

182 CAPTIVE STREET

SHARPE WALKER

Full cut # 9201; Half cut # 9202; Third cut # 9203; Fourth cut # 9204; Fifth cut # 9205

CITY OF PORTLAND, MAINE

Application for Permit to Install Wires

Permit No. 55482
 Issued 11/11 1971
 Portland, Maine

To the City Electrician, Portland, Maine:

The undersigned hereby applies for a permit to install wires for the purpose of conducting electric current, in accordance with the laws of Maine, the Electrical Ordinance of the City of Portland, and the following specifications:

(This form must be completely filled out - Minimum Fee, \$1.00)

Owner's Name and Address Raymond Snell Tel. _____
 Contractor's Name and Address Shattuck Electric Co Tel. 7751298
 Location 182 Caprice Use of Building Residential
 Number of Families 1 Apartments _____ Stores _____ Number of Stories _____
 Description of Wiring: New Work 60 to 100 amp serv. Additions _____ Alterations _____
 Pipe Cable Metal Molding BX Cable Plug Molding (No. of feet) _____
 No. Light Outlets Plugs Light Circuits Plug Circuits _____
 FIXTURES: No. Fluor. or Strip Lighting (No. feet) _____
 SERVICE: Pipe Cable Undergound No. of Wires 3 Size 2-2+1/4
 METERS: Relocated Added Total No. Meters _____
 MOTORS: Number Phase H. P. Amps Volts Starter _____
 HEATING UNITS: Domestic (Oil) No. Motors Phase H.P. _____
 Commercial (Oil) No. Motors Phase H.P. _____
 Electric Heat (No. of Rooms) _____
 APPLIANCES: No. Ranges Watts Brand Feeds (Size and No.) _____
 Elec. Heaters Watts _____
 Miscellaneous Watts _____
 Transformers Air Conditioners (No. Units) Extra Cabinets or Panels _____
 Will commence 19 Ready to cover in Signs (No. Units) _____
 Amount of Fee \$2.00 Inspection W.C. 1971
 Signed Wm P. Shattuck

DO NOT WRITE BELOW THIS LINE

SERVICE .. <input checked="" type="checkbox"/>		METER		GROUND <input checked="" type="checkbox"/>
VISITS: 1	2	3	4	5
		6	7	8
		9	10	11
		12		

REMARKS:

INSPECTED BY W. H. [Signature] (OVER)



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, ..October 12, 1966.....

PERMIT ISSUED

01024

OCT 13 1966

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 182 Capisic St. Use of Building Dwelling No Stories New Building
 Name and address of owner of appliance Michael Johnston, 182 Capisic St. Existing " "
 Installer's name and address Pallotta Oil Co., 142 Presumpscot St. Telephone

General Description of Work

To install oil-fired forced hot water heating system in place of oil-fired warm air heat

IF HEATER, OR POWER BOILER

Location of appliance basement Any burnable material in floor surface or beneath? no
 If so, how protected? Kind of fuel? oil
 Minimum distance to burnable material, from top of appliance or casing top of furnace 35"
 From top of smoke pipe 120" From front of appliance 4' From sides or back of appliance 3'
 Size of chimney flue 8x8 Other connections to same flue none
 If gas fired, how vented? Rate maximum demand per hour
 Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? yes

IF OIL BURNER

Name and type of burner Columbia Labelled 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 existing
 Location of oil storage basement Number and capacity of tanks 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., \$1.00 additional for each additional heater, etc., in same building at same time.)

APPROVED:

OK 10-12-66

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

Pallotta Oil Co.

Signature of Installer By: *Joseph Pallotta*

CS 300

INSPECTION COPY

NOTES

Permit No. 66/1024

Location 182 L'Anse-au-Loup

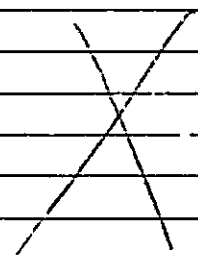
Owner Maurice Pelletier

Date of permit 4/13/66

Approved 12/21/66 J. P. Montgomerie

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1/2" Jaco Mining Table.
 1/2" " Relief Table.



PERMIT TO INSTALL PLUMBING

Address 102 Conisic Street PERMIT NUMBER **16689**

Date Issued 10/12/66
 Portland Plumbing Inspector
 By **ERNOLD R. GOODWIN**

Installation For: Remodeling
 Owner of Bldg.: Mr. Michael Johnston
 Owner's Address: 102 Conisic Street
 Plumber: Gerald J. Pallotta Date: 10/12/66

App. First Insp.
 Date 10/13/66
 By *[Signature]*

App. Final Insp.
 Date OCT 17 1966
 By **ERNOLD R. GOODWIN**
 CHIEF PLUMBING INSPECTOR

- Type of Bldg.
- Commercial
 - Residential
 - Single
 - Multi Family
 - New Construction
 - Remodeling

NEW	REPL		NO.	FEE
		SINKS		
		LAVATORIES		
		TOILETS		
		BATH TUBS		
		SHOWERS		
		DRAINS FLOOR SURFACE		
		HOT WATER TANKS		
		TANKLESS WATER HEATERS		
		GARBAGE DISPOSALS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS		
		AUTOMATIC WASHERS		
		DISHWASHERS		
		OTHER		
1		TANKLESS COIL	1	2.00
TOTAL			1	2.00

Building and Inspection Services Dept.: Plumbing Inspection

CITY OF PORTLAND, MAINE
Application for Permit to Install Wires

Permit No. 55293

Issued 10/12/66

Portland, Maine Oct. 12

, 1966

To the City Electrician, Portland, Maine:

The undersigned hereby applies for a permit to install wires for the purpose of conducting electric current, in accordance with the laws of Maine, the Electrical Ordinance of the City of Portland, and the following specifications:

(This form must be completely filled out — Minimum Fee, \$1.00)

Owner's Name and Address Michael Johnston 182 CAPISIC ST. Tel.

Contractor's Name and Address PALLOTTA OIL Co. Portland Tel.

Location 182 CAPISIC ST.

Number of Families 1 Apartments Use of Building dwelling
Stores ~~3~~ Number of Stories 2
Description of Wiring: New Work Additions Alterations

Pipe Cable Metal Molding BX Cabl. Plug Molding (No. of feet)
No. Light Outlets Plugs Light Circuits Plug Circuits
FIXTURES: No. Light Switches Fluor. or Strip Lighting (No. feet)
SERVICE: Pipe Cable Undergound No. of Wires Size
METERS: Relocated Added Total No. Meters
MOTORS: Number 1 Phase S H. P. 1/2 Amps Volts 110 Starter
HEATING UNITS: Domestic (Oil) No. Motors Phase H.P.
Commercial (Oil) No. Motors Phase H.P.
Electric Heat (No. of Rooms)
APPLIANCES: No. Ranges Watts Brand Feeds (Size and No.)
Elec. Heaters Watts
Miscellaneous Watts
Transformers Air Conditioners (No. Units) Extra Cabinets or Panels
Will commence 19 Ready to cover in 19 Signs (No. Units)
Amount of Fee \$ 2.00 Inspection 19

Signed S. J. Pallotta

DO NOT WRITE BELOW THIS LINE

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

CS 203

INSPECTED BY W. Hubert
(OVER)



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. #1
Portland, Maine, May 19, 1958

PERMIT ISSUED

MAY 22 1958

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE
The undersigned hereby applies for amendment to Permit No. 58/527 pertaining to the building or structure comprised in the original application 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 18 Capisic Street Within Fire Limits? Dist. No.
Owner's name and address Jennie Johnaton, 182 Capisic St. Telephone
Lessee's name and address Monte Construction Co., 42 Anson Rd. Telephone 34672
Contractor's name and address Plans filed 110 No. of sheets
Architect No. families
Proposed use of building 2 car garage Additional fee 50
Last use
Increased cost of work

Description of Proposed Work

To demolish existing 1 1/2 story frame garage (former barn)

Sent to Health Dept. 5/19/58
Rec'd. from Health Dept. 5/21/58

Excavation letter sent 5/19/58

Details of New Work

Monte Construction Co.

Is any plumbing involved in this work?
Is any electrical work involved in this work?
Height average grade to highest point of roof
Solid or filled land? earth or rock?
No. stories Thickness, top bottom cellar
Material of foundation Height Thickness
Material of underpinning Rise per foot Roof covering of lining
Kind of roof Material of chimneys Dressed or full size?
No. of chimneys Girt or ledger board? Size
Framing lumber—Kind Sills Columns under girders Max. on centers
Corner posts Size 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Girders 1st floor 2nd 3rd roof
Joists and rafters: 1st floor 2nd 3rd roof
On centers: 1st floor 2nd 3rd roof
Maximum span: 1st floor 2nd 3rd roof
Approved:
Signature of Owner By: *Joyce Johnaton*
Inspector of Buildings

INSPECTION COPY
CS. 105

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

May 19, 1958

Mrs. Jennie Johnston
182 Capisic St.

Dear Mrs. Johnston:

With relation to permit applied for to demolish a building or portion of building at 182 Capisic Street it is unlawful to commence demolition work until a permit has been issued from this department.

Section 6 of the ordinance for rodent and vermin control provides: "It shall be unlawful to demolish any building or structure unless provision is made for rodent and vermin eradication. No permit for the demolition of a building or structure shall be issued by the Building Inspector until and unless provisions for rodent and vermin eradication have been carried out under supervision of a pest control operator registered with the Health Department.

The building permit for demolition cannot be issued until the provisions of this section have been satisfied. It is the obligation of owner or demolition contractor or both to take up with the Health Department the matter of complying with this section, being prepared to inform that department what registered pest control operator is to be employed.

Very truly yours,

Warren McDonald

Warren McDonald
Inspector of Buildings

WMcD/H

Eradication of this building has been completed.

Edward Estley 45

5/20/58 OK Christens

AP-182 Capisic Street

May 12, 1958

Mrs. Jennie Johnston
182 Capisic Street

cc to: Monte Crest. Co. Inc.
42 Anson Road

Dear Mrs. Johnston:

Building permit for construction of a two-car wood frame garage 22 feet by 36 feet is issued herewith to your contractor subject to the following conditions:

1. A separate permit or an amendment to the permit now being issued is to be secured for demolition of the existing building partially destroyed by fire.
2. It is not lawful under the Zoning Ordinance to park or store on the premises more than three motor vehicles, of which only one may be a commercial motor vehicle of not more than 2½ tons gross vehicle weight. Permit is issued on the basis of compliance with this requirement of the Ordinance.
3. Use of the building is limited by the Zoning Ordinance to uses ordinarily considered incidental or accessory to the dwelling on the lot, such as storage of motor vehicles, garden tools, household equipment, screens and storm windows and the like, and permit is issued on the basis of compliance with this requirement.

Very truly yours,

Albert J. Sears
Deputy Inspector of Buildings

AJS/jg

STATEMENT ACCOMPANYING APPLICATION FOR BUILDING PERMIT

for 3 Car Garage
at 182 Caprice St

Date 5/5/58

1. In whose name is the title of the property now recorded? Mrs. Jennie Johnston
2. Are the boundaries of the property in the vicinity of the proposed work shown clearly on the ground, and how? Stakes - Wood
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? 8"
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 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

Mrs. Jennie Johnston de.
Mary E. Johnston
Ed. J. Martin, Jr. + Son.



R3 RESIDENCE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, May 5, 1958

PERMIT ISSUED

MAY 19 1958

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 182 Capisic St. Within Fire Limits? no Dist. No.
Owner's name and address Mrs. Jennie Johnston, 182 Capisic St. Telephone
Lessee's name and address Telephone
Contractor's name and address Monte Construction Co., Inc., 42 Anson Rd. Telephone 3-6672
Architect Specifications Plans yes No. of sheets 1
Proposed use of building 2-car frame garage No. families
Last use No. families
Material No. stories 1 Heat Style of roof Roofing
Other buildings on same lot Dwelling
Estimated cost \$ 2000.00 Fee \$ 5.00

General Description of New Work

To construct 2-car frame garage 22' x 36'

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 contractor

Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work?
Height average grade to top of plate 1 1/2 8' Height average grade to highest point of roof 14'
Size, front 22' depth 36' No. stories 1 solid or filled land? solid earth or rock? earth
Material of foundation concrete slab 6" Thickness, top 18" gravel base bottom cellar
Material of underpinning Height Thickness
Kind of roof pitch Rise per foot 7" Roof covering Asphalt Class C Una. Lab.
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing lumber--Kind hemlock Dressed or full size? dressed
Corner posts 4x6 Sills 4x6 Girt or ledger board? Size
Girders Size Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-24" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor concrete, 2nd, 3rd, roof 2x8
On centers: 1st floor, 2nd, 3rd, roof 18"
Maximum span: 1st floor, 2nd, 3rd, roof 22 11'

If a Garage

No. cars now accommodated on same lot 0, to be accommodated 2 number commercial cars to be accommodated 0
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? 0

APPROVED:

with letter by [signature]

Miscellaneous

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

Mrs. Jennie Johnston
Monte Construction Co., Inc.

Signature of owner by: [signature]

INSPECTION COPY

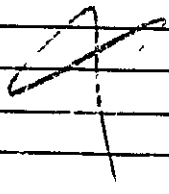
F.M.

NOTES

- 5-9-58 Stake out ok. M.S.
- Old rear 2 car barn to be removed. 90% burnt
- 6-6-58 Slab poured
- Framing just starting
- 7-3-58 Framing wall along
- 7-23-58 Framed ok.
- Dem. old barn not done
- 7-31-58 Same
- 8-20-58 " "
- 9-2-58 " "
- 9-15-58 " "
- 9-24-58 To remove childrens playhouse 6'x8' behind garage
- 9-29-58 Not done
- 11-25-58 Garage completed
- 11-25-56 X
Dem. of barn not done
- 12-10-58 " " " "
- 1-6-58 Dam down to floor level

Permit No. 53/537
 Location 1820 Olive St.
 Owner [Signature]
 Date of permit 7/12/58
 Notif. closing-in
 Inspn. closing-in
 Final Notif.
 Final Inspn.
 Cert. of Occupancy issued

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APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, January 10, 1955

PERMIT ISSUED

UN0005EJ

City of Portland

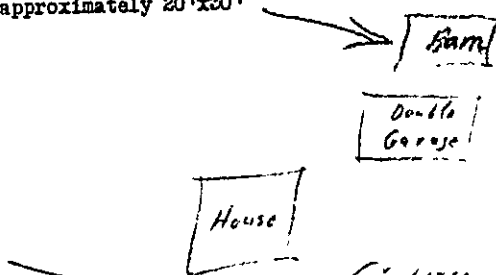
To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 182 Capisic Street Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Jennie & Joseph Johnson, 182 Capisic St. Telephone 3-1568
 Lessee's name and address _____ Telephone _____
 Contractor's name and address owner Telephone _____
 Architect _____ Specifications _____ Plans _____ No. of sheets _____
 Proposed use of building _____ No. families _____
 Last use barn No. families _____
 Material _____ No. stories 1 1/2 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ _____ Fee \$ 1.00

General Description of New Work

To demolish barn approximately 20'x20'



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** owner

Details of New Work

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

If a Garage

No. cars now accommodated 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

Joseph Johnson

Signature of owner

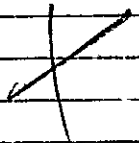
By:

Joseph Johnson

NOTES

1-21-55 Roof & E
starting down walls. *W*

2-28-55 Complete *W*



1-24-55
2-11-55

Permit No. 55/202
 Location 182 Calhoun St.
 Owner Dennis & Quigley Contractors
 Date of Permit 1/10/55
 Notif. closing-in
 Inspn. closing-in
 Final Notif.
 Final Inspn.
 Cert. of Occupancy issued
 Staking Out-Notice
 Form Check Notice

INSPECTION COPY

City of Portland, Maine
Board of Appeals
—ZONING—

Denied
11/14/52

October 29, 19 52

52/07

To the Board of Appeals:

Your appellant, Joseph Johnston, who is the owner of property at 182 Capistrano Street, respectfully petitions the Board of Appeals of the City of Portland to permit an exception to the regulations of the Zoning Ordinance relating to this property, as provided by Section 18, Paragraph E of said Zoning Ordinance.

ing permits to authorize changing two former barns to poultry houses at Capistrano Street are not issuable under the Zoning Ordinance because poultry are not allowable uses of buildings or premises in the Residence C. Zone in which this property is located, according to Section 10A of the Ordinance.

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

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

Joseph A. Johnston
Appellant

After public hearing held on the 14th day of November, 1952, the Board of Appeals finds that an exception is not necessary in this case to grant reasonable use of property and can not be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

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

H. W. ...
William A. O'Brien
Edward J. Colley
BOARD OF APPEALS

DATE: NOVEMBER 14, 1952

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF JOSEPH JOHNSTON
AT 182 CAPASIC STREET

Public hearing on above appeal was held before the BOARD OF APPEALS.

<u>Board of Appeals</u>	<u>VOTE</u>		<u>Municipal Officers</u>
	Yes	No	
H. MERRILL LUTHE	()	/	
ROBERT L. GETCHELL	()	/	
HELEN C. FROST	()	/	
WILLIAM H. O'BRIEN	()	/	
EDWARD T. COLLEY	()	/	
	()	()	
	()	()	

Record of Hearing:

OPPOSED:
Andrew Smolen, 155 Capasic Street
George J. Barkor, Jr., 198 Capasic Street
Mrs. George Howe, 172 Capasic Street
Mrs. Stanton E. Cloutier, 173 Capasic Street

24 others present

Letters in file.

November 14, 1952

Board of Appeals
Portland, Maine
H. Merrill Tuttle Chairman

Dear Sir:

I am opposed to the establishment of juvenile houses as proposed since we believe property values will drop if this happens

Yours very truly,

Margaret A. Bullock

Fred S. Bullock
(by MA.13)

Portland, Maine

November 14, 1952

Board of Appeal

City Hall

Portland, Maine

Attn: Mr. H. Merrill Luther

Dear Sir:

we being unable to attend the Meeting
concerning the proposed Checkers Farm to be
located at 162 Cypress Street, what to, how-
ever, have it known that we do not
approve of such a business in this neighborhood.
This is now and should be kept a
residential district. A Commercial Farm
located in an area so thickly populated as
this section, would make for a less pleasant
place in which to live and Real Estate
would certainly be less valuable and in general
would depreciate the whole area.

Charles N. and Nellie B. Meserve

162 Cypress St.

Portland, Maine

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

November 10, 1952

Mr. Joseph Johnston
182 Capisic Street
Portland, Maine

Dear Mr. Johnston:

The Board of Appeals will hold a public hearing in the Council Chamber at the City Hall, Portland, Maine on Friday, November 14, 1952 at 10:30 a. m. to hear your appeal under the Zoning Ordinance.

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

Very truly yours,

H. Merrill Luthe

Chairman

K

W. McDONALD
INSPECTOR OF BUILDINGS

182 Capisic Street

CITY OF PORTLAND, MAINE

Department of Building Inspection

October 27, 1952

Copy to Corporation Counsel

Mr. Joseph Johnston
182 Capisic Street
Portland, Maine

Dear Mr. Johnston:

Building permits to authorize changing two former barns to poultry houses at 182 Capisic Street are not issuable under the Zoning Ordinance because poultry houses are not allowable uses of buildings or premises in the Residence C Zone where the property is located, according to Section 10A of the Ordinance applying to such zones.

You have indicated your desire to seek authorization for this change from the Board of Appeals after the usual appeal procedure; so, there is enclosed an outline of the appeal procedure. If you should desire the decision from the Board of Appeals at the earliest possible date, it would be well for you to file your appeal at the office of Corporation Counsel before the close of business on Thursday, October 30.

To keep the record straight, it appears that one of these former barns was converted, at least as far as the first story is concerned, to a two-car private garage by a former owner in 1945. It is our belief that both barns many years ago, perhaps as late as 1938, were used for keeping cattle or horses. There is considerable doubt, however, if either of the two barns has been used extensively for that purpose continuously since 1946 when the Zoning Ordinance was extensively amended including an amendment which disallowed both cattle barns and poultry in the Residence C Zones.

Your applications make no mention of any physical or structural alterations in the buildings. If any such alterations are contemplated, and your appeal should be successful, it will be necessary for you to furnish full details as to the physical or structural changes proposed together with the estimated cost of the changes so that they may be included in the building permit for change of use.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMcD/B

Enc: Outline of appeal procedure

C
O
P
Y

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

November 4, 1952

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine on Friday, November 14, 1952 at 10:30 a. m. Eastern Standard Time to hear the appeal of Joseph Johnston requesting exception to the Zoning Ordinance to authorize changing two former barns to poultry houses at 152 Caspasic Street.

This permit is presently not issuable under the Zoning Ordinance because poultry houses are not allowable uses of buildings or premises in the Residence C Zone where this property is located, according to Section 101 of the Ordinance.

This permit is taken under Section 19B of the Zoning Ordinance which provides that the Board of Appeals, by unanimous vote of its members, may permit exceptions in specific cases so as to grant reasonable use of property when necessary to avoid confiscation and without substantially departing from the intent and purpose of the Zoning Ordinance, subject always to the rule that said Board shall give due consideration to promoting public health, safety, convenience, and welfare, encouraging the most appropriate use of land and conserving property values, that it shall permit no building or use injurious, noxious, offensive or detrimental to a neighborhood, and that it shall prescribe appropriate conditions and safeguards in each case.

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

BOARD OF APPEALS

H. MERRILL LUTHE

Chairman

K



(RC) RESIDENCE ZONE-C
APPLICATION FOR PERMIT

Class of Building or Type of Structure _____
Portland, Maine, October 20, 1952

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 182 Capisic Street Within Fire Limits? no Dist. No. _____
Owner's name and address Joseph Johnston, 182 Capj St. Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address _____ Telephone _____
Architect _____ Specifications _____ Plans yes No. of sheets 1
Proposed use of building Poultry house No. families _____
Last use Barn No. families _____
Material frame No. stories 1 1/2 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot Dwelling and barn
Estimated cost \$ _____ Fee \$ 1.00

General Description of New Work

To change use of barn to poultry house

200,819 sqft land
Refused 11/19/52
Both ~~permits~~ appeal
and permits denied
see letter + request
when received
11/24/52

Appeal denied 11/14/52

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 owner

Details of New Work

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

If a Garage

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

APPROVED:

Miscellaneous

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

INSPECTION COPY

Signature of owner Joseph A. Johnston RH



(RC) RESIDENCE ZONE - C

APPLICATION FOR PERMIT

Class of Building or Type of Structure _____

Portland, Maine, October 20, 1952

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair demolish in stall 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 182 Capisic Street Within Fire Limits? no Dist. No. _____
 Owner's name and address Joseph Johnston, 182 Capisic St. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address _____ Telephone _____
 Architect _____ Specifications _____ Plans yes No. of sheets _____
 Proposed use of building poultry house No. families _____
barn No. families _____
 Last use _____
 Material frame No. stories 1 1/2 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot dwelling and proposed poultry house Fee \$ 1.00
 Estimated cost \$ _____

General Description of New Work

To change use of barn to poultry house

Approved by 11/14/52

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 owner**

Details of New Work

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

If a Garage

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

Miscellaneous

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

APPROVED:

Signature of owner

Joseph A. Johnston

RH

AP 182 Capisic Street

October 27, 1952

Mr. Joseph Johnston
182 Capisic Street
Portland, Maine

Copy to Corporation Counsel

Dear Mr. Johnston:

Building permits to authorize changing two former barns to poultry houses at 182 Capisic Street are not issuable under the Zoning Ordinance because poultry houses are not allowable uses of buildings or premises in the Residence C Zone where the property is located, according to Section 10A of the Ordinance applying to such zones.

You have indicated your desire to seek authorization for this change from the Board of Appeals after the usual appeal procedure; so, there is enclosed an outline of the appeal procedure. If you should desire the decision from the Board of Appeals at the earliest possible date, it would be well for you to file your appeal at the office of Corporation Counsel before the close of business on Thursday, October 30.

To keep the record straight, it appears that one of these former barns was converted, at least as far as the first story is concerned, to a two-car private garage by a former owner in 1945. It is our belief that both barns many years ago, perhaps as late as 1938, were used for keeping cattle or horses. There is considerable doubt, however, if either of the two barns has been used extensively for that purpose continuously since 1946 when the Zoning Ordinance was extensively amended including an amendment which disallowed both cattle barns and poultry in the Residence C Zones.

Your applications make no mention of any proposed physical or structural alterations in the buildings. If any such are contemplated, and your appeal should be successful, it will be necessary for you to furnish full details as to the physical or structural changes proposed together with the estimated cost of the changes so that they may be included in the building permit for change of use.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMcD/B

Enc: Outline of appeal procedure

AP 182 Capaic Street

WMcD 11/28/52

November 15, 1952

Mr. Joseph Johnston
182 Capaic Street
Portland, Maine

Dear Mr. Johnston:

Since the Zoning Board of Appeals found themselves unable to grant your appeal for changing the two former cattle barns at 182 Capaic Street to poultry houses, we are unable to issue the permits for which you applied, and if you will return the receipt for the fee paid to this office within ten days of the date of this letter, your money will be refunded by voucher. This refers only to the building permit fee since the fee for Zoning Appeal is not refundable.

During the course of the public hearing, several of the property owners referred to the fact that you either have been or you are keeping now pigs on the premises. Keeping pigs there is not an allowable use under the Zoning Ordinance, and if you have some there now, it is important that you dispose of them as soon as you reasonably can.

Will you be kind enough to let me know before November 28, how this matter stands?

Very truly yours,

Warren McDonald
Inspector of Buildings

WMcD/B



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, June 27, 1949

PERMIT ISSUED

JUN 27 1949

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ ~~repair~~ ~~demolish~~ ~~in~~ ~~all~~ 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 182 Capisic Street Within Fire Limits? no Dist. No. _____
Owner's name and address Mrs. Jennie Johnston, 182 Capisic Street Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Joseph Johnston, 182 Capisic Street Telephone _____
Architect _____ Specifications _____ Plans _____ No. of sheets _____
Proposed use of building _____ No. families _____
Last use 1-car garage No. families _____
Material wood No. stories 1 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot dwelling house
Estimated cost \$ _____ Fee \$.50

General Description of New Work

To demolish 1-car frame garage 8' x 12'

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** Joseph Johnston

Details of New Work

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

If a Garage

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

APPROVED:

Miscellaneous

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

Mrs. Jennie Johnston

INSPECTION COPY

Signature of owner by: Mrs. Jennie Johnston

NOTES

6/28/49. No inspection
made. *Ed*

Permit No. 49/932
Location 182 Calhoun St.
Owner *W. S. Deane*
Date of permit 6/27/49
Notif. closing-in
Inspn. closing-in
Final Notif.
Final Inspn.
Cert. of Occupancy Issued *Ed*

Handwritten notes area with multiple horizontal lines for recording observations or dates.



(RC) GENERAL RESIDENCE ZONE - C
APPLICATION FOR PERMIT

PERMIT ISSUED
AUG 7 1945

Class of Building or Type of Structure Third Class

Portland, Maine, July 25, 1945

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to ~~erect~~ alter ~~repair~~ ~~relocate~~ ~~relocate~~ 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 182 Capisic Street Within Fire Limits? no Dist. No. _____
 Owner's name and address Ernest Crawford, 182 Capisic St. Telephone 2-6857
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Owner Telephone _____
 Architect _____ Specifications _____ Plans yes No. of sheets 1
 Proposed use of building 2 car garage No. families _____
 Last use Dwelling and barn stable No. families 1
 Material 1 No. stories 1 1/2 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot Dwelling and Barn
 Estimated cost \$ 200. Fee \$ 1.00

General Description of New Work

To change use of stable from to 2 car garage.
 To enlarge existing door opening to 9'6" - 6x6 header existing - 6x6 posts
 To provide concrete floor.

223-B-7-14
260, 817

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED

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

Details of New Work

Is any plumbing work involved in this work? 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 _____ 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 none to be accommodated 2 number commercial cars to be accommodated 1
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? no

Miscellaneous

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

APPROVED:

Signature of owner Ernest Crawford

Permit No 45/888
 Location 182 Caprice St
 Owner Ernest Crawford
 Date of permit 8/7/45
 Notif. closing-in
 Inspn. closing-in
 Final Notif
 Final Inspn 1/14/46
 Cert. of Occupancy issued None

NOTES

~~7/22/45 - Building
 only about 20' x 25'
 for two car garage with
 pretty well complete
 exterior finish as
 specially ordered
 floor in driveway
 There is a lot of
 which there is no
 stored in between
 narrow or driveway
 Access to lot is by
 a door in the front
 wall and by a scuttle
 hole reached by climb-
 ing boards attached to
 the side outside wall
 The floor is wood~~

of 2x6-24" or aluminum
 entire width of building
 supported at center and
 ends which runs the
 full length of building
 and is not there
 being a splice about 4'
 in from the front wall
 supports must be provided
 for this girder
 How does the zoning
 law apply to this situa-
 tion? It would not be
 permissible to build so
 high a building (13'23"-18')
 for use as a garage.
 However, since this is an
 existing building, can
 it be converted to a
 garage even though
 over the 12' height
 limit? From a prac-
 tical standpoint it
 would seem that the
 change of use would
 make little or no
 change as regards the
 effect on the neighbor-
 hood. However, from a

legal standpoint it
 does not seem to com-
 ply with the law for
 a detached building
 for minor garage use
 accessory to a dwell-
 ing house. It would
 seem to be a question
 that might be taken
 care of by appeal of
 7/22/45 - 18' high under
 way - O J S



APPLICATION FOR PERMIT

PERMIT ISSUED

Class of Building or Type of Structure Third class

Permit No. 1074

OCT 21 1943

Portland, Maine, October 21, 1943

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 22 Coatic Street Within Fire Limits? no Dist. No. _____

Owner's or Lessee's name and address Elizabeth Boyle, 22 Coatic Street Telephone _____

Contractor's name and address A. Payne & Son, 112 Stevens Avenue Telephone _____

Architect _____ Plans filed _____ No. of sheets _____

Proposed use of building _____ No. families _____

Other buildings on same lot _____

Estimated cost \$ _____ Fee \$ 1.00

Description of Present Building to be Altered

Material wood No. stories 1 Heat _____ Style of roof _____ Roofing _____

Last use Barn (hay storage) No. families _____

General Description of New Work

To demolish building 40' x 20'

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 _____ 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, Elizabeth Boyle

Eugene L. Coffey

INSPECTION COPY

Repl. 3350-I

November 8, 1941

Mr. William B. Millward,
37 Lane Avenue,
Portland, Maine

Subject: Proposed stable for Mr.
George Boyle, 88 Capisic Street

Dear Mr. Millward:

In connection with the above project and in addition to the questions concerning the plan raised in the last paragraph of my letter to Mr. Boyle, copy of which you have, we find upon further check of the frame of this stable that there are a few discrepancies as follows:

Some adjustment will have to be made about the location of the piers beneath the girders or sills under the outside walls. I take it that the location shown on the plan is based on the location of the piers which have already been put in without first having secured a permit, and when the location of the stable is changed so as to be 10 feet from the existing stable, I imagine there will be further adjustment necessary in these piers. However as shown on the plan, the 8x10 sills under the side walls where the floor and the roof bear over are shown on varying spans ranging all the way from three feet to 12 feet and three inches. In checking over the total loads from the first and second floors and the roof coming upon these sills acting as beams, we find that if the lumber is full size (that is actually 8"x10") the maximum spacing of the piers would be 10 feet, while if the 8x10's are dressed down to the usual finished sizes the largest spacing of the piers would be nine feet.

As I understand the framing proposed for the second floor it consists of 2x8 joists, 18 inches from center to center on spans of about 10 feet and eight feet supported upon some type of girt which is not clear in the outside walls and supported intermediately by two rows of 6x8 posts which in turn support 6x8 girders, the 6x8 being on a maximum span of nine feet. If this understanding of the framing is correct, this second floor framing seems to satisfy the requirements for a live load of about 47 pounds per square foot. The rated live load required for a stable is 30 pounds per square foot, but in the absence of any other information I presume this second floor is to be used for loose hay. If that is the case we are willing to accept the design as it seems to stand for a live load of about 47 pounds per square foot. If you have other plans which would mean a heavier load upon this floor, the framing ought to be changed around now so as to satisfy ordinance requirements.

In connection with the supports of the second floor I note that the 6x6 posts intended to support the intermediate 6x8 girders appear to run down to some size timber not shown which is supported on the planting of the "tie-up", this planking in turn being supported upon another timber, this latter timber upon the floor boards of the first floor which, of course, are supported upon the 2x8 floor joists which rest upon the intermediate 3x3 girders. To satisfy Building Code requirements I think these 6x6 posts would have to go right down through the first floor and get a bearing on the 3x3 girders.

Dear Mr. [Name],
Health Officer

Dear Mr. [Name]

There is a building which is being built in the [Location] and it is being built in accordance with the [Code] and it is being built in accordance with the [Code] and it is being built in accordance with the [Code].

The three questions in which you are interested are [Questions] and the answer to [Question] is [Answer] and the answer to [Question] is [Answer] and the answer to [Question] is [Answer].

(1) It is shown that there is no other way to [Location] and the sewage will be [Location]. The architect, [Name], says that Mr. Boyle has been told that he can run these lines to [Location] at the rear of his property. [Name] of the Building Dept says that [Name] shall be connected to "sewer system" if available. The architect says a sewer system is available, but I would rather leave it up to you whether or not to be connected to it. Possibly there is some reason why it would not be best to connect to the public system.

(2) I 10" x 10" vent, probably of metal but not [Location] to allow through second floor and roof to vent the place where [Location] are [Location] are shown at each end of [Location] to ventilate what is probably [Location] space on second floor.

(3) I have asked Mr. Boyle to sign a statement about providing a [Location] pit and concerning the capacity of it consistent with [Code] of Building Code, the location of pit to be approved by the Health Officer and also the ventilation of the pit. So far he has not signed the statement.

If these matters and any others in which you are interested are shown satisfactorily on the plan, will you be kind enough to approve the permit and inspection of application, and return?

Very truly yours of [Location].

Wm. [Name]

Mr. William D. Millard

November 5, 1941

We have heard nothing from Mr. Boyle in reply to my letter, and have not received the specification signed from him. Mr. Boyle has a copy of this letter, and if he is going ahead on the basis of signing the statement and the notations in my letter of October 30th, please clear up on the plan the matters called to your attention in the last paragraph of that letter and also the above items, furnishing new prints so that we may be in position to issue the permit when he is ready to go ahead.

If Mr. Boyle is not going ahead, it would be helpful if he would return the receipt for the fee paid to this office and notify us of the fact that he will not proceed. In the latter case we would refund the fee of three dollars and seventy-five cents paid for the permit not issued but would have to perhaps refund it to Mr. Neal who applied for the permit in Mr. Boyle name and apparently paid the fee.

Very truly yours,

Inspector of Buildings

WJG/H

CC: G. W. Neal & Son
475 Washington Ave.

1900

October 30, 1941

Mr. George Boyle,
88 Caple St.,
Portland, Maine

Subject: Proposed Stable at 88 Caple St.

Dear Mr. Boyle:

The Building Code requires that the stable (since it is to be of wood) be at least 10 feet from any other building, but you are planning it only three feet from one of your present stables. You could attach the new building to the present one, as you planned originally, but for the fact that the present structure is so dilapidated, probably dangerous, that I could not issue a permit to attach to it at least until it was substantially rebuilt.

If you intend to have a separate building you or your agent will have to come to the office and make over the application showing that fact and file a location plan that shows the location to comply with the law as above.

No stairs, ladder or other means is shown for reaching second floor though there must be something and should be shown. No openings are shown for putting hay down from the loft, although I suppose there will be some, and they must be shown. All openings for stair well and for putting down hay or for any other purpose are required to have doors covered with tin or galvanized metal on lower side and all edges, and the doors hinged and arranged in such a way that in case of fire, they will close automatically. These should also be shown with their method of operation.

No ventilation is shown except windows for stable floor, and none at all for the loft. The Health Department will have to pass on the ventilation for the stable floor, and if you have not seen them, I suggest that you do, and if they require anything more than the windows, show it on the plans. It seems probable that you will need some kind of ventilation in the loft to avoid spontaneous combustion, if hay is to be stored there. That should be shown.

Several floor drains are shown, but no indication as to where and how the drainage is to be disposed of. The Health Department will have much to say about that also. A manure pit is required but not necessarily in the stable to which I believe the Health Officer objects, but the location, size, material and means of venting should be shown on the plan. Artificial lighting is required to be by electricity. I have also covered the lighting and the manure pit in a statement attached which please sign and return to the office, retaining the copy for your own file.

I do not understand a number of items of framing: (1) are there to be 2x4 studs vertically throughout outside walls spaced 16 inches from center to center? (2) is there to be any girt at the second floor level and what is meant by 1/2" x 6" between posts? (3) do studs and corner posts go clear down to and bear on the sills as required? (4) are floor joists to have 1x3 bridging? (5) how are 2x6 collar beams to be arranged as one length cannot properly be secured. Please have all of these details cleared up on the plan.

Very truly yours,

Inspector of Buildings

Edw. J. Condon, 473 East Congress St.

Mr. J. Hilliard, 27 Lane Ave.

October 8, 1941

Mr. George Boylo,
89 Capaic Street,
Portland, Maine

Dear Mr. Boylot:

The information supplied with your application for a building permit to cover construction of an addition to your cow barn at 89 Capaic Street is no longer that when I got time to examine it in the busy time in which we are engaged, I could not understand it. In an attempt to find out what it was about I went out to your property only to find that you or your contractor or both of you had seen fit to go ahead without first having secured the building permit as required by law.

*OK
to permit*

The foundation piers were all constructed, they are not as indicated in your application for the permit and do not comply with the Building Code at least in the particular that they do not extend at least six inches above the grade of the ground. Therefore the sills are too close to the dirt. Instead of using two center girders as shown on your plan you have used only one thus placing the 2x8 floor joists on a span of about 13 or 14 foot instead of nine foot as shown on the application for the permit.

I could do nothing else but tell Mr. John Neal, son of the contractor, to stop all work and that I would write to you instructing what was not to be done.

It is my sworn duty to find out with reasonable care whether or not a proposition such as yours would comply with the Building Code and the Zoning Ordinance before issuing a building permit for it. That I may be able to check the proposition against the law, it is necessary that you furnish a complete plan of the proposed addition, including a complete framing plan with whatever is necessary in the way of details and cross sections. These plans must be made by some person thoroughly accustomed to make plans according to the practices that are more or less common the world over. The plans should be to a scale of one-quarter of an inch to the foot, should be filed here in the shape of blue-prints with all of the information on them printed from the original so that we may make sure that you have the same information that you are giving to us, and should be complete enough in every particular so that I can tell whether the proposition complies with the legal requirements. I shall ask the Health Department, of course, to pass upon all of the arrangements as shown on the plans as regards drainage of the floor, ventilation, etc.

Specific requirements for stables will be found in various paragraphs under Section 205 of the Building Code commencing on page 20. Requirements for wooden framing will be found in Section 311 commencing on page 150. You, yourself, your contractor, and your architect or plan maker can secure a copy of the Building Code at 50 cents a copy at the office of the City Clerk, or can examine a copy of the Building Code at this office as long and as frequently as you desire at this office without charge. The live load per square foot required on the floors

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of stables is 75 pounds and evidently the live load assigned to the roof is 85 pounds per square foot.

I am told that you plan to have a doorway connecting the existing stable and the proposed addition. This existing stable is in very bad structural condition. Obviously, I can give no permit involving an addition to the stable until the present building is made substantial and safe even though the plans of the proposed addition meet to satisfy the requirements of the Building Code. I suggest that with the plans for the proposed addition you file also plans by the architect showing how you propose to make the present building permanently substantial and safe, this plan to be in as complete detail as the plans for the addition.

If the plans of making the present building safe and sound appear to promise that result, arrangements will be made so that you can go ahead at once, as soon as the plans can be obtained, to make the present building safe and strong. Even that is done, and if the plans of the addition are found to comply with the Building Code, we shall then be able to issue the permit for the addition.

I am not trying to emphasize the fact that both you and your contractor are in violation of the Building Code by having started without first securing a permit, but that is the case.

Both of you are not permitted to proceed any farther with the work, of course, and unless the above plans and information in complete form are forthcoming not later than October 15, 1911, it is necessary that you break all of the superstructure of the proposed addition that you now have erected including the gable and the floor joists and the eave corner post which are up or it will be my duty to proceed against one or both of you as directed by law for violation of it.

Please do not think from the above that I am trying to be arbitrary or to present to you a set-up with which you cannot comply. We are confronted with a situation whereby this small department is all but over-run by an avalanche of building construction all of which must be checked before the permits may be issued and there is no time to advise and consult and to help with plans persons like yourself.

Very truly yours,

W. H. H.

Inspector of Buildings

Geo. W. Hall & Son
475 Washington Ave.