

9-11 HIGGINS STREET



First cut • 920R - Half cut • 9202R - Third cut • 9203R - Full cut • 9205R

Date Issued **April 4, 1974**
Portland Plumbing Inspector
By **ERNOLD R. GOODWIN**

App. First Insp.
Date **APR 5 1974**
By **ERNOLD R. GOODWIN**
CHIEF PLUMBING INSPECTOR

App. Final Insp.
Date **APR 5 1974**
By **ERNOLD R. GOODWIN**
CHIEF PLUMBING INSPECTOR

Type of Bldg.

- ☐ Commercial
☐ Residential
☐ Single
☐ Multi Family
☐ New Construction
☐ Remodeling

PERMIT TO INSTALL PLUMBING

Address **11 Higgins St.**

PERMIT NUMBER **3603**

Installation For **Walt.**

Owner of Bldg: **Mrs. Leroy Stearns**

Owner's Address: **Stevens Ave.**

Plumber: **Roger Passamore**

Date: **4-3-74**

NEW	REPL	QUANTITY	DESCRIPTION	NO	PRICE
	1		SINKS	1	2.00
	2		LAVATORIES	2	4.00
	1		TOILETS	1	2.00
	2		BATH TUBS	2	2.60
			SHOWERS		
			DRAINS FLOOR SURFACE		
			HOT WATER TANKS		
			TANKLESS WATER HEATERS		
			GARBAGE DISPOSALS		
			SEPTIC TANKS		
			HOUSE SEWERS		
			ROOF LEADERS		
			AUTOMATIC WASHERS		
			DISHWASHERS		
			OTHER		
			Base Fee		3.00
				TOTAL	6 13.60

Building and Inspection Services Dept.: Plumbing Inspection

CITY OF PORTLAND, MAINE

Application for Permit to Install Wires

Permit No. 1202
 Issued 3/25/74
 Portland, Maine 3/25, 1974

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 Stream Tel. _____
 Contractor's Name and Address Mancini Elect Tel. 774-5829
 Location 11 Higgins St. Port Use of Building _____
 Number of Families _____ Apartments _____ Stores _____ Number of Stories _____
 Description of Wiring: New Work _____ Additions _____ Alterations _____
 _____ Fire job _____
 Pipe _____ Cable _____ Metal Molding _____ BX Cable _____ Plug Molding (No. of feet) _____
 No. Light Outlets 10 Plugs 1-50 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 3/25/74 1974 Ready to cover in _____ 1974 Inspection _____ 1974
 Amount of Fee \$ 3.00

Signed John Kustad

DO NOT WRITE BELOW THIS LINE

SERVICE _____ METER _____ GROUND _____
 VISITS: 1 3-28-74 2 _____ 3 _____ 4 _____ 5 _____ 6 _____
 7 _____ 8 _____ 9 _____ 10 _____ 11 _____ 12 _____
 REMARKS:

INSPECTED BY Libby

(OVER)



APPLICATION FOR PERMIT

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION

PORTLAND, MAINE, Mar. 25, 1974

PERMIT ISSUED

00228

MAR 26 1974

CITY of PORTLAND

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 11 Higgins St. Fire District #1 ☐ #2 ☐
1. Owner's name and address Emily Stearns 346 Stevens Ave. Telephone
2. Lessee's name and address Telephone
3. Contractor's name and address Al-C, Inc. 1 Winter St. Telephone 774-6073
4. Architect Specifications Plans No. of sheets
Proposed use of building dwelling No. families 2
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ 4000. Fee \$ 12.

FIELD INSPECTOR—Mr. Hoffses

GENERAL DESCRIPTION

This application is for: @ 775-5451 To repair after fire - 6 suspended ceilings
Dwelling Ext. 234 to take three windows and make into one.
Garage Replace burned stringers - No structural damage

Masonry Bldg.
Metal Bldg.
Alterations
Demolitions
Change of Use
Other

Stamp of Special Conditions

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

PERMIT IS TO BE ISSUED TO 1 ☐ 2 ☐ 3 ☒ 4 ☐

Other:

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?

APPROVALS BY:

DATE

MISCELLANEOUS

BUILDING INSPECTION—PLAN EXAMINER

Will work require disturbing of any tree on a public street? ..

ZONING:

BUILDING CODE: O.K. E.P. 3/26/74

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 ..

Fire Dept.:

Health Dept.:

Others:

Signature of Applicant

Louis Levine

Phone #

Type Name of above Louis Levine

1 ☐ 2 ☐ 3 ☐ 4 ☐

Other
and Address

FIELD INSPECTOR'S COPY

copy shown by teacher

NOTES

3/26/74 - Same says this is
o.k. w/gy little damage. b.
4-5-74 work going fine.
4-26-74 3/4 completed - All.

Permit No. 14/228
Location 11 Higgins St
Owner Emily M. Higgins
Date of permit 3/26/74
Approved

SPR

PERMIT TO INSTALL PLUMBING

16070
PERMIT NUMBER

Date

Issued

Portland Plumbing

Inspector

By E. R. Goodwin

App. First Insp.
DET MAR - 2 1966

BERNOLD R. GOODWIN

CHIEF PLUMBING INSPECTOR
App. Final Insp.

DET MAR - 2 1966

BERNOLD R. GOODWIN

CHIEF PLUMBING INSPECTOR

Commercial

Residential

Single

Multi Family

New Construction

Remodeling

Address 511 Mission St.

Installation For: Dwelling

Owner of Bldg. Emily Stearns

Owner's Address: 11 Mission St.

Plumber: George Boyd

Date: March 2, 1966

New	Rep		No	Fes
		SINKS		
		LAVATORIES		
		TOILETS		
		BATH TUBS		
		SHOWERS		
		DRAINS FLOOR SURFACE		
	X	HOT WATER TANKS	1	\$2.00
		TANKLESS WATER HEATERS		
		GARBAGE DISPOSALS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS		
		AUTOMATIC WASHERS		
		DISHWASHERS		
		OTHER		
			TOTAL	\$2.00

BLDG. SERVICES & INSP. DEPT: PLUMBING INSPECTION

PERMIT TO INSTALL PLUMBING

Date	Address <u>11 Myrtle St. 2nd</u>				15186
Issued <u>7/2/65</u>	Installation For: <u>WRS. and S. Stearns</u>				PERMIT NUMBER
Portland Plumbing Inspector	Owner of Bldg. <u>same</u>				
By <u>W.H. G Edwin</u>	Owner's Address: <u>1270</u>				
App. First Insp.	Plumber: <u>Portland Plumbing Co.</u> Date: <u>7/26/65</u>				
Date <u>7/21/65</u>	NEW	REPA		No.	Fee
By			SINKS		
App. Final Insp.			LAVATORIES		
Date <u>7/21/65</u>			TOILETS		
By			BATH TUBS		
App. Final Insp.			SHOWERS		
Date <u>7/21/65</u>	1		DRAINS	1	2.00
By			HOT WATER TANKS		
Type of Bldg.			TANKLESS WATER HEATERS		
☐ Commercial			GARBAGE GRINDERS		
☐ Residential			SEPTIC TANKS		
☐ Single			HOUSE SEWERS		
☐ Multi Family			ROOF LEADERS		
☐ New Construction					
☐ Remodeling					
				TOTAL	2.00

PORTLAND HEALTH DEPT. PLUMBING INSPECTION

PERMIT TO INSTALL PLUMBING

Date Issued 10/30/67
Portland Plumbing Inspector
By ERNOLD R. GOODWIN

App. Filed ~~1967~~
Date ERNOLD R. GOODWIN
By ~~CHAS. ALLEN~~

Date
 By ERNEST E. GOODMAN
 Type of Bldg.

- ☐ Commercial
☐ Residential
☐ Single
☐ Multi Family
☐ New Construction
☐ Remodeling

Address 11 Higgins Street - - - PERMIT NUMBER 17772

Installation For: **AWOLLEY**

Owner of bldg.: L. E. Stearns

Owner's Address: 346 Stanton Avenue

Plumber: Richard E. Wall

Date: 10/30/61

NEW	REPL.
-----	-------

NO.

free

1222

SINKS

LAVATORIES

TOILETS

BATH TUBS

SHOWERS

DRAINS	FLOOR	SURFACE
1	1	1
2	2	2
3	3	3
4	4	4
5	5	5
6	6	6
7	7	7
8	8	8
9	9	9
10	10	10
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12	12	12
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96	96	96
97	97	97
98	98	98
99	99	99
100	100	100

HOT WATER TANKS

TANKLESS WATER HEATERS

GARBAGE DISPOSALS

SEPTIC TANKS

HOUSE SEWERS

ROOF LEADERS

AUTOMATIC WASHERS

DISHWASHERS

OTHER

TOTAL

2.00

Building and Inspection Services Dept.; Plumbing Inspection



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR
HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, December 26, 1957

PERMIT ISSUED
DEC 27 1957
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 11 Higgins Street Use of Building Dwelling No. Stories New Building
Name and address of owner of appliance Mrs. Emily O. Stearns, 25 346 Stevens Ave. Existing
Installer's name and address Mathews Sales & Service, 499 Fore St. Telephone 2-1401

General Description of Work

To install 2 oil burners in connection with existing steam heat (conversion)

IF HEATER, OR POWER BOILER

Location of appliance Any burnable material in floor surface or beneath?
If so, how protected? Kind of fuel?
Minimum distance to burnable 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
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion?

IF OIL BURNER

Name and type of burner Quiet Heat Labelled by underwriters' laboratories? yes
Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? bottom
Floor or beneath burner concrete Size of vent pipe 1 1/2" each
Location of oil storage basement Number and capacity of tanks 2-275 gal.
Low water shut off yes Make Watts No. 87
Will all tanks be more than five feet from any flame? How many tanks enclosed?
Total capacity of any existing storage tanks for furnace burners none

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? 2.50 (\$2.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED:

122657

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

Mathews Sales & Service

CITY OF PORTLAND, MAINE PRINTING CO.

INSPECTION COPY

Signature of Installer

By:

Mathews

PH



(RC) RESIDENCE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, May 11, 1954

PERMIT ISSUED

MAY 24 1954

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~repair and~~ install the following building ~~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 11 Higgins St. Within Fire Limits? no Dist. No. _____
Owner's name and address Mrs. Leroy Stearns, 11 Higgins St. Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Curran Electric Supply Co., 399 Fore St. Telephone 2-3146
Architect _____ Specifications _____ Plans no No. of sheets _____
Proposed use of building boarding children and dwelling No. families 2
Last use _____ " " " No. families 2
Material wood No. stories 2 1/2 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ _____ Fee \$ 2.00

General Description of New Work

To install automatic fire alarm ~~using~~ Electrolarm using Spot Fire Lowecator thermostats not more than 30' apart nor more than 15' at right angles from any wall or partition extending to ceiling, to cover entire basement or cellar and sub-cellar, if any, first floor public and stair halls, all closets off halls or under stairs, all hazardous rooms and attached garage, if any, gongs of such tone, strength of signal, number and location 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 catch 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. 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 system gets out of order.

1-6" Edwards #561 to be installed in master bedroom, first floor. (This system is to cover 1st floor only)

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 Curran Electric Supply Co.**

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 _____ Girt or ledger board? _____ Size _____
Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage:

No. cars now accommodated on same lot _____, to be accommodated _____ number commercial cars to be accommodated _____
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

APPROVED:

H. W. Mannact CHIEF OF FIRE DEPT.

INSPECTION COPY

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. Leroy Stearns
Curran Electric Supply Co.

Signature of owner by: W. Alden J. O'Sullivan

NOTES

5-20-54 - called
 irrotoller and
 told them to
 check kitchen
 and put instructions
 on front of box
 after this has
 been taken care
 of. To call wire
 for a final inspection
 (RMH)

Permit No. 941676
 Location 1101 1/2 St.
 Owner Mrs. Wm. Blum
 Date of permit 5/24/54
 Notif. closing in
 Insps. closing in
 Final Notif.
 Final Insps. 5-24/54 RMH
 Cert. of Occupancy issued
 Stalling Out Notice
 Form Check Notice

MEMORANDUM FROM DEPARTMENT OF BUILDING INSPECTION, PORTLAND, MAINE
— 11 Higgins St.—Installation of automatic fire alarm system for Mrs. Leroy Stearns
by Curran Electric Supply Co., Installers

When such a system has been installed, the owner and lessee of the building are responsible for keeping the 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.

WMcD/H

CC: Mrs. Leroy Stearns
11 Higgins St.

(Signed) WARREN McDONALD
INSPECTOR OF BUILDINGS

CITY OF PORTLAND, MAINE

Department of Building Inspection

Harry W. Marr
To: ~~Oliver F. Sanborn~~
Acting Chief of the Fire Department

From: Warren McDonald
Insptr. of Bldgs.

(date) May 17, 1954

Location: 11 Higgins St.

Subject: Application for permit for
improvements at above location,
required by order of Chief of Fire
Department dated 11/16/53

While our two departments have done a good job of coordination under the Safety Ordinance--yours issuing the orders after inspection and ours issuing permits for improvements to be made,--

The confusion on the part of many people, who come in here, as to who has ordered them to do what,

The fact that on some jobs a permit has been issued, and the work done, only to have your inspector find that the situation did not then satisfy your order under the law,

And, the fact that you are permitted under the Building Code to exercise discretion as to details of means of egress in an existing building where there is no substantial increase in number of persons accommodated, while we must proceed under the precise terms of the Code unless deviation in this connection is approved by yourself--

leads me to the belief that each situation ought to be checked before any permits are issued, presumably by the inspector in your department who made the inspection on which the original order was based, to see:

1. If the work contemplated will completely satisfy the order.
2. To see, if possible, whether or not there may be some more economical way of satisfying the order, and, if so, to recommend that way to the owner.

To that end there is attached for your consideration applications for permits at the above location.

Remarks relating to this particular job:

WE UNDERSTAND THAT THIS SYSTEM HAS ALREADY BEEN INSTALLED AND THAT ONLY CELLAR AND FIRST FLOOR HALLS HAVE BEEN COVERED. SHOULD NOT KITCHEN BE COVERED AS WELL? ARE YOU SATISFIED WITH COVERAGE OF FIRST STORY ONLY SINCE AS WE UNDERSTAND IT NO CHILDREN ARE HOUSED ABOVE THAT STORY?

AJS/G

Warren McDonald
Inspector of Buildings

City of Portland, Maine
Board of Appeals

—ZONING—

November 18, 1949

*Sustained
Conditionally
12/2/49*

49/109

To the Board of Appeals:

Your appellant, Mrs. Alton Osgood, who is the owner of property at 11 Higgins Street, respectfully petitions the Board of Appeals of the City of Portland to permit an exception to the regulations of the Zoning Ordinance relating to this property, as provided by Section 18, Paragraph E of said Zoning Ordinance.

Building permit to convert first floor apartment of two-family dwelling house at 11 Higgins Street so that this apartment may include a foster home for not more than five children is not issuable under the Zoning Ordinance because the property is located in a Residence C Zone where, according to Section 10A, the proposed use as a foster home for children is not included in the list of allowable uses of buildings and premises.

The facts and conditions which make this exception legally permissible are as follows: |

An exception is necessary in this case to grant reasonable use of property where necessary to avoid confiscation and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

Mrs. Alton Osgood
By Philip F. Chapman, Jr.
Appellant Attorney

After public hearing held on the 2nd day of December, 1949, the Board of Appeals finds that an exception is necessary in this case to grant reasonable use of property and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance, provided that this exception may be modified or revoked at any time within the sole judgment of the Board of Appeals, and further provided that said petitioner operates such home in accordance with the licensing requirements of the Bureau of Health and Welfare as provided by the statutes of the State of Maine.

It is, therefore, determined that exception to the Zoning Ordinance may be permitted in this specific case; provided that this exception may be modified or revoked at any time within the sole judgment of the Board of Appeals and further provided that said petitioner operates such home in accordance with the licensing requirements of the Bureau of Health and Welfare as provided by the statutes of the State of Maine.

John H. Smith
Edward J. Colley
Julia W. Lake
William H. O'Brien
B. W. Hubbard
BOARD OF APPEALS

DATE: December 2, 1949

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF MRS. ALTON OSGOOD
AT 11 Higgins Street

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

<u>Board of Appeals</u>	<u>VOTE</u>	<u>Municipal Officers</u>
	Yes	No
Mr. Getchell	(x)	()
Mr. O'Brien	(x)	()
Mr. Holbrook	(x)	()
Mr. Lake	(x)	()
Mr. Colley	(x)	()
	()	()
	()	()
	()	()
	()	()

PROVIDED THAT THIS EXCEPTION MAY BE MODIFIED OR REVOKED AT ANY TIME WITHIN THE
Record of hearing: SOLE JUDGMENT OF THE BOARD OF APPEALS, AND FURTHER PROVIDED
THAT SAID PETITIONER OPERATES SUCH HOME IN ACCORDANCE WITH THE
LICENSING REQUIREMENTS OF THE BUREAU OF HEALTH AND WELFARE AS
PROVIDED BY THE STATUTES OF THE STATE OF MAINE.

Philip F. Chapman, Jr. and Mrs. Osgood, pro se

Miss Winn, State Department of Health and Welfare

Letters presented to Board as per attached list and returned to
Mr. Chapman.

NO OPPOSITION

Mr. Jackson of 26 Higgins Street states definitely opposed to this foster home - he has lived in same apartment - there are only two bedrooms - does not think it feasible to have such a home there. Also feels not good use in this neighborhood and should be denied.

CITY OF PORTLAND, MAINE

BOARD OF APPEALS

November 28, 1949

Philip F. Chapman, Jr., Esq.
477 Congress Street
Portland, Maine

Dear Sir:

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine on Friday, December 2, 1949 at 10:30 a. m. to hear the appeal of Mrs. Alton Osgood requesting exception to the Zoning Ordinance to permit maintaining a foster home on the premises at 11 Higgins Street.

Please see that Mrs. Osgood is present or represented at this hearing.

Very truly yours,

Robert L. Getchell

Chairman

CITY OF PORTLAND, MAINE

BOARD OF APPEALS

November 26, 1949

TO THE BOARD OF APPEALS:

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine on Friday, December 2, 1949 at 10:30 a. m. to hear the following appeals:

Mrs. Allen Degeed - 11 Higgins Street - Use of first floor apartment of two-family dwelling house so that it may include a foster home for not more than five children. This use is not permissible in a Residence U Zone.

Willie F. Combs - 154 Woodlawn Avenue - Construction of one-story garage is not allowable because it is proposed on vacant lot adjoining lot on which dwelling house is located, and further because the front of the garage is proposed only 17'6" from the street line instead of the minimum of 20' required.

(AND COPIES OF ATTACHED NOTICES TO PROPERTY OWNERS)

Mrs. Margaret Senevalle - 764-766 Congress Street - Construction of two fire escapes on either side of the apartment house is not permissible because the distance between either fire escape and the corresponding side lot line would be only about 3' instead of the 10' required in the Limited Business Zone where this property is located.

Edith M. McNaiz - 17 Dow Street - Alterations in this building to include cutting in three small dormer windows on the side of the roof toward Congress Street are not permissible because the face of these dormers in a Limited Business Zone is required to be no less than ten feet from the side property line instead of the two feet or less which can be provided in this case.

The Hines Corporation - 121-123 Frances Street - Construction of one-story single car garage not permissible because the garage, being proposed less than 30' from the street line, would be only 2'6" from the side property line instead of the 5' required in a Residence C Zone.

The Hines Corporation - 90-92 Rockland Avenue - Construction of outside chimney on side of proposed dwelling not permissible because it is proposed only about 3' from the side property line instead of the minimum of 5' required in a Residence C Zone.

Robert L. Gatchell

Chairman

CITY OF PORTLAND, MAINE

BOARD OF APPEALS

November 24, 1949

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine on Friday, December 2, 1949 at 10:30 a. m. to hear the appeal of Mrs. Alton Osgood requesting exception to the Zoning Ordinance to permit conversion of first floor apartment of the dwelling at 11 Higgins Street so that this apartment may include a foster home for not more than five children.

This permit is presently not issuable under the Ordinance because this property is located in a Residence C Zone, where according to Section 10A, the proposed use as a foster home for children is not included in the list of allowable uses of buildings and premises.

This appeal is taken under Section 13A of the Zoning Ordinance which provides that the Board of Appeals, by unanimous vote of its members, may permit exceptions in specific cases so as to grant reasonable use of property where necessary to avoid confiscation and without substantially departing from the intent and purpose of the Zoning Ordinance, subject always to the rule that said Board shall give due consideration to promoting public health, safety, convenience and welfare, encouraging the most appropriate use of land and conserving property values, that it shall permit no building or use injurious, noxious, offensive or detrimental to a neighborhood, and that it shall prescribe appropriate conditions and safeguards in each case.

All persons interested either for or against this appeal will be heard at the above time and place, this notice of required public hearing having been sent to the owners of property within 500 feet of the premises in question as required by law.

BOARD OF APPEALS

Robert L. Getchell

Chairman

M

WARREN McDONALD
INSPECTOR OF BUILDINGS

On reply refer
to AP 11 Higgins Street-I

FU

CITY OF PORTLAND, MAINE

Department of Building Inspection

November 15, 1949

Mrs. Alton Osgood
346 Stevens Avenue
Mrs. Emily Osgood Stearns
11 Higgins Street

Subject: Application for building permit to
convert first floor apartment of two family
dwelling house at 11 Higgins Street so that
the apartment may include a foster home for
not more than five children; and proposed
zoning appeal relating thereto

Dear Mrs. Osgood & Mrs. Stearns:

As explained to you in the office, the building permit required by
law to authorize change of use of the first floor apartment at the above
location so that the apartment may include a foster home for not more than
five children, is not issuable under the Zoning Ordinance because the pro-
perty is located in a Residence C Zone where, according to Section 10A
of the Zoning Ordinance, the proposed use as a foster home for children
is not included in the list of allowable uses of buildings and premises
in that zone.

You have indicated your desire to seek an exception from the Board
of Appeals. So, there is enclosed an outline of the appeal procedure.

Since you desire to get the matter cleared up as soon as possible,
it is advisable that you file the appeal at the office of Corporation
Counsel on second floor of City Hall before Friday, November 18.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMcD/G

Enclosure: Outline of appeal procedure

CC: Mark Barrett
Assistant Corporation Counsel

C
O
P
Y

9/6 11 Higgins

We found today that a fire alarm system had been installed here by order of fire dept. without a permit.

There should have been an application for change of use back in 1949 following successful appeal but we cannot find any and no record of permit receipt. If acc. having been issued

mm
5/6/54



(RC) RESIDENCE ZONE-C RC
CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

COMPLAINT NO. C-49-173

COMPLAINT

INSPECTION COPY

Date Received 10/24/49

Location 9-11 Higgins St., Use of Building

Owner's name and address Adelaide F. Osgood, 346 Woodford St., Telephone

Tenant's name and address Mrs. Leroy Stearns, 1st floor Telephone 2-2270

Complainant's name and address Mrs. Evans, next door neighbor, Telephone

Description: Boarding; four children here and may be planning to take a fifth.

11/3/49-Phoned Mrs. Stearns and she is caring for 5 children in her first story apartment of the two-family dwelling, Mrs. Osgood, her mother, being the owner. She has applied to the state for a license. Told her that we might have to classify use as children's home, otherwise a lodginghouse, and that either is not allowable in the Res. C. Zone. Explained appeal rights and about applying for a preliminary permit. She is to consider and let us know. wad

11/15/49 - Change of use application for permit & proposed zoning appeal wad

Mrs. Evans phoned today and said that Mrs. Evans did not make this call - wad 11/29/49

Complaint No. C-42-173

Location 9-11 Higgins St., 11-15-49

Date Received 10/24/49

Date Disposed of 11/17/49

NOTES

DEPARTMENT OF JUSTICE
DIVISION OF INVESTIGATION
COMMUNICATIONS SECTION
RECEIVED
OCT 25 1949

(RC) RESIDENT ZONE - C

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, November 18, 1946

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect alter ~~and~~ ^{and} ~~and~~ ^{and} 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 11 Higgins Street Within Fire Limits? Dist. No.
Owner's name and address Mrs. Alton Osgood, 11 Higgins Street Telephone
Lessee's name and address Telephone
Contractor's name and address C. H. Cook, 56 Bevere Street Telephone
Architect Specifications Plans No. of sheets
Proposed use of building Dwelling No. families 2
Last use No. families 2
Material frame No. stories 2 Heat Style of roof Roofing
Other buildings on same lot none
Estimated cost, \$ 50 Fee \$ 50

General Description of New Work

To construct open^{side} porch 4' x 7' first floor, no roof - in place of existing steps.

NOTIFICATION BEFORE LATHING
OR CLOSING-IN IS WAIVED

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor.

Details of New Work

Is any plumbing work 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 4' depth 7' No. stories 1 solid or filled land? solid earth or rock? earth
Material of foundation concrete piers at least 4' below grade Thickness, top 8" bottom 10" cellar no
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 Framlock Dressed or full size? Dressed
Corner posts Sills 4x8 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 2x8 2nd 3rd roof
On centers: 1st floor 16" 2nd 3rd roof
Maximum span: 1st floor 7' 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. Alton Osgood

Signature of owner

By: E. H. Cook

INSPECTION COPY

Permit No. 46/2202

Location 11 Higgins St.

Owner W. C. W. Osgood

Date of permit 11/21/46

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn. 1/28/47

Cert. of Occupancy issued None

NOTES

1/28/47 - all work done
E. A. J.

RECEIVED



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date Nov. 1, 19 84
Receipt and Permit number C 07512

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: 11 Higgins St.
OWNER'S NAME: Marty Donlon ADDRESS: 19 Clinton St. So. Portland

OUTLETS:

Receptacles Switches Plugmold ft. TOTAL

FIXTURES: (number of)

Incandescent Fluorescent (not strip) TOTAL

Strip Fluorescent ft.

SERVICES:

Overhead X Underground Temporary TOTAL amperes 200 3.00

METERS: (number of) 3 1.50

MOTORS: (number of)

Fractional

1 HP or over

RESIDENTIAL HEATING:

Oil or Gas (number of units)

Electric (number of rooms)

COMMERCIAL OR INDUSTRIAL HEATING:

Oil or Gas (by a main boiler)

Oil or Gas (by separate units)

Electric Under 20 kws

Over 20 kws

APPLIANCES: (number of)

Ranges

Cook Tops

Wall Ovens

Dryers

Fans

Water Heaters

Disposals

Dishwashers

Compactors

Others (denote)

TOTAL

MISCELLANEOUS: (number of)

Branch Panels

Transformers

Air Conditioners Central Unit

Separate Units (windows)

Signs 20 sq. ft. and under

Over 20 sq. ft.

Swimming Pools Above Ground

In Ground

Fire/Burglar Alarms Residential

Commercial

Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under

over 30 amps

Circus, Fairs, etc.

Alterations to wires

Repairs after fire

Emergency Lights, battery

Emergency Generators

INSTALLATION FEE DUE:

FOR REMOVAL OF A "STOP ORDER" (304-16.b)

TOTAL AMOUNT DUE:

4.50
5.00

INSPECTION:

Will be ready on , 19 ; or Will Call xx

CONTRACTOR'S NAME:

ADDRESS: Regional Elec

TEL.: 123 Skillings St. SO. Portland

MASTER LICENSE NO.:

3015

SIGNATURE OF CONTRACTOR:

LIMITED LICENSE NO.:

INSPECTOR'S COPY — WHITE

OFFICE COPY — CANARY

CONTRACTOR'S COPY — GREEN

... *Amphiprion* ...

Permit Number	07512
Location	11 Albany St.
Owner	Mr. London
Date of Permit	11-1-84
Final Inspection	11-14-84
By Inspector	<i>Eddy</i>
Permit Application Register Page No.	52

11-8-84 / _____ / _____
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DATE 4-14-84

DATE: _____ REMARKS: _____

[illegible]