

21-27 CLIFTON STREET

SHAW-WALKER



CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION
COMPLAINT

INSPECTION COPY
COMPLAINT NO. 72/102

Date Received Sept. 25, 1972

Location
27 Clifton St.

Location 27 Clifton St. Use of Building _____
Owner's name and address Mrs. Bernice Clark-25 Clifton St. Telephone 772-9061
Tenant's name and address _____ Telephone _____
Complainant's name and address Arthur Serunian, Jr.-19 Clifton St. Telephone _____
Description: Changed to three families

NOTES: 10-18-72 - 4:00 p.m. - I talked with Mrs. Bandora who said that her address was 22 Clifton St. and she bought the property in 1968. It appears that we have the wrong party. I found that this property is taxed to Mrs. Bernice Clark- 25 Clifton St. Hugh Another letter sent to Mrs. Clark - 10-19-72 Carolyn

10/27/72 Talked this over with Mr Brown who said this was ok and was a 3 fam before 1957 - He lived across from it back in the 40's. The prior owner will testify to this fact. Was as is before 1957;

H.

Re: 27 Clifton Street

October 19, 1972

Mrs. Bernice Clark
25 Clifton Street
Portland, Maine 04102

Dear Mrs. Clark:

On September 30, 1949, this property was appealed for change of ppartments from two to three and it was denied.

Recently, it has come to the attention of this department that you have three apartments at the above named location.

It is now necessary that you come to this office with a set of plans showing the layout and the location of exits, in order that a certificate of occupancy may be issued.

May we hear from you within the next ten days - not later than November 8, 1972.

Very truly yours,

Hugh Irving
Inspector

HI/c



CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION
COMPLAINT

Location:
27 Clifton St.

FILE COPY

COMPLAINT NO. 72/102

Date Received Sept. 25, 1972

Location 27 Clifton St. Use of Building _____
Owner's name and address Mrs. Bernice Clark-25 Clifton St. Telephone 772-9061
Tenant's name and address _____ Telephone _____
Complainant's name and address Arthur Serunian, Jr.-19 Clifton St. Telephone _____
Description: Changing to three families

NOTES: 10-18-72 - 4:00 p.m. - I talked with Mrs. Sandora who said that her address was 27 Clifton St. and she bought the property in 1968. It appears that we have the wrong party. I found that this property is taxed to Mrs. Bernice Clark- 25 Clifton St. High
Another letter sent to Mrs. Clark - 10-19-72 Carolyn
10/27/72 Talked this over with Mr. Brown who said this is OK has existed since before 1957 - He recalls this property as such as he lived across from it in the 40's; Frick owner will testify 3 apt's existed; etc;



(RC) RESIDENCE ZONE - C-100

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third ClassPortland, Maine, September 2, 1949

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 21-27 Clifton Street Within Fire Limits? no Dist. No. _____
Owner's name and address Bernice R. Clark, Box 156 So. Windham, Maine Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address _____ Telephone _____
Architect _____ Specifications _____ Plans yes No. of sheets _____
Proposed use of building Tenement No. families 3
Last use Dwelling No. families 2
Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ _____ Fee \$ 50

General Description of New Work

To Change Use of Building from 2 family dwelling to 3 family apartment.
No alterations - 3rd floor to be used by owner

Appeal denied 7/30/49

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

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 _____ sand 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 spar over 8 feet.
Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

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

APPROVED:

Miscellaneous

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

Signature of owner

Bernice R. Clark

INSPECTION COPY

it No. _____
ation _____
Owner _____
Date of permit _____
Notif. closing-in _____
Inspn. closing-in _____
Final Notif. _____
Final Inspn. _____
Cert. of Occupancy issued _____

NOTES

Handwritten notes on lined paper, including the word "Notes" and a signature.

AP 21-27 Clifton St.

October 7, 1949

Mrs. Bernice R. Clark,
Box 156
South Windham, Maine

Dear Madam:

We are unable to issue the building permit for Change of Use of the building at 21-27 Clifton Street because the appeal under the Zoning Law was denied by the Municipal Officers on September 30, 1949.

If you will return the receipt for the fee paid to this office within 10 days, your money will be refunded by voucher.

Very truly yours,

Inspector of Buildings

H

AP-21-27 Clifton Street-1

September 6, 1949

Mrs. Bernice E. Clark
Box 156
South Windham, Maine

Subject: Application for building permit to cover
change of use of two family dwelling house at
21-27 Clifton Street to a three family apartment
house

Dear Mrs. Clark:

As I have explained to you, the building permit to authorize provision of a third apartment on the third floor of your two family dwelling house at 21-27 Clifton Street, even though no physical changes are contemplated, is not issuable under the Zoning Ordinance because more than two existing two apartments are not allowable under Section 104 of the Zoning Ordinance applying to the Residence C Zone in which your property is located unless certain characteristics of the property exist and unless the proposition is first authorized by the Board of Appeals after the usual appeal procedure.

You have again indicated your desire to exercise your appeal rights and seek authorization from the Board of Appeals; and there is enclosed, therefore, an outline of the appeal procedure.

A substantial difference appears in the current application in comparison with the two former appeals which you have filed seeking to make three apartments in the building. This time you seek the right to make no physical alterations whatever while both of the other attempts contemplated enlargement of one dormer window and several partition changes on second and third floors.

While no extensive examination has been made of the plans which we formerly had of the third floor, it appears likely that difficulty with meeting Building Code requirements would not arise, except possibly on the question of means of egress from the third floor. It is noted that the stairway from third to second floor nearer the front of the building, is approximately in the center of the depth of the building and on the third floor plan there would be two rooms (marked bedroom number 2 and bedroom number 3) between the front of the building and these stairs. That situation may raise a question under the Building Code as to separation of exits on the basis that a fire travelling the center stairway might prevent the occupants of the two front rooms from reaching the rear stairway also. Perhaps some "detour" arrangement can be worked out around this center stairway or some other expedient will be necessary, if your appeal is successful, as there may be some problems as to the amount of daylight through windows available for the third floor rooms, especially bedroom number 2 in the rear of the building and perhaps bedroom number 2 in the front of the building. If all of these rooms marked as bedrooms on third floor are finished off as rooms now, aggregate window area in each (outline of each is measured) would have to equal at least one-twelfth of the floor area of the room, and at least one window in each room would have to be at least 5' above the floor.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMB/O

Enclosure: Outline of appeal procedure

CC: Mark Barrott with last appeal papers attached
Asst. Ant. Corporation Counsel

Decided
9/30/49
49/86

City of Portland, Maine
Board of Appeals
—ZONING—

September 14, 19 49

To the Board of Appeals:

Your appellant, Bernice R. Clark, who is the owner of property at 21-27 Clifton 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 17, Paragraph E of the Zoning Ordinance,

Building permit to authorize provision of a third apartment on the third floor of the two-family dwelling house at 21-27 Clifton Street, to be owner occupied, with no physical outside changes, it not issuable under the Zoning Ordinance because more than the existing two apartments are not allowable under Section 10A of the Ordinance applying to Residence C Zone in which this property is located unless certain characteristics of the property exist and unless the proposition is first authorized by the Board of Appeals.

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 and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

Bernice R. Clark
Appellant

City of Portland, Maine
Board of Appeals

—ZONING—

Decision

Public hearing was held on the 30th day of September, 1949,
on petition of Bernice R. Clark, owner of property at
25-27 Clifton Street, seeking to be permitted an exception to the regulations of
the Zoning Ordinance relating to this property.

Building permit to authorize provision of a third apartment on the third floor of the two-family dwelling house at 25-27 Clifton Street, to be owner occupied, with no physical outside changes, is not issuable under the Zoning Ordinance because more than the existing two apartments are not allowable under Section 10A of the Ordinance applying to Residence C Zones in which this property is located unless certain characteristics of the property exist and unless the proposition is first authorized by the Board of Appeals.

The Board finds that an exception is not necessary in this case to grant reasonable use of property 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.

John L. Mitchell
Helen C. Grant
B. W. Hall
James J. Moore

Board of Appeals

DATE: September 30, 1949

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF BERNICE R. CLARK
AT 25-27 Clifton 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. Gatchell	()	(x)	
Mr. Holbrook	()	(x)	
Mrs. Frost	()	(x)	
Mr. Lake	(x)	()	
Mr. Moore	()	(x)	
	()	()	
	()	()	
	()	()	

Record of hearing:

Mrs. Clark for - mother lived in Apartment for 7 years - 1936 - 1942
Clark K. Ross for appellant - City is changing - any objections are
personal for three-family houses exist on street.

Mrs. Calderwood, Coyle Park, objects, states no bathtub, no kitchen
facilities - 3 flats will depreciate values, wants to keep it.
residential street.

Mrs. Serunian - opposes three family house for if one can do it, many
will.

Judge Chapman, Clifton Street composes 1 and 2 family houses, and the
people bought their houses on this premise and do not want a change
in the character of neighborhood.

Mrs. Powers objects (42 Clifton Street

32 Clifton Street objects.

See petition in file.

Sept mter 29, 1949

We the undersign a property holders object to

The granting of the petition to change the locality
located at 25 and 27 Clifton Street from a two family
dwelling to a three family dwelling which is con-
trary to the zoning rules for this locality

Marion L. Reed 33 Clifton St.
Carrie E. Reed 35 Clifton St.
Frank B. Bellings 38 Clifton St.
Lelia Chundubick 39 Clifton St.
Mrs. Blanche Woodbury 41 Pelham St.
Willard Woodbury "
Marion S. Steele 28 Clifton St.
Walter B. Steele "
Lydia A. Pease 57 Caye Street
Thomas A. Pease 59 Caye Street
Marjorie C. Sibley 11 Clifton St.
Theresa C. Carbin 11 Clifton St.
Margaret E. Hornum 19 Clifton Street
Wendell W. Cymu 32 Clifton St.
Kenneth M. Lynes 32 Clifton St.
Fay M. Caldwell 29 Clifton St.
Harp M. Beece 41 Clifton St.
Edw. P. Suckroff 83 Caye Street

CITY OF PORTLAND, MAINE

BOARD OF APPEALS

September 27, 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, September 30, 1949 at 10:30 a. m. to hear the following appeals:

Bernice H. Clark - 25-27 Union Street - change of use of two-family dwelling to three-family dwelling not permissible in Residence C Zone until authorized by the Board of Appeals.

Harry H. Hanson - 621-631 Forest Avenue - Construction of roof sign to be 55' long by 12' high on and above the roof not permissible because it would be closer than one hundred feet to a Residence C Zone, and because roof, over and upon which sign is proposed is less than 20' in height.

(See attached copies of notices for further details)

Percy Finberg - 25 Deble's Street - Construction of addition at side of minor garage not permissible because proposed new wall would be only 2 feet from side property line where no less than three feet is required in Residence A Zone.

Lillian Whittenboro - 311 Congress Street - construction of wooden outside stairway to serve as fire escape not permissible because there would be only about 6' between the proposed stairway and the side property line instead of the minimum of 10' required in the Limited Business Zone where located.

Board of Appeals

Robert L. Catwell

Chairman

CITY OF PORTLAND, MAINE

BOARD OF APPEALS

September 20, 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, September 30, 1949 at 10:30 a. m. to hear the appeal of Mrs. Bernice R. Clark requesting exception to the Zoning Ordinance to permit change of use of the two-family dwelling house at 25-27 Clifton Street to three family dwelling, with new third apartment on third floor to be owner occupied. In making this conversion there will be no outside physical changes to this building.

This permit is presently not issuable under the Zoning Ordinance because more than two existing two apartments are not allowable under Section 10A of the Ordinance applying to Residence C Zone in which this property is located unless certain characteristics of the property exist and unless the proposition is first authorized by the Board of Appeals.

This appeal is taken under Section 18L 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 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

CITY OF PORTLAND, MAINE

BOARD OF APPEALS

September 20, 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, September 30, 1949 at 10:30 a. m. to hear the appeal of Mrs. Bernice R. Clark requesting exception to the Zoning Ordinance to permit change of use of the two-family dwelling house at 25-27 Clifton Street to three family dwelling, with new third apartment on third floor to be owner occupied. In making this conversion there will be no outside physical changes to this building.

This permit is presently not issuable under the Zoning Ordinance because more than the existing two apartments are not allowable under Section 10A of the Ordinance applying to Residence C Zone in which this property is located unless certain characteristics of the property exist and unless the proposition is first authorized by the Board of Appeals.

This appeal is taken under Section 18E 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 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

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

September 27, 1949

Mrs. Bernice R. Clark
Box 156
South Windham, Maine

Dear Mrs. Clark:

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine on Friday, September 30, 1949 at 10:30 a. m. to hear your appeal under the Zoning Ordinance relating to the premises at 25-27 Clifton Street.

Please be present or be represented at this hearing in support of your appeal.

Very truly yours,
Board of Appeals
Robert L. Getchell
Chairman

M

WARREN McDONALD
INSPECTOR OF BUILDINGS

On reply refer

to file

AP-21-27 Clifton Street-I

CITY OF PORTLAND, MAINE

Department of Building Inspection

FU

September 6, 1949

Mrs. Bernice R. Clark
Box 156
South Windham, Maine

Subject: Application for building permit to cover
change of use of two family dwelling house at
21-27 Clifton Street to a three family apartment
house

Dear Mrs. Clark:

C
O
P
Y
As I have explained to you, the building permit to authorize provision of a third apartment on the third floor of your two family dwelling house at 21-27 Clifton Street, even though no physical changes are contemplated, is not issuable under the Zoning Ordinance because more than the existing two apartments are not allowable under Section 10A of the Zoning Ordinance applying to the Residence C Zone in which your property is located unless certain characteristics of the property exist and unless the proposition is first authorized by the Board of Appeals after the usual appeal procedure.

You have again indicated your desire to exercise your appeal rights and seek authorization from the Board of Appeals; and there is enclosed, therefore, an outline of the appeal procedure.

A substantial difference appears in the current application in comparison with the two former appeals which you have filed seeking to make three apartments in the building. This time you seek the right to make no physical alterations whatever while both of the other attempts contemplated enlargement of one dormer window and several partition changes on second and third floors.

While no extensive examination has been made of the plans which we formerly had of the third floor, it appears likely that difficulty with meeting Building Code requirements would not arise, except possibly on the question of means of egress from the third floor. It is noted that the stairway from third to second floor nearer the front of the building, is approximately in the center of the depth of the building and on the third floor plan there would be two rooms (marked bedroom number 2 and bedroom number 3) between the front of the building and these stairs. That situation may raise a question under the Building Code as to separation of exits on the basis that a fire travelling the center stairway might prevent the occupants of the two front rooms from reaching the rear stairway also. Perhaps some "detour" arrangement can be worked out around this center stairway or some other expedient adopted to compensate for this relative situation. Some change in hallway lighting will be necessary, if your appeal is successful, and there may be some problems as to the amount of daylight through windows available for the third floor rooms, especially bedroom number 2 in the rear of the building and perhaps bedroom number 2 in the front of the building. If all of these rooms marked as bedrooms on third floor are finished off as rooms now, aggregate window area in each (outline of sash is measured) would have to equal at least one-twelfth of the floor area of the room, and at least one window in each room would have to be at least 5' above the floor.

Very truly yours,

WMCD/G

Warren McDonald
Inspector of Buildings

Enclosure: Outline of appeal procedure

CC: Mark Barrett with last appeal papers attached
Assistant Corporation Counsel

AP 25-27 Clifton Street-I

January 23, 1947

Mrs. Bernice R. Clark
28 Upland Avenue
W. O. Armitage
23 Mitchell Road
South Portland

Subject: Application for building permit intended to cover alterations in the two family dwelling house at 25-27 Clifton Street and to change the use of the dwelling house to that of a three family apartment house

Dear Madam & Sir:

Mr. Armitage, as agent for the owner, has filed a new application for a permit for the above work which is, as far as I can see, identical with the proposal acted upon unfavorably by the Board of Appeals on November 15 last year.

The application of the Zoning Ordinance to your proposal is not changed, so that I am obliged to deny the building permit because the property is located in a Residence C Zone where such a use as the apartment house proposed is not included in the list of allowable uses in a Residence C Zone as set forth in Section 9A of the Zoning Ordinance.

You have indicated that you wish ^{to} seek an exception again from the Board of Appeals, and there is enclosed, therefore, to each of you an outline of the appeal procedure. I am told that the best time to file such an appeal at the office of the Corporation Counsel is in the afternoon.

Your attention is again called to the provisions of Section 9A8 of the Ordinance which authorizes the Board of Appeals to grant such an appeal if it is considered for the best interests to do so, provided certain physical conditions obtain as to the existing property and the proposal for change, those physical conditions relating to the size of the lot, the cubical volume of the building, the size and number of the proposed apartments, etc.

Your proposal to extend under the dormer windows represents an increase in volume which would not be solely for the purpose of compliance with the safety features of the Building Code, but would be to create additional space for living quarters, and, therefore, may offset the authority of the Board of Appeals in your case since one of the stipulating conditions is that the alteration can be made in compliance with the terms of the Building Code with only a minor increase in volume, such increase to be permissible solely for the purpose of compliance with the safety features of said Code and not to create additional space for living quarters.

We have not checked plans as to compliance with the Building Code requirements, and can hardly do so unless and until favorable action were received on your Zoning appeal. In that connection it would be well for both of you to examine again the next to last paragraph of my letter of October 18.

Very truly yours,

Inspector of Buildings

WMD/J

CC: Corporation Counsel
Encl: Outline of appeal procedure to each addressee.



(R) RESIDENCE ZONE - C
APPLICATION FOR PERMIT

Class of Building or Type of Structure Third
TENEMENT HOUSE

Portland, Maine, January 22, 1947

To the INSPECTOR OF BUILDINGS, PORTLAND, ME. Supersedes application of 10/14/46

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

Location 5-27 Clifton Street Within Fire Limits? no Dist. No. _____
Owner's name and address Bernice Clark, 28 Upland Avenue Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Not let Telephone _____
Architect William O. Armitage Specifications _____ Plans yes No. of sheets 4
Proposed use of building Tenement house No. families 3
Last use Dwelling house No. families 2
Material wood No. stories 3 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot Garage
Estimated cost \$ 1500 Fee \$ 2.75

General Description of New Work

To change use of building from two families to three families as per plans.

Details to be furnished after question of appeal is settled. *Appeal denied 2/14/47*
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 _____ 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 ft
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 plot? _____
Will there be in charge of the above work a person who has been observed to observe that the State and City requirements are observed? YES

APPROVED:

Bernice Clark

Signature of owner by: William O. Armitage

INSPECTION COPY

City of Portland, Maine
Board of Appeals
—ZONING—

Denied
2/14/47 42/7
WMT

January 24, 19 47

To the Board of Appeals:

Your appellant, Mrs. Bernice R. Clark, who is the owner of property at 25-27 Clifton 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 17, Paragraph E of the Zoning Ordinance.

Application for building permit to cover alterations in the two family dwelling house at 25-27 Clifton Street and to change the use of the dwelling house to that of a three family apartment house has been denied because the property is located in a Residence C Zone where such a use as the apartment house proposed is not included in the list of allowable uses in a Residence C Zone as set forth in Section 9A of the Zoning Ordinance.

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

Bernice R. Clark
Appellant

(see appeal of 11/16/46 - 46/97)

City of Portland, Maine
Board of Appeals

—ZONING—

Decision

Public hearing was held on the 14th day of February, 1947,
on petition of Mrs. Bernice R. Clark, owner of property at
25-27 Clifton Street, seeking to be permitted an exception to the regulations of
the Zoning Ordinance relating to this property.

Application for building permit to cover alterations in the two family dwelling
house at 25-27 Clifton Street and to change the use of the dwelling house to
that of a three family apartment house has been denied because the property
is located in a Residence C Zone where such a use as the apartment house proposed
is not included in the list of allowable uses in a Residence C Zone as set forth
in Section 9A of the Zoning Ordinance.

It was ~~hereby determined~~ ^{might} determined that exception to the Zoning Ordinance ~~might~~ be permitted
in this specific case by the following members:

Edw. J. Colley
Helen C. Frost
W. Francis Jones

Board of Appeals

But because the decision is not unanimous, the appeal is denied.

Edw. J. Colley
Chairman, Board of Appeals

47/7

February 14, 1947

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF MRS. BERNICE R. CLARK
AT 25-27 Clifton Street, Portland, Maine

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

Present for City

Board of Zoning Appeals members:-

Edward T. Colley
Helen C. Frost
B. William Holbrook
Robert L. Getchell
W. Francis Jensen

VOTE

	Yes	No
Mr. Colley	(x)	()
Mrs. Frost	(x)	()
Mr. Holbrook	()	(x)
Mr. Getchell	()	(x)
Mr. Jensen	(x)	()
	()	()
	()	()
	()	()

Municipal Officers:-

City officials:-

BOARD OF APPEALS
ZONING COMMITTEE CITY COUNCIL

PORTLAND, MAINE

The undersigned property owners object to the appeal of Mrs Fernice R. Clark to alter the property situated at 25 - 27 Clifton St from a two family house to a three apartment building. This property is located in a zone restricted to single and two family houses:

Ray W. Calderwood	29 Clifton Street
James M. Power	42 Clifton St.
Frank S. Billings	38 Clifton St.
Nenelell H. Syme	32 Clifton St.
Walter B. & Marion C. Steele	28 Clifton St.
Leibel H. Pense	57 York Street
Thomas A. Pense	57 York Street
Marion L. Reed	33 Clifton St.
Blanche B. Woodbury	41 Melrose St.
Willard H. Woodbury	41 Melrose St.
John H. March	89 Clifton St.
Walter O. Leach	75 Bay St.
Theresa A. Corbin	11 Clifton St.
Marjorie C. Sibley	11 Clifton Street
Leslie E. Warner	585 Forest Ave.
Margaret Sermon	19 Clifton St.
William S. Cummings	41 Arlington St.
John S. Merrill	41 Coyle St.
Ruben Merrill	41 Coyle St.
E. Louise Rawson	35 Coyle St.

Portland Maine
City of Portland. Feb. 7, 1947 47/7
Board of Appeals.

Gentlemen:-

This is to advise that
I object to the appeal of
Mrs. Bernice R. Clark to change
the two family dwelling house
at 25-27 Clifton St. to that
of a three family apartment
house.

Yours truly,
Frank S. Billings
38 Clifton St.

Mr. Nelson O. Leach,
75 Coyle Street,
Portland, Maine.

Dear Mr. Leach:

You undoubtedly have received notice from the City Hall that I am again applying before the Board of Appeals for a permit to change over my property at 25-27 Clifton Street from a two-family to a three-family house. I believe that you as signer of the petition submitted at the first hearing on November 1st, 1946 were the victim of misinformation as to my plans for renovation of this property. I would like to present the true facts for your judgment.

Prior to making any decisions, I offered to sell this property to the James E. Stephenson family at an absurdly low figure. They did not take advantage of this offer. I have since talked with them about their taking one of the prospective new apartments, but have received no definite answer from them. As you know, the first floor of this house has been occupied by the Stephensons for many years. During the Depression of the 1930's, pressure was continually brought to bear so that the rent was gradually reduced from the original \$60.00 to \$35.00 per month, and frozen at that level when the OPA came into being.

This house has been a financial burden to my family for many years. The changes planned and explained in the following paragraphs are one solution to this problem. At the same time, the change would provide an extra housing unit which I had planned to rent to an ex-serviceman.

As to the exterior, there will be no changes or outside construction in the house other than the extension of a dormer window from two windows to three. This dormer does not now and will not in the future interfere with any neighbor; its height precludes this possibility in that it overlooks the roof of the house next to my property and there is ample space between the two houses. I understand that there has been much misinformation as to fire escapes. There will be no construction of this nature.

As to the interior of this house, there are fifteen rooms now divided into two rents. The rooms are large and spacious, and when thoroughly modernized and redecorated, will make three very attractive apartments, two of five rooms and one of six rooms. (The sixth room being a dinette converted from a large pantry and storage room.) Heat, continuous hot water, basement laundry facilities, and garage space would be provided for all three apartments.

The renovation of this property would cost at least \$3,000. The rental price of two apartments, plus the fact that I would be living in the third unit myself, would guarantee that the changes would in no way detract from the neighborhood, but would tend to enhance the value of the property.

Your attention is called to the fact that the frontage of this lot is 100-feet, twice the amount necessary, but providing a lovely setting for a home of this size. Sale of a 50-foot lot for building purposes has been suggested to me, but I would prefer to keep the property intact if possible.

I will be glad to answer any further questions you may have, and may be reached at my home any evening by calling 2-2296.

Very truly yours,

C.

Bernice R. Clark.

47/7

CITY OF PORTLAND, MAINE

BOARD OF APPEALS

February 10, 1947

TO THE MEMBERS OF THE BOARD OF APPEALS:

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine on Friday, February 14, 1947 at ten-thirty o'clock in the forenoon upon the following appeals under the Zoning Ordinance:

S. R. Bartholomew - Lot No. 1 Emmaus Street - Allowable Use
(See attached notice for details)

Leon V. Walker - 5 Avon Place - Change of Use
(See attached notice for details)

Ridlon's Garage, Inc. - 329 St. John Street - Allowable Use
(See attached notice for details)

✓ Mrs. Bernice H. Clark - 25-27 Clifton Street - Allowable Use
(See attached notice for details)

In addition to the above "use" appeals, Joseph F. Coyne, 50 Tyng Street, has made application for building permit to cover construction of one-story addition 3-1/2 feet by 4 feet at the side of the dwelling house at this address. Said permit has been denied because under the Zoning Ordinance the dwelling is located in an Apartment House Zone and Section 70 provides that there shall be a side yard or space between the side of the dwelling and the side lot line of no less than 10 feet in width. Appellant is requesting permit for variation in such open or yard space as provided under Section 15M of the ordinance.

BOARD OF APPEALS

Edward T. Colley
Chairman

47/7

CITY OF PORTLAND, MAINE

BOARD OF APPEALS

February 10, 1947

Mrs. Bernice R. Clark
28 Upland Avenue
Portland, Maine

Dear Mrs. Clark:

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine on Friday, February 14, 1947 at ten-thirty o'clock in the forenoon upon your appeal under the Zoning Ordinance relating to your proposal to change the use of the dwelling house at 25-27 Clifton Street to that of a three family apartment house.

Please be present or be represented at this hearing in your behalf.

BOARD OF APPEALS

Edward T. Colley
Chairman

cc: Mr. W. O. Armitage
23 Mitchell Road
South Portland, Maine

January 24, 1947

Mrs. Bernice R. Clark
28 Upland Avenue
Portland, Maine

Dear Mrs. Clark:

As requested by Mr. W. O. Armitage, your agent, attached please find five copies of Appeal from regulations of Zoning Ordinance which has been filled out covering your application for building permit to cover alterations in the two family dwelling house at 25-27 Clifton Street and to change the use of the dwelling house to that of a three family apartment house. This permit has been denied because the property is located in a Residence C Zone where such a use as the apartment house proposed is not included in the list of allowable uses in a Residence C Zone as set forth in Section 9A of the Zoning Ordinance.

I would call your attention to the fact that before this Appeal can be filed by this office it will be necessary for you to pay to the Building Inspector a \$5.00 fee covering costs in connection with this appeal.

Two copies, original and one other, of the attached appeal must be signed by you, as owner of the property, and these two copies together with two of the other copies should be returned to this office. The remaining copy may be retained by you.

If these copies are returned promptly and the fee paid at the Building Inspector's office here in the City Building, I believe it will be possible to schedule the hearing on February 14, 1947 at 10:30 A. M.

Very truly yours,

Barnett I. Shur
Corporation Counsel

BIS:M
Encs.

47/7

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

February 3, 1947

To Whom It May Concern:

The Board of Appeals will hold a public hearing at the Council Chamber, City Hall, on Friday, February 14, 1947, at ten-thirty o'clock in the forenoon upon the appeal under the Zoning Ordinance of Mrs. Bernice R. Clark relating to proposal to make alterations in the two family dwelling house at 25-27 Clifton Street and to change the use of the dwelling house to that of a three family apartment house.

This building is located in a Residence C Zone where such a use as the apartment house proposed is not included in the list of allowable uses in a Residence C Zone as set forth in Section 9A of the Zoning Ordinance.

This appeal is taken under Section 17E 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

Edward T. Colley
Chairman

On reply refer

CITY OF PORTLAND, MAINE

to File

LP 25-27 Clifton Street-1 Department of Building Inspection

FU

January 23, 1947

Mrs. Bernice R. Clark
28 Upland Avenue
W. O. Armitage
23 Mitchell Road
South Portland

Subject: Application for building permit intended to cover alterations in the two family dwelling house at 25-27 Clifton Street and to change the use of the dwelling house to that of a three family apartment house

Dear Madam & Sir:

Mr. Armitage, as agent for the owner, has filed a new application for a permit for the above work which is, as far as I can see, identical with the proposal acted upon unfavorably by the Board of Appeals on November 16 last year.

The application of the Zoning Ordinance to your proposal is not changed, so that I am obliged to deny the building permit because the property is located in a Residence C Zone where such a use as the apartment house proposed is not included in the list of allowable uses in a Residence C Zone as set forth in Section 9A of the Zoning Ordinance.

You have indicated that you wish to seek an exception again from the Board of Appeals, and there is enclosed, therefore, to each of you an outline of the appeal procedure. I am told that the best time to file such an appeal at the office of the Corporation Counsel is in the afternoon.

Your attention is again called to the provisions of Section 9A8 of the Ordinance which authorize the Board of Appeals to grant such an appeal if it is considered for the best interests to do so, provided certain physical conditions obtain as to the existing property and the proposal for change, these physical conditions relating to the size of the lot, the cubical volume of the building, the size and number of the proposed apartments, etc.

Your proposal to extend under the dormer windows represents an increase in volume which would not be solely for the purpose of compliance with the safety features of the Building Code, but would be to create additional space for living quarters, and, therefore, may effect the authority of the Board of Appeals in your case since one of the stipulating conditions is that the alteration can be made in compliance with the terms of the Building Code with only a minor increase in volume, such increase to be permissible solely for the purpose of compliance with the safety features of said Code and not to create additional space for living quarters.

We have not checked plans as to compliance with the Building Code requirements, and can hardly do so unless and until favorable action were received on your Zoning appeal. In that connection it would be well for both of you to examine again the next to last paragraph of my letter of October 18.

Very truly yours,

(Signed) WARREN McDONALD

Inspector of Buildings

WMcL/J

CC: Corporation Counsel

Encl: Outline of appeal procedure to each addressee.

Memorandum from Department of Building Inspection, Portland, Maine

25-27 Clifton Street--Application for change of use from two families
to three families for Bernice Clark--12/4/46

Mr. W. O. Armitage
23 Mitchell Road
So. Portland, Maine
Bernice Clark
28 Upland Avenue

Dear Sir & Madam:

Since the appeal at the above location was denied on November
16, 1946, we are unable to issue the permit.

If the receipt for the fee paid to this office is returned not
later than December 14, 1946, the money will be returned by voucher.

(Signed) Warren McDonald
Inspector of Buildings

AP 25-27 Clifton Street-I

October 18, 1946

Mrs. Bernice K. Clark
28 Upland Avenue
Portland, Maine

Subject: Application for building permit intended to
cover alterations in the 3-family dwelling house
at 25-27 Clifton Street and to change the use of
the dwelling house to that of 3-family apartment
house

Dear Madam:

As you are aware, I am unable to issue the building permit for the above work because the property is located in a Residence C Zone under the Zoning Ordinance, where such use as an apartment house is not included in the list of allowable uses stated in Section 2A of the ordinance.

You have indicated your desire to seek an exception in this specific case from the Board of Appeals, and there is enclosed, therefore, an outline of the appeal procedure. The situation which you have as to size of building, area of lot etc. and what you propose in the way of alterations make quite a difference as to whether or not the Board of Appeals have authority under the appeal clause of the ordinance to grant such an appeal.

The ordinance gives powers to the Board specifically to grant such an exception, if (1) the cubical volume of the dwelling house above the first floor is more than 30,000 cubic feet; (2) the change of use can be made in compliance with the terms of the Building Code without any increase in volume of the building other than a minor increase for the sole purpose of compliance with the safety features of the Building Code and not to create additional space for living quarters; (3) open piazzas or porches more than one-story in height or with the floor higher than the ground floor of the dwelling are not intended, and open outside stairs extending above ground floor of dwelling not intended; (4) there is such an area of lot as to equal 2,000 square feet for each dwelling unit; (5) no living quarters below first floor; (6) each apartment will have a floor area of not less than 600 square feet, exclusive of partitions, public hallways and storage space in cellar, basement or attic.

If the present situation or any feature of your proposal does not coincide with the above stipulations, the question will come up under the appeal as to whether or not the Board of Appeals have powers to grant the exception under the limitations of the appeal clause. From information I find in the Assessors office it appears that the lot has 19,000 square feet in it, thus being well over the limit of 2,000 square feet for each of the proposed apartments. Also the same records indicate much more than 30,000 cubic feet in the present building above the first floor.

From your plan it appears that each of the three apartments would have well over 600 square feet of floor area, although the arrangement as to apartments is not fully understood, especially as to distribution of the bedrooms on third floor to the three apartments. I note, however, that you propose an extension of one dormer window, and this undoubtedly would mean an increase in volume, though a small one which would be outside of the limitations stated in the ordinance.

I have not made a careful examination of the plan from the standpoint of Building Code requirements, and can hardly take time to do it unless and until successful action may be taken on the appeal under the Zoning Ordinance. I believe there are

October 18, 1946

Mrs. Bernice R. Clark ----- 2

some indications missing on the plans to show compliance with the Building Code-- for instance I can find no indication of the headroom (height from floor to ceiling) on third floor plan; if the third floor rooms are all now finished, I presume the architect has checked the proposition to make sure that there is an exterior window in each room equal in area to at least $1/12$ of the floor area of the room. If the present third floor rooms are not finished, this proportion would be $1/10$ instead of $1/12$. It is quite certain that something will have to be done about the separation of the means of egress on third floor since the bedroom marked number 3 and one of the two bedrooms marked number 2 (the front one) would have to use the stairs in the front of the building to reach the rear stairs, and as far as I can see there is no passageway through from the center stairhall to the rear stairhall anyway.

These Building Code questions may well be cleared up with better understanding before the public hearing on the zoning appeal.

Very truly yours,

Inspector of Buildings

MMCS/S

CC: Mr. W. O. Armitage
25 Mitchell Road
So. Portland, Maine

Mr. Mayo Faxon
Corporation Counsel

Encl: Outline of appeal procedure

Location 25-27 Capitol
Date 12/4/46

Permit ☒
Inquiry ☐
Complaint ☐

O. H. 825 work
application
appeal denied
(direct date)

and permit
denied - then
filed appeal as a
denied permit.

Was the fee
actually paid
for permit. I am
sure you have
a good letter
to the committee
to our telling
them that since
of the was denied
on 11/16/46 date and

we are unable
BI 67 to assess permit
refund can be made
by your direct
returned to the 12/1/46
12/4/46

City of Portland, Maine
Board of Appeals
—ZONING—

October 19th 1946

To the Board of Appeals:

Your appellant, **Hernico R. Clark**, who is the owner of property at **25-27 Clifton 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 17, Paragraph E of the Zoning Ordinance,

Application made for building permit intended to cover alterations in the two-family dwelling house at above location and to change the use of the dwelling house to that of three-family apartment house, which said permit has been refused by the Building Inspector because the property is located in a Residence C Zone under the Zoning Ordinance where such use as an apartment house is not included in the list of allowable uses stated in Section 9A of the ordinance.

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

Appellant



RESIDENCE ZONE - C
APPLICATION FOR PERMIT

Class of Building or Type of Structure Third

Portland, Maine, October 14, 1946

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to ~~reconstruct~~ change use of the following building ~~structure~~ 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 25-27 Clifton Street Within Fire Limits? no Dist. No. _____
Owner's name and address Bernice Clark, 28 Upland Avenue Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address not let Telephone _____
Architect William O. Armitage Specifications _____ Plans yes No. of sheets 1
Proposed use of building Tenement Dwelling house No. families 3
Last use Dwelling house No. families 2
Material wood No. stories 3 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot Garage
Estimated cost \$ 1500 Fee \$ 3.75

General Description of New Work

To change use of building from two families to three families as per plans.

12 W.F.S. - Ass'n 1924 Survey - 1543 sq. ft. lot 1543
56966 sq. ft. lot 7
10000 sq. ft. of land 10801
50966 - 10801 = 40165 sq. ft.
Armitage

Details to be furnished after question of appeal is settled.

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 _____ 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:

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

INSPECTION COPY

Signature of owner by:

Bernice Clark

William O. Armitage

Permit No. 46/

Location: 25-27 Canton St.

Owner Bennie Pearl

Date of permit - 10/1/76

Netif. closing-in

Insom. - closing-in

High Note	Low Note
-----------	----------

1110011757

1. Inal Inspil.

Cert. of Occupancy issued

100-443887-100

2000

City of Portland, Maine
Board of Appeals
—ZONING—

October 19th , 19 46

To the Board of Appeals:

Your appellant, **Bernice R. Clark**, who is the owner of property at **25-27 Clifton 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 17, Paragraph E of the Zoning Ordinance,

Application made for building permit intended to cover alterations in the two-family dwelling house at above location and to change the use of the dwelling house to that of three-family apartment house, which said permit has been refused by the Building Inspector because the property is located in a Residential C Zone under the Zoning Ordinance where such use as an apartment house is not included in the list of allowable uses stated in Section 9A of the ordinance.

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

Bernice R. Clark
Appellant

46/97
Denied
11/16/46
LWS

City of Portland, Maine
Board of Appeals

—ZONING—

Decision

Public hearing was held on the 1st day of November, 1946 .
on petition of Bernice R. Clark, owner of property at
25-27 Clifton Street, seeking to be permitted an exception to the regulations of
the Zoning Ordinance relating to this property.

Application was made for building permit intended to cover alterations in
the two-family dwelling house at above location and to change the use of the
dwelling house to that of three-family apartment house, which said permit was
refused by the Building Inspector because the property is located in a
Residence C Zone under the Zoning Ordinance where such use as an apartment house
is not included in the list of allowable uses stated in Section 9A of the ordi-
nance, unless the Board of Appeals has approved the alterations and change of
use.

This appeal is denied.

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

Helen G. Frost
St. Anthony's

Edw J. Colby
Franklin H. Kahli

Board of Appeals

44/97
Denied

11/16/46

WMA

44/97

Clark

Dr. O. Umbridge
for

4 mos
1 yes

Judge Chapman for

Mrs. Scimman

for adj. property

Several neighbors

46/97

We the undersigned property owners object to the
granting of a permit to alter the property located
25 n 27 Clifton St from a two family house to a
three family house.

Fay W Calderwood	299 Clifton Street
Marion L. Reed	33 Clifton St
Winifred H. Lyman	32 Clifton St.
Josephine M. Barra	12 - 18 Clifton St.
Marion W. Tripalodi	18 Clifton St
Margaret Serunian	19 Clifton St.
Alice G. Hanson	49 Clifton St.
John H. Munk	69 Clifton St.
Stage M. Powers	42 Clifton St.
Frank S. Billings	38 Clifton St.
Walter B. Steele	28 Clifton St.
Marion Steele	28 Clifton St.
Willard H. Woodbury	41 Melrose St.
Walter L. Smith	75 Bay St.
Theodora C. Carbin	11 Clifton Street
Margaret C. Libby	11 Clifton Street
Leslie G. Warren	585 Forest Ave
Ruby J. Cummings	41 Arlington St.
Susan J. Woodbury	65 Clifton St.

46/97

City of Portland, Maine
Board of Appeals

October 22, 1946

Bernice I. Clark
28 Upland Avenue
Portland, Maine

Dear Madam:

The Board of Appeals will hold a public hearing at the Council Chamber, City Hall, on Friday, November 1st, 1946, at eleven o'clock in the forenoon upon your appeal under the Zoning Ordinance relating to a proposal to permit alterations in and change the use of the two-family dwelling house at 25-27 Clifton Street to a three-family apartment house.

Please be present or be represented at this hearing in support of your appeal.

BOARD OF APPEALS

Helen C. Frost
Chairman

46/97

City of Portland, Maine
Board of Appeals

October 22, 1946

To Whom It May Concern:

The Board of Appeals will hold a public hearing at the Council Chamber, City Hall, on Friday, November 1st, 1946, at eleven o'clock in the forenoon upon the appeal under the Zoning Ordinance of Bernice R. Clark relating to a proposal to permit alterations in and change the use of the two-family dwelling house at 25-27 Clifton Street to a three-family apartment house.

This property is located in a Residence C Zone where such a use is not allowable under Section 948 of the Zoning Ordinance unless the Board of Appeals has approved the alterations and change of use.

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

Helen C. Frost
Chairman



FILL IN COMPLETELY AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

RECEIVED

Permit No.

1924

DEPT. OF BLDG. INSPECTION
Portland, ME.

AUG 7 1935

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a perm. 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 21 Clifton St.

Use of Building Residence

Name and address of owner Mrs. Geo. P. Reed, 21 Clifton St.

Ward 6

Contractor's name and address Easternoil Inc., 135 Marginal Way

Telephone 3-6495

General Description of Work

To install Two Model A Easternoil Automatic Oil Burners and two 275 gal. tanks

IF HEATER, POWER BOILER OR COOKING DEVICE

Is heater or source of heat to be in cellar? yes If not, which story _____ Kind of fuel oil

Material of supports of heater or equipment (concrete floor or what kind) concrete

Minimum distance to wood or combustible material, from top of boiler or casing top of furnace, _____

from top of smoke pipe _____, from front of heater _____, from sides or back of heater _____

Size of chimney flue _____ Other connections to same flue _____

IF OIL BURNER

Name and type of burner Easternoil-gun type Labeled and approved by Underwriters' Laboratories? yes

Will operator be always in attendance? no Type of oil feed (gravity or pressure) pressure

Location oil storage cellar No. and capacity of tanks two 275 gal.

Will all tanks be more than seven feet from any flame? yes How many tanks fireproofed? _____

Amount of fee enclosed? \$1.50 (\$1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

INSPECTION COPY

Signature of contractor

Chas. M. Minton Jr.

CERTIFICATE OF
COMPLIANCE
REQUIREMENT IS WAIVED
ON BASIS OF
LATEST
CLOSING OF
WATER

9/13/35 for Complaint

Ward 8 Permit No. 35/1224

Location 27 Clefton St.

Owner George P. Reed

Date of permit 8/12/35

Post Card sent 8/12/35

Notif. for insp. None

Approval Tag issued 9/9/35. C.B.

See Comp. C-35/138 Oil Burner Check List (date) 9/9/35. C.B.

- | | |
|------------------------------|------------|
| 1. Kind of heat | Hot Water? |
| 2. Label | ✓ |
| 3. Anti-siphon | ✓ |
| 4. Oil storage | ✓ |
| 5. Tank distance | ✓ |
| 6. Vent pipe | ✓ |
| 7. Fill pipe | ✓ |
| 8. Gauge | ✓ |
| 9. Rigidity | ✓ |
| 10. Feed safety | ✓ |
| 11. Pipe sizes and material | ✓ |
| 12. Control valve | ✓ |
| 13. Ash pit vent | ✓ |
| 14. Temp. or pressure safety | ✓ |
| 15. Instruction card | ✓ |
| 16. | |

NOTES

9/9/35. Combustible covering about 3" from smoke-hood. Heater on wood's

boards at side. Combustible covering 4" from smokepipe for run of 2'0". Wood should be cut away for 3" clearance all around where smokepipe passes through sheathed partition. No clean-outs although two have evidently to be put in. C.B.



APPLICATION FOR PERMIT

PERMIT ISSUED
Permit No. 1,234

Class of Building or Type of Structure Third Class

AUG 12 1925

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

Portland, Maine, August 12, 1925

Supersedes application of 8/23/24

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

Location 27-29 Clifton Street Ward 8 Within Fire Limits? no Dist. No. _____
Owner's or Lessee's name and address Mrs. G. P. Reed, 27 Clifton St. Telephone 2 7539
Contractor's name and address Owner Telephone _____
Architect's name and address _____
Proposed use of building dwelling house No. families 2
Other buildings on same lot garage, play house,
Plans filed as part of this application? no No. of sheets _____
Estimated cost \$ 50. Fee \$.50

Description of Present Building to be Altered

Material wood No. stories 2 1/2 Heat _____ Style of roof _____ Roofing _____
Last use dwelling house No. families 2

General Description of New Work

To alter three existing windows on the third floor, making them shorter and wider, and to make certain minor changes in location of one or more doors. A toilet is to be provided in an existing room which is legally vented by an outside window. The purpose of these changes is to provide somewhat separate rooms for a member of the family which is to occupy the second floor. The applicant agrees for herself, her heirs and assigns that no cooking will habitually be done on this third floor and that no separate cooking establishment will be provided on the third floor, at least in such a way as to make any part of the third floor constitute a third apartment in the building as defined and indicated by the Building Code.

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

CERTIFICATE OF OCCUPANCY
NOT REQUIRED

Details of New Work

NOTIFICATION BEFORE LATH

Size, front _____ depth _____ No. stories _____ Height average grade to top of plate _____
To be erected on solid or filled land? _____ earth or rock? _____
Material of foundation _____ Thickness, top _____ bottom _____
Material of underpinning _____ Height _____ Thickness _____
Kind of Roof _____ Rise per foot _____ Roof covering _____
No. of chimneys _____ Material of chimneys _____ of lining _____
Kind of heat _____ Type of fuel _____ Is gas fitting involved? _____
Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
Material columns under girders _____ Size _____ Max. on centers _____
Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 3x6 or larger B. 6' on center in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.
Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
Is one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

No. cars now accommodated on same lot _____, to be accommodated _____
Total 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 above work require removal or disturbing of any shade 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

INSPECTION COPY

Signature of owner Archie J. Reed
G. P. Reed

Ward 8 Permit No. 35/1234

Location 27-29 Clifton St.

Owner Mrs. G. C. Reed

Date of permit 8/12/35

Notif. losing-in

Inspn. closing-in

Final Notif.

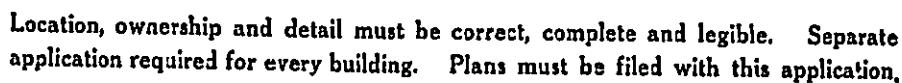
Final Inspn. 8/16/35

Cert. of Occupancy issued none

NOTES

8/16/35 - Work being

done - AGS



(3d CLASS BUILDING)

Portland, Me., October 15, 1917 19

TO THE
INSPECTOR OF BUILDINGS:

The undersigned hereby applies for a permit to build, according to the following Specifications:—

Specifications:—

Location, 21-27 Clifton St. Wd. A.

Name of owner is? H. N. Blanchard Address, 48 Clifton St.

Name of mechanic is? Willis & Rumary " Woodfords St.

Name of architect is? "

Proposed occupancy of building (purpose)?.....private garage.

If a dwelling or tenement house, for how many families?

Are there to be stores in lower story? No

Size of lot, No. of feet front? .100 ; No. of feet rear? , No. of feet deep? .100

Size of building, No. of feet front? .20 ... ; No. of feet rear? , No. of feet deep?... .20

No. of stories, front? one..... ; rear?

No. of feet in height from the mean grade of street to the highest part of the roof?... 14 ft.

Distance from lot lines, front? 70 feet, side?..... 6 feet; side?..... 6 feet; rear?..... 6 feet

Firestop to be used? and twelve feet from any building....

Will the building be erected on solid or filled land?

Will the foundation be laid on earth, rock, or piles?...

If on piles, No. of rows? distance on centres?..... length of?.....

Diameter, top of? diameter, bottom of?.....

Size of posts?..

" girts?

" floor timbers' 1st floor concrete.. , 2d..... , 3d..... , 4th.....

O C. " " " " " " " " " " " "

Span " " " " " " " " " " " "

Braces, how put in?

Building, how framed?

Material of foundation? concrete..... thickness of?..... laid with mortar?

Underpinning, material of? height of? thickness of?.....

Will the roof be flat, pitch, mansard, or hip? pitch... Material of roofing?..... Asphalt

Will the building be heated by steam, furnaces, stoves or grates?..... none.... Will the flues be lined?.....

Will the building conform to the requirements of the law?..... Yes

No. of brick walls? and where placed?.....

Means of egress?

PERMIT MUST BE RECEIVED BEFORE BEGINNING WORK

If the building is to be occupied as a Tenement House, give the following particulars:

What is the height of cellar or basement?.....
 What will be the clear height of first story?..... second?..... third?.....
 State what means of egress is to be provided?.....
Scuttle and stepladder to roof?.....

Estimated Cost,
\$ 350.00

Signature of owner or authorized representative.

Address.

Plans submitted? Received by?

191 7. ✓

No. 5202.....

**APPLICATION FOR
PERMIT TO BUILD 3d CLASS BUILDING**

LOCATION

No. 48 Clifton Street.....

g. 1: 27.....

Ward 8

Inspector

CONDITIONS

PERMIT GRANTED

October 16, 1917.....191

Permit filled out by.....

Permit number.....

Plan number.....

FINAL REPORT

191

Has the work been completed in accordance with
this application and plans filed and approved?

Law been violated?

Nature of violation?

APPROVAL OF PLANS

Supervisor of Plans

Violation removed when?.....191

Estimated cost of building, etc., \$.....

Building Inspector.

931065

Permit # City of Portland **BUILDING PERMIT APPLICATION Fee 25.00 Zone** Map # Lot #
 Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Jane Mahoney Phone #

XXXXXX Lease: Catherine Breer/Blackrock Design

LOCATION OF CONSTRUCTION 27 Clifton St (3rd fl)

Contractor: Sub:

Address: Phone #

Est. Construction Cost: Proposed Use: 3-fam w/home occ

Past Use: 3-fam

of Existing Res. Units # of New Res. Units

Building Dimensions L W Total Sq. Ft.

Series: # Bedrooms Lot Size:

Intended Use: Seasonal Condominium Conversion

Conversion Change of Use from 3-fam to 3-fam w/home occupation

For Official Use Only

Date Nov 12, 1993

Subdivision:

Inside Fire Limits

Name

Bldg Code

Lot NOV 16 1993

Time Limit

Ownership:

Estimated Cost

CITY OF PORTLAND

Zoning:

Street Frontage Provided:

Provided Setback: Front Back Side Side

Review Required:

Zoning Board Approval: Yes No Date:

Planning Board Approval: Yes No Date:

Conditional Use: Variance Site Plan Subdivision

Shoreland Zoning: Yes No Floodplain: Yes No

Special Exception

Other (Explain) NOA - 11-15-93

HISTORIC PRESERVATION

1. Ceiling Joists Size:

2. Ceiling Strapping Size Spacing

3. Type Ceilings:

4. Insulation Type Size

5. Ceiling Height:

Not a District nor Landmark.

Does not require review.

Requires Review.

Roof:

1. Truss or Rafter Size Span Action Approved

2. Sheathing Type Size

3. Roof Covering Type

Chimneys:

Type:

Number of Fire Places

Date:

Signature:

Heating:

Type of Heat:

Electrical:

Service Entrance Size:

Smoke Detector Required

Yes No

Plumbing:

1. Approval of soil test if required

Yes No

2. No. of Tubs or Showers

3. No. of Flushes

4. No. of Lavatories

5. No. of Other Fixtures

Swimming Pools:

1. Type:

2. Pool Size:

3. Must conform to National Electrical Code and State Law.

PERMIT ISSUED WITH REQUIREMENTS

Permit Received By Mary Gresik

Signature of Applicant Catherine P Breer Date Nov 12, 1993

Signature of CEO Catherine Breer

Inspection Dates

White-Tax Assessor

Yellow-GPCOG

White Tag - CEO

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Mr. Raul

Foundations

1. Type of Soil:

2. Set Backs - Front Rear Side(s)

3. Footings Size:

4. Foundation Size:

5. Other

Graphic Design

Ceiling:

Floors:

1. Sills Size:

2. Girder Size:

Sills must be anchored.

3. Lally Column Spacing: Size:

4. Joists Size:

5. Bridging Type:

6. Floor Sheathing Type:

7. Other Material:

Spacing 16" O.C.

Exterior Walls:

1. Studding Size Spacing

2. No. windows

3. No. Doors

4. Header Sizes Span(s)

5. Bracing: Yes No

6. Corner Posts Size

7. Insulation Type Size

8. Sheathing Type Size

9. Siding Type Weather Exposure

10. Masonry Materials

11. Metal Materials

Interior Walls:

1. Studding Size Spacing

2. Header Sizes Span(s)

3. Wall Covering Type

4. Fire Wall if required

5. Other Materials

PERMIT ISSUED WITH REQUIREMENTS

931065

Permit # _____ City of Portland BUILDING PERMIT APPLICATION Fee 25.00 Zone _____ Map # _____ Lot # _____

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Jane Mahoney Phone # _____

Leasee: Catherine Breer/Blackrock Design

LOCATION OF CONSTRUCTION 27 Clifton St (3rd fl)

Contractor: _____ Sub: _____

Address: _____ Phone # _____

Est. Construction Cost: _____ Proposed Use: 3-fam w/home occ

Past Use: 3-fam

of Existing Res. Units _____ # of New Res. Units _____

Building Dimensions L _____ W _____ Total Sq. Ft. _____

Stories: _____ # Bedrooms _____ Lot Size: _____

Is Proposed Use: Seasonal _____ Condominium _____ Conversion _____

Explain Conversion Change of Use from 3-fam to 3-fam w/home occupation

Foundation:

- 126-2-5 Graphic Design
1. Type of Soil: _____
 2. Set Backs Front _____ Rear _____ Side(s) _____
 3. Footings Size: _____
 4. Foundation Size: _____
 5. Other _____

Floor:

1. Sills Size: _____ Sills must be anchored.
2. Gird Size: _____
3. Lally Column Spacing: _____ Size: _____ Spacing 16" O.C.
4. Joists Size: _____
5. Bridging Type: _____ Size: _____
6. Floor Sheathing Type: _____ Size: _____
7. Other Material: _____

Exterior Walls:

1. Studding Size _____ Spacing _____
2. No. windows _____
3. No. Doors _____
4. Header Sizes _____ Span(s) _____
5. Bracing: Yes _____ No _____
6. Corner Posts Size _____
7. Insulation Type _____ Size _____
8. Sheathing Type _____ Size _____
9. Siding Type _____ Weather Exposure _____
10. Masonry Materials _____
11. Metal Materials _____

Int. for Walls:

1. Studding Size _____ Spacing _____
2. Header Sizes _____ Span(s) _____
3. Wall Covering Type _____
4. Fire Wall if required _____
5. Other Materials _____

For Official Use Only

Date Nov 12, 1993

Inside Fire Limits _____

Bldg Code _____

Time Limit _____

Estimated Cost _____

Subdivision:

Name:

Lot:

Ownership:

Private:

Public:

City of Portland

Zoning:

Street Frontage Provided: _____

Provided Setbacks: Front _____ Back _____ Side _____ Side _____

Review Required:

Zoning Board Approval: Yes _____ No _____ Date: _____

Planning Board Approval: Yes _____ No _____ Date: _____

Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____

Shoreland Zoning Yes _____ No _____ Floodplain Yes _____ No _____

Special Exception _____

Other (Explain) _____

Ceiling:

1. Ceiling Joists Size: _____ Spacing _____
2. Ceiling Strapping Size _____ Spacing _____
3. Type Ceiling: _____ Size _____
4. Insulation Type _____ Size _____
5. Ceiling Height: _____

Roof:

1. Truss or Rafter Size _____ Spacing _____
2. Sheathing Type _____ Size _____
3. Roof Covering Type _____

Chimneys:

Type: _____ Number of Fire Places _____

Heating:

Type of Heat: _____

Electrical:

Service Entrance Size: _____ Smoke Detector Required Yes _____ No _____

Plumbing:

1. Approval of soil test if required Yes _____ No _____
2. No. of Tubs or Showers _____
3. No. of Flushes _____
4. No. of Lavatories _____
5. No. of Other Fixtures _____

Swimming Pools:

1. Type: _____
2. Pool Size: _____ Square Footage _____
3. Must conform to National Electrical Code and State Law.

Permit Received By Mary Gresik

Signature of Applicant Catherine P. Breer Date Nov 12, 1993

Signature of CEO Catherine Breer Date _____

Inspection Dates _____

White-Tax Assessor

Yellow-GPCOG

White Tag REQ

MR. RALP

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PLOT PLAN

N

FEES (Breakdown From Front)

Base Fee \$ _____
 Subdivision Fee \$ _____
 Site Plan Review Fee \$ _____
 Other Fees \$ _____
 (Explain) _____
 Late Fee \$ _____

Inspection Record

Type

Date

A. Rowe
OK

5/9/93

COMMENTS

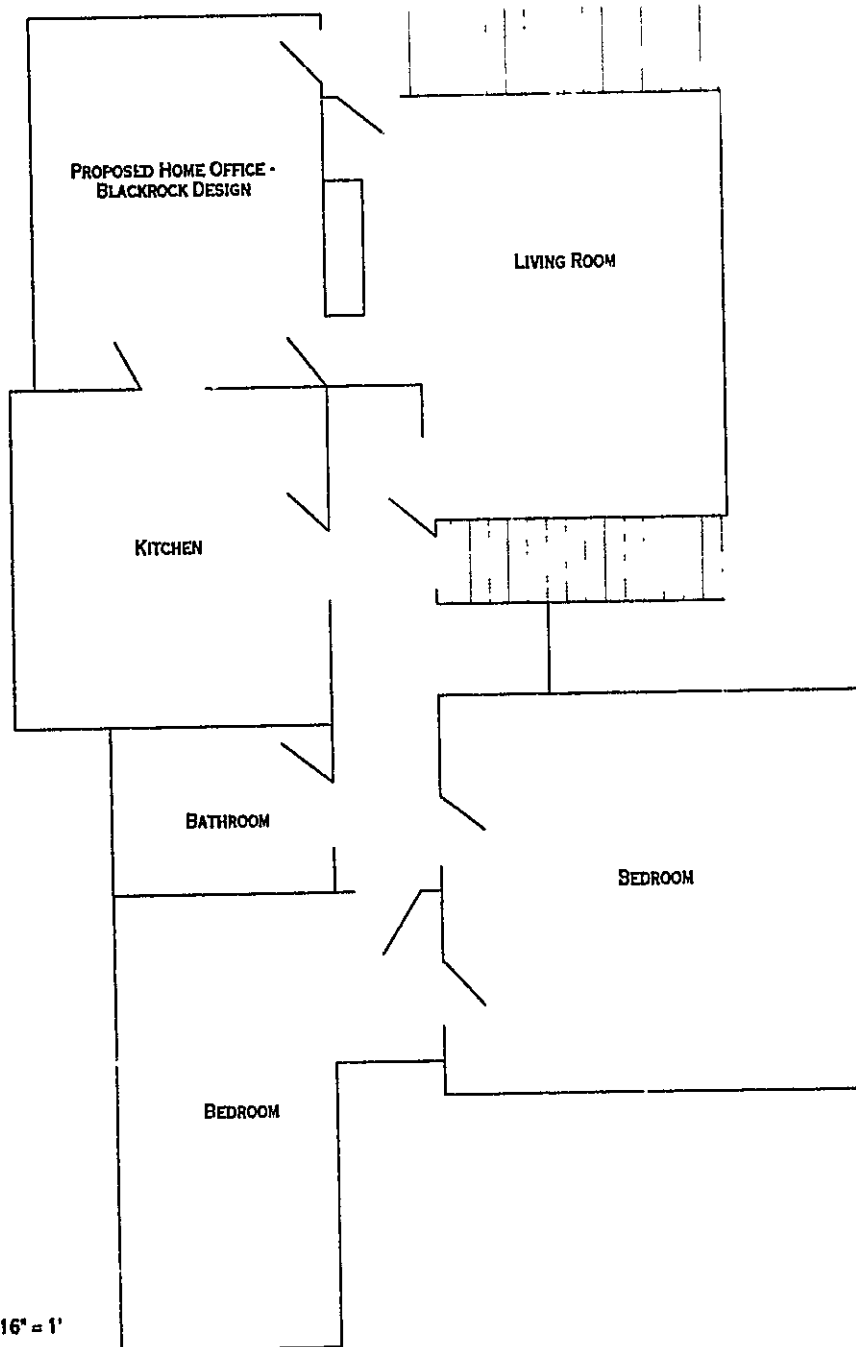
Signature of Applicant

Catherine P. Brewer

Date

11-12-93

27 CLIFTON STREET, PORTLAND, 3RD FLOOR PLAN
OWNER-JANE MAHONEY TENANTS-CATHERINE & DOUGLAS BREER



CLIFTON STREET

To: City of Portland Zoning Board

Re: Change of 3-family home to 3-family home with home office

I, Jane Mahoney, owner of 27 Clifton Street, do hereby grant permission to Catherine Breer
D/B/A/ Blackrock Design, to utilize the third floor for a home office.

Signed Jane E Mahoney

Date 11/6/93