in it?

The proposed arrangements on third floor are puzzling. Apparently it is the intention to give over a present room about 10 feet by 14 feet for a new bathroom in each apartment. Both of these would appear to be so far removed from the existing plumbing or to provide such a load that a new "stack" would be required.

From former plans we have the impression that there is already a large bathroom at the rear of the right side of third floor. The intention appears to make the kitchen on the right side of the third floor an extraordinary size of 13 feet by 19 feet, and relocating the present bathroom fixtures to the new large room indicated above. One wonders why the present bathroom could not be left in approximately its present location (perhaps cut down in size to give access from the kitchen to the rear room, and perhaps use the rear room for another bedroom.

Much of this, of course, goes far beyond the normal range and duty of this department, but it is offered with the hope that we may be of assistance to both contractors and owner to the end that the final job may be consummated at an early date at the least possible cost to the owner. While the undersigned will be available for conferences for a time, it must be emphasized that when the information is filed with the application finally it must show compliance with Building Code requirements, thus to avoid specification and letter writing on the part of this department.

Very truly yours,

Warren McDonald  
Acting Deputy Insptr. of Bldgs.

WMcD:m

- P. S. For the purpose of making the new plans you may have the marked-up copy of prints for your use, if you will ask for them and give a receipt for them.

AP-9 Dow Street

January 12, 1961

Mrs. Irene D. Liscomb  
9 Dow Street

Dear Mrs. Liscomb:

Our records indicate that, while on October 5, 1960 we wrote certification letters under which you would be able to file appeals under the Building Code and Zoning Ordinance concerning certain details of the proposed alterations to your building at the above named location which would not be in compliance with requirements of both ordinances, such appeals have never been filed. Neither have the revised plans which you were to have prepared been furnished.

As you are well aware, your change of use of this former dwelling has been without authorization of this department and in violation of both the Building Code and the Zoning Ordinance. Negotiations concerning it have been long and drawn out and it appears that our patience and efforts to be of assistance in solving your problems concerning this building have not been appreciated and have met with lack of cooperation on your part.

It has now come to the point where, unless you proceed without delay to take the steps necessary to correct the violations existing at this location, I shall find it necessary to turn the whole matter over to the Corporation Counsel for whatever action he may deem appropriate, as perhaps I should have done long ago.

Very truly yours,

AJS/jg

Albert J. Sears  
Inspector of Buildings



AP - 9 Dow Street  
Change of Use from one family dwelling to apartment house  
of 6 dwelling units, and zoning appeal relating to required  
off-street parking--owner Mrs. Irene I. Liscomb

October 5, 1960

cc to: Corporation Counsel

Mrs. Irene D. Liscomb,  
9 Dow Street

Dear Mrs. Liscomb:

Building permit for the above change of use is not issuable under the Zoning Ordinance because the six off-street parking spaces required by Section 14B of the Ordinance in the R-6 Residence Zone and the B-2 Business Zone, where the property is located, are not to be provided, your plea being that, while there is ample room for these parking spaces in the rear yard, there is not width enough between the building and the side lot line on either side to afford access to the rear yard.

You have decided to seek from the Board of Appeals, relief from this requirement, as provided by Section 14-k of the Ordinance. Such an appeal is to be filed at the office of Corporation Counsel, Room 203, City Hall, where a copy of this letter will be found.

Very truly yours,

Albert J. Sears  
Inspector of Buildings

WHC/D/H

AP - 9 Dow Street  
Change of Use from one family dwelling to apartment house  
of 6 dwelling units, and proposed Building Code appeal relating  
to light and air requirements for 3rd story rooms

October 5, 1960

Mrs. Irene D. Liscomb,  
9 Dow Street

cc to: Corporation Counsel

Dear Mrs. Liscomb:

Building permit for the above change of use is not issuable under the Building Code because certain rooms in each of the two third story apartments, would not have window areas equal to at least one-twelfth of the floor area of the room stipulated by Section 203j1 (b)(1) of the Code.

You have decided to seek variations of these requirements from the Municipal Ordinance, your plea being that enforcement of this requirement would involve an unnecessary hardship and that cost of providing additional window areas would be extensive, and that relief may be granted in this particular case without affecting adversely the health or safety of the occupants of the apartments.

Such an appeal is to be filed at the office of Corporation Counsel, Room 208, City Hall, where a copy of this letter will be found.

Very truly yours,

Albert J. Sears  
Inspector of Buildings

WHCD/H

P.S. This letter and the letter relating to Zoning appeal are sent before you have completed your plans to show full compliance with the Building Code other than the above, and your application for the permit to show the complete estimated cost of the entire work including fire escape, plumbing, electrical work, and adjustment of the heating system. It is important that all of this additional information be filed here without delay, certainly before a hearing is held on either appeal.

CITY OF PORTLAND, MAINE  
MEMORANDUM

TO: Mr. Albert Sears, Building Inspector  
FROM: Norman M. Winch, Acting Health Director  
SUBJECT: 9 Dow Street

DATE: September 30, 1960

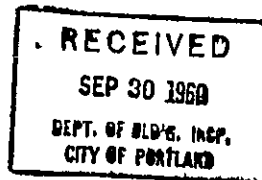
Mr. Gordon E. Martin, housing supervisor, has made an inspection of 9-11 Dow Street with Mr. Warren McDonald at your request.

As a result of the inspection, it was found that three of the rooms on the third floor had windows smaller than the one to twelve ratio required by the Housing Code.

Mr. Martin informs me that in order for the owner, Mrs. Irene Liscomb, to comply with our requirements would work a hardship upon her. One room lacks five square feet, another lacks three square feet, and another room lacks one square foot. The gain in window area by a dormer or other means is limited because of the construction of the building and the cost is prohibitive for what would be gained.

Mrs. Liscomb's property complies with the Housing Code in spirit: The proposed alterations will improve and preserve the property and we do not object to the window areas on the third floor of this property as they relate to the Housing Code.

Actually 6 rooms on  
3rd floor are short  
of window area but  
3 in each apartment  
proposed on either  
side of 3rd floor are  
similar so evidently  
H. D. would go along with  
all 6  
Winch 9/30/60



8/22/60

Received from Bldg. Dept 3 sheets of  
Blueprints for 9 Dow St (Kiscomb)

Kenneth Allen Dawson

LOCATION 9 Bow St. (Liscomb)

DATE 4/20/60

PERMIT X

INQUIRY \_\_\_\_\_

COMPLAINT ✓

ANS:

Phil Snow has been over this job with us again. He wants to include in a B.O. appeal a/c change of use:

1. Window areas on third floor
2. Omission of new bathroom on 2nd floor.
3. Right to pass thru quarters of others to reach fire escape on second and third floors.
4. Omission of fire resistive enclosure of heater, although there would be more than six apartments or the equivalent in lodging rooms.

A number of other questions are up in the air including arrangement of fire escape and whether or not the fire escape may be made of wood instead of steel.

I have told him that it seemed idle to try a Building Code appeal unless we know that 3 and 4 have the Fire Chief's approval, and that we would get the reaction of the Fire Chief to these two items and let him know.

He has agreed that, if the Fire Chief's recommendation would be adverse, he (Phil) would advise the owner to give up the project as too costly.

It might be better if you talked with the Chief about these matters, but I will if you say so.

Phil announces that he is not to charge the owner for his services, and his idea now seems to be to delay so he can get out from other items in his heavy load of work?

wmed

9/12/60 - Mrs. Escott

and Clayton

in town

*[Signature]*

LOCATION Rollow Street

DATE 12/9/59

PERMIT \_\_\_\_\_

INQUIRY \_\_\_\_\_

COMPLAINT \_\_\_\_\_

Hold for correction  
of existing conditions.  
See letter of this date  
at

12/14/59--An order having been sent on 12/9,

Mrs. Liscomb came in for a conference today.

At her request it was pointed out that she

could reduce the tenancies without any sub-  
stantial outlay probably by vacating entire  
third floor and left side of second floor  
as far as living quarters go, thus leaving  
the apartment on right side of second floor,  
the one room apartment and one lodging room  
on right side of first story and her own  
apartment on left side--three apartments and  
one lodging room. To do that she should apply  
for a new permit to change the use, and would  
need a successful appeal a/c off-street  
parking.

At her request I phoned Fred Merrill  
who came over and took her for a conference  
with Philip Snow. Later Mr. Snow phoned,  
saying that Mrs. Liscomb was there and still  
would like to have the original proposal of  
apartments and lodging rooms, that to make  
the six apartments would cost more because  
of the new bathrooms and new kitchens.

His attention was called to the fact  
that the original arrangement proposed would  
probably required a fire resistive heater  
room, that adequacy of means of egress was  
questionable that an automatic fire  
alarm would likely be required, and that  
questions still appeared in any case con-  
cerning ~~exit~~ light and ventilation of  
public halls.

wmod.

Memorandum relating to the building of Mrs. John T. Liscomb at 9 Dow St.

AP 3/27/59 to make alterations and fit the building as a lodging house

Dec. 3, 1959

Mrs. Liscomb says that Fred Merrill, the contractor, engaged Philip Snow to make the plans, that Mr. Merrill had never given her any idea of the cost of the work, and that she was dismayed to learn that Mr. Merrill had given an estimated cost of \$6000.00 in applying for the permit. She said that she is unable to do the work on that basis.

The building is already being used far beyond the dwelling house class. We went over the plans room by room, and found out that the following is the present use:

First floor - - owner's apartment of 3 rooms and bath; one 1-room apartment (hot plate); one lodging room. Thus, on first floor 2 apartments and one lodging room.

Second floor - - one apartment of 3-rooms and bath; one 1-room apartment (hot plate); one lodging room; and one common bath room. Thus, on second floor 2 apartments and one lodging room.

On third floor - - 7 rooms and 1 large bathroom. 3 lodging rooms; 1 room used as a common kitchenette; 1 room now vacant but being sought by a lodger; 1 room formerly occupied by a lodger but now used only for storage of the lodgers belongings; 1 room vacant. Thus at present on third floor there are 3 occupied lodging rooms and 1 common kitchenette available for the use of lodgers on that floor.

The situation of being in violation of both the Building Code and the Zoning Ordinance was explained to Mrs. Liscomb, and consequently the importance of placing the building in compliance with the laws as quickly as possible by some means. She was told that the most likely use for the building at the least expense, is to make a 6 apartment - - 1 on each of the three floors, it being clear that if she rented more quarters than the 6 apartments, even 1 lodging room, extra expense would be incurred by way of enclosure of the heating plant.

Mrs. Liscomb seemed to appreciate her own difficult situation and that of this department. She agreed to contact both Mr. Merrill and Mr. Snow to see what could be done right away toward revising the plans to show the 6 apartments with a fire escape on the rear and the other features required by the Building Code, especially to show detours through each of the apartments (at least those above the first story) so that persons unable to travel the front stairs as a means of egress could reach the rear fire escape by passing merely through their own quarters without entering the public halls at all. Mrs. Liscomb agreed to get about this matter at once today, and to phone us promptly as soon as she had made arrangements to have the plans revised preparatory to filing a zoning appeal.

Of course the building is in violation of the Safety Ordinance, also, in that she has no certificate of safety for a combined apartment and lodging house, and the means of egress do not comply with the Safety Ordinance. She said that the Fire Department had not inspected the building, and that she had received no orders from the Chief.

Warren McDonald

AP-9 Dow Street, Conversion of single family dwelling to combined lodging and apartment house for Mrs. Arlene Liscomb.

May 4, 1960

About a week ago Mr. Snow came to the office to check over possibilities of reducing the cost of the alterations to \$6000 if possible. He felt that the owner would like to file a Building Code appeal seeking a number of variances among them the omission of fire resistive enclosure around the heater in the cellar, and the proposition of allowing the condition whereby some tenants would have to pass through the quarters of others to reach the rear fire escape.

Since it became evident that the Municipal Officers would hardly grant an appeal on these two items unless approved by the Fire Chief, Mr. Snow requested that we inquire informally from the Fire Chief as to what his recommendation would be. Mr. Sears did explain to the Fire Chief who said that he could not recommend these two variances, that at least one of them would be in violation of the State Law.

Mr. Snow was advised of the Chief's opinion, and he notified Mrs. Liscomb that there is no chance of making the changes desired within the money she could afford.

I phoned Mrs. Liscomb and she has placed the sale of the building in the hands of a Real Estate Agent, but is still entertaining the hope that she might be able to change the building to six apartments, two on each floor within the money she has available or can raise.

She agreed that she would report something definite as to the sale of the property or as to a definite plan for making the six apartments in compliance with the Building Code by June 15, 1960. She further said that she had notified some of the tenants that they would have to move, and that she understood that for the present no objection would be raised as to the use of the apartment on right side of second floor, or to the use of her own apartment, a one room apartment and one lodging room on the first floor.

Although this reduced occupancy actually requires a certificate of occupancy and a zoning appeal for one off-street parking space, it seemed useless to press these details until we are more sure as to what the ultimate disposal of the building would be. This reduced occupancy has ample means of egress.

WMcD.



FU- 12/30/59

47-9 Dow St.  
Alterations in single family dwelling and change of use to a lodging house for

Mrs. Irene Liscomb Dec.  
cc to: Philip P. Stone, 9, 1959  
cc to: Fred I. Merrill, Inc.  
cc to: Fire Department

Mrs. Irene Liscomb  
9 Dow Street

Dear Mrs. Liscomb:

Now that we are aware that you are financially unable to carry through the alterations and improvements at the estimated cost of \$6000. given by your contractor in the application for the building permit, filed last March; and that you are presently renting out several apartments besides your own and several bedrooms without adequate means of egress and other safety features required by the Building Code and without the certificate of occupancy required before the change can legally be made, it is imperative that your building be placed in compliance with law without delay.

While we are aware of some of the difficulties with which you are confronted and desire to help you in every way possible, it is my duty to require under Sec. 109 of the Building Code (copy enclosed), and you are hereby required to place your building in compliance, or in line for compliance with the Building Code before Dec. 30, 1959, either by

1. Reducing the occupancy of the building to an arrangement such that the requirements for means of egress and other safety features will comply with the Building Code, or

2. Having your plans revised to show some arrangement which will comply with the Building Code in such a way that you have made sure that you will be able to finance the changes, having application made (with the plans) for a new permit, and having well under way zoning appeal proceedings in an attempt to satisfy the zoning Ordinance as to off-street parking.

We wish to help you and those whom you may employ to work out this problem as much as possible. If any of the above is not understood, please contact this department immediately.

If you adopt the second of the above alternatives, it would be imperative that you push the alterations through to early completion so that you could secure the required certificate of occupancy. It is hoped and expected that you will proceed vigorously to get this situation straightened out before the above date, otherwise my duty will compel me to seek legal action which would prove most difficult and uncomfortable to all concerned.

Very truly yours,

Albert J. Sears  
Inspector of Buildings

WJ:DM

Enclosure of Sec. 109 of the Building Code

AP-9 Dow Street

March 31, 1959

Fred I. Merrill, Inc.  
187 Sawyer Street  
So. Portland, Maine  
Mr. Philip P. Shaw  
477 Congress Street

cc to: Mrs. John T. Liscomb  
9 Dow Street

Gentlemen:

Examination of plans filed with application for permit for alterations to the building at 9 Dow Street to change its use from a single family dwelling to a lodging house with two apartments and nine lodging rooms discloses variances from and questions as to compliance with Zoning Ordinance and Building Code requirements as listed below. Details in question are as follows:

1. Under Section 14-B of the Zoning Ordinance at least four off-street parking spaces not less than eight feet wide and eighteen feet long will need to be provided on the same lot as the building and shown on the plot plan in a location meeting Zoning Ordinance requirements. Since it appears from the plot plan that there may not be room on the lot at either side of the building for a driveway entrance to the rear yard, this requirement may be difficult, if not impossible, to meet. J-  
appears
2. Is there at least five feet between the bay window and the wall of the dwelling at 13 Dow Street so that wire glass in windows will not be necessary? See Sections 203-b-2 and 203-j-1(b) of Building Code. at least  
6'
3. Are ceiling heights in each story equal to or greater than the minimum of 90 inches specified by Section 203-d-5.1? - 0.11
4. If floor areas of rooms in third story are actually as shown on plans, it appears that windows in some of the rooms are large enough to provide the required one-twelfth of the floor area specified by Section 203-j-1(d) (1). see  
revised  
plans
5. There appears to be no provision made for meeting the requirements of Section 203-d-5.5 for light and ventilation of the public halls and stair halls. skylights  
provided  
see 203  
12' min
6. General arrangement of means of egress in second and third stories does not meet requirements of Section 212-a-1.2a that location and arrangement shall be such that a hazard involving one of them would not be likely to make the other inaccessible. It is extremely doubtful if the enclosure of the center stairway to provide a by-pass for some of the rooms in order to give access to the other means of egress can be worked out in an acceptable manner, particularly in the third story. Some of the deficiencies in this regard

on the basis of the arrangement shown are as follows:

- a. In the second story occupants of the living room and bed room of the apartment would be exposed to smoke or flames travelling the front stairway in trying to reach the rear stairway. *See rear plans*
  - b. In the third story Rooms #2 & #3 have only one means of egress since windows are too small and too far above fire escape platform to be counted as a means of egress.
  - c. In third story the proposed enclosure of front stairs with two door openings in it and the possibility of one or both of them being open just at the time when needed is very questionable.
7. There is no indication that a vestibule latch set, if not existing, is to be provided on front entrance door in first story as required by Section 212-a-2.5. *To be provided*
  8. Will any windows intended to serve as a means of egress to the fire escape furnish an opening at least 24 inches wide and 28 inches high when the lower sash is raised, as required by Section 212-a-3? *Yes*
  9. Are there existing or are there to be handrails on at least one side of all stairways or on both sides where stairs are over 40 inches wide? See Section 212-a-5.2. *To be provided*
  10. *10/14/59* There is no indication that height of risers and width of treads of existing stairs are such as to meet the requirements of Sections 212-a-5.3 and 203-j-1-(e) (1). *See plans*
  11. Is arrangement of hall lights to be such as to meet requirements of Section 203-a-3? *See Section 3 plans*
  12. Perforated gypsum lath is required on partitions of cellar stairway enclosure. Door to enclosure is required to be equipped with a liquid closer. A fire door is also required on opening from enclosure to cellar of small rear addition. See Sections 203-f-2 and 212-a-2.7. *See plans*
  13. The one bathroom in third story is not adequate to provide the toilet facilities required by Section 203-g-1. Capacity of third story in persons is 18 on the basis of two persons to a lodging room as specified by Section 203-a-5. *Additional work room to be provided*
  14. Is there a sound concrete floor throughout the cellar as called for by Section 203-l-2? *Yes*

We shall of course be unable to issue a permit until information has been furnished indicating that compliance is to be provided with both Zoning Ordinance and Building Code requirements. However, it seems doubtful if compliance can be provided in all respects for the proposed arrangement of use of the building indicated on the plans.

Very truly yours,

Albert J. Sears  
Inspector of Buildings

AJS/jg

**PHILIP P. SNOW**  
**CONSULTING ENGINEER**

477 CONGRESS STREET  
PORTLAND, MAINE  
TEL. 5-0430

September 8, 1959

Building Inspector  
City of Portland  
Portland, Maine

Dear Sir:

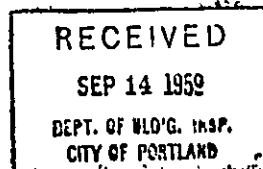
1. In reply to your letter of 31 March, 1959 with regard to plans submitted for alteration to building at 9 Dow Street, it is the desire of Mrs. Liscomb to appeal the Off-street parking requirement listed in Par. 1 of subject letter.
2. Building adjacent at 13 Dow Street is 6 feet away from the bay window and has been so shown on revised plans.
3. Ceiling heights are at least 90" high on all floors.
4. Third floor windows have been revised to meet requirements of Section 203-j-1(d) (1). See revised sheet 1.
5. Two skylights have been added to provide light and ventilation for public halls. See revised sheet 1.
6.
  - a. We have relocated door in apartment 1 bedroom and provided new door to allow occupants of apartment 1 to reach rear stairway without passing through public hall.
  - b. New windows in rooms 2 and 3 on 3rd. floor we believe are now adequate to be classed as a secondary means of egress.
  - c. The 3rd floor hall door opposite Room 5 is to be equipped with a door closure with fusible link so that door will always remain open unless closed deliberately or by action of fire on fusible link. If necessary, both doors can be so equipped.
7. Vestibule latch set will be provided for front entrance door.

50436

PPR 2

30

*Stamp on letter indicates  
mailing date of 9/11/59*



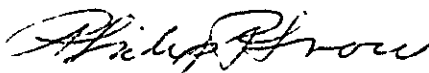
**PHILIP P. SNOW**  
**CONSULTING ENGINEER**

477 CONGRESS STREET  
PORTLAND, MAINE  
TEL. 5-0436

(2) September 8, 1959

8. All windows serving as a means of egress to the fire escape will have a minimum width of 24" x 28" when lower sash is raised.
9. Handrails are provided for stairways in accordance with code.
10. Height of risers and width of treads have been indicated on plans.
11. Arrangement of hall lights is now indicated on revised sheet 3.
12. We have added note on gypsum lath for cellar stairway enclosure. Fire doors have been added from enclosure to room in rear. Both fire doors to be equipped with liquid closers.
13. Additional bathroom has been provided to comply with Section 203-g-1.
14. Concrete cellar in basement is sound.

Very truly yours,



PHILIP P. SNOW

PS:r



R6 RESIDENCE ZONE

# APPLICATION FOR PERMIT

Class of Building or Type of Structure \_\_\_\_\_

Portland, Maine, March 27, 1959

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to exact alter repairs and to 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 9 Dow Street Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_  
 Owner's name and address Mrs. Irene D. Liscomb, 9 Dow Street Telephone \_\_\_\_\_  
 Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Contractor's name and address Fred I. Merrill, Inc., 187 Sawyer St., So. Port. Telephone \_\_\_\_\_  
 Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans yes No. of sheets 3  
 Proposed use of building Lodging House No. families \_\_\_\_\_  
 Last use Dwelling No. families 1  
 Material frame No. stories 3 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
 Other buildings on same lot \_\_\_\_\_  
 Estimated cost \$ 6,000. Fee \$ 6.00

### General-Description of New Work

To Change Use of building from 1-family dwelling to lodging house with alterations as per plans

Area of Lot = 6915<sup>sq</sup> Frontage 60.8 Asses. 55014  
*1 family chry under son of old building*

*2/14/61 - Work to be done by another contractor under a different set of plans to make six apartments in building with no lodging rooms - AJJ*

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 Fred I. Merrill

*Plans with this proposed arrangement have been destroyed - AJJ*

Details of New Work  
 Is any plumbing involved in this work? x Is any electrical work involved in this work? yes  
 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:

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

### 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  
 Mrs. John L. Liscomb  
 Fred I. Merrill, Inc.

Signature of owner By: *Fred I. Merrill*

INSPECTION COPY

NOTES

Vertical column of horizontal lines for notes.

Permit No. 579  
Location: [Handwritten]  
Owner: [Handwritten]  
Date of Permit: [Handwritten]  
Notif. closing-in: [Handwritten]  
Inspn. closing-in: [Handwritten]  
Final Notif.: [Handwritten]  
Final Inspn.: [Handwritten]  
Cert. of Occupancy issued: [Handwritten]  
Sinking Out Notice: [Handwritten]  
Form Check Notice: [Handwritten]

Vertical column of horizontal lines for notes.

CITY OF PORTLAND, MAINE  
BOARD OF APPEALS

VARIANCE APPEAL

*Sustained 2/2/61*  
*60/3*

January 25, 1961

Irene D. Liscomb, owner of property at 9 Dow 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:  
Changing the use of the one-family dwelling on the premises to an apartment house with six dwelling units. This permit is presently not issuable because the six off-street parking spaces required by Sec. 14B of the Ordinance in the R-6 Residence Zone and the B-2 Business Zone, where the property is located, are not to be provided.

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.

*Irene D. Liscomb*  
\_\_\_\_\_  
APPELLANT

DECISION

After public hearing held February 2, 1961, 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.

*Frank G. Hinckley*  
*Harry M. Bryant*  
*Edmund B. Nelson*  
\_\_\_\_\_  
BOARD OF APPEALS



DATE: February 2, 1961

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF IRENE D. LISCOMB

AT 9 Dow Street

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

BOARD OF APPEALS

VOTE

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

Yes

(X)  
(X)

No

( )  
( )

Record of Hearing:

No opposition.

INQUIRY BLANK

*g. b.*

ZONE R-6

FIRE DIST. \_\_\_\_\_

CITY OF PORTLAND, MAINE  
DEPARTMENT OF BUILDING INSPECTION

Date January 3, 1958

Verbal  
By ~~Inspector~~  
By ~~Inspector~~

LOCATION 9 Dow Street OWNER Mrs. John Liscomb

MADE BY same TEL. \_\_\_\_\_

ADDRESS \_\_\_\_\_

PRESENT USE OF BUILDING Dwelling NO. STORIES 3

LAST USE OF BUILDING " CLASS OF CONSTRUCTION \_\_\_\_\_

REMARKS 5 rooms and toilet on first floor; 5 rooms and two baths on second floor;  
7 rooms and one bath on third floor.

INQUIRY Can this building be converted from single family dwelling to lodging house  
for 10 lodging rooms?

ANSWER Under the Zoning Ordinance - needs three parking space - no room for a driveway.

Mr. McDonald explained to owner about requirements under Building Code.

*7/12/58 - Inspected - Told owner that only  
solution evident is to make 2 apt on  
3rd + 2 apts on 2nd. even so appeal under Z  
Ord w/c parking and under Bldg Code will  
be necessary*

DATE OF REPLY 1/3/58 REPLY W McD.

INQUIRY BLANK

*P.B.*

ZONE R-6

FIRE DIST. \_\_\_\_\_

CITY OF PORTLAND, MAINE  
DEPARTMENT OF BUILDING INSPECTION

Date 9/24/57

Verbal  
By Telephone  
By letter

LOCATION 9-11 Dow St. OWNER \_\_\_\_\_

MADE BY Mr. Dimmer, Deering Realty TEL. 5-3114

ADDRESS \_\_\_\_\_

PRESENT USE OF BUILDING Vacant NO. STORIES 2 1/2  
(17 rooms)

LAST USE OF BUILDING Single family dwelling CLASS OF CONSTRUCTION Wood

REMARKS \_\_\_\_\_

INQUIRY Can the entire building be used as a fraternal organization? PG

ANSWER Told Mr. Dimmer use not  
allowable in R-6 zone and that  
permission as to affected households should  
be asked of Surf. Bureau

DATE OF REPLY 9/25/57 REPLY *[Signature]*

INQUIRY BLANK

ZONE R-6 + B-2

FIRE DIST. \_\_\_\_\_

CITY OF PORTLAND, MAINE  
DEPARTMENT OF BUILDING INSPECTION

Date 7/17/57

Verbal  
By Telephone

LOCATION 9 Dow St OWNER Katherine Dow Bailey  
MADE BY Mr. Steward Bailey TEL. Res. 4-4472  
ADDRESS Salisbury Terrace OFFICE 2-3824  
PRESENT USE OF BUILDING Vault NO. STORIES 3  
LAST USE OF BUILDING Family dwelling CLASS CONSTRUCTION \_\_\_\_\_  
REMARKS \_\_\_\_\_

INQUIRY Can this lot be used as an  
unattended parking area for private  
cars on monthly basis (depth -  
modification of driveway - if so how  
many cars may be accommodated  
Lot 60' x 10.24' (depth)

ANSWER Zone line no answer - but it seems  
to be allowable in both zones if constructed  
& maintained as specified in Sect. 14. NB

7/22/57 Over the phone Mr. Bailey was told that a considerable portion of this lot would come under the R-6 rules which would mean that quite an area of the lot would have to be kept free of parking because of the residential structure next door, and that in that part of the lot at least cars could not be parked closer than 5 feet to the property line and street line. Also, if he wanted any deviations of the regulations of Sect. 14 of the Ordinance it would have to be by appeal; that these proceedings could take place before he sold the property by filing application for certificate with plan of what he would like to do, including the statement that he would like to seek variances from the Board of Appeals wherever his plan did not coincide with the requirements.

DATE OF REPLY 7/22/57 REPLY BY WMcD

INQUIRY BLANK

ZONE R 6-1

FIRE DIST. B-2

CITY OF PORTLAND, MAINE  
DEPARTMENT OF BUILDING INSPECTION

Date 7/8/57

Verbal  
By Telephone

LOCATION 9 Dow St. OWNER \_\_\_\_\_

MADE BY Mrs. Bercl. Hunter TEL. 2-6202

ADDRESS 20 Belmont St. after 3 PM

PRESENT USE OF BUILDING vacant NO. STORIES 2 1/2

LAST USE OF BUILDING 1-family dwg CLASS CONSTRUCTION 3d

REMARKS \_\_\_\_\_

INQUIRY Can this bldg. be used for lodging house  
and services meals to lodgers? V

29 fl. to be used for lodgers, 1st & 3rd  
floors. to be used for accomodating family  
of 3 persons & per month. She asked  
about stairs, etc. She asked

ANSWER Both could be used for lodging house  
together. I was not sure about serving  
meals to lodgers. Told her about  
requirements under Bldg. Code as to  
lodging. Since on 29 fl. would be  
equivalent to 3 apt. and what that  
would involve as to lights, wiring, piping  
cellar stairs, etc. She asked

DATE OF REPLY 7/8/57

REPLY BY P.H.

about stairways from 3rd floor. Quite sure  
she would have to provide two.



FILL IN AND SIGN WITH INK  
**APPLICATION FOR PERMIT FOR  
 HEATING, COOKING OR POWER EQUIPMENT**

**PERMIT ISS**  
**0234**  
**NOV 28 1946**

Portland, Maine.

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

257-00

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 9 Dow St. Use of Building Resident No. Stories 2 New Building  Existing   
 Name and address of owner of appliance Mr. H. Dow 9 Dow St.  
 Installer's name and address Ballard Oil & Equip. Co. 135 Marginal St. Portland, Me. Telephone 2-2991

**General Description of Work**

To install 1 - Crow - C.C. - 1 fully automatic oil heater with water piping

**IF HEATER, OR POWER BOILER**

Location of appliance or source of heat \_\_\_\_\_ Type of floor beneath appliance Concrete  
 If wood, how protected? \_\_\_\_\_ Kind of fuel \_\_\_\_\_  
 Minimum distance to wood or combustible material, from top of appliance or casing top of furnace \_\_\_\_\_  
 From top of smoke pipe \_\_\_\_\_ From front of appliance \_\_\_\_\_ From sides or back of appliance \_\_\_\_\_  
 Size of chimney flue \_\_\_\_\_ Other connections to same flue \_\_\_\_\_  
 If gas fired, how vented? \_\_\_\_\_ Rated maximum demand per hour \_\_\_\_\_

**IF OIL BURNER**

Name and type of burner Crow - C.C. - 1 Labelled by underwriters' laboratories? yes  
 Will operator be always in attendance? no Does oil supply line feed from top or bottom of tank? top  
 Type of floor beneath burner Cement  
 Location of oil storage Basement Number and capacity of tanks 2 - 27.5 gal.  
 If two 27.5-gallon tanks, will three-way valve be provided? no  
 Will all tanks be more than five feet from any flame? yes How many tanks fire proofed? none

**IF COOKING APPLIANCE**

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

**MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION**

Amount of fee enclosed? 1- (\$1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED  
OK. 11-25-46. T. Smith

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

FILE COPY

Signature of Installer Ballard Oil & Equip. Co.

Permit No. 46'2345  
Location 9 Row Street  
Owner B. Row  
Date of permit 11/26/46  
Approved 2-18-47 [Signature]

NOTES

- 1 Fill Pipe
- 2 Valve
- 3 Flow Control
- 4 Electric Support
- 5 Noise & Vibration
- 6 Stack Control
- 7 High Limit Control
- 8 Low Limit Control
- 9 Flange Support Protection
- 10 Accessory Support Line
- 11 ...
- 12 ...
- 13 ...
- 14 ...
- 15 Instruction Card