

55-57 CLIFTON STREET

SHAW-WALKER

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APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP .....
B.O.C.A. TYPE OF CONSTRUCTION ..... 000495

JUN 21 1979

ZONING LOCATION R-3 PORTLAND, MAINE, 6-21-79

CITY OF PORTLAND

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE
The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or installation in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

- LOCATION: Clifton Street
1. Owner's name and address: Sandra & Neville Knowles - same
2. Lessee's name and address
3. Contractor's name and address
4. Architect
Proposed use of building: Dwelling
Last use: Same
Material: No. stories, Heat, Style of roof, Roofing
Other buildings on same lot
Estimated contractual cost \$

FIELD INSPECTOR - Mr. [Name]
This application is for: Dwelling
Change of Use from Dwelling to dwelling with two roomers as home occupation.
Stamp of Special Conditions

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

PERMIT IS TO BE ISSUED TO 1 2 3 4
Other:

DETAILS OF NEW WORK

- Is any plumbing involved in this work?
Is any electrical work involved in this work?
Is connection to be made to public sewer?
Has septic tank notice been sent?
Height average grade to top of plate
Size, front depth
Material of foundation
Kind of roof
No. of chimneys
Rise per foot
Roof covering
Framing Lumber - Kind
Dressed or full size?
Corner posts
Sills
Size Girder
Columns under girders
Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor, 2nd, 3rd, roof
On centers: 1st floor, 2nd, 3rd, roof
Maximum span: 1st floor, 2nd, 3rd, roof
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

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

APPROVALS BY:
BUILDING INSPECTION - PLAN EXAMINER
ZONING:
BUILDING CODE:
Fire Dept.:
Health Dept.:
Others:

MISCELLANEOUS
Will work require disturbing of any tree on a public street?
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?

Signature of Applicant: Neville Knowles
Type Name of above: Neville Knowles
Phone #:
Other:
and Address:

FIELD INSPECTOR'S COPY

NOTES

JUNE 26/79

OK

Permit No. 59/995

Location 511 (111) Ave. N

Owner Sanderson, Merrill, Rowland

Date of permit 6-21-79

Approved 6-21-79

[Empty lined area for notes]

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February 27, 1979

Neville J. Knowles  
57 Clifton Street  
Portland, Maine

Re: 57 Clifton Street

Dear Mr. Knowles:

It has come to the attention of this office that you have an office in your home, and have erected a sign in front of this property advertising the service.

Our records show that no one has ever applied for a home occupation permit from this department for this use. It is necessary that someone apply not later than March 15, 1979.

A floor plan should be submitted with the application showing the location of the office and a plot plan showing the location of the sign and its size.

Should you have any questions, do not hesitate to call this office.

Sincerely,

Hubert Irving  
Building Inspector

HITC

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

000144

MAR 19 1979

LOCATION A-3 PORTLAND, MAINE

CITY OF PORTLAND

DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

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

LOCATION 57 Clifton Street 04101 Fire District #1 [ ] #2 [ ]
Owner's name and address Neville J. Knowles - same Telephone .77A-3539
Lessee's name and address Contractor's name and address Telephone
Architect Specifications Plans No. of sheets
Proposed use of building dwelling No. families 2
Last use same No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot Fee \$ 5.00
Estimated contractual cost \$

FIELD INSPECTOR—Mr. Hugh GENERAL DESCRIPTION

This application is for: @ 775-5451 Ext. 234
Dwelling
Garage
Masonry Bldg.
Metal Bldg.
Alterations
Demolitions
Change of Use
Other

For home occupation as Notary Public also sign, 6 in. xx 24 in, already existing
Stamp of Special Conditions

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

PERMIT IS TO BE ISSUED TO 1 [x] 2 [ ] 3 [ ] 4 [ ]
Other:

DETAILS OF NEW WORK

Is any plumbing involved in this work? Is any electrical work involved in this work?
Is connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber—Kind Dress or full size? Corner posts Sills
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor 2nd 3rd roof
On centers: 1st floor 2nd 3rd roof
Maximum span: 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

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

APPROVALS BY:

BUILDING INSPECTION—PLAN EXAMINER

ZONING: O.R. M.P.D. 3/19/79

BUILDING CODE:

Fire Dept.:

Health Dept.:

Others:

DATE

MISCELLANEOUS

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

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

Signature of Applicant Neville J. Knowles Phone # same

Type Name of above Neville J. Knowles [x] 2 [ ] 3 [ ] 4 [ ]

Other and Address

FIELD INSPECTOR'S COPY

NOTES

3/19/79

Handwritten notes on a set of horizontal lines.

Permit No. 19/144  
Location 57 (1) Henry St  
Owner Phillip D. Sanchez  
Date of permit 3-19-79  
Approved 3-19-79

Empty horizontal lines for notes.

Empty horizontal lines for notes, with a large handwritten 'X' drawn across the middle.



CITY OF PORTLAND, MAINE  
DEPARTMENT OF BUILDING INSPECTION  
COMPLAINT

Location:  
57 Clifton St.

INSPECTION COPY

COMPLAINT NO. 78/109

Date Received Nov. 16, 1978

Location 57 Clifton St. Use of Building dwelling  
Owner's name and address Neville J Knowles Telephone \_\_\_\_\_  
Tenant's name and address Knowles Telephone \_\_\_\_\_  
Complainant's name and address neighbor Telephone \_\_\_\_\_

Description: Home occupation without permit - also sign on porch

NOTES: Nov 17/78 Inspected this property & found a small sign approx 2 sq ft - this is allowable to advertise a home occupation but a permit for this use will be required -  
letter to owner to apply for a permit;  
11/17/78; Mr Knowles called and said he no longer owns this property. Previous dilapid house not recorded this month. Recent change so I have to catch some one at home & get the new owners name;  
called to new owner to apply for a home occupation permit.  
Mar 2/79 Mr Knowles requested a copy of the ordinance & said he wanted to study it & would try to apply for a permit within the time limit in the letter.  
Mar 19/79 Applied for permit for home occupation.





FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

PERMIT ISSUED 61231 AUG 9 1956 CITY OF PORTLAND

Portland, Me. Aug. 7, 1956

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 57 Clifton St. Use of Building 2-family dwelling No Stories New Building Existing "
Name and address of owner of appliance Allen Hills, 57 Clifton St.
Installer's name and address Harris Oil Co., 202 Commercial St. Telephone 2-8304

General Description of Work

To install oil burning equipment in connection with existing steam heating system (replacement)

IF HEATER, OR POWER BOILER

Location of appliance Any burnable material in floor surface or beneath?
If so, how protected? Kind of fuel?
Minimum distance to burnable material, from top of appliance or casing top of furnace
From top of smoke pipe From front of appliance From sides or back of appliance
Size of chimney flue Other connections to same flue
If gas fired, how vented? Rated maximum demand per hour
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion?

IF OIL BURNER

Name and type of burner Winkler Labeled by underwriters' laboratories? yes
Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? bottom
Type of floor beneath burner concrete Size of vent pipe 1 1/4"
Location of oil storage basement Number and capacity of tanks 1-275 gal. existing
Low water shut off Make No.
Will all tanks be more than five feet from any flame? yes How many tanks enclosed?
Total capacity of any existing storage tanks for furnace burners none

IF COOKING APPLIANCE

Location of appliance Any burnable material in floor surface or beneath?
If so, how protected? Height of Legs, if any
Skirting at bottom of appliance? Distance to combustible material from top of appliance?
From front of appliance From sides and back From top of smokepipe
Size of chimney flue Other connections to same flue
Is hood to be provided? If so, how vented? Forced or gravity?
If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

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

APPROVED:

Handwritten signature of inspector

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

Harris Oil Co.

Handwritten signature of installer

Signature of Installer by:

INSPECTION COPY







# APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, May 7, 1953

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ alter ~~and~~ ~~construct~~ ~~at~~ the following building ~~on~~ ~~lot~~ ~~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 57 Clifton St. Within Five Limits? no Dist. No. \_\_\_\_\_  
 Owner's name and address Allan E. & Annie B. Mills, 42 Holmes St., Rockland Telephone \_\_\_\_\_  
 Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Contractor's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans no No. of sheets \_\_\_\_\_  
 Proposed use of building dwelling house No. families 2  
 Last use " " " " No. families 1  
 Material wood No. stories 3 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
 Other buildings on same lot \_\_\_\_\_  
 Estimated cost \$ \_\_\_\_\_ Fee \$ 1.00

### General Description of New Work

To change single family dwelling house to 2-family dwelling house, one apartment on first floor and one apartment on second floor. There are three finished rooms on third floor which will not be used for living quarters.  
 Both apartment s will be heated from one heater.

*7/13/53 - This owner not listed in directory and has no phone. cannot be reached. G.H.*

*Appeal not filed - nothing done.*

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

### Details of New Work

Is any plumbing involved in this work? \_\_\_\_\_ Is any electrical work involved in this work? \_\_\_\_\_  
 Is connection to be made to public sewer? \_\_\_\_\_ If not, what is proposed for sewage? \_\_\_\_\_  
 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 \_\_\_\_\_  
 Struts (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 center: 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 Allan E. Mills

IN COPY

NOTES

7. 1953

*[Handwritten scribbles]*

Permit No. 53

Location Albany St.

Owner C. W. Miller

Date of permit 53

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

*[Large area of horizontal lines for notes, mostly blank]*

*[Handwritten signature]*

AP 57 Clifton St.

May 8, 1953

Allen E. & Annie B. Mills  
42 Holmes St.  
Rockland, Maine

Copy to: Corporation Counsel

Dear Mr. & Mrs. Mills:-

Building permit, intended to authorize changing the single family dwelling house at 77 Clifton St. to a two-family dwelling house, is not issuable under the Zoning Ordinance because a two-family dwelling house is not an allowable use in the Residence RA Zone in which the property is located, according to Sect. 13 of the Ordinance applying to such zones.

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

If you desire consideration by the Board at the earliest possible date, it is important that your appeal be filed at the office of Corporation Counsel before the close of business on Wednesday May 13th.

As explained to Mr. Mills, if your appeal should be successful, adjustment will have to be made with regard to the finished rooms on third floor, your statement on the application for the permit to the effect that the third floor rooms will not be used, not being sufficient to satisfy the provisions of the Building Code.

Very truly yours,

Warren McDonald  
Inspector of Buildings

WMcD/G

Enclosures: Outline of appeal procedure



SA) SINGLE RESIDENCE ZONE - A  
APPLICATION FOR PERMIT

PERMIT ISSUED

Permit No. 1168

Class of Building or Type of Structure: Third Class

AUG 15 1971

Portland, Maine, August 15, 1971

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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 57 Clifton Street Within Fire Limits? no Dist. No. \_\_\_\_\_  
Owner's or lessor's name and address Peter N. Thina, 76 Pitt Street Telephone 30056  
Contractor's name and address CORNER Telephone \_\_\_\_\_  
Architect \_\_\_\_\_ Plans filed \_\_\_\_\_ No. of sheets \_\_\_\_\_  
Proposed use of building dwelling house No families 2  
Other buildings on same lot REARAGE  
Estimated cost \$ 10. Fee \$ .25

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 provide hood 2' x 5' over rear entrance door, first floor

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 \_\_\_\_\_  
Size, front \_\_\_\_\_ depth \_\_\_\_\_ No. stories \_\_\_\_\_ Height average grade to highest point of roof \_\_\_\_\_  
To be erected on solid or filled land? \_\_\_\_\_ earth or rock? \_\_\_\_\_  
Material of foundation iron brackets Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_ cellar \_\_\_\_\_  
Material of underpinning \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_  
Kind of roof flat Rise per foot \_\_\_\_\_ Roof covering asphalt roofing class C Und. Lab.  
No. of chimneys \_\_\_\_\_ Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_  
Kind of heat \_\_\_\_\_ Type of fuel \_\_\_\_\_ Is gas fitting involved? \_\_\_\_\_  
Framing lumber—Kind \_\_\_\_\_ Dressed or full size? \_\_\_\_\_  
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 6x8 or larger. Bridging 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 \_\_\_\_\_

If 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

Signature of owner Peter N. Thina

INSPECTION COPY

NOTIFICATION OF CLOSURE OF PERMIT  
CERTIFICATE OF COMPLETION  
REQUIREMENT IS WAIVED

280

Permit No. 41/1168

Location 57 Clifton St.

Owner Peter W. Thins

Date of permit 8/15/41

Notif. closing-in

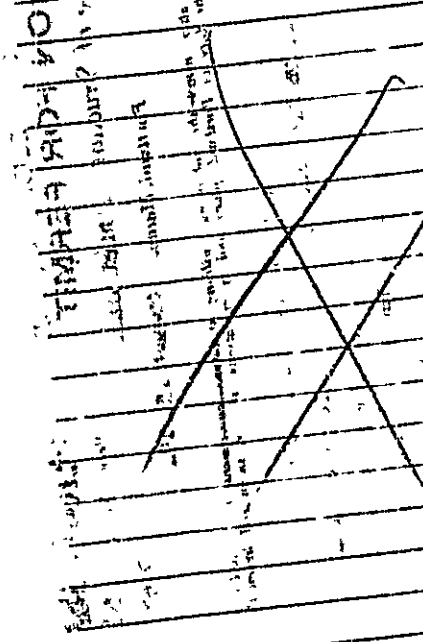
Inspn. closing-in

Final Notif.

Final Inspn. 10/25/41

Cert. of Occupancy issued None

NOTES  
10/25/41 - P.I.F. - agf



No.	Date	Inspector	Remarks
1	8/15/41		Permit issued
2	10/25/41		Final inspection
3			
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FILL IN COMPLETELY AND SIGN WITH INK



# APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

PERMIT ISSUED

Portland, Maine, August 16, 1939

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 57 C.W.F. St. Use of Building Dwelling  
Name and address of owner Peter N. X. King 76 Pitt St. Ward \_\_\_\_\_  
Contractor's name and address Harro Oil Co. 17 Main St. Telephone 28304

### General Description of Work

To install oil burner equipment

### 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 Rohd Heat Labeled and approved by Underwriters' Laboratories? yes  
Will operator be always in attendance? \_\_\_\_\_ Type of oil feed (gravity or pressure) gravity  
Location oil storage basement No. and capacity of tanks 1 - 25 gallon  
Will all tanks be more than seven feet from any flame? yes How many tanks fireproofed? \_\_\_\_\_  
Amount of fee enclosed? 4.00 (\$1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

Signature of contractor Harro Oil Co.

INSPECTION COPY

RECEIVED  
INSPECTION BEFORE LASTING  
FOR CLOSING IN IS WANTED

18 Pitt St. 25



See 38/591

Ward \_\_\_\_\_ Permit No. 38/1190

Location 57 Clifton St.

Owner Peter S. Flaminio

Date of permit 8/6/38

Post Card sent \_\_\_\_\_

Notif. for insp. \_\_\_\_\_

Approval Tag issued 8/15/38

Oil Burner Check List (date) 8/15/38

1. Kind of heat Steam
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

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

STATEMENT ACCOMPANYING APPLICATION FOR BUILDING PERMIT

for 2 car garage  
at 57 Clifton Street

Date 5/20/38

1. In whose name in the title of the property now recorded? *Peter M. Thoms*
2. Are the boundaries of the property in the vicinity of the proposed work shown clearly on the ground, and how? *Yes by fence*
3. Is the outline of the proposed work now staked out upon the ground? *Yes* If not, will you notify the Inspection Office when the work is staked out and before any of the work is commenced?
4. What is to be maximum projection or overhang of eaves or drip? *6"*
5. Do you assume full responsibility for the correctness of the location plan or statement of location filed with this application, and does it show the complete outline of the proposed work on the ground, including bay windows, porches, and other projections? *Yes*
6. Do you assume full responsibility for the correctness of all statements in the application concerning the sizes, design and use of the proposed building? *Yes*
7. Do you understand that in case changes are proposed in the location of the work or in any of the details specified in the application that a revised plan and application must be submitted to this office before the changes are made? *Yes*

*W.B. Clark*



(S) SINGLE RESIDENCE ZONE PERMIT ISSUED  
APPLICATION FOR PERMIT Permit No. 0736

Class of Building or Type of Structure Third Class MAY 21 1938

Portland, Maine, May 20, 1928

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect ~~alter~~ the following building ~~structure~~ 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 57 Clifton Street Within Fire Limits? NO Dist. No. \_\_\_\_\_  
Owner's or Lessee's name and address Peter N. Thins, 78 Pitt Street Telephone \_\_\_\_\_  
Contractor's name and address H. B. Clark, R. F. D., #8, Portland C. J. Patten Telephone 4-4294  
Architect \_\_\_\_\_ Plans filed YES No. of sheets 1  
Proposed use of building 2 car garage No. families \_\_\_\_\_  
Other buildings on same lot 2 family dwelling house  
Estimated cost \$ 200. Fee \$ .75

Description of Present Building to be Altered

Material \_\_\_\_\_ No. stories \_\_\_\_\_ Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
Last use \_\_\_\_\_ No. families \_\_\_\_\_

General Description of New Work

To erect two car frame garage 18' x 20'

NOTIFICATION BEFORE LATHING OR CLOSING-IN IS WAIVED

It is understood that this permit does not include installation of heating apparatus which is to be taken care of by the heating contractor. CERTIFICATE OF WORK IN THE NAME OF REQUIREMENT IS WAIVED BY

Details of New Work

Height average grade to top of plate 8'  
Size, front 18' depth 20' No. stories 1 Height average grade to highest point of roof 12' 6"  
To be erected on solid or filled land? solid earth or rock? earth  
Material of foundation cedar posts Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_ cellar \_\_\_\_\_  
Material of underpinning \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_  
Kind of Roof pitch Rise per foot 7" Roof covering Asphalt roofing Class C Ind. Lab.  
No. of chimneys no Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_  
Kind of heat no Type of fuel \_\_\_\_\_ Is gas fitting involved? \_\_\_\_\_  
Framing Lumber—Kind spruce handwork Dressed or Full Size? dressed  
Corner posts 4x4 Sills 6x8 Girt or ledger board? \_\_\_\_\_ Size \_\_\_\_\_  
Material columns under girders \_\_\_\_\_ Size \_\_\_\_\_ Max. on centers \_\_\_\_\_  
Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging 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 cinder, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof 2x4-2x6  
On centers: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof 18'  
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 none, to be accommodated 2  
Total number commercial cars to be accommodated none  
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? no

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  
Signature of owner Peter N. Thins  
By H. B. Clark

INSPECTION COPY  
CHIEF OF FIRE DEPT.

1776

Permit No. 38/736

Location: 57 Clifton St.

Owner: Peter H. Thoms

Date of permit: 5/21/38

No. closing-in

Inspn. closing-in

Final Notif.

Final Inspn. 9/7/38

Cert. of Occupancy issued None

- NOTES
- 5/21/38 - Statement
  - 5/27/38 - Parts set in place
  - 6/1/38 - No change - OK
  - 6/17/38 - Same - OK
  - 6/20/38 - No change - OK
  - 6/30/38 - No change - OK
  - 7/7/38 - No change - OK
  - 8/15/38 - Lull laid - OK
  - 8/26/38 - No change - OK
  - 9/7/38 - Took around com-  
pleted OK

Permit No.	Location	Owner	Date of permit	No. closing-in	Inspn. closing-in	Final Notif.	Final Inspn.	Cert. of Occupancy issued	Notes
38/736	57 Clifton St.	Peter H. Thoms	5/21/38				9/7/38	None	NOTES 5/21/38 - Statement 5/27/38 - Parts set in place 6/1/38 - No change - OK 6/17/38 - Same - OK 6/20/38 - No change - OK 6/30/38 - No change - OK 7/7/38 - No change - OK 8/15/38 - Lull laid - OK 8/26/38 - No change - OK 9/7/38 - Took around com- pleted OK



# APPLICATION FOR PERMIT

Permit No. \_\_\_\_\_

Class of Building or Type of Structure Third Class

0394

Portland, Maine, April 5, 1938

**PERMIT ISSUED**

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect alter install the following building structure equipment or appliances 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 57 Clifton Street Ward 8 Within Fire Limits? no Dist. No. \_\_\_\_\_

Owner's or Lessee's name and address Peter H. Thim, 78 Pitt Street Telephone 3-0088

Contractor's name and address Clifford Carsoe, Summit St. Telephone \_\_\_\_\_

Are itect \_\_\_\_\_ Plans filed NO No. of sheets \_\_\_\_\_

Proposed use of building dwelling house No. families 1

Other buildings on same lot \_\_\_\_\_

Estimated cost \$ 40. 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 1

### General Description of New Work

To rebuild chimney from attic floor up

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

**CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED**

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 1 Material of chimneys brick of lining tile

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 6x8 or larger. Bridging 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 \_\_\_\_\_

If 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

Signature of owner Peter H. Thim

INSPECTION COPY

586C

Ward 8 Permit No 38/394

Location 57 Clifton St.

Owner Peter J. Thoms

Date of permit 4/5/38.

Notif. closing-in

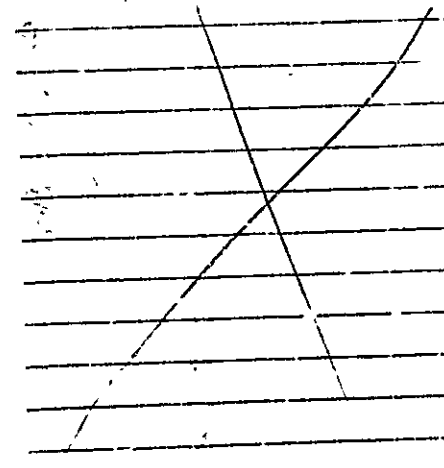
Inspn. closing-in

Final Notif.

Final Inspn. 5/20/38

Cert of Occupancy issued None

NOTES  
5/20/38 Work done OK





Original Permit No. 58/591

Amendment No. 2

### AMENDMENT TO APPLICATION FOR PERMIT

Portland, Maine, May 20, 1938

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for an amendment to Permit No. 58/591 pertaining to the building or structure comprised in the original application 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 47 Clifton Street Ward 8 Within Fire Limits? no Dist. No. \_\_\_\_\_

Owner's or lessor's name and address Peter Thims, 78 Pitt Street

Contractor's name and address H. B. Clark, R.F.D. #5 Portland 4-4584

Plans filed as part of this Amendment no No. of Sheets \_\_\_\_\_

Increased cost of work 100. Additional fee .25

#### Description of Proposed Work

To change rear stairway, so it will now be in rear hall over present basement stairs

Peter N. Thims

Signature of Owner By H. B. Clark

Approved \_\_\_\_\_

Chief of Fire Department

Approved 5/20/38

INSPECTION COPY Commissioner of Public Works

W. W. [Signature]  
Inspector of Buildings





Original Permit No. **PERMIT ISSUED**

Amendment No. 1

# AMENDMENT TO APPLICATION FOR PERMIT

MAY 9 1939

Portland, Maine, May 5, 1939

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for an amendment to Permit No. 28/591 pertaining to the building or structure comprised in the original application 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 ET Clifton Street Ward 8 Within Fire Limits? no Dist. No. \_\_\_\_\_

Owner's or Lessee's name and address Peter H. Thins, 75 Pitt Street

Contractor's name and address H. F. Waite, 21 Summit St.

Plans filed as part of this Amendment \_\_\_\_\_ No. of Sheets \_\_\_\_\_ Additional fee .25

Increased cost of work 25

Description of Proposed Work  
To enclose front stairway, second to third floor, 2x3 studs, 28" OC

Peter H. Thins

Signature of Owner H. F. Waite

Approved: \_\_\_\_\_

Chief of Fire Department.

Approved: 5/3/39

Inspector of Buildings

Commissioner of Public Works.

INSPECTION COPY

Rept. 4667C-I

May 3, 1938

Mr. Peter N. Thins,  
78 Pitt Street,  
Portland, Maine

Dear Sir:

Enclosed is the building permit covering alterations in your dwelling house at 57 Clifton Street, the appeal under the Zoning Ordinance having been sustained on May 2, 1938, it is allowing the conversion of the building from a single family to a two family dwelling house.

The framing, especially where the proposed new stairway cuts through the existing old roof, is not shown, so that I am unable to tell whether or not this part of the work will comply with the Building Code from the information submitted. It will be necessary, of course, that all of the work so comply with the Building Code, and unless you are satisfied that your carpenter will take care of everything all right, it would be best to have him go over the framing with our inspector sometime when he is on the job or to submit a framing plan in detail to this office.

Very truly yours,

W McD/H

Inspector of Buildings

SINGLE RESIDENTIAL HOUSE

# APPLICATION FOR PERMIT PERMIT ISSUED

Building or Type of Structure Third-Class MAY 3 1938  
 Portland, Maine, April 4, 1938

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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 57 Grifton Street Ward B Within Fire Limits 90 Dist. No. \_\_\_\_\_  
 Owner's or Lessee's name and address Peter N. Thims, 78 Pitt Street Telephone 3-0958  
 Contractor's name and address not let Telephone \_\_\_\_\_  
 Architect \_\_\_\_\_ Plans filed yes No. of sheets 1  
 Proposed use of building dwelling house No. families 2  
 Other buildings on same lot none  
 Estimated cost \$ \_\_\_\_\_ 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 1

### General Description of New Work

To Change Use of Building from one to two family dwelling house  
 To provide new rear stairway, first to second floor, as shown on plan  
 To change present pantry to bath room, existing window at least three square feet in area  
 for ventilation of soap  
 To relocate door to rear hall, first floor  
 To change window to door, second floor rear,

Appeal sustained and Permit Granted by Special Order of Board of Municipal Officers 5/2/38

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

Height average grade to top of plate \_\_\_\_\_  
 Size, front \_\_\_\_\_ depth \_\_\_\_\_ No. stories \_\_\_\_\_ Height average grade to highest point of roof \_\_\_\_\_  
 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 lighting involved? \_\_\_\_\_  
 Corner posts \_\_\_\_\_ Sill \_\_\_\_\_ Girt or ledger board? \_\_\_\_\_ Size \_\_\_\_\_  
 Material columns under girders \_\_\_\_\_ Size \_\_\_\_\_ Max. no. centers \_\_\_\_\_  
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging 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 \_\_\_\_\_  
 If 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

Signature of owner Peter N. Thims

INSPECTION COPY

Ward 8 Permit No. 38/591

57 Clifton St.

Peter N. Thims

Permit 15-3/38

ag-in 5/27/38

ag-in 5/27/38 - G.T.

Final Notif.

Final insp. 8/15/38 - O.K.

Cert. of Occupancy issued 9/16/38

NOTES

5/16/38 - No work started

7-9-38

5/18/38 - Same - A.C.

5/18/38 - No work started

Side stairway to be

built instead of run out

side case. Considerment

to be obtained before

work is started - A.C.

3/24/38 - Work on stairs

started - A.C.

5/2/38 - Back stairs room

completed - A.C.

6/10/38 - Bathroom

fixtures not yet in-

stalled - A.C.

7/7/38 - Unable to get in

A.C.



City of Portland, Maine

38/34  
Appeal  
sustained  
5/2/38  
[Signature]

Appeal to the Municipal Officers to Change the Decision of the  
Inspector of Buildings Relating to the Property Owned  
by **Peter H. Thims** at **57 Clifton Street**

April 5, 19 38

To the Municipal Officers:

Your appellant, **Peter H. Thims**

who is the **owner** of property at **57 Clifton Street**

respectfully petitions the Municipal Officers of the City of Portland to change the decision of the Inspector of Buildings relating to this property, as provided by Section 13, Paragraph c. of the Zoning Ordinance, on the ground that the enforcement of the ordinance in this case involves unnecessary hardship and because relief may be granted without substantially derogating from the intent and purpose of the Zoning Ordinance.

The decision of the Inspector of Buildings denies a permit to make physical alterations in the single family dwelling house on this property and to convert the use of it to that of a two family dwelling house because the property is located in a single family zone where a two family dwelling is not permissible under the precise terms of the Zoning Ordinance.

The reasons for the appeal are as follows: The appellant purchased this building several months ago and intends to improve it, but finds that it is not possible to rent it as a single family house and get a reasonable return from his investment. He contemplates no physical changes which would be objectionable or ~~unreasonable~~ ~~unreasonable~~ from the outside of the building, and it is his belief that the change may be made without detriment to surrounding property.

Notice returned  
from Charley Thompson  
71 Woodford St.

pd. 4/14/38  
15670

PUBLIC HEARING ON THE APPEAL UNDER THE ZONING ORDINANCE OF PETER N. THIMS  
AT 57 CLIFTON STREET

April 29, 1958

A public hearing on the above appeal was held before the Committee on Zoning and Building Ordinance Appeals today. Present for the city were Councillors Eskilson, Ward and Martin, Corporation Counsel Payson and the Inspector of Buildings.

Mr. Thims appeared in support of the appeal and there were no opponents present.

Corporation Payson expressed it as his opinion informally that the Municipal Officers would have great difficulty in establishing that this single family dwelling house could be made for two families in a Single Residence Zone without derogating from the intent and purpose of the Zoning Ordinance and that therefore supporting the sustaining of the appeal legally would be improbable.

Warren McDonald

4/34

May 2, 1938

To The Municipal Officers:

The Committee on Zoning and Building Ordinance Appeals, which was referred the appeal under the Zoning Ordinance of Peter N. Thias relating to converting the former single family dwelling house at 57 Clifton Street to a two family dwelling house, reports that the appeal ought to be sustained.

COMMITTEE ON ZONING AND BUILDING  
ORDINANCE APPEALS

\_\_\_\_\_  
Chairman

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



38/34

, that the appeal under the Zoning Ordinance of Peter N. Thims relative to converting the single family dwelling house at 57 Clifton Street for use as a two family dwelling house, contrary to the precise terms of the Zoning Ordinance in the Single Residence Zone where the property is located, be sustained and that a building permit be granted to said appellant, subject to full compliance with all terms of the Building Code;

BECAUSE enforcement of the Ordinance in this specific case would cause unnecessary hardship by making improvement of the building, which is now in bad condition, unprofitable; and desirable relief may be granted without substantially derogating from the intent and purpose of the Ordinance in that the proposed change would not interfere with light and air or increase fire hazard to the neighboring property and rehabilitation of the property would more than compensate for any slight difference to the neighborhood between use of the building as a single family house and use of it as a two family house.

Room 21, City Hall  
April 28, 1938

Mr. Peter Thina,  
78 Pitt Street  
Portland, Maine

Dear Sir:

The Committee on Zoning and Building Ordinance Appeals of the Municipal Office's will hold a public hearing at the Council Chamber, City Hall on Friday, April 29, 1938 at 2 o'clock in the afternoon upon your appeal relating to the proposed change of use of the building at 57 Clifton Street.

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

COMMITTEE ON ZONING AND BUILDING  
ORDINANCE APPEALS

W. Earle Eukilson, Chairman

3174

CITY OF PORTLAND, MAINE  
BOARD OF MUNICIPAL OFFICERS  
COMMITTEE ON ZONING AND BUILDING ORDINANCE APPEALS

Room 21, City Hall  
April 18, 1938

To Whom It May Concern:

The Committee on Zoning and Building Ordinance appeals of the Board of Municipal Officers will hold a public hearing at the Council Chamber, City Hall, Friday, April 23, 1938 at 2 o'clock in the afternoon upon the appeal under the Zoning Ordinance of Peter N. Thims with relation to converting the single family dwelling house at 57 Clifton Street to a two family dwelling house.

The property is located in a Single Residence Zone, where two family dwelling houses may not be established under the precise terms of the Zoning Ordinance, and for that reason the Inspector of Buildings could not issue the permit covering the change. The appellant states that only minor physical changes are planned in the building.

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

COMMITTEE ON ZONING AND BUILDING  
ORDINANCE APPEALS

W. Earle Eskilson, Chairman



CITY OF PORTLAND, MAINE

389 CONGRESS STREET

PORTLAND, MAINE 04101

207/775-5451

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

**P. SAMUEL HOFFSES, CHIEF**  
INSPECTION SERVICES DIVISION

57 Clifton St.

August 17, 1988

Re: Donald and Janit DeRice

TO WHOM IT MAY CONCERN:

Records in this office show that the building at 57 Clifton Street has been used as a two family dwelling since 1938 or before. This building is therefore considered a "grandfathered" as a two family dwelling even though it is located in the R-3 Residence Zone, a single family zoning district.

The fact that it was actively used as a two family structure prior to the adoption of the City Zoning Ordinance indicates that it is "grandfathered" and may continue to be used as a two family dwelling.

Sincerely,

Warren J. Turner  
Zoning Enforcement Inspector

cc: Fred Williams, Code Enforcement Officer  
P. Samuel Hoffses, Chief, Inspection Services

City of Portland, Maine - Building or Use Permit Application, 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: <b>57 Clifton St</b>		Owner: <b>Collins, Christine</b>	Phone:	Permit No: <b>70835</b>
Owner Address: <b>SAA Pold, ME 04101</b>		Lessee/Buyer's Name:	Phone: <b>700-9858</b>	Business Name:
Contractor Name:		Address:		Phone:
Past Use: <b>2-2/2na</b>	Proposed Use: <b>Same w/daycare</b>	COST OF WORK: \$	PERMIT FEE: \$ <b>25.00</b>	<div style="border: 2px solid black; padding: 5px; text-align: center;"> <b>PERMIT ISSUED</b>                  AUG - 4 1997  <b>CITY OF PORTLAND</b> </div>
		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	
Proposed Project Description:  <b>Change Use/Add Daycare Max 6 Children 1st floor apartment</b>		Signature:	Signature:	
Permit Taken By: <b>Mary Greisk</b>		Date Applied For: <b>30 July 1997</b>		

Zoning: **R-3** CBL: **226-II-005**  
 Zoning Approval: *21mm. ok for*  
*OK with conditions*  
**Special Zone or Reviews:**  
 Shoreland  
 Wetland **01/4/97**  
 Flood Zone  
 Subdivision  
 Site Plan maj  minor  mm

**Zoning Appeal**  
 Variance  
 Miscellaneous  
 Conditional Use  
 Interpretation  
 Approved  
 Denied

**Historic Preservation**  
 Not In District or Landmark  
 Does Not Require Review  
 Requires Review

Action:  
 Approved  
 Approved with Conditions  
 Denied  
 Date: **7/1/97**

**PERMIT ISSUED  
WITH REQUIREMENTS**

**CERTIFICATION**

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT **Christine Collins** ADDRESS: DATE: **30 July 1997** PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

CEO DISTRICT **6**

COMMENTS

Lined area for handwritten comments.

Type	Inspection Record	Date
Foundation:	_____	_____
Framing:	_____	_____
Plumbing:	_____	_____
Final:	_____	_____
Other:	_____	_____

LAND USE - ZONING REPORT

ADDRESS: 57 Clifton St. DATE: 8/4/97

REASON FOR PERMIT: change of use to add daycare for a max. of 6 children in 1st floor apt.

BUILDING OWNER: Christine Collins C-B-L: 126 #5

PERMIT APPLICANT: owner

APPROVED: with conditions DENIED: \_\_\_\_\_

#1, #6, #7, #9

CONDITION(S) OF APPROVAL

- 1. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
- 2. The footprint of the existing \_\_\_\_\_ shall not be increased during maintenance reconstruction.
- 3. All the conditions placed on the original, previously approved, permit issued on \_\_\_\_\_ are still in effect for this amendment.
- 4. Your present structure is legally nonconforming as to rear and side setbacks. If you were to demolish the building on your own volition, you will not be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the garage in place and in phases.
- 5. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 6. Our records indicate that this property has a legal use of two units. Any change in this approved use shall require a separate permit application for review and approval.
- 7. Separate permits shall be required for any signage, under Home occupation criteria
- 8. Separate permits shall be required for future decks and/or garage.
- 9. Other requirements of condition any increase in the number of children shall require a separate permit application. Usually Board Appeals approval is necessary for such an increase.

Marge Schmuckal Marge Schmuckal, Zoning Administrator,  
Asst. Chief of Code Enforcement



## BUILDING PERMIT REPORT

DATE: 4/Aug/97 ADDRESS: 57 CLIFTON ST.  
REASON FOR PERMIT: Change of Use / Daycare  
BUILDING OWNER: Christine Collins  
CONTRACTOR: owner  
PERMIT APPLICANT: ↑ APPROVAL: \*1 ~~DEINED~~

### CONDITION(S) OF APPROVAL

- X1 2. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
3. Precaution must be taken to protect concrete from freezing
4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
5. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of ½ inch gypsum board or the equivalent applied to the garage means of ½ inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993) U.L. 103.
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
8. Guardrail & Handrails A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.
9. Headroom in habitable space is a minimum of 7'6".
10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread, 7" maximum rise.
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
12. Every sleeping room below the fourth story in buildings of use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft.
13. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
14. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's.
15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
16. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 19, 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19 (Smoke detectors shall be installed and maintained at the following locations):
  - In the immediate vicinity of bedrooms
  - In all bedrooms
  - In each story within a dwelling unit, including basementsIn addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and

I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)

17. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.
18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
19. The Sprinkler System shall be maintained to NFPA #13 Standard.
20. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)
21. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued or demolition permit is granted.
22. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
23. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
24. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
25. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.
26. All electrical and plumbing permits must be obtained by a Master Licensed holders of their trade.
27. Please read and implement attached Land Use - zoning report
28. \_\_\_\_\_
29. \_\_\_\_\_

  
S. Samuel Hennes, Chief of Code Enforcement

cc: Lt. McDougall, PFD  
Marge Schmuckai

57 Clifton Street  
Portland, Me 04101  
207-780-9858

Inspection Services  
City of Portland  
389 Congress Street  
Portland, Me 04101

July 30, 1997

Re: Home Occupation

Dear Sir or Madam:

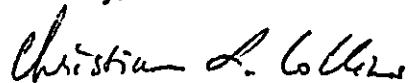
This letter is a statement of my intent to own and operate a licensed family day care home in my home at 57 Clifton Street. I have met with Charlie LaFlamme of the Human Services Department of the state of Maine and am in the process of obtaining licensure from the state of Maine.

Please note the following when reviewing my application:

- 1.a. I will not have more than 6 children plus 2 after school at any time.
  - b. There will be no outdoor storage, exterior displays, or display of goods visible from the outside.
  - c. Toys will not constitute a dominant part of occupancy area and no materials will be stored in garages.
  - d. There will be no exterior signs.
  - e. Any exterior alterations would be compatible with the architecture of the building and the residential appearance of the building will be maintained.
  - f. Any need for parking will be met off the street.
  - g. The day care will not produce offensive noise, vibration, etc.
  - h. There will be no non-resident employees.
  - i. No traffic shall be generated in greater volumes than would normally be expected in a residential neighborhood.
  - j. No motor vehicle exceeding a gross vehicle weight of 6,000 pounds will be stored on the property.
2. r. No residence will be occupied, altered or used for any home occupation other than for licensed family day care.

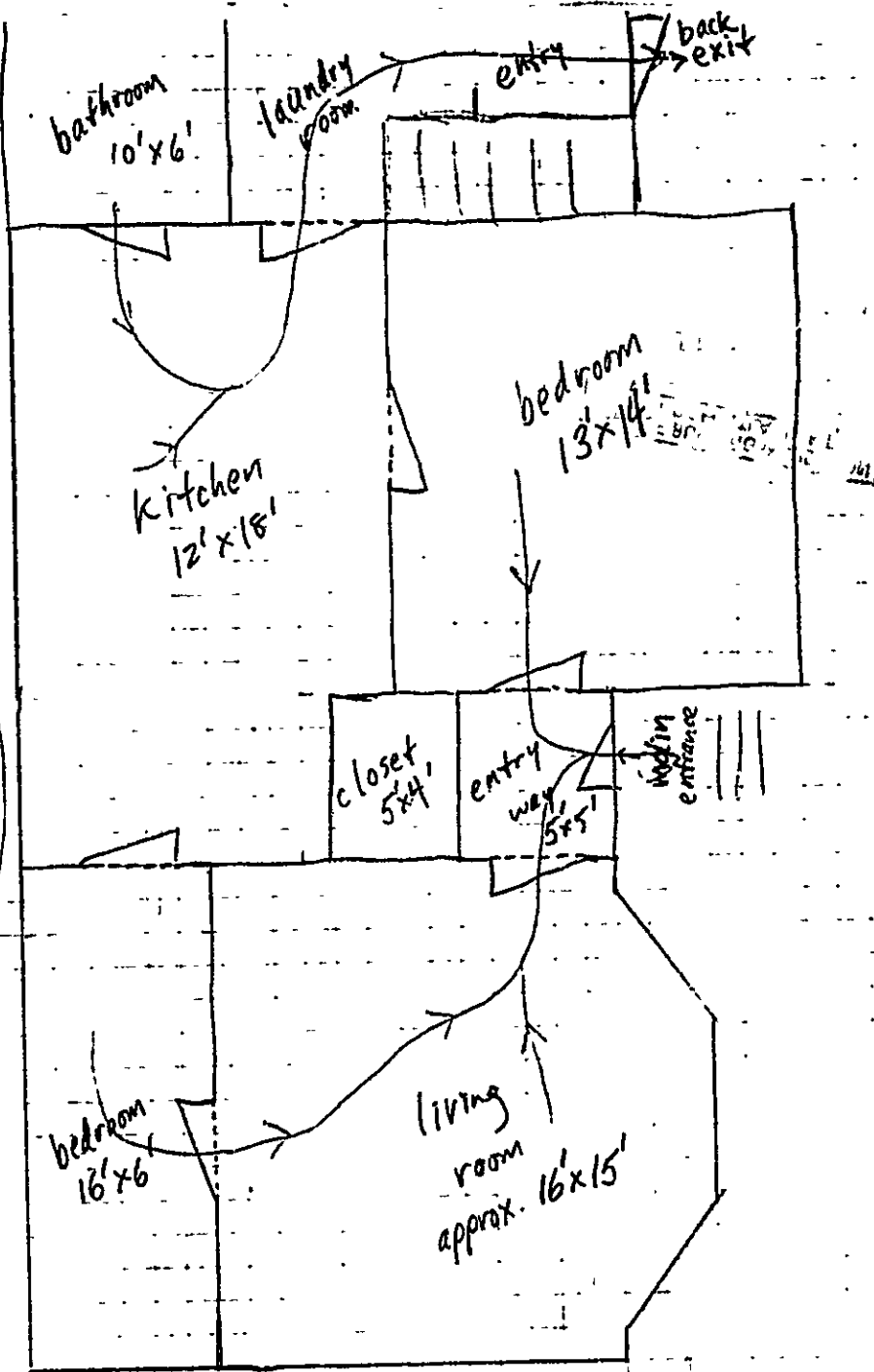
Thank you for your consideration of my application.

Sincerely,



Christine L. Collins

Emergency  
Exits  
Marked  
in  
Red



APPROX. AREA FOR DAY CARE

Living Room	240 sq. Ft.
Bedroom	96 sq. Ft.
Bedroom	182 " "
Kitchen	216 " "
Entry	25 " "
Bathroom	6 " "
<b>Total</b>	<b>819 sq. Ft.</b>

Clifton St. ←

Certificate of Occupancy  
Christine Collins 8-8-97  
57 Clifton St  
Portland, ME 04101

Re 57 Clifton St  
Change of use / Add daycare  
Max 6 children First Floor aft

Muel Seay



CITY OF PORTLAND; MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION . 57 Clifton St (126-H-005)

Issued to Christine Collins

Date of Issue 08 August 1997

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 970835, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

First Floor Apartment

APPROVED OCCUPANCY

Daycare/Dwelling Unit

Limiting Conditions:

Maximum Six Children

This certificate supersedes  
certificate issued

Approved:

8/8/97 *Michael Gray*  
(Date) Inspector

*J. Samuel*  
Inspector of Buildings

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