

65-67 READ ST.



(RC) RESIDENCE ZONE
APPLICATION FOR PERMIT

PERMIT ISSUED

31148
AUG 9 1954

Class of Building or Type of Structure... Third Class

Portland, Maine, .. August 6, 1954

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect ~~and to occupy~~ 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 Lot 25 Read Street (65-67) Within Fire Limits? no Dist. No. _____

Owner's name and address Stanley Brown & George Curtis, 6 View Street Telephone _____

Lessee's name and address _____ Telephone _____

Contractor's name and address owners _____ Telephone _____

Architect .. _____ Specifications _____ Plans yes No. of sheets 4

Proposed use of building _____ Dwelling _____ No. families .. 1

Last use _____ No. families .. _____

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

Other building on same lot _____ Fee \$ 12.00

Estimated cost \$ 12,000

General Description of New Work

To construct $1\frac{1}{2}$ story frame dwelling house 24'x30'

(Never built)

Permit Issued with Letter

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

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? yes If not, what is proposed for sewage? _____

Height average grade to top of plate 10' Height average grade to highest point of roof 20'

Size, front 30' .. depth 24' .. No. stories 1 1/2 solid or filled land? solid .. earth or rock? earth.

Material of foundation concrete at least 4' below grade Thickness, top 10" bottom 12" cellar yes

Material of underpinning " to sill.. .. Height _____ Thickness _____

Kind of roof pitch-gable .. Rise per foot 10" .. Roof covering asphalt roofing Class C Und. Lab.

No. of chimneys 1 .. Material of chimneys brick of lining tile Kind of heat water fuel oil

Framing lumber—Kind hemlock .. Dressed or full size? dressed

Corner posts 4x4 .. Sills 2x8 box Girt or ledges board? _____ Size _____

Girders yes Size 6x8 full size 6x8 Columns under girders lally Size 3 1/2" .. Max. on centers 7'

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 2x8 .. ,3rd _____ .. roof 2x6 ..

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

Maximum span: 1st floor 12' .. ,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

Stanley Brown & George Curtis

APPROVED:

with letter by agf

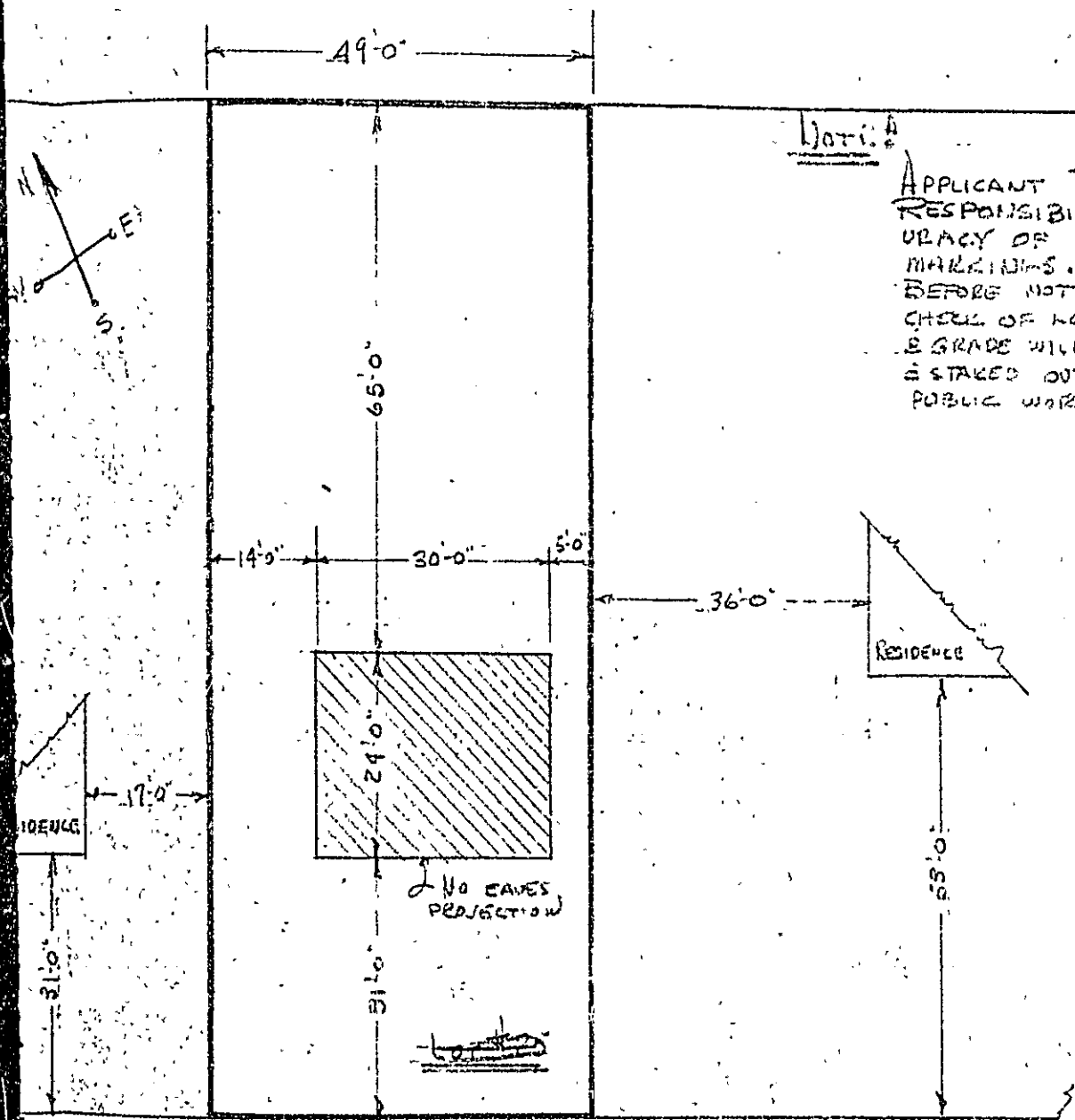
SPECTION COPY

Signature of owner

By:

George L. Curtis

PH



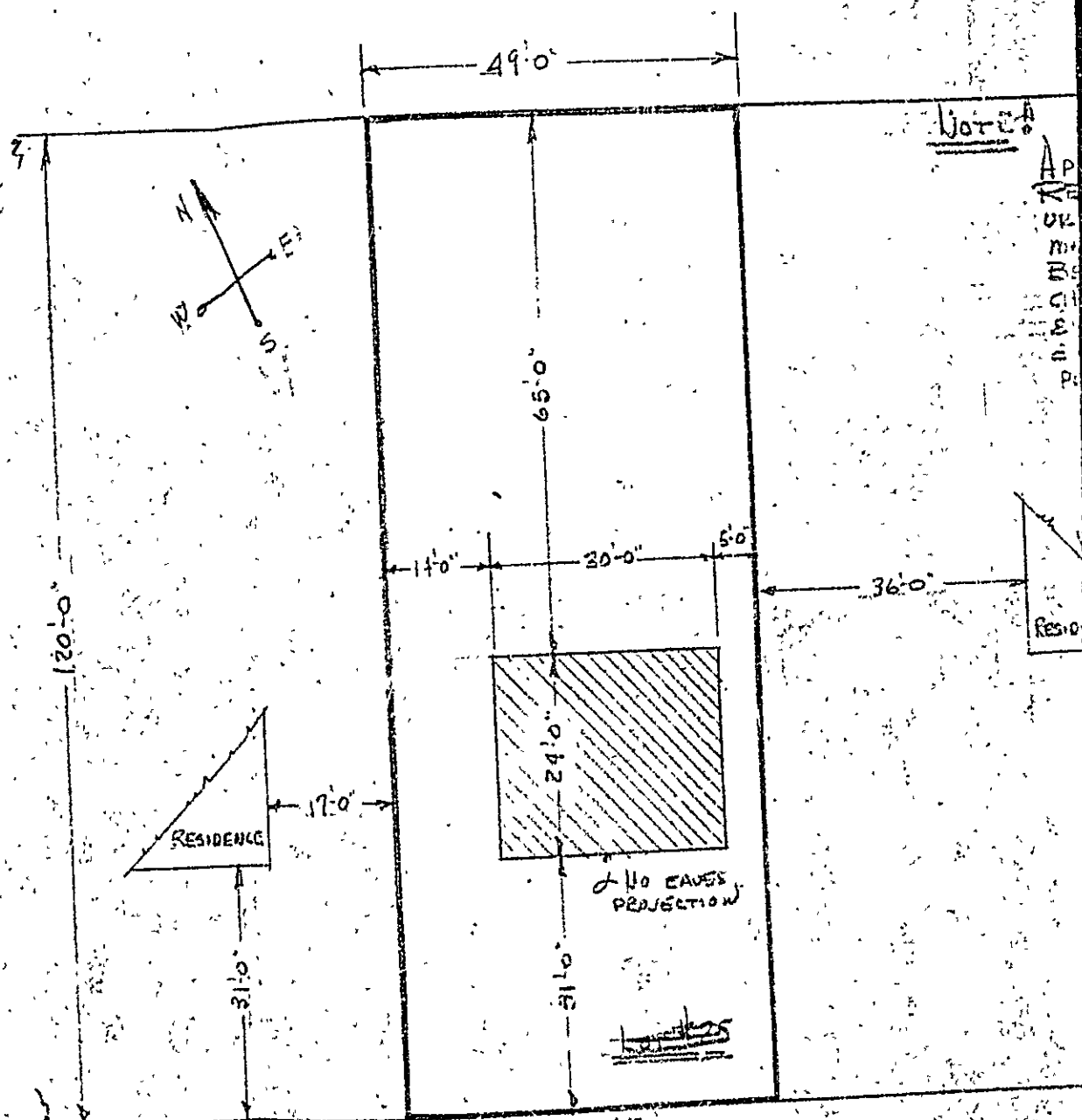
Notice

APPLICANT TAKES FULL RESPONSIBILITY FOR ACCURACY OF LOT BOUNDARY MARKINGS.
 BEFORE NOTICE IS GIVEN FOR CHECK OF LOCATION, STREET LINE & GRADE WILL BE RECORDED & STAKED OUT BY THE DEPT. OF PUBLIC WORKS.

65-67?

65-67
 READ STREET - PORTLAND, MAINE

... PLOT PLAD FOR MR. GEORGE CURTIS, BUILDER
 ... PLAW by L. C. ANDREW, So. WINGHAM ME.
 ... PLAW # 31055



Note
 AP
 UR
 M
 S
 P

65-67
 READ STREET & PORTLAND, MAINE

PLOT PLAN
 PLAN BY

Registered Mail
Return Receipt

August 12, 1954

EP 65-67 Read St.

Messrs. Stanley Brown and George Curtis
6 View St.

Copy to: Asst. Corporation Counsel

Gentlemen:

You are aware of the question that has arisen as to whether or not the lot at the above address, upon which you received on August 9 a permit to construct a new dwelling house, is a platted street.

From the best investigation that we have been able to make in this limited time, it is well established that the lot appears on the Official Map of the City as an unaccepted street. Both the Statute and City Ordinance provides that no permit shall be issued for any building or structure on any land located between the mapped lines of any street, way, or park as shown on the Official Map.

Under these circumstances this letter constitutes an order to stop all work under the building permit issued, given under Section 107 of the Building Code (copy enclosed).

We feel very keenly the situation in which this question places you, but to issue this order is the only course that we can pursue. During our brief investigation, it having been noted that on the application, Mr. Curtis gave the location as Lot 25 Read St. instead of the street number, we found that this Lot 25, having a frontage of 49 feet is actually shown as being next to this proposed street and on the side toward Ocean Avenue. This was found on the original plan of the development in Plan Book 8, page 99 in the Registry of Deeds.

Returning to our own records it becomes evident that there is already a house built on this Lot 25, this house occupying part of Lot 25 and part of the next lot toward Ocean Ave., these two lots being numbered 59-61 Read St. There is an outside chance that the party who sold you the lot on which you propose to build may have described a lot which belongs to someone else.

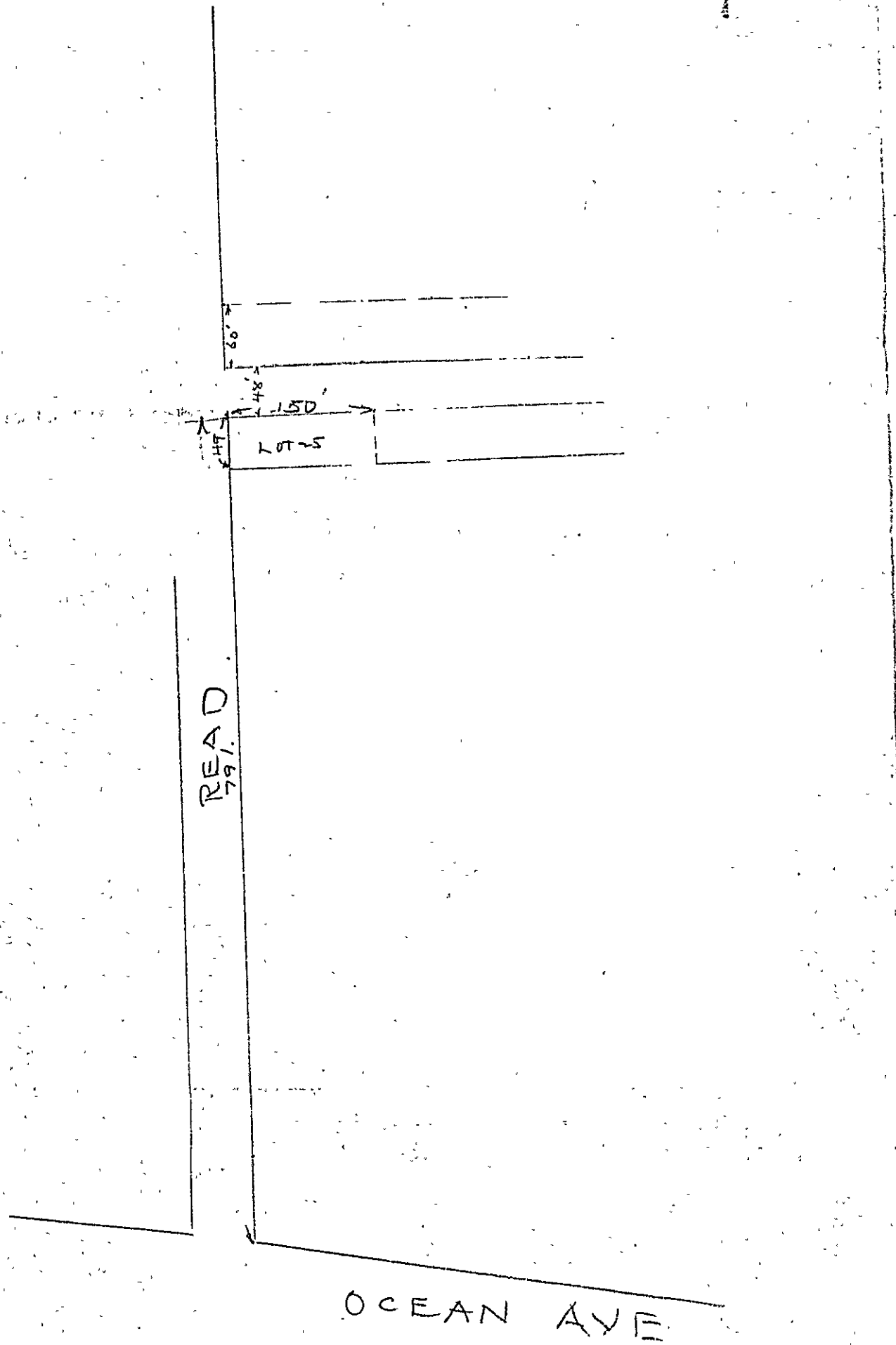
I would suggest that you have some experienced person look into the deed, examine the original plat plan to see if the wrong lot has been deeded to you.

The above action is made a stop-order instead of a revocation of the permit to save for you the permit fee. In case of a revocation a new fee must be paid. Under the circumstances if you find that you wish to build this house on another lot or street, we will transfer the fee.

Very truly yours,

Warren McDonald
Inspector of Buildings

WHcD/B



350 49
 9

 441
 350

 791

Plan Bk 8 Page 99,
 Taken by mmr
 8/1/14

August 9, 1954

AP - 65-67 Read Street

Owners - Stanley Brown & George Curtis
6 View St.

Plan Maker - L. C. Andrew
187 Brighton Ave.

Building permit for construction of a single family dwelling 24 feet by 30 feet on the lot at above location is issued herewith based on plans filed with the application for permit but subject to the following conditions:-

--before notice is given for inspection of forms and check of location prior to pouring of concrete information is to be furnished as to the following details:-

a. - Location of chimney inside the building and whether or not it is to have a fireplace in connection with it.

b. - Whether or not the floor timbers are to rest on the plate or on joists and two feet below the plate.

--by acceptance of permit you agree to provide the following construction instead of that indicated on plan and in application:-

a. - Use dressed 6x10 hemlock or dressed 6x8 Douglas Fir girder instead of the full size hemlock girder indicated.

Warron McDonald
Inspector of Buildings

AJS/G

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Norman M. Winch, Sanitary Engineer
FROM: Albert J. Sears, Building Inspection Director
SUBJECT: Proposed swimming pool at 65-73 Read Street

DATE: July 10, 1961

Attached herewith is permit application and data concerning swimming pool to be installed at this location. As provided by Section 211-h-2 of the Building Code, the Health Department is required to approve the sanitation, filling and drainage facilities for such an installation before issuance of permit. If proposed arrangements are satisfactory, will you please so indicate in appropriate places on permit card and application and return to this office.

Very truly yours,

Albert J. Sears
Building Inspection Director

AJS:m



(RC) RESIDENCE ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED

01526

AUG 28 1950

CITY of PORTLAND

Class of Building or Type of Structure Third Class

Portland, Maine, July 20, 1950

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair or 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 67 Revere Street Within Fire Limits? no Dist. No.
Owner's name and address Lee Hutchins, 67 Revere Street Telephone
Lessee's name and address
Contractor's name and address G. L. Nichols, W. Scarborough, Maine Telephone
Architect Specifications Plans yes No. of sheets 1
Proposed use of building Apartment House No. families 5
Last use " " No. families 5
Material frame No. stories 2 1/2 Heat Style of roof Roofing
Other buildings on same lot
Estimated cost \$ 400. Fee \$.00

General Description of New Work

To demolish existing outside wooden fire escape in jog on side of building and
To construct outside wooden fire escape from third floor to ground in same location,
as per plan.
To change existing window at third floor level as per plan.

Rec'd by Fire Dept. 7/28/50
Rec'd by City Dept. 8/1/50

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 G. L. Nichols

Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Material of underpinning Height Thickness
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing lumber—Kind Dressed or full size?
Corner posts Sills Girt or ledger board. Size
Girders Size Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor, 2nd, 3rd, roof
On centers: 1st floor, 2nd, 3rd, roof
Maximum span: 1st floor, 2nd, 3rd, roof
If one story building with masonry walls, thickness of walls? height?

If a Garage

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

APPROVED:
[Signature]
CITY OF PORTLAND

Miscellaneous

Will work require disturbing of any tree on a public street? no
Will there be in charge of the above work a person competent
see that the State and City requirements pertaining thereto
observed? YES Lee Hutchins

Signature of owner By: G. L. Nichols

NOTES

10/9/50 - Work done on [unclear]

[Handwritten notes on lined paper, mostly obscured by a large diagonal scribble]

7-19
 506-1596
 about 17 [unclear]
 Owner [unclear]
 Date of permit 9/28/50
 Notif. closing-in
 Inspn. closing-in
 Final Notif.
 Final Inspn. 10/9/50
 Cert. of Occupancy issued [unclear]

[Large section of lined paper with a large diagonal scribble across it, containing faint handwritten notes and some mirrored text from the reverse side]

FD
 10/9/50

AP 67 Revere Street

*fully
copy
sent
plans
WMB*

August 4, 1950

Copy to Mr. Nichols for Mr. Ream

Mr. G. L. Nichols
West Scarborough, Me.,
Mr. Lee Hutchins
67 Revere Street

Gentlemen,

With relation to application for the permit to construct a new outside wooden stairway to replace existing outside wooden stairway on the side of the apartment house at 67 Revere Street and to also furnish additional means of egress over those afforded at the present dangerous stairway, I am unable to issue this permit until we have more accurate detail showing more clearly how the structure is to fit into the space afforded for it, also to show more clearly the location of the proposed casement sash to serve the third floor and details to show how persons will get on the upper landing of the proposed stairway from the casement sash.

The plans do not go far enough, in that there is no overall plan view looking down on top of the building in the proposed structure and showing clearly the relative location of the stairways and platforms.

It is particularly important to show the location of the upper platform with relation to the eaves of the ell just in the rear of the front main building and to show clearly how the platform is to be supported without damaging these eaves and the relative location of the stairway and the edge of the eaves.

It is also important to show whether or not the new casement sash will interfere with the roof framing and how a person can get from the casement window opening to the outside stairway without acrobatics.

Since this structure is required to take the place of the dangerous present stairway which is under order from this department to be removed, it is important that this information be forthcoming completely in detail and before August 10, 1950.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMB

P. S.

I note that in all of the perspective views of the landings that it seems to be indicated that at certain places 6x6 timbers will be supported upon nailing strips spiked to other 6x6 timbers. Perhaps this is not the intention, but such a detail is not acceptable.

CITY OF PORTLAND, MAINE

File
Department of Building Inspection

(date) July 28, 1950

To: Oliver T. Sanborn
Chief of the Fire Department

Location: 67 Revere Street

From: Warren McDonald
Insptr. of Bldgs.

Subject: Application for permit for
improvements at above location,
required by order of Chief of Fire
Department dated Feb. 26, 1948

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: First step to comply with your order with application for wooden stairway in rear and wooden stairway with dormer windows on the side. Board of Appeals denied the dormer windows. Upon inspection we found that existing side stairway to second floor was dangerous and ordered it fixed. Permit was then applied for to reconstruct this side stairway and extend it to reach third floor of front building. Yesterday permit was applied for to construct metal fire escape on front of building to serve third and 2nd floors.

Will these three fire escapes wooden on rear, wooden on side and metal on front satisfy your order? There is some question as regards front escape and encroachment on front yard under Zoning, but it seems best to find out your opinion before proceeding further.

Warren McDonald
Inspector of Buildings



(RC) RESIDENCE ZONE - C

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, July 28, 1950

PERMIT ISSUED

AUG 04 1950

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair or ~~maintain~~ ~~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 67 Revere Street Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Leo Hutchins, 67 Revere Street Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Maine Metals, Inc., 169 Front St., So. Portland Telephone 4-6442
 Architect _____ Specifications _____ Plans yes No. of sheets 1
 Proposed use of building Apartment house No. families 5
 Last use " " No. families 5
 Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ 340. Fee \$ 2.00

General Description of New Work

To erect metal fire escape on front of building ^{floor} third ^{floor} to the second ^{floor} to the ground.

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED

Rec'd to P. Dept. 7/28/50
Rec'd from Fire Dept. 8/1/50

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** Maine Metals, Inc.

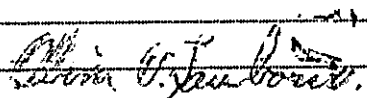
Permit Issued with Letter

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? with Letter
 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:

 F. Leroy Carter
 CHIEF OF FIRE DEPT.

Miscellaneous

Will work require disturbing of any tree on a public street? no
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

Leo Hutchins
Maine Metals, Inc.

Signature of owner By: F. Leroy Carter

INSPECTION COPY

DOT

NOTES

10/7/50 Reading 2204 1071
Inspection. P.H.
10/9/50 - Work done C.B.

Executive Order No. 10463
10/9/50

Permit No. 50/1319
Location 67 Riverside
Owner Joe Williams
Date of permit 9/4/50
Notif. closing-in
Inspn. closing-in
Final Notif.
Final Inspn. 10/9/50
Cert. of Occupancy Issued none

[The remainder of the page consists of horizontal lines, many of which are crossed out with a large diagonal line.]

At 67 Revere Street
(Standard metal fire-escape on front of Building)

August 4, 1950

Maino Metals, Inc.,
169 Front St.,
South Portland, Maine
Mr. Leo Hutchins
67 Revere Street

Copies to, Mr. G. L. Nichols
West Scarborough, Me.,
Oliver T. Sanborn
Chief of the Fire Department

Gentlemen,

A building permit to cover construction of a standard metal fire-escape on the front of the apartment house at 67 Revere Street, is issued to the contractor, herewith, subject to the following:

1. Care is to be exercised where a portion of the upper fire-escape platform and the top of the upper run of stairs are to be supported upon 3" channels bolted to the woodwork of the bay window to see that the lag bolts are adequate in number and in such locations and long enough to engage the frame of the building rather than just the trim or the sheathing.

2. The drop ladder is to be hung-up in such a way that it will always block the end of the short lower run of stairs to prevent persons from walking off the end in the darkness, and the holding-up arrangement is to be such that it is readily accessible to a person coming down the fire-escape and easily understandable. I should say that the vertical part of the ladder above the hinge ought to be carried higher, at least as high as the railing of the lower run of stairs and perhaps even higher than that, so that a person would not have to stoop under any circumstance to get a handhold before descending the drop-ladder.

Very truly yours,

Warren McDonald
Inspector of Buildings

Wcd/B



W. J. M.

(RC) RESIDENCE ZONE - E

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, July 5, 1950

PERMIT ISSUED
A 3 01317
CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair or demolish all the following building ~~structures~~ ~~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 67 Revere Street Within Fire Limits? no Dist. No. _____
 Owner's name and address Lee Hutchins, 67 Revere Street Telephone 4-7543
 Lessee's name and address _____ Telephone _____
 Contractor's name and address G. L. Nichols, W. Scarborough Telephone _____
 Architect _____ Specifications _____ Plans _____ No. of sheets _____
 Proposed use of building Apartment house No. families 5
 Last use _____ " " _____ No. families 5
 Material wood No. stories 2 1/2 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ 400. Fee \$ 2.00

General Description of New Work

To erect wooden fire escape third floor to ground as per plan, rear of building.

Permit signed with letter

Rec'd to Fire Dept. 7/28/50
Rec'd from Fire Dept. 8/4/50

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 G. L. Nichols

4-8924

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
 Height average grade to top of plate _____ Height average grade to highest point of roof _____
 Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
 Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
 Material of underpinning _____ Height _____ Thickness _____
 Kind of roof _____ Rise per foot _____ Roof covering _____
 No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
 Framing lumber—Kind _____ Dressed or full size? _____
 Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
 Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2 x 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 on 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

APPROVED:
[Signature]

Lee Hutchins
Signature of owner by: *[Signature]*

NOTES

9/17/50 - statement about
parking at signal and
held - ~~with~~
10/9/50 - work done E.S.S.

Permit No. 50/1317
Location 17
Owner Sec. Johnson
Date of permit 8/4/50
Notif. closing-in
Inspn. closing-in
Final Notif.
Final Inspn. 10/9/50
Cert. of Occupancy issued none

STATEMENT OF OWNER AND CONTRACTOR
CONCERNING THE PAINTING OF PROPOSED OUTSIDE WOODEN STAIRWAY AT THE REAR
OF THE APARTMENT HOUSE AT 67 SEVERE STREET

This statement is to be considered as such a part of the application for the building permit as though written on the application form, but failure to mention any requirement of the Building Code herein shall not relieve contractor, owner or any other person from compliance therewith.

All of the new wood work in connection with the wooden outside stairway and its platforms, supports and framing, proposed at the rear of the apartment house at 67 Severe Street will be painted with at least two coats of paint suitable for exterior work, to be applied according to the specifications of the manufacturer of the paint, and all places of contact of the new work with the existing building will be adequately "flashed" in permanent fashion with corrosion resistant metal in such a manner as to prevent the entrance of moisture to deteriorate the existing building and parts of new work in contact therewith. The flashing will be built in as the work goes along. The painting will be done within one month of the completion of the stairway.

_____ Owner

_____ Contractor

AP 67 Revere Street

August 4, 1950

Mr. G. L. Nichols
West Scarborough, Me.,
Mr. Lee Hutchins
67 Revere Street

Copy to, Oliver T. Sanborn
Chief of the Fire Department

Gentleman,

A building permit to cover construction of outside wooden stairway and platforms to serve as a fire escape at the rear of the apartment house at 67 Revere Street is issued to Mr. Nichols, herewith, subject to the following conditions. If this letter is not understood, or if, for any reason, either owner or contractor are unwilling or unable to abide by these conditions, it is important that you refrain from starting the work and return the permit card immediately for adjustment.

1. A 6x6 post is to be used under third floor platform instead of the 4x4 post shown on the plan, so that the outline members of the third floor platform will not weaken the post so much when let into both cross sectional dimensions. 4x6 outline members for the third floor platform may be used if desired, if the 6" dimension is set upright instead of the 6x6s shown.

2. Because this outside wooden stairway may only be used in lieu of a standard metal fire escape when approved by this department and because we are unable to approve such a substitution unless the woodwork of the structure and of the house is to be thoroughly protected against the weather, and permanently so, it is necessary that we have the written assurance from some responsible party that this protection will be provided, both painting and "flashing". It is often the case that the painting is not in the contractor's contract, although the "flashing" would have to be.

In the absence of knowledge as to who will be responsible for this painting, it is necessary that we have a written agreement about it. Rather than delay issuance of the permit on this job which has been delayed so long and which is very essential to provide emergency means of egress for the tenants, I am enclosing an original and two copies of a statement to Mr. Nichols, on the basis that he will sign the original of the statement, take it to Mr. Hutchins and have him sign it (Mr. Nichols to keep one carbon copy and Mr. Hutchins to keep the other), and Mr. Nichols will then return the written statement to this office. This to be done before any work at all is started on the superstructure in regards to erecting it. In other words the foundation piers may be poured and the anchors cast in, and the timber cut if desired, but we must have this signed statement before any of the timber is erected on the foundations.

Very truly yours,

Warron McDonald
Inspector of Buildings

WNC/D/B

Enclosure to Mr. Nichols:
Original and two copies of statement
as regards painting, etc., of the
structure.

AP 67 Revere Street-I

7/18/50/X

July 10, 1950

Mr. G. L. Nichols
West Scarborough, Maine
Mr. Lee Hutchins
67 Revere Street

Copy to:
Oliver T. Sanborn
Chief of the Fire Department

Gentlemen:

Because of the uncertainty and confusion which still exists with relation to the means of egress at 67 Revere Street, and because Mr. Nichols as the owner's agent filed a new application for a permit to cover construction of the rear outside wooden stairway only, and because I had been compelled to issue orders under the Building Code to the owner with relation to the dangerous existing outside stairway, it was my duty to contact Mr. Hutchins to find out what program he had in mind to clear up the entire situation.

With considerable uncertainty about it in Mr. Hutchins' mind, there seems to be a plan to rebuild the existing outside stairway in such a manner as to serve as an emergency means of egress from the rear apartment on second floor of main house and from the third floor room going with that apartment, as well as still serving as an entrance to the second floor apartment in the cell; also to design a metal fire escape, which would in some manner meet the needs of an emergency means of egress from the front apartment on second floor of main house and the front third story room which goes with that apartment.

After we had talked the matter over, Mr. Hutchins requested that I hold the application for permit for the new outside rear stairway without action until he could get the entire matter more clear in his mind and some definite plan has been produced to show a solution of all of the means of egress problems as well as replacement of the existing outside stairway.

Very truly yours,

Warren McDonald
Inspector of Buildings

WHD/O

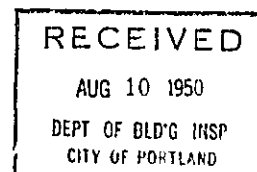
STATEMENT OF OWNER AND CONTRACTOR
CONCERNING "FLASHING" AND PAINTING OF PROPOSED OUTSIDE WOODEN STAIRWAY AT THE REAR
OF THE APARTMENT HOUSE AT 67 REVERE STREET

This statement is to be considered as much a part of the application for the building permit as though written on the application form, but failure to mention any requirement of the Building Code herein shall not relieve contractor, owner or any other person from compliance therewith.

All of the new wood work in connection with the wooden outside stairway and its platforms, supports and framing, proposed at the rear of the apartment house at 67 Revere Street will be painted with at least two coats of paint suitable for exterior work, to be applied according to the specifications of the manufacturer of the paint, and all places of contact of the new work with the existing building will be adequately "flushed" in permanent fashion with corrosion resistant metal in such a manner as to prevent the entrance of moisture to deteriorate the existing building and parts of new work in contact therewith. The flashing will be built in as the work goes along. The painting will be done within one month of the completion of the stairway.

W. C. Hester owner

G. P. Nichols Contractor





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

COMPLAINT NO. 50/70

INSPECTION COPY

Date Received June 27, 1950

Location 67 Revere Street Use of Building Tenement

Owner's name and address Lee Hutchins, 67 Revere Street Telephone _____

Tenant's name and address _____ Telephone _____

Complainant's name and address McD Telephone _____

Description: Dangerous side outside stairway to 2nd floor and defective underpinning.

6/21/50 Inspection. Rear corner underpinning toward Deering Ave. has loose bricks and support of corner post is threatened. Outside stairway to 2nd floor on side toward Deering Ave. never safely designed or constructed, 4x4 posts rotten just below surface of ground. Rear stoop of recently new lumber, not permanently supported. W McD.

7/9/50 - Better of notice + order - W McD

7-26-50 Mr Hutchins says Mr Tucker has been tried to do this work.

7-27-50. Permit applied for to-day for Fire - escape.

RMM

8/28/50

Complaint No. 50-70

Location 67 Revere Street

Date Received 6/27/50

Date Disposed of 8-30-50 [Signature]

NOTES

8-28-50 Rear out side
 stair way nearly
 completely painted
 today, also saw
 contractor
 to repair under
 painting [Signature]

C 50/76 (67 Revere Street)

7/27/5/T

July 3, 1950

Mr. Lee Hutchins
67 Revere Street
Portland, Maine

Copy to,
Oliver T. Sanborn, Chief of the Fire Dept.,

Dear Mr. Hutchins,

The outside stairway leading to the second floor of the apartment house which you are reported to own or control at 67 Revere Street and the rear corner of the brick underpinning toward Woodford Street have been found to be broken, weakened or out of repair so as to be unsafe or dangerous.

As directed by Section 109 of the Building Code of the City of Portland, copy enclosed, you are hereby ordered to have these parts thoroughly rebuilt in such a way as to permanently correct these dangerous conditions before July 26, 1950.

The corner of the brick underpinning has many bricks dislodged, and since this is the main support of the corner post of the rear part of the building, the safety of the corner of the building is threatened. I believe a competent man may remove all of the unsound brick work and rebuild it in workmanlike fashion so as to take care of this situation.

While the outside stairway has evidently stood for many years, it was never built from a rational design, is very light and the wooden posts which form the main supports of the stairway and platform are very badly rotted at least just below the surface of the ground. The upper part of the stairway is not suitably supported, and it is my belief that rebuilding the entire stairway and platforms after the usual manner of such structures is the only remedy.

Your attention is called to my other letter concerning means of egress in your building which goes into the matter as to whether or not the rebuilt stairway made be made to serve your needs in better fashion if rearranged.

Very truly yours,

Warren McDonald
Inspector of Buildings

Enc: Copy of Section 109
of the Building Code

City of Portland, Maine
Board of Appeals

—ZONING—

May 26, 1950

*Denied
6/21/50*

50/60

To the Board of Appeals:

Your appellant, Lee Hutchins, who is the owner of property at 67 Revere 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 intended to include construction of two dormer windows on the side of the roof of the apartment house at 67 Revere Street is not issuable under the Zoning Ordinance because this apartment house is a non-conforming use in the Residence C Zone where this property is located, and Section 14A of the Ordinance provides that no such non-conforming building shall be increased in volume.

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 and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance. necessary to
avoid con-
fiscation

Lee B. Hutchins
Appellant

After public hearing held on the 16th day of June, 1950 the Board of Appeals finds that an exception is not necessary in this case to grant reasonable use of property where necessary to avoid confiscation and can not be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

It is, therefore, determined that exception to the Zoning Ordinance may not be permitted in this specific case.

Edward J. Colley
Chairman, Board of Appeals

BOARD OF APPEALS



(R) RESIDENCE ZONE-C

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, MAY 22, 1950

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect ~~alter or demolish~~ all the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 67 Revere Street Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Lee Hutchins, 67 Revere Street Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address G. L. Nichols, W. Scarborough Telephone _____
 Architect _____ Specifications _____ Plans keys No. of sheets 1
 Proposed use of building Apartment house No. families 5
 Last use _____ No. families 5
 Material wood No. stories 2 1/2 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ 1300. Fee \$ 5.00

General Description of New Work

To erect two wooden outside fire escapes second to third floors with drop ladders to ground as per plan. One on rear of building and one on side.

Denied!
Partially refused
Refunded fee 8/11/50
[Signature]

REC'D - P. 10 Dept. 5/23/50
 REC'D FROM THE BOARD 5/31/50

Appeal denied 6/21/50

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 G. L. Nichols

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
 Height average grade to top of plate _____ Height average grade to highest point of roof _____
 Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
 Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
 Material of underpinning _____ Height _____ Thickness _____
 Kind of roof _____ Rise per foot _____ Roof covering _____
 No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
 Framing lumber—K id _____ 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:

[Signature]

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

Lee Hutchins

Signature of owner by: G. L. Nichols

INSPECTION COPY

Permit No. 501
Location: 47. Geneva St.
Owner: Deon (Photobureau)
Date of permit: 1/50
Notif. closing-in
Inspr. closing-in
Final Notif.
Final Inspr
Per. of Occupancy issued

NOTES

Cancelled 8/11/50

Handwritten notes on a lined page, including the date 'Cancelled 8/11/50' and a large blank area for further text.

AP 67 Revere Street

*Leeds order
2/26/50*

July 3, 1950

Mr. Lee Hutchins
67 Revere Street
Portland, Maine

Copies to,
Mr. G. L. Nichols, West Scarborough, Me.,
Oliver T. Sanborn, Chief of the Fire Dept.,

Dear Mr. Hutchins,

The Board of Appeals under the Zoning Ordinance have notified me that your appeal relating to the construction of two dormer windows on the roof of the front part of your apartment house at 67 Revere Street has been denied.

Under these circumstances I am unable to issue the permit for you and you are unable to construct these two dormer windows which were intended primarily to give access to a proposed outside wooden stairway to serve as a fire escape, better means of egress having been directed by the Chief of the Fire Department in his letter of February 26, 1948.

What must now be done about the living quarters on the third floor of the main building is for the decision of the Chief of the Fire Department, and he is receiving a copy of this letter.

No Zoning question was involved in the construction of the rear outside stairway included in the same application for the permit, and if you still desire to build that fire escape please have your contractor file a new application for a permit for that stairway only, and we will proceed to check it against Building Code requirements with the expectation of issuing the permit immediately.

Before you reach a decision on these matters, however, you will naturally bear in mind the condition of the existing outside wooden stairway to the second floor which is in a dangerous condition, and which is a subject of a formal notice and order from this department by separate letter.

While I did not have opportunity to go over all the apartments in your building, I did try to think, Mr. Hutchins, what I would most likely try to do if I were in your situation as owner of this apartment house with a most extraordinary arrangement of apartments, and taking into account the fact that the present outside stairway must be rebuilt. I am afraid the Chief of the Fire Department will have no alternative but to require that the two rooms on the third floor of the front building be vacated. If that became a fact, I believe I would study to see if I could not make a rearrangement of the present apartments, so that safe means of egress could be provided at less expense than you seem to be confronted with, and perhaps getting more desirable apartments even if less in number.

Since the present outside stairway must be rebuilt at considerable expense it may be possible by building it in a different location or extending it, to make it serve as means of egress for more apartments than it does now. As I remember it it is only the entrance for a second floor apartment in the rear part of the building.

Mr. Lee Hutchins

2

July 3, 1950

At any rate will you be good enough to let us know what your decision is as soon as possible so that we may know what to do with your permit. As it now stands the only thing we can do is deny it.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMoD/B

Chief Sanborn:

If you have not already been advised by the Board of Appeals, you will note from the above that the Zoning Board of Appeals has denied Mr. Hutchins appeal for the dormer windows. Thus it becomes useless to construct the extensive wooden stairway to the third floor on the side of the building. Since your order was in 1948, I had understood before the public hearing on the appeal that the third floor rooms in the front part of the building had been vacated because of insufficient means of egress, but I found out upon inspection that they are still in use.

You will note from the above letter and from copy of my order to Mr. Hutchins, which is being sent to you, that he is compelled to replace the present outside stairway to the second floor because it is dangerous. All of this puts him in a very difficult situation, of course. Perhaps if you require him to vacate the third floor rooms in the front part of the building, the present stairway can be rearranged to serve as a second means of egress from the rear second floor apartment in the main building and then perhaps a much simpler fire escape than that now proposed on the side of the building could be built from the front apartment on second floor.

The building is not in good structural condition in the cellar, and there are the signs that the property is being let deteriorate in a rather deplorable fashion.

Warren McDonald

File: Appeal 67 Revere St.

June 21, 1950

Mark Barrett,
Asst. Corporation Counsel
Warren McDonald
Inspector of Buildings
Appeal for dormer windows to serve outside wooden fire
escape at 67 Revere Street

My report and estimate of the situation at 67 Revere Street follows:

There is no other way but building this crude wooden structure to provide safe means of egress from the third floor (of course a metal fire escape would look better, but would cost twice as much).

The building has housed five apartments for 25 years. It is the worst building in a once rather good neighborhood, now somewhat deteriorated. This crude wooden stairway, a structure about 30' long and three stories high, in my judgment, will hurt the neighborhood a great deal, and will probably not be kept up any more than the balance of the outside of the building is now.

The present owner apparently came to the city in 1946, acquired this property, and, as far as the directory goes had no other occupation. The place was all the aspects of being "bled" for the support of the owner and family with the least possible expenditures for maintenance. We shall have to proceed to get corrected a dangerous two story outside stairway already existing.

This property is likely to prove the same type of "headache" as the building on Highland Street near Woodfords, owned by Mr. Bramson or Mr. Stetson.

To deny the appeal for the dormer windows would mean that Chief Sanborn would have to require the two third floor rooms vacated--each room is the third room of a two room and bath apartment on second floor. Safe means of egress of one of these second floor apartments could be cared for ^{when} existing stairway is rebuilt, but a much simpler fire escape would be needed for the other second floor apartments. Perhaps denial would bring about a rearrangement of apartments which would seem desirable.

Very truly yours,

Inspector of Buildings

WMCD/H

AP 67 Revere Street-1

May 23, 1950

Mr. Leo Hutchins
67 Revere Street
Portland, Maine

Copies to: Mr. G. L. Nichols, West Scarborough, Maine
Mark Barrett, Assistant Corporation Counsel

Dear Mr. Hutchins:

The building permit intended to include construction of two dormer windows on the side of the roof of the apartment house at 67 Revere Street toward Dearing Avenue, is not issuable under the Zoning Ordinance because your apartment house is a non-conforming use in the Residence C Zone where the property is located (it is only allowed to continue because it existed there when the Zoning Ordinance was adopted), and because Section 14A of the Zoning Ordinance provides that no such non-conforming building shall be increased in volume. Of course these two dormer windows though small do represent an increase in the volume of the building.

Since the outside wooden stairway to serve as fire escape to which these dormer windows are intended to give access from the third floor, is planned as a result of orders of the Chief of the Fire Department under the Safety Ordinance to provide a better means of egress from the third floor, it becomes evident that the Board of Appeals under the Zoning Ordinance would be sympathetic toward an appeal if you desire to file one seeking an exception to the Ordinance, especially if it can be demonstrated that providing the dormer windows is the only way of satisfying the order of the Chief of the Fire Department.

In view of these circumstances, it is assumed that you will desire to seek an exception from the Board of Appeals; and, there is enclosed, therefore, an outline of the appeal procedure.

To get an answer as soon as possible from such an appeal, it is suggested that you file your appeal at the office of Corporation Counsel very soon as quite a time must elapse from the time of filing the appeal before the required public hearing may be held.

Before filing such an appeal, however, it would be well for you to consult with the Chief of the Fire Department to make sure there is not some other way, in conformity with the Zoning Ordinance, of complying with his order.

Because of this question under the Zoning Ordinance, the details of construction proposed have not been checked against the Building Code and will not be until it appears certain that the construction work is to go ahead as planned.

This question under the Zoning Ordinance applies only to the outside wooden stairway on the side of the building. If you desire to apply for a separate permit to cover construction of the rear stairway, no zoning provision appears to interfere with the construction of that stairway, and as soon as compliance is shown with Building Code requirements, we could issue the permit for that construction work.

However, both propositions are for the same building, and it is recommended that you go over the entire situation before doing any of the work to make sure that some of it may not be done needlessly.

Very truly yours

Warren McDonald
Inspector of Buildings

Enclosure: Outline of appeal procedure

CC: Oliver T. Sanborn
Chief of the Fire Department (See next page)

May 23, 1950

Mr. Lee Hutchins

2

Chief Sanborn:

Please note the above, this side structure especially is going to make a rather awkward looking structure right in the midst of this residential zone, and I feel sure that the Board of Appeals would like to know positively that this method of meeting your order was the only one that can be reasonably expected. I have suggested to the owner that they consult you or your inspector to make sure that these two outside stairways meet the needs of the order, and I urge that at the same time your inspector look the building over carefully to see if some way of meeting the order and the demands of safety may not be reached without building these extensive and unsightly structures in a residential zone. If these people start proceedings soon, the hearing on the appeal will probably come on June 16.

I am attaching the application and permit and the plan so that your inspector will have some basis for examining the situation.

Warren McDonald



(RC) RESIDENCE ZONE - C
APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, March 5, 1947

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to ~~erect~~ ~~construct~~ 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 67 Revere Street Within Fire Limits? no Dist. No. _____
 Owner's name and address Lee Hutchins, 67 Revere Street Telephone 4-7543
 Lessee's name and address _____ Telephone _____
 Contractor's name and address not let Telephone _____
 Architect _____ Specifications _____ Plans no No. of sheets _____
 Proposed use of building tenement No. families 5
 Last use _____ " _____ No. families 5
 Material frame No. stories 3 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ 50. Fee \$.50

General Description of New Work

To cut in 2'6" wide and 6'4" high door in dividing partition on third floor.

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 _____
 Site, 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? _____

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

APPROVED:

INSPECTION COPY

Signature of owner

Lee P. Hutchins

Permit No. 47/

Location 67 Rerice St.

Owner Lee Hutchins

Date of permit 3/ 147

Notif. closing-in

Inspn. closing-in

Final Notif

Final Inspn.

Cert. of Occupancy issued

NOTES

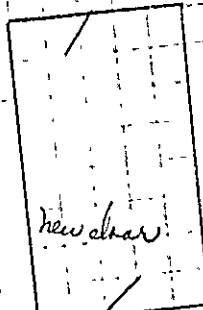
Examined 3/7/47.
Proposed doorway
was to be between
private rooms of
separate apt.
Apparently, even
if doorway were cut,
New. of attachment
on 2nd floor and
front of attachment
to 3 on 2nd floor
should have been
made in case of
emergency.

Not issued

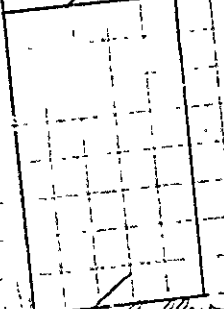
RECEIVED
MAR 5 1937
DEPT OF AGRI. HISP.
CITY OF HAWAII



hallway



new door



hallway



File: Ap 67 Revere Street-1

ATH
ESS
RMT
AJS
PH
DJ
DC
BS

March 7, 1947

To: Oliver T. Sanborn, Chief
of the Fire Department
From: Inspector of Buildings

Subject: Application for building permit to correct defects under the Safety Ordinance at 67 Revere Street

Lee B. Hutchins came in yesterday and applied for a permit to cut a doorway in a dividing partition on third floor of the 5-apartment house at 67 Revere Street. He said that he had been given verbal orders to cut in this doorway by an inspector from the Fire Department.

Because our permit clerk could not find out from him what the proposition meant as regards application of the Building Code, we looked the job over on the ground and found that this doorway would be in such a location that to use it as a means of egress persons would have to pass through the private rented quarters of others—also that there apparently were some other defects with regard to one or more of the five apartments in the building.

Mrs. Hutchins was told of the need for registering the building at your office on the basis that whatever orders they get would then come from headquarters, and she said that they would register the building as soon as possible.

Inspector of Buildings

W McD/S