

82-92 CAPISIC STREET

SHAW-WALKER

Full cut # 201, Half cut # 202, Quarter cut # 203, Fifth cut # 204



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

COMPLAINT

Location
90 Capisic St.

INSPECTION COPY

COMPLAINT NO. 55/53

Date Received 5/27/55

Location 90 Capisic St. Use of Building _____

Owner's name and address Alfred Waxler, 90 Capisic St. Telephone _____

Tenant's name and address _____ Telephone _____

Complainant's name and address Miss Emily Powell, 63 Capisic St. Telephone _____

Description: Has a trailer established beside the lot and is occupying it as a business office, probably real estate and probably has a telephone in it.

NOTES: 6/28/55 - Better - WWD

7/5/55 - Mr. [unclear] came in and said this trailer is being used for [unclear] and he would buy it was in the [unclear] part of lot B5

7/20/55 - Talked with Mr. Waxler some time ago it sounds that while he has rights in the trailer he only goes out there and looks etc. The trailer is actually in the rear yard where it could be if not occupied, so it seems best to wait for some more [unclear] violation - WWD

WMcD 7/5/55

June 28, 1955

Cmplt. 90 Capisic St.—Trailer parked and used in violation of the Zoning Ordinance

Mr. Alfred Waxler
90 Capisic St.

Dear Mr. Waxler:

My habit is to take frequent walks about the neighborhood in which I live, and in passing your property at 90 Capisic St. a number of times lately, I have noted an automobile trailer beside your garage (former coach house) with either telephone wires or electric light wires running from the garage to the trailer.

This situation is in violation of the Zoning Ordinance in the Residence C Zone, where your property is located. If it is a house trailer which is used on occasion for living purposes, the Ordinance provides that it may only be parked in the rear yard of the property, and, even so, may not be lived in there.

If the trailer is being used for any other purpose than living quarters it is not an allowable use.

We shall expect the trailer to be completely removed from the premises to some location in compliance with the Ordinance, thus bringing the property and yourself in conformity with the law before July 5, 1955.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMcD/R



(RC) RESIDENCE ZONE - C-2
APPLICATION FOR PERMIT

PERMIT ISSUED
APR 1 1953
CITY OF PORTLAND

Class of Building or Type of Structure Third Class

Portland, Maine, March 25, 1953

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter ~~rebuild~~ ~~reconstruct~~ 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 90 Capric St. Within Fire Limits? no Dist. No. _____
 Owner's name and address Alfred Maxler, 90 Capric St. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address H. F. Howland, 70 D St., So. Portland Telephone 4-9582
 Architect _____ Specifications _____ Plans yes No. of sheets 1
 Proposed use of building dwelling house No. families 2
 Last use _____ " " _____ No. families _____
 Material wood No. stories 3 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ 400 Fee \$ 2.00

General Description of New Work

to construct outside wooden fire escape third floor to ground as per plan
 To change single family dwelling to 2-family dwelling, first floor, one apartment, second and third floors, one apartment

Permit Issued with Letter

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

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 _____
 Studs (outside walls and carrying partitions) 2x4-16" _____ 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:
with letter by H.F.S.

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
 Alfred Maxler

Signature of owner by: Harold F. Howland

5-4

Permit No. 53/444

Location 99 Cabrice St

Owner Alford Steiner

Date of permit 4/1/53

Notif. closing-in

Insur. closing-in

Final Notif.

Final Inspn. 5-4-53 - 2 pm

Cert. of Occupancy issued 5/5/53

NO REPAIRS TO BE MADE

NOTICE TO THE PERMITTEE

The undersigned has been notified by the City of New York that the above mentioned permit is now closed and that the work thereunder is complete. It is the policy of the City of New York to issue permits for the purpose of insuring the safety of the public and the protection of the property of others. It is the responsibility of the permittee to see that the work is done in accordance with the rules and regulations of the City of New York and that the work is done in a safe and proper manner. The undersigned has no responsibility for the work done by the permittee or for the safety of the public or the protection of the property of others.

Large empty lined area for notes or additional information.

(COPY)



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 90 Capisic St.

Issued to Alfred Waxler

Date of Issue May 5, 1953

This is to certify that the building, premises, or part thereof, at the above location, ~~has~~ altered
-changed as to use under Building Permit No. 53/444, 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

APPROVED OCCUPANCY

Entire

2-family Dwelling House
First floor--one apartment
Second and
Third floors--one apartment

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

5/4/53 William J. Maclean
(Date) Inspector

Warrington
Inspector of Buildings

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

WHOLESALE-RETAIL

TELEPHONE 3-9144

**UNITED MOTOR SALES
AUTOMOBILES**

222 FOREST AVENUE
PORTLAND . 3 . . MAINE

Price under copy

May 1, 1953

RECEIVED
MAY 2 1953
DEPT OF BLD'G. INSP.
CITY OF PORTLAND

Megquier & Jones
33 Pearl Street
Portland, Maine

Gentlemen:

Please enter my order for one 9ft. fire escape ladder, complete with hinge clips. This ladder is to be 16" wide and 12" center on rungs.

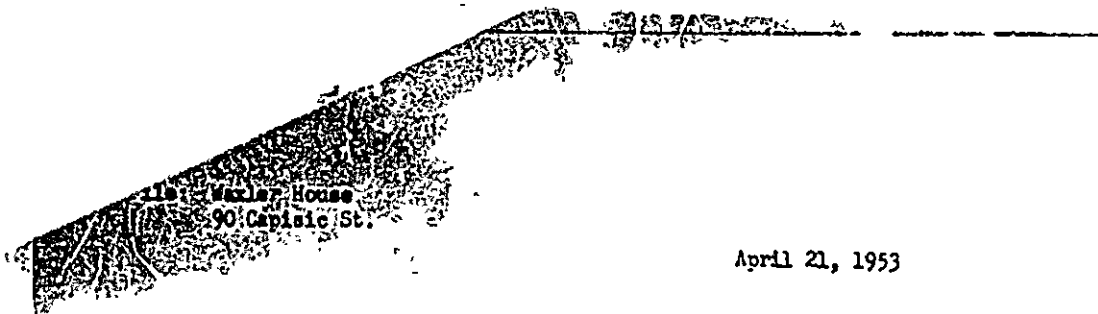
This ladder is to be used in city of Portland, and to conform with the building code.

Pre arranged as per telephone conversation with Mr. Whipple.

Sincerely yours,

Alfred J. Waxler
90 Capisic Street
Portland, Maine

CC: Building Insp.
City Hall
Portland, Maine



April 21, 1953

WJM:

When you make any inspections at this house, please look over the entire third floor to see to it that there are no cooking facilities up there, and also examine the garage to see if they are storing more than three motor vehicles in the building. They have been doing some used car business here, and please observe as many details as you can because there is some possibility that they are still doing the business there. Mr. Waxler is in the automobile business, but if there are any cars there that look new, you might note the license numbers, and do not be afraid to let the Waxlers know what you are doing.

I do not mean to be rude in any way, but there is no reason to be secret about it either.

WMcD

WMcD/G

April 1, 1953

Mr. Alfred Waxler
90 Capiac St.,
Portland, Me.,
Mr. Harold F. Howland
70 D. Street
South Portland, Me.,

Gentlemen:

Building permit for change of use of the single family dwelling at 90 Capiac St., to a dwelling house for two families is issued herewith based on the plan filed with the application for permit, but subject to the following conditions:

1. One apartment in the building is to extend throughout the rooms of the first story with the second apartment consisting of all the rooms in the second story together with all of those in the third story. Use of the building is limited by the Zoning Ordinance to not more than two families in the entire building and the permit is issued on this basis, -in other words not more than two kitchens or kitchenettes are permitted in the building.
2. Interconnecting doors are to be cut in the partitions between the various rooms in the third story so that the occupants of all of the bedrooms will be able to reach the window serving as a means of access to the new fire escape without passing through the stair hall. These third story rooms are to be used in no way that will prevent passage through them to reach the fire escape.
3. The footings for the 9-inch diameter concrete piers supporting the fire escape are required to be no less than 8 inches deep and 12 inches square instead of the size shown on the plans.
4. The platform of the fire escape at the third floor level is to be not more than 18 inches below the sill of the window serving as a means of egress.
5. An opening is to be provided in the railing of the lowest platform for access to the drop ladder, which under normal circumstances will be hooked up in such a position as to prevent anyone falling through the opening.
6. Since the use of wood in place of steel in construction of an outside fire escape is allowable under the Building Code only if the construction can be approved from the standpoint of structural strength and practicability of safe maintenance, this permit is issued on the condition that all of the exposed woodwork is to be given at least two coats of paint suitable for exterior work.
7. It is unlawful to use this building as living quarters for more than

Mr. Harold P. Howie

April 1, 1953

one family until the work covered by this permit has been completed and a certificate of occupancy for the new use has been issued by this department following notification from you that everything is in readiness for inspection.

Very truly yours,

Warren McDonald
Inspector of Buildings

AJS/B



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

Location
 90 Capisic St.

INSPECTION COPY

COMPLAINT NO. 53/15

Date Received 2/6/53

Location 90 Capisic St. Use of Building _____

Owner's name and address Alfred J. & Frances I. Hawley, 90 Capisic St Telephone _____

Tenant's name and address Community Insurance Co. 65 Capisic St Telephone 2-1811

Complainant's name and address Isabel M. McCord & Emily V. Powell, 63 Capisic St. Telephone 3-1764

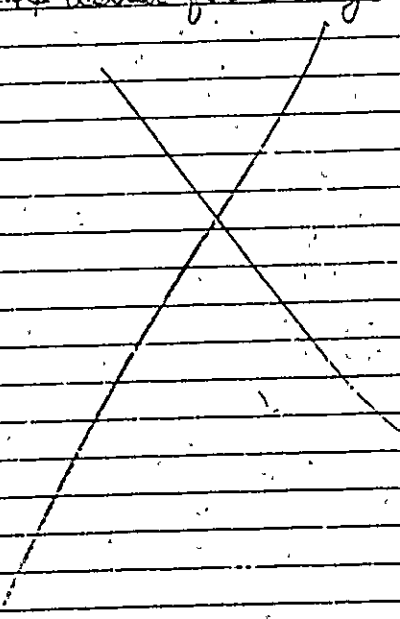
Description: Possibility of one-family dwelling being converted to three-family apartment house. There are eight cars being stored in garage - four in first story and four in second story.

NOTES: 7/2/53 - Mr. Dignoux phoned. WJD

7/12/53 - Keller - WJD

7/28/53 - Mr. Nathan says cars are all cleaned out. He has made Kelly decide to remove of 34 floors. but with the money shortly after the price of the month he will know when to make a decision. He has to spend. Will decide within 30 days. He is making a 34 floor. P.H.

4/2/53 - Permit 53/444 issued for change of use to two families. AGJ



ES

U. 90 Capaic St.

WHEB 2/25/53

February 12, 1953

Mr. Alfred J. Waxler
90 Capaic St.
Portland, Maine

Dear Mr. Waxler:-

It appears from our telephone conversation on February 11th that you have added a dwelling unit on the second floor of your single family dwelling house at 90 Capaic St., having rented the first story as a separate dwelling unit and occupied the second floor unit with your own family; that there are one or more finished rooms on the third floor of the dwelling and that there is only one stairway from third to second floor. It also appears that you have been using the former stable (more recently used for one or two cars as an accessory garage to the dwelling house) for the storage of five or six automobiles. According to your information these were all new cars, and apparently had been acquired by you and had been stored in the building as a part of some type of business transaction.

I explained to you that this situation, as described by yourself, means that you and the property are in violation of both the Zoning Ordinance and the Building Code as follows:

The property is in a Residence C Zone where anything in connection with the automobile or any other business is not allowable according to Sect. 10 of the Ordinance applying to such zones. The use of the premises or the garage for the parking or storage of motor vehicles is limited to a total of not more than three motor vehicles, only one of which may be a truck or commercial automobile, and these automobiles are allowed there only as a use customarily accessory to a dwelling house.

You have agreed to remove immediately all of these automobiles which do not come within the category named above as allowed under the Zoning Ordinance in the Residential Zone. It is well to bear in mind also that this storage of more than three motor vehicles in this wooden frame garage is in violation of the Building Code, which limits storage of automobiles to not more than three in a wooden frame building unless that practice had been well established before the Building Code establishing this feature, was adopted.

You are aware now that you should have applied for a permit to make two dwelling units in the single family dwelling, should have secured that permit and also the certificate of occupancy from this department covering the two-family use before the second tenant was allowed to live there. You have agreed to file belated application for the permit, and you are aware that the questions of the finished rooms on the third floor require a decision on your part as to whether you are to close off the third floor so that the rooms there cannot be used for living quarters, or to provide a second means of egress from the third floor rooms which will comply with the Building Code for means of egress from living quarters above the second story of a newly established two-family dwelling house.

If you decide to floor over the stairwell at third floor, that should be indicated in your belated application together with details of how the flooring over is to be done to give the same strength as the present attic floor, but with a covered hatchway no larger than two feet by three feet in the new floor framing.

Mr. Alfred J. Waxler - - - - #2

February 12, 1953

If you decide to provide the additional means of egress, you understand that you are to furnish an architectural plan of the third floor rooms, as a blue print with the name and address of the maker on the plan and showing the use of each room and the relative location of the present stairs and the proposed fire escape. Then you are to file a plan showing in detail the construction of the proposed fire escape with a location plan of the fire escape with relation to other buildings on the lot and other property lines.

When that belated application is filed here, our inspector will examine the building and make his report, and we will check the dwelling house proposition against the Zoning Ordinance and the Building Code. If all is found in order, the permit will be issued, you will be expected to proceed at once with new work, and when it is done you are to notify this office of readiness for final inspection, whereupon, if the work is found in compliance, the required certificate of occupancy for the two-family dwelling house will be issued. Not until then will it be lawful to use the dwelling for two dwelling units. In the meantime it is expected, as long as the building is used for two dwelling units without a certificate, that none of the rooms on the third floor will be used in any way for living quarters.

Very truly yours,

Warren McDonald
Inspector of Buildings

WHcD/G

(RC) RESIDENCE ZONE - C

2310X



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, Dec. 26, 1952

PERMIT ISSUED

DEC 26 1952

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ alter ~~existing~~ ~~conditions~~ of 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 90 Capisic St. Within Fire Limits? no Dist. No. _____
Owner's name and address Alfred J. Waxler, 90 Capisic St. Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Walter Bagster, 119 Warwick St. Telephone none
Architect _____ Specifications _____ Plans no No. of sheets _____
Proposed use of building dwelling house No. families 1
Last use _____ " " _____ No. families 1
Material wood No. stories 2 1/2 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$75. Fee \$ 50.

General Description of New Work

To cut in window in first floor bathroom.

CERTIFICATE OF ADOPTION

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 Walter Bagster

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 _____
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

Alfred J. Waxler

Signature of owner by: Walter Bagster

1-4-53

Permit No. 52/2381

Location 90 Calhoun St. N.

Owner: Alfred J. Spalena

Date of permit 12/26/52

Notif. closing in

Inspu. closing in

Final Notif

Final Inspn. 2/15/53

Cert. of Occupancy issued ✓

NOTES

2/16/53 Work Completed w/fin

Lined area for notes, containing horizontal lines and a vertical dashed line.





City of Portland, Maine

1945

*Action deferred -
Action indefinitely
postponed*

Board of Appeals
Appeal to the Municipal Officers to Change the Decision of the
Inspector of Buildings Relating to the Property Owned
by Mrs. Mary T. Frates at 93 Capisic Street

Chairman Libby _____
Mrs. H. C. Frost _____
Fred H. Gabbi _____
George A. Harrison _____
Norman B. Libby _____

June 30, 1945

Board of Appeals
To the Municipal Officers

Your appellant, Mrs. Mary T. Frates

who is the owner of property at 93 Capisic Street

Board of Appeals

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 14 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 deals a building permit to cover construction of five range shelters for poultry because these shelters would be an extension to another part of the property of the keeping of poultry thus constituting a non-conforming use in the General Residence C Zone where the property is located.

The reasons for the appeal are as follows: The present place of keeping the poultry is in the second story over the garage on this property with no opportunity for runs or getting the birds in the open air. These range shelters are solely for the purpose of providing facilities for the birds in the open range, which is to be completely forced, and the small buildings to protect them from the weather when needed. These shelters are to be moved about within the limits of the area shown on plan attached to application for permit, which is in the extreme westerly section of the property and consists of about an acre. It is the belief of the appellant that the nature of this use and its distance from habitations will prevent any possible objectionable features to the surrounding property.

Mrs. Mary T. Frates
by: Robert E. Frates

64550

PUBLIC HEARING ON THE APPEAL UNDER THE ZONING ORDINANCE OF MRS. MARY T. FRATES
AT 90 CAPISSIC STREET

July 13, 1945

A public hearing on the above appeal was held before the Board of Appeals today. Present for the city were Chairman Harry C. Libby, Mrs. Helen C. Frost, Fred H. Gabbi, Herman B. Libby, James E. Barlow (associate member sitting in place of Mr. George A. Harrison incapacitated by illness) and Inspector of Buildings Warren McDonald.

Mr. Robert Frates and Mr. James J. McDutt, owner of property at 83 Capissic Street appeared in support of the appeal.

Clark B. Chapman, attorney, representing Mrs. Isabel V. Powell of 63 Capissic Street and also The Eunice Frye Home, and Col. McCord appeared in opposition to the appeal.

Mr. Frates said that he has about 3/4 of an acre of the land under cultivation as a vegetable garden and that later he will cultivate several acres. He says that Lloyd Hay, son of the former owner, had told him that hens had been kept in the second story of the garage previously, thus, as Mr. Frates said, establishing the right to keep poultry in this building. With regard to the proposed range shelters, he said that they were intended to provide shelter for the same birds now or ordinarily kept in the second story of the garage. He went on to say that he really would like to keep 500 hens on the property, if allowed, and that other places in the vicinity kept both hens and cows. As to slaughtering the birds, he said that he did not plan to slaughter them until they had lost their usefulness as laying hens, but when they were slaughtered, it would be done by outside parties off these premises.

Mr. Chapman emphasized the fact that his clients are in opposition to keeping poultry there because it is by way of a business venture in connection with the restaurant and catering business of the husband of the appellant. He said that in talking the matter over before the hearing, they had come to the conclusion that the keeping of more than 200 hens on the property would be obnoxious. He said now that there was talk of 500 hens or more, he could see that even the present proposition was but the first step toward an extensive poultry business. He said that his clients had already complained about trouble from odor and so forth from the hens in the second story of the garage.

Then ensued lengthy discussion about possible location of a poultry house on the property, how much area was needed to take care of live poultry and houses, and so forth. Mr. Paul V. McNutt said that he had had long experience in designing properly ventilated poultry houses, had designed or supervised several of them at the University of Maine, that he is now employed by a concern which deals in construction of farm buildings and proper ventilation of them. He claimed that while he lived right across the street from the Frates' property he had never had any objectionable features at all from the hens being kept there. He said that there need be no objections from a henhouse if it were properly ventilated, that about 2 square feet of floor area per bird was sufficient for grown poultry if the buildings were properly ventilated. If the buildings were not well ventilated, he said that 4 or 5 square feet per bird was necessary. Mr. McNutt thought that it was a reasonable proposition to keep a large number of birds on the Frates' property and that Mr. Frates would be deprived of some of his rights if he were not allowed so to do.

After some heated discussion, Mr. Frates announced that he didn't care whether the appeal was sustained or not, that he could "sell the property in five minutes" and he had just as soon do it and establish his poultry raising business elsewhere.

Warren McDonald

July 10, 1945

Mrs. Mary T. Frates
30 Capisic Street
Portland 4, Maine

Dear Madam:

The Board of Appeals will hold a public hearing at the Council Chamber, City Hall, on Friday, July 13, 1945, at 11 o'clock in the forenoon upon your appeal under the Zoning Ordinance relating to the construction of five range shelters for poultry at 30 Capisic Street.

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

BOARD OF APPEALS

Harry G. Libby, Chairman

CITY OF PORTLAND, MAINE

BOARD OF APPEALS

July 3, 1945

To Whom It May Concern:

The Board of Appeals will hold a public hearing at the Council Chamber, City Hall, on Friday, July 13, 1945, at eleven o'clock in the forenoon, upon the appeal under the Zoning Ordinance of Mrs. Mary T. Frates at 90 Capisic Street, relating to the construction of certain range shelters for the protection of the open range of poultry housed on the property.

Issuance of a building permit to cover the erection of five portable and demountable range shelters, each about 8 feet by 10 feet, about 5 feet high, with open sides and wire floor, is not allowable because the shelters would be an extension to another part of the property of the keeping of poultry, thus constituting a non-conforming use in the General Residence-C Zone where the property is located.

The appeal is taken under Section 14-d.2 of the ordinance which provides that the Board of Appeals, by unanimous vote of its members, after a public hearing, may permit exceptions to or variations from the regulations 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 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, and that the Board shall permit no building or use injurious, noxious, offensive or detrimental to a neighborhood.

The appellant sets forth reasons for the appeal as follows:

"The present place of keeping the poultry is in the second story over the garage on the property with no opportunity for runs or getting the birds in the open air. These range shelters are solely for the purpose of providing facilities for the birds on the open range, which is to be completely fenced, and to afford protection from the weather when needed. The shelters are to be moved about within the limits of the area shown on plan attached to application for permit, which is in the extreme westerly section of the property and consists of about an acre. It is the belief of the appellant that the nature of this use and its distance from habitations will prevent any possible obnoxious features to the surrounding property."

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

BOARD OF APPEALS

Harry C. Libby, Chairman



APPLICATION FOR PERMIT

Class of Building or Type of Structure 3rd class

Permit No. _____

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

Portland, Maine, June 30, 1945

The undersigned hereby applies for a permit to erect ~~and alter~~ and alter building ~~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 90 Capisle St. Within Fire Limits? No Dist. No. _____

Owner's or ~~contractor's~~ name and address Mrs. Mary T. Frates, 90 Capisle St. Telephone 2-2145

Contractor's name and address Earle Dodge Telephone _____

Architect _____ Plans filed _____ No. of sheets _____

Proposed use of building Range shelters for poultry (5) No. families _____

Other buildings on same lot Dwelling and combined garage and poultry house

Estimated cost \$ 132 Fee \$ 159.00 or 50¢

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 construct and erect five portable demountable range shelters, about 8ft. x 10 ft., about 5 feet high, open sides, wire floor, Class C roll roofing. These range shelters are to be located and moved about from time to time in the general area of the property indicated for the purpose of getting poultry kept in the present poultry house (over garage) out of doors on the range and provide shelter against the weather.

*See appeal of 6/30/45
on which action was
indefinitely postponed*

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 plum' work involved in this work? _____

Is any elect. 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 _____ 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 _____ 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 repair 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 By Mary T. Frates



APPLICATION FOR PERMIT

JUN 30 1915

Class of Building or Type of Structure 3rd Class

Portland, Maine, June 30, 1915

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to ~~erect~~ alter ~~or~~ ~~rebuild~~ ~~or~~ ~~change~~ the following building ~~structure~~ ~~work~~ 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 90 Capisic St. Within Fire Limits? No Dist. No. _____
 Owner's name and address Mrs. Mary T. Frates, 90 Capisic St. Telephone 2-2145
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Earle Dodge Telephone _____
 Architect _____ Specifications _____ No. of sheets _____
 Proposed use of building Minor Garage and Poultry House second flc
 Last use Minor Garage and Poultry House second floor
 Material wood No stories 2 Heat none Style of roof G Roofing _____
 Other buildings on same lot Dwelling and Tool House
 Estimated cost \$ 25.00 Fee \$ 25d

General Description of New Work

~~##~~ To provide two windows for light and ventilation in all of second story.

CERTIFIED TRUE AND CORRECT COPY
REQUIREMENT IS WARRANTY

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? No Is any electrical work involved in this work? No
 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 None 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. Bridging in every floor and flat roof span over 8 feet.
 Joists and rafters 1st floor _____, 2nd _____, 3rd _____, roof _____
 On centers 1st floor _____, 2nd _____, 3rd _____, roof _____
 Maximum span 1st floor _____, 2nd _____, 3rd _____, roof _____
 If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

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

Miscellaneous

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

APPROVED: _____

Mrs. Mary T. Frates
Signature of owner Mary T. Frates

Permit No. 115/6.58

Location 90 Caprice St

Owner Mary Hunter

Date of permit 6/30/45

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn 7/14/46

Cert. of Occupancy issued NONE

NOTES

7/14/46
WORKS - COMPLETE
E.P.

DEPARTMENT OF RESIDENCE

City of Portland, Maine

David
5/21/45
mm

Board of Appeals

(Call) to the Municipal Officers to Change the Decision of the

Inspector of Buildings Relating to the Property Owned

Mary Thornton Frates

by Robert E. Frates (Agt) 90 Capisic Street

Chairman Libby h

Mrs H. C. Frost h

Fred H. Gabb h

George A. Harrison h

Herman B. Libby h

May 3, 1945

Board of Appeals

to the Municipal Officers

Mary Thornton Frates

Your agent, Robert E. Frates (Agt)

who is the owner of property at 90 Capisic Street

Board of Appeals

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 ^d

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 der-

ogating from the intent and purpose of the Zoning Ordinance

7-375 A

The decision of the Inspector of Buildings deny a building permit to cover construction of a combined stable and poultry house, two stories high and about 28 feet by 80 feet at the rear of this property and about 100 feet from Frost Street because the proposed uses are not allowable under the terms of the Ordinance in the General Residence C Zone where the property is located.

The reasons for the appeal are as follows: Such use as is proposed would seem like a reasonable variance of the ordinance without substantially departing from its intent and purpose. The surroundings are mostly open country, and will be, probably, for some years to come. My property consists of approximately eight (8) acres and to make use of it in the proposed manner would certainly make the carrying charges seem less confiscatory. I would guarantee to keep the place in a satisfactory sanitary condition at all times.

(signed) Mary Thornton Frates

ATH
RMT
PH
VJS
VES

Mary T. Frates
90 Capisic St.

May 23, 1945

Mrs. Mary Thornton Frates
90 Capisic Street
Portland 4, Maine

Dear Madam:

On May 21, 1945, the members of the Board of Appeals found themselves, under the terms of the Zoning Ordinance relating to appeals, unable to grant a variance in the case of your appeal seeking construction of a combined stable and poultry house at 90 Capisic Street, and consequently voted to deny the appeal.

Very truly yours,

Inspector of Buildings

WMC/S

CC: Mr. Clarence A. Brown
132 Middle Street

45/10

May 21, 1945

Public hearing having been duly held on May 18, 1945 upon appeal under the Zoning Ordinance of Mrs. Roy Smith at 241 State Street, corner of Cumberland Avenue, relating to the proposal to convert the front room in the first story of the dwelling house there to a beauty parlor contrary to the terms of the ordinance in the Apartment House Zone where the property is located. It is adjudged and action is decreed according to vote of members of the board determined by their several signatures affixed below. A vote to sustain is subject to full compliance with the Building Code and all other laws relating to the same subject matter.

To LEAY

To SUSTAIN

 Harry C. Libby Chairman

 Herman B. Libby

 George A. Harrison

 Fred E. Gabbi

 Helen C. Frost

 Chairman

45/10

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF MARY THORNTON FRATES
ON 15TH STREET.

May 18, 1945

A public hearing on the above appeal was held before the Board of Appeals today. Members of Board of Appeals present were Chairman Harry C. Libby, Mrs. H. C. Frost, Fred H. Gabbi, Herman B. Libby, and for the latter part of the hearing George A. Harrison. Also present for the city were City Manager, James E. Barlow; Corporation Counsel, W. Mayo Payson; and Inspector of Buildings, Warren McDonald.

Robert E. Frates, husband of the appellant, appeared with his attorney, Clarence Brown, in support of the appeal. James V. McNutt, representing Violet J. McNutt, owner of property across from the Frates' property, also appeared in support of the appeal.

Clark D. Chapman, attorney, appeared in opposition of the appeal, representing Isabelle V. Powell, the Eunice Frye Home, and Mrs. Edna L. Taylor. Mr. Powell, Mrs. Wood, treasurer of Eunice Frye Home, were also present.

Mr. Frates explained briefly how he planned to use the property, and that at the present time he was compelled to rent storage space for his equipment and two horses. The two horses he said were not farm horses--one a racing horse, and the other a saddle horse. At a question from Mr. Gabbi, he said that he did not contemplate anything in the way of a riding school. He said that he planned on a maximum at one time of about 500 hens, that when they were small they would be out on a suitable range, fenced in. He said that he had already plowed up a part of a tract of land, preparatory to crop cultivation; and intimated that he would plow up the balance of it as soon as the weather permits.

Mr. Chapman declared that the proposition really constituted a business therefore was excluded from the General Residence C Zone (copy of Mr. Chapman's statement attached hereto). Letters from the heirs of Carrie M. Emerson and from T. I. Milliken, Conservator for Mabel S. Davis, in opposition to the appeal were read by Chairman Libby. Herman B. Libby reported a telephone call to him from Edna V. Taylor of Freeport also in opposition.

Asked by Mr. Chapman how the hens were to be disposed of, Mr. Frates said that he intended to use most of them in his catering business. Whereupon Mrs. Frost asked where the hens were going to be killed and dressed. Mr. Frates said that he could hire someone to kill the birds, and that there were no objectionable quotas or other features with regard to that operation. Mrs. Frost disagreed speaking as she said, from her own experience.

Mr. Chapman referred to a rumor that Mr. Frates had planned to establish some kind of restaurant business in the dwelling house on the property, and Mr. Frates said that he had no such intention or plan.

Warren McDonald

99
45/10
FOUR SEVEN CAPSIC STREET
PORTLAND 3
MAINE

May 16, 1945

Board of Appeals:

Mr. Harry C. Libby, Chairman

RECEIVED

MAY 17 1945

DEPT. OF BLD'G. INSP.
CITY OF PORTLAND

In regard to the plan to erect a building at number 90 Capasic Street for the keeping of cows, horses and a large number of hens, we feel that while there is no doubt that the present owners would keep a fine, clean place, this great change in the character of a zone for family homes exclusively could open the way for future objectionable and detrimental conditions.

Sincerely yours,

Carrie M. Emerson Neils,
by Marguerite Emerson

45/10
Rec'd
5/18/1915

Mrs. Powell owns and occupies her home on Capisic Street nearly opposite the property of Mrs. Frates.

The Eunice Frye Home is a convalescent home for women a short distance towards Stevens Avenue from the Powell home. The Home owns a large area of land with a brick building used for its charitable purposes and nearby Chapel.

Both Mrs. Powell and the Eunice Frye Home object to the granting of the appeal of Mrs. Frates that she be permitted to construct a two-story building about twenty-six feet wide by eighty feet long on her property to house livestock and particularly for the raising of poultry.

The property is located in a general residence C Zone. It was formerly the homestead of E. K. Chapman and subsequently of Walter G. Hay and maintained by each of them as a residence. It is recognized that any use that may be made of the property cannot be nearly so attractive to surrounding homes as the previous use. The present Zoning restrictions existed when the property was acquired by the present owner, who must, therefore, be considered to have purchased with knowledge of the existing restrictions on the use of the property. In the language of the notice to interested owners of property the Zoning Law provides that the Board of Appeals, by unanimous vote of its members, may permit variations

43/10

from Zoning Regulations under circumstances stated, subject always to the rule that the Board shall give due consideration to public health, convenience and welfare and conserving property values and that the Board shall permit no building or use injurious, obnoxious, offensive or detrimental to a neighborhood. The Zoning Law was adopted to protect property owners from precisely the present situation. For years it has been a menace to good homes that neighboring property might be converted to undesirable and harmful uses. Much harm that was unavoidable under the previous law was done. The attractiveness and value of many residential areas of Portland were destroyed. It is presently the law that owners must conform to the requirements of the Zoning Law or obtain variations from the regulations of that law from this Board, having due regard to the rights of and conserving the value of property of nearby owners. To convert the present residential property from residential property to the business of raising poultry not only does not conform to the present Zoning restrictions on that property, but violates the letter and the spirit of the provisions of the Zoning Law permitting variations. The nature of the proposed business speaks for itself. Even with the exercise of utmost care there is danger of nuisance from odors and there will be the

45/10

unavoidable noise of crowing and cackling from the poultry. X The change, if made, will be for all time and in the hands of others less scrupulous than the present owners the establishment may well become a positive nuisance. If variations shall be permitted to allow the proposed structure and business shall prosper, no one can tell how many additional structures will be built. X The proposed use will definitely change the entire character of the neighborhood, destroy the value of nearby homes and seriously prejudice the convenience and welfare of the residents in those homes. The proposed building and use cannot but be injurious, obnoxious, offensive and detrimental to the neighborhood.

The City of Portland has a Zoning Law, which should protect neighboring properties and owners in accordance with the spirit and intent of that law. If this appeal shall be granted, no owner of property may continue to hold his property and no one may purchase property having regard to the advantages of the zoning restrictions on a given area with any assurance that the law will be upheld and the property protected if someone shall conceive an idea of a substantial departure from previously permitted use and be able to come before this Board on an appeal and be permitted to use his property without regard to the welfare of the neighborhood for any business

46/10

that he may conceive. Particularly is this true if property in restricted zones may be purchased with full knowledge of the zoning restrictions and converted to other previously unpermitted uses as is here proposed.

Mrs. Powell and the Eunice Frye Home, therefore, urge that the present appeal be denied.

WILLIAM W. THOMAS, President



PHILIP I. MILLIKEN, Vice Pres. & Cashier

45/10

THE CANAL NATIONAL BANK OF PORTLAND

Nº 138 MIDDLE STREET · PORTLAND MAINE

May Fourteen
19 45

Mr. Warren MacDonald, Building Inspector
City of Portland
Maine

Dear Sir:

As Conservator for Mr. Mabel S. Daveis of 6 Frost Street, I wish to go on record in her behalf as opposing a building program of Mr. Frates on land situated within 500 feet of Miss Daveis' property. I understand that request is made to build property to house cattle and hens.

RECEIVED
RECEIVED
MAY 14 1945
MAY 15 1945
DEPT. OF CLD'G. INSP.
CITY OF PORTLAND

I feel that this would be very detrimental to adjoining property in the locality.

Very truly yours,

P. Milliken

Conservator for
Mabel S. Daveis

PIM/e

RECEIVED
MAY 15 1945
DEPT. OF CLD'G. INSP.
CITY OF PORTLAND

Directors
Ernest N. Taylor
Charles N. Taylor
Mrs. P. Powell
Ernie Foy
Mrs. M. M. Woods
John F. ...
...

ATH
RIT
PH
AJS
BS

May 15, 1945

Mrs. Mary Thornton Frates
90 Capisic Street
Portland 4, Maine

Dear Madam:

The Board of Appeals will hold a public hearing at the Council Chamber, City Hall, on Friday, May 18, 1945, at 11 o'clock in the forenoon on your appeal under the Zoning Ordinance relating to your proposal to construct a two story building in the rear of 90 Capisic Street for the purpose of combined stable and poultry house, this use being contrary to the terms of the Ordinance in the General Residence C Zone where the property is located.

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

BOARD OF APPEALS

Harry C. Libby, Chairman

43/10

Portland, Maine
May 2, 1945

Department of Building Inspection
City Hall
Portland, Maine

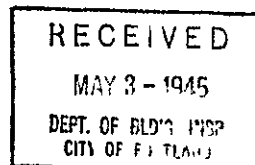
Gentlemen: Re: Your File. AP 90 Capisic St. - I

To supplement information now on file with you,
previously submitted by Robert E. Frates as my agent as
owner of property No. 90 Capisic Street, you are advised
that the first floor of the proposed building would be used
for housing of vehicles such as carriages, wagons, sleighs
and sleds, and for housing of two horses, two cows, possibly
a heifer or two, and there will be a place on the first floor
also for harnesses.

There will not be any renting of horses, nor will
there be any riding school in connection with the premises.

Very truly yours,

Mary Thornton Frates



AP 33 Capisic St.-I

ATH
RMT
PH
AJS
BS

April 30, 1945

Mr. Robert E. Frates
30 Capisic Street
Portland 4, Maine

Subject: Application for building permit to cover
construction of two story poultry house at 30
Capisic Street

Dear Sir:

In the light of my letters of August 14 and August 16, 1944, relating to about this same proposition, I presume your application of April 27, 1945 means that you are now ready to file an appeal with the Board of Appeals asking a variance of the precise terms of the Zoning Ordinance so that you may be permitted to construct this building and use building and land for poultry and keeping animals of the horse or cow variety which are non-conforming with the terms of the Zoning Ordinance in the General Residence C Zone where your property is located.

As I indicated I would do in my letter, therefore, I am enclosing the original and one copy of the zoning appeal form with my part of it filled in—the reasons why the building permit cannot be issued. As explained in my former letter, if you will type in the blank provided the reasons for the appeal, sign and return to this office with your fee of five dollars (checks to be made payable to the City of Portland), the appeal will be put in line for public hearing. The carbon copy is for you to keep. Please bear in mind that the reasons for the appeal should briefly support the view that a variance is necessary to grant reasonable use of the property necessary to avoid confliction and may be granted without substantially departing from the intent and purpose of the Ordinance. If the time element is of interest to you, the appeal can probably be prepared for public hearing before the Board of Appeals on Friday, May 18, if you can have it filed and the fee paid in this office not later than next Thursday, May 3. Considerable time is necessary because the law requires that written notices of the public hearing be sent to owners of all property within 500 feet of the premises in question, 10 days before the hearing.

Very truly yours,

Inspector of Buildings

EncD/S

P.S. It is clear from the plans that the second floor is to be used exclusively for poultry. In order that the proposition may be explained briefly but accurately in the notice of public hearing, will you be kind enough to outline in writing just how the first floor would be used, for horses or cows and what would the space marked "vehicle" be used for, especially explaining if there would be any elements of business such as renting out horses, riding school or the like.

CITY OF PORTLAND, MAINE

BOARD OF APPEALS

May 8, 1945

To Whom It May Concern:

The Board of Appeals will hold a public hearing at the Council Chamber, City Hall, on Friday, ¹⁰18, 1945 at 11 o'clock in the forenoon, on the appeal under the Zoning Ordinance of Mary Thornton Frates at 90 Capisic Street, relating to construction of a combined stable and poultry house, two stories high and about 26 feet wide by 80 feet long.

Issuance of a building permit to cover the construction of this building is not allowable because the proposed uses are not included in the list of allowable uses in the General Residence C Zone where the property is located. The appeal is taken under Section 14-d.2 of the ordinance which provides that the Board of Appeals, by unanimous vote of its members, after a public hearing, may permit exceptions to or variations from the regulations 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 ordinance, subject always to the rule that said Board shall give due consideration to promoting public health, safety, conveniences and welfare, encouraging the most appropriate use of land and conserving property values, and that the Board shall permit no building or use injurious, noxious, offensive or detrimental to a neighborhood.

The building is proposed directly in the rear of the existing garage (former stable) and about 100 feet from Frost Street. Information is supplied with the application for the permit as follows: ".....the first floor of the proposed building would be used for housing of vehicles such as carriages, wagons, sleighs and sleds, and for housing two horses, two cows, possibly a heifer or two, and there would be a place on the first floor also for harnesses. There would not be any renting of horses, nor would there be a riding school in connection with the premises." The plans indicate that the entire second floor would be used for keeping poultry.

The appellant sets forth reasons for the appeal as follows:

"Such use as is proposed would seem like a reasonable variance of the ordinance without substantially departing from its intent and purpose. The surroundings are mostly open country, and will be, probably, for some years to come. My property consists of approximately eight acres and to make use of it in the proposed manner would certainly make the carrying charges seem less confiscatory. I would guarantee to keep the place in a satisfactory sanitary condition at all times."

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

BOARD OF APPEALS

Harry C. Libby, Chairman

Location 90 Capitan Hill

Date 7/27

Permit
Inquiry
Complaint

Rep for guard

P.H

trial of

dem

and

for

7/28/40



APPLICATION FOR PERMIT

Permit No. _____

Class of Building or Type of Structure Third Class

Portland, Maine, April 27, 1945

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 90 Capric Street Within Fire Limits? no Dist. No. _____
 Owner's or-Lessee's name and address Robert Frates Telephone _____
 Contractor's name and address not let Telephone _____
 Architect _____ Plans filed Yes No. of sheets 3
 Proposed use of building poultry house and barn No families _____
 Other buildings on same lot shed, workshop and garage _____
 Estimated cost \$ _____ Fee \$ _____

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 construct two story frame poultry house 25'x20' as per plans submitted.

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? yes
 Is any electrical work involved in this work? yes 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 _____ 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 _____ 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 Robert E. Frates

Imp. ORIGINAL

Permit No. 1457

Location 90 Capisic St.

Owner Robert Frater

Date of permit 4/1/45

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

NOTES

5/21/45



(R) GENERAL RESIDENCE ZONE PERMIT

Permit No. 0073

JAN 23 1932

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, January 20, 1932

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect after 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 44 Capisic Street Ward 8 Within Fire Limits? no Dist. No. _____
 Owner's or Lessee's name and address: Walter G. Hoy, 44 Capisic St. Telephone _____
 Contractor's name and address: Goggins & Clark, 48 Portland St. Telephone P 841-7
 Architect's name and address: _____
 Proposed use of building 2 car garage No. families _____
 Other buildings on same lot _____
 Plans filed as part of this application? no No. of sheets _____
 Estimated cost \$ 100. Fee \$ 150

Description of Present Building to be Altered

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

General Description of New Work

To provide two double doors for entrance, in place of one,
 (4x8 header - 8' opening)
 To relocate one window,

ALL WORK TO BE DONE BY LICENSED CONTRACTOR
 BY GOGGINS & CLARK
 48 PORTLAND ST. PORTLAND, ME.

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

Size, front _____ depth _____ No. stories _____ Height average grade to top of plate _____
 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 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 _____ or _____ 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 2, 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 observed? yes

Signature of owner

Walter G. Hoy
By Goggins & Clark

By W.D. Clark

ATTENTION COPY

Oliver T. Sanborn

CITY OF PORTLAND

6812A

Ward 8 Permit No. 32/73

Location 4th Capisic St.

Owner Wallis G. Hay

Date of permit 1/22/32

Notif. closing-in

Inspn. closing-in

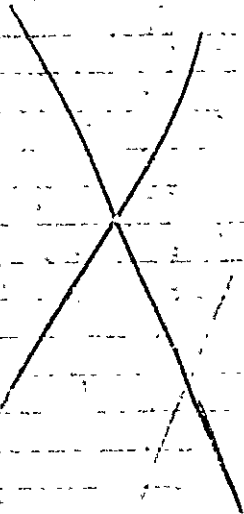
Final Notif.

Final Inspn. 1/27/32

Cert. of Occupancy issued None

NOTES

1/27/32 - Work done OJH





APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date 7/23/91, 19__
 Receipt and Permit number 2576

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:

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

LOCATION OF WORK: 90 Capisic St.
 OWNER'S NAME: Joe Corrandio ADDRESS: _____

OUTLETS: _____ **FEES** _____

Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL _____

FIXTURES: (number of) _____

Incandescent _____ Fluorescent _____ (not strip) TOTAL _____

Strip Fluorescent _____ ft. _____

SERVICES: _____

Overhead _____ Underground _____ Temporary _____ TOTAL amperes _____

METERS: (number of) _____

MOTORS: (number of) _____

Fractional _____

1 HP or over _____

RESIDENTIAL HEATING: _____

Oil or Gas (number of units) _____

Electric (number of rooms) _____

COMMERCIAL OR INDUSTRIAL HEATING: _____

Oil or Gas (by a main boiler) _____

Oil or Gas (by separate units) _____

Electric Under 20 kws _____ Over 20 kws _____

APPLIANCES: (number of) _____

Ranges _____

Cook Tops _____

Wall Ovens _____

Dryers _____

Fans _____

Water Heaters _____

Disposals _____

Dishwashers _____

Compactors _____

Others (denote) _____

TOTAL _____

MISCELLANEOUS: (number of) _____

Branch Panels 1 _____

Transformers _____

Air Conditioners Central Unit _____

Separate Units (windows) _____

Signs 20 sq. ft. and under _____

Over 20 sq. ft. _____

Swimming Pools Above Ground _____

In Ground _____

Fire/Burglar Alarms Residential _____

Commercial _____

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

over 30 amps _____

Circus, Fairs, etc. _____

Alterations to wires _____

Repairs after fire _____

Emergency Lights, battery _____

Emergency Generators _____

INSTALLATION FEE DUE: _____

FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT ... DOUBLE FEE DUE: _____

FOR REMOVAL OF A "STOP ORDER" (304-18.b) ... _____

TOTAL AMOUNT DUE: 15.00

INSPECTION: _____ minimum fee

Will be ready on now, 19__; or Will Call _____

CONTRACTOR'S NAME: Herbert Electric Inc.

ADDRESS: 99 Capisic St. - Ptld

TEL: 774-9540

MASTER LICENSE NO.: Francis Herbert SIGNATURE OF CONTRACTOR: _____

CONTRACTOR LICENSE NO.: #2576

INSPECTOR'S COPY — WHITE

OFFICE COPY — CANARY

CONTRACTOR'S COPY — GREEN

ELECTRICAL INSTALLATIONS

Permit Number 2574

Location 90 Capital

Owner Joe Caprandis

Date of Permit 7-23-91

Final Inspection 7-25-91

By Inspector [Signature]

Permit Application Register Page No. 111

INSPECTIONS. Service _____ by _____

Service called in _____

Closing-in _____ by _____

PROGRESS INSPECTIONS: 7-24-91 / [Signature] / _____

_____/_____/_____
_____/_____/_____
_____/_____/_____
_____/_____/_____

DATE:

REMARKS:

7-29-91

notified owner to have electrician install new
90 electrode clamp AND BOND BROWN mixture