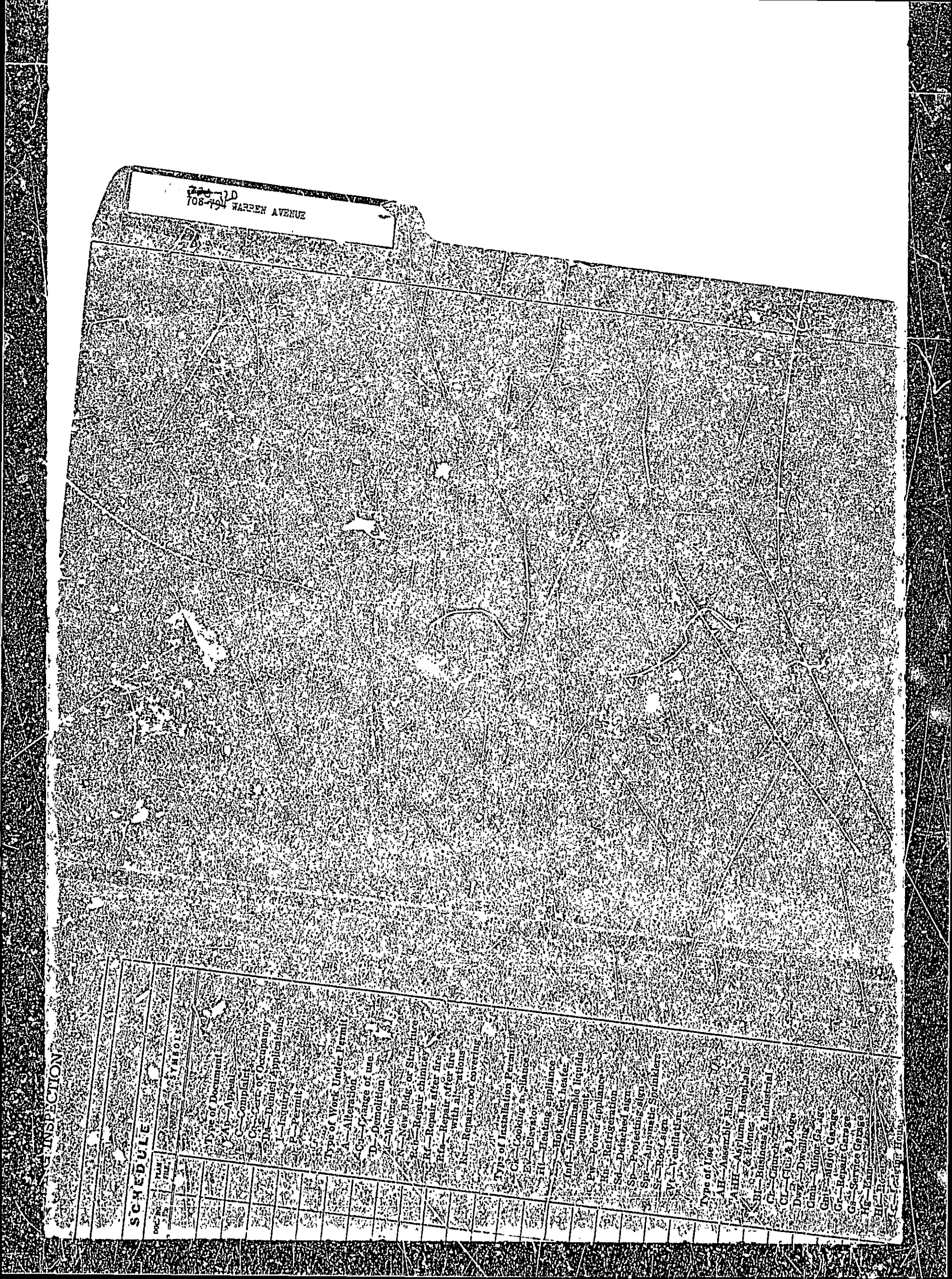

INSPECTION
SCHEDULE
SYMBOLS
Type of Document
Ap—Appeal
C—Complaint
Co—Certificate of Occupancy
Da—Denied Applications
I—Inquiry
P—Permit
Type of Work Under Permit
A—Alteration
Cu—Change of use
D—Demolition
M—Moving
N—New Bldg. or Structure
Rc—Repair chimney
Rf—Repair after fire
Rfa—Repair after fire with alterations
Rr—Repair roof covering
Type of Installation Permit
Ck—Cooking appliance
El—Elevator
Ht—Heating appliance
Hw—Hot water heater
Inf—Inflammable liquids
Pe—Power equipment
Pw—Power appliance
Rn—Refrigeration
Sd—Detached sign
Sp—Projecting sign
Spr—Automatic Sprinklers
Sr—Roof sign
Vt—Ventilation
Type of Use
AH—Assembly Hall
AHH—Asylums, Hospitals
B—Homes
Bi—Business & Industrial
Ch—Church
CL—Club & Lodge
Dwg—Dwelling
Gma—Minor Garage
Gmj—Major Garage
Gr—Repair Garage
Gs—Service Garage
Hg—Hangar
Hi—Hotel
Ic—Institutional
Tr—Tourist House
708-714 WARREN AVENUE

P. 41/1734-I

November 19, 194.

Mr. H. W. Blanchard,
71 Bishop Street,
Portland, Maine

Subject: Building permit for saw mill at 716-720 Warren Ave. for H. W. Blanchard

Dear Sir:

Enclosed is the building permit to cover the above building although there is hardly enough information in the application or on sketch attached to show precisely whether or not the project will comply with the Building Code.

I take it that the 6x6 floor joists are to run across the building, four feet from center to center and on a span of a little more than ten feet, there to be a foundation post under either end. This does not make a very strong floor theoretically, since the 6x6 figures good for only about 63 pounds per square foot which would mean around 55 pounds per square foot live load. I understood you to say over the phone that you wanted the building unusually stiff or rigid, but it hardly seems to me you will have it with this arrangement unless some bracing not indicated in the application is provided. The stated minimum live load for a light manufacturing plant under which category the mill would seem to come, is 75 pounds per square foot live load. Apparently your floor would figure about 20 pounds per square foot below that minimum. I understand this is more or less of a special case, however, and I shall not insist upon your making the floor up to the minimum stated in the Code for light manufacturing. Obviously you will need something substantial in the way of a sill or beam beneath the wall separating the mill from the motor room, but nothing is shown on the plan.

Your plan seems to indicate that you would have the posts in the ground about four feet centers. This does not seem like very economical construction or one calculated to get the maximum in stiffness, but I cannot say that it is contrary to the Building Code.

The bottoms of the sills in the building ought to be at least six inches above the finished grade of the ground around the building and of course some type of ties will be required across the building at the plate line to offset the tendency for the sloping rafters to spread the side walls. Studs are required to be no less than 2x4, set vertically not more than 16 inches from center to center and the plates no less than doubled 2x4.

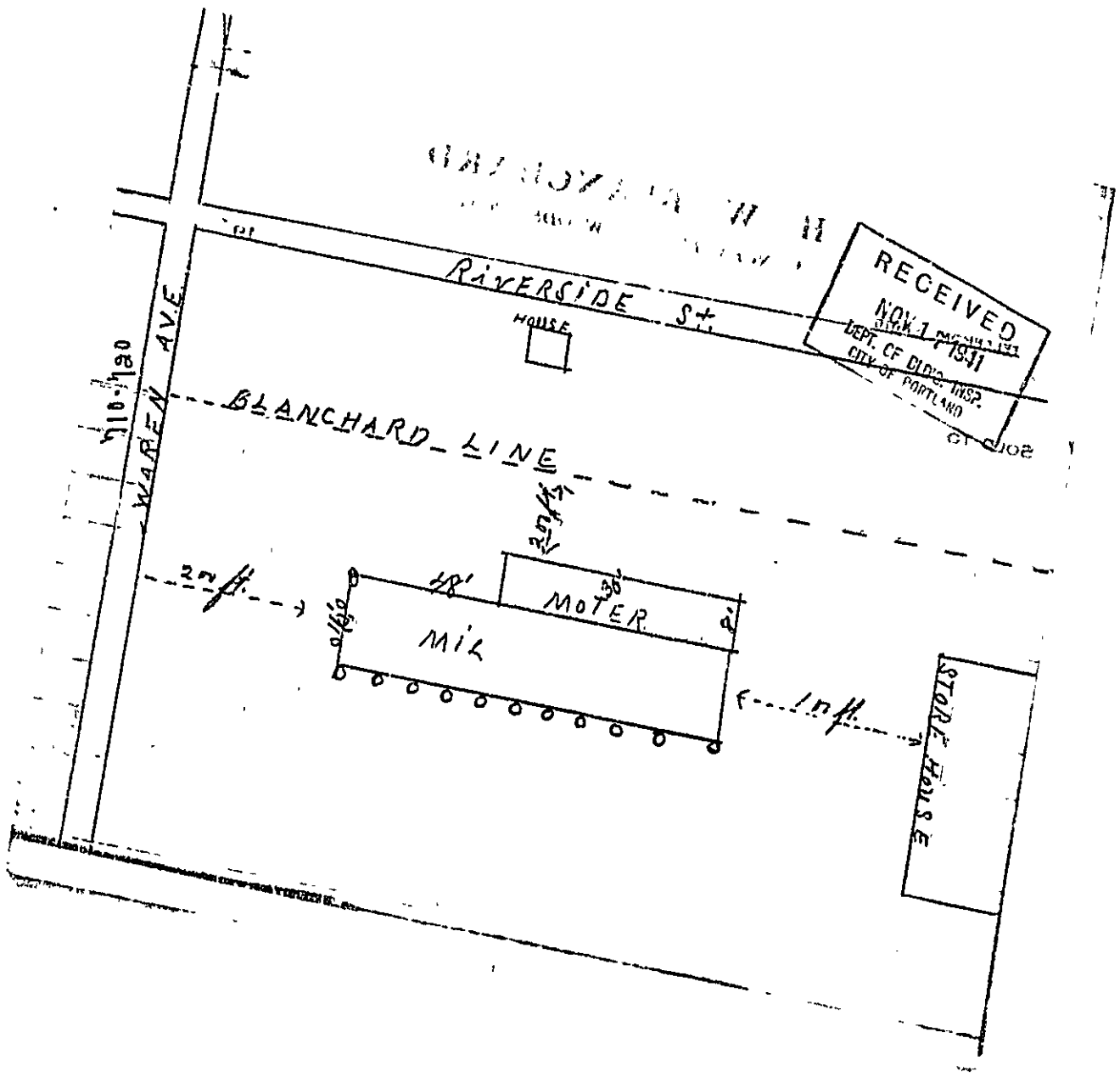
Please be governed accordingly.

Very truly yours,

Inspector of Buildings

MMcD/H

P.S. The outside of the walls are required to be sheathed with boards no less than one inch thick (nominal dimension) and these boards covered with weather resistive material such as clapboards, shingles or the like permanently durable for outside exposure.



STATEMENT ACCOMPANYING APPLICATION FOR BUILDING PERMIT

for Saw Mill Date 11/17/41

at 256-284 Riverside Street

1. In whose name is the title of the property now recorded? H. W. Blanchard.

2. Are the boundaries of the property in the vicinity of the proposed work shown clearly on the ground, and how? yes by stakes

3. Is the outline of the proposed work now staked out upon the ground? yes If not, will you notify the Inspection Office when the work is staked out and before any of the work is commenced?

4. What is to be maximum projection or overhang of eaves or drip? 6"

5. Do you assume full responsibility for the correctness of the location plan or statement of location filed with this application, and does it show the complete outline of the proposed work on the ground, including bay windows, porches and other projections? Yes

6. Do you assume full responsibility for the correctness of all statements in the application concerning the sizes, design and use of the proposed building? Yes

7. Do you understand that in case changes are proposed in the location of the work or in any of the details specified in the application that a revised plan and application must be submitted to this office before the changes are made? Yes

H. W. Blanchard.
By A. E. Hodgdon

(I) INDUSTRIAL ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED

Class of Building or Type of Structure Third Class

Permit No. [illegible]

NOV 18 1941

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

Portland, Maine, November 17, 1941

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 710-720 Warren Avenue

~~Owner's or Lessee's~~ Within Fire Limits? no Dist. No.

Owner's or ~~Lessee's~~ name and address H. W. Blanchard; 71 Bishop St. Telephone 3-8616

Contractor's name and address Owner Telephone

Architect Telephone

Proposed use of building Saw Mill Plans filed yes No. of sheets 1

Other buildings on same lot Storehouse No. families

Estimated cost $ 300.

Fee $ 1.00

Description of Present Building to be Altered

Material No. stories Heat Style of roof Roofing

Last use No. families

General Description of New Work

To erect one story frame building 19' x 48'

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? yes

Height average grade to top of plate 11'

Size, front 11'-19' depth 48'-30' No. stories 1 Height average grade to highest point of roof 15'

To be erected on solid or filled land? solid earth or rock? earth

Material of foundation pine posts Thickness, top bottom cellar

Material of underpinning Height Thickness

Kind of roof pitch Rise per foot 6" Roof covering Asphalt roofing Class C Und. Lab.

No. of chimneys no Material of chimneys of lining

Kind of heat no Type of fuel Is gas fitting involved?

Framing lumber—Kind hemlock Dressed or full size? rough size

Corner posts 4x4 Sills 6x6 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 6x6 2" plank floor, 2nd, 3rd, roof 2x6

On centers: 1st floor 4', 2nd, 3rd, roof 2'

Maximum span: 1st floor 10', 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

H. W. Blanchard

INSPECTION COPY

Signature of owner By A. C. Hodgdon

Permit No. 41/1794

Location 716-720 Warren Ave

Owner H. W. Blanchard

Date of permit 11/28/41

Notif. closing-in

Insp. closing-in

Final Notif.

Final Insp. INSPECTION NOT COMPLETE

Cert. of Occupancy issued

NOTES

41/1671

CITY OF MINNEAPOLIS HEALTH DEPARTMENT

Description of Premises

Minneapolis Health Department

Sanitary Division

Sanitary Engineer

Sanitary Inspector

Date

Kind of Premises

Kind of Business

Kind of Nuisance

Disposition

PERMIT ISSUED
Permit No 1024
4 1941

APPLICATION FOR PERMIT

Class of Building or Type of Structure ~~Third Class~~

Portland, Maine, November 3, 1941

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: 168 288 Riverside

Location 256-284 Riverside Street Within Fire Limits? no Dist. No.

Owner's or Lessee's name and address Hazel M. Blanchard, 53 Deerfield Road Telephone

Contractor's name and address Jack Soger, 1/1 Dearborn St. Westbrook Telephone 1010

Architect Plans filed No. of sheets

Proposed use of building ~~Office (for sealer)~~ No. families

Other buildings on same lot

Estimated cost $ 15. Fee $ .50

Description of Present Building to be Altered

Material wood No. stories 1 Heat none Style of roof Roofing

Last use Storehouse No. families

General Description of New Work

To build one outside brick chimney

The brickwork of the chimney is to be corbelled so as to pass through the outside wall of the building at the point where the smokepipe enters so as to obviate the need of carrying the smokepipe through the outside wall

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 fill earth or rock?

Material of foundation stone Thickness, top bottom cellar low grade

Material of underpinning Height Thickness

Kind of roof Rise per foot Roof covering

No. of chimneys 1 Material of chimneys brick of lining ~~tile~~

Kind of heat stove 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 Hazel M. Blanchard
by Jack Soger

INSPECTION COPY

Permit No. 41/1691

Location 256-284 Riverside St

Owner Hazel M. Blanchard

Date of permit 11/4/41.

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn. INSPECTION NOT COMPLETED

Cert. of Occupancy issued

NOTES

APPLICATION FOR PERMIT

Permit No. _____

Class of Building or Type of Structure Third Class

Portland, Maine, August 25, 194 AUG 25 1944

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: Demolish

Location ~~299 Riverside Street~~ 708-797 Warren Ave. Within Fire Limits? no Dist. No. _____

Owner's or lessee's name and address Frank Holden, 200 Riverside Street Telephone _____

Contractor's name and address Raymond Bennett, Cumberland Center, Routel Telephone _____

Architect _____ Plans filed no No. of sheets _____

Proposed use of building _____ No. families _____

Other buildings on same lot _____

Estimated cost $ _____ Fee $ ~~1.00~~ 1.00

Description of Present Building to be Altered

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

Last use Drying house (dowel mill) No. families _____

General Description of New Work

To demolish one story frame building 38' x 50' No sewer connection

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 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: Frank Holden
Marion Roberts

INSPECTION COPY

14 8H

Permit No. 41/1216

Location: 194 Riverside St

Owner: Frank Holden

Date of permit 8/25/41

Notif. closing-in

Inspn. closing-in

Final Notif.

INSPECTION NOT COMPLETED

Final Inspn

Cert. of Occupancy issued

NOTES

APPLICATION FOR PERMIT

PERMIT ISSUED
Permit No. 286
Mar 13 1941

Class of Building or Type of Structure

Portland, Maine, March 13, 1941

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 705-714 Warren Ave. ~~268 Riverside Street~~ Within Fire Limits? no Dist. No.

Owner's or Lessee's name and address ~~Frank D. Holden, 300 Riverside Street~~ Telephone 2-0220

Contractor's name and address Owner Telephone

Architect Plans filed No. of sheets

Proposed use of building No. families

Other buildings on same lot

Estimated cost $ Fee $ .50

Description of Present Building to be Altered

Material wood No. stories 1 Heat Style of roof Roofing

Last use Saw mill No. families

General Description of New Work

To demolish building 20' x 30'

no sewer connection

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. to be 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 Frank D. Holden

INSPECTION COPY

Permit No. 41/286

Location 268 Riverside St.

Owner Frank D Holden

Date of permit 8/13/41

Inspn. closing-in

Inspn. closing-in

Final Notif.

Final Insp. INSPECTION NOT COMPLETED

Cert. of Occupancy Issued

NOTES

TIMRE

UPC

APPLICATION FOR PERMIT

Permit No. 40-[illegible]

Class of Building or Type of Structure Third

APR 12 1940

Portland, Maine, April 11, 12, 1940

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 708-794 Warren Ave. ~~256 Riverside St.~~ Within Fire Limits? Dist. No.

Owner's or lessee's name and address ~~Raymond Thibodeau 577 Riverside St.~~ Telephone

Contractor's name and address Owner Telephone

Architect Plans filed No. of sheets

Proposed use of building No. families

Other buildings on same lot

Estimated cost $ Fee $ .50

Description of Present Building to be Altered

Material ~~frame~~ No. stories ~~1~~ Heat Style of roof Roofing

Last use ~~Dwelling house~~ No. families ~~1~~

General Description of New Work

To demolish building 12' x 20'

No sewer connection

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 Raymond Thibodeau

INSTRUCTION COPY

Permit No. 40/352

Location 2-92-50 E. Riverside St.

Owner Raymond Thibodeau

Date of permit April 12, 40.

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn 4/30/40 OK.

Cert. of Occupancy issued Final

NOTES

Demolition noted on Comp

Q 38-28

APPLICATION FOR PERMIT

Per PERMIT ISSUED

Class of Building or Type of Structure Third Class

SEP 9 1937

Portland, Maine. Sept. 2, 1937

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:

256-284 Location 268 Riverside Street Ward 9 Within Fire Limits? no Dist. No.

Owner's ~~or Lessee's~~ name and address Stanton Cummings, 268 Riverside St. Telephone 2-0017

Contractor's name and address Owner Telephone

Architect see permit for stock shed Plans filed yes No. of sheets

Proposed use of building Woodworking mill No. families

Other buildings on same lot

Estimated cost $ 200. Fee $ .75

Description of Present Building to be Altered

Material wood No. stories 1 Heat Style of roof Roofing

Last use woodworking mill No. families

General Description of New Work

To build one story frame addition 11' x 60' on the side of existing wood working mill

Approved by ~~Municipal Officer~~ Committee on Zoning and Building Ordinance Appeals Sept. 3, 1937 - See Appeal dated Nov. 18, 1936

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. Framing Lumber

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

Details of New Work

Kind? pine

Dressed or Full Size? dressed Height average grade to top of plate 6'

Size, front depth No. stories Height average grade to highest point of roof 10'

To be erected on solid or filled land? solid earth or rock? earth

Material of foundation cedar posts Thickness, top bottom

Material of underpinning Height Thickness

Kind of Roof flat Rise per foot 2" Roof covering Asphalt roofing Class C Und. Lab.

No of chimneys no Material of chimneys of lining

Kind of heat Type of fuel Is gas fitting involved?

Corner posts 4x4 Sills 6x6 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 2x8	2nd	3rd	roof 2x8
On centers:	1st floor 12"	2nd	3rd	roof 24"
Maximum span:	1st floor 11'	2nd	3rd	roof 11'

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 Stanton B. Cummings

ORIGINAL

16 C

Ward 9 Permit No. 57/1585

705-79 x Warren Ave.

Location ~~258-234 Riverside Street~~

Owner Stanton Cummings

Date of permit 9/5/57

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert of Occupancy issued

NOTES

GENERAL RESIDENCE ZONE Permit No. 84

PERMIT ISSUED

SEP 3 1937

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, November 4, 1935

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:

856-284

Location 268 Riverside Street Ward 9 Within Fire Limits? no Dist. No.

Owner's ~~or Lessee's~~ name and address Stanton Cummings, 268 Riverside St. Telephone no

Contractor's name and address Owner Telephone

Architect's name and address No. families

Proposed use of building Stock Shed

Other buildings on same lot dwelling house, mill, boiler house, bolter house, dry house

Plans filed as part of this application? yes No. of sheets 1

Fee $ .25 prelim .50 add'l

Estimated cost $ 300.

Description of Present Building to be Altered

Material No. stories Heat Style of roof Roofing

Last use No. families

General Description of New Work

To erect one story frame building 100' x 24'

In event appeal is sustained full information will be furnished before applicant asks for permit to be issued

To construct a platform with roof over 6' wide the entire length of the building; an open platform 14' wide without roof connecting the stock shed with an open platform attached to the dry kiln, and another open platform without roof 4' wide running between a dry kiln platform and the stripper room, all supported on cedar posts. Each of these platforms are to be framed to support a live load of at least 100 lbs. per square foot. The roof over the stock shed platform is to have rafters 2x4 full size 24" centers 1" rise to foot pitch supported on the outside ~~wall~~ ends by 4x6 beams on 10' spans

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. Approved by Committee on Zoning and Building Ordinance appeals Sept. 7, 1937 See Appeal dated Nov. 18, 1935

Details of New Work

Height average grade to top of plate

Size, front depth No. stories Height average grade to highest point of roof

To be erected on solid or filled land? earth or rock?

Material of foundation Thickness, top bottom

Material of underpinning Height Thickness

Kind of Roof Rise per foot Roof covering Asphalt roofing Class C Und. Lab.

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 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 Stanton B. Cummings

5/31/8

ORIGINAL

Ward 9 Permit No. 37/1584

Location 708-714 Warren Ave. ~~256-284 Riverside Street~~

Owner Stanton Cummings

Date of permit 9/3/37

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

NOTES

APPLICATION FOR PERMIT

STATEMENT ACCOMPANYING APPLICATION FOR BUILDING PERMIT

for private stable

at 268 Riverside Street

Date 9/2/36

1. In whose name in the title of the property now recorded? Stanton C. Cummings

2. Are the boundaries of the property in the vicinity of the proposed work shown clearly on the ground, and how? yes

3. Is the outline of the proposed work now staked out upon the ground? yes. If not, will you notify the Inspection Office when the work is staked out and before any of the work is commenced?

4. What is to be maximum projection or overhang of eaves or drip? 6" or less

5. Do you assume full responsibility for the correctness of the location plan or statement of location filed with this application, and does it show the complete outline of the proposed work on the ground, including bay windows, porches, and other projections? yes

6. Do you assume full responsibility for the correctness of all statements in the application concerning the sizes, design and use of the proposed building? yes

7. Do you understand that in case changes are proposed in the location of the work or in any of the details specified in the application that a revised plan and application must be submitted to this office before the changes are made? yes

Stanton C. Cummings

(2) GENERAL RESIDENCE ZONE

PERMIT ISSUED

APPLICATION FOR PERMIT

SEP 2 1936

Class of Building or Type of Structure Third Class

Portland, Maine, September 2, 1936

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 ~~288 Riverside Street~~ 705-709 Riverside Ave. Ward 9 Within Fire Limits? no Dist. No.

Owner's or ~~Lessee's~~ name and address Stanton C. Cummings, 268 Riverside St. Telephone no

Contractor's name and address Owner Telephone

Architect's name and address No. families

Proposed use of building Private Stable (1 horse)

Other buildings on same lot dwelling house, mill, etc.

Plans filed as part of this application? no No. of sheets

Fee $ .50

Estimated cost $ 100.

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 a one story private stable 12 x 20' for the stabling of one horse. This building is to be located approximately 325' from Riverside Street and 200' from Warren Ave. If any objection whatever arises due to the disposal of manure, a tight masonry container will be built to take care of such manure as is on the premises, this container to be covered, screened and vented. The floor of the stable will be properly drained. The outside walls will be framed with 2x4 studs not more than 24" center to center, double 2x4 corner posts, single 2x4 plate with the rafters bearing upon this plate directly over the studs. Collar beams will be used on every other pair of rafters.

INSPECTION in the name of STANTON C. CUMMINGS 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

Height average grade to top of plate 9'

~~CHIMNEY TO EXTEND 2' ABOVE ROOF~~ REQUIREMENT OF ROOF IS WAIVED

Size, front ~~[illegible]~~ depth No. stories Height average grade to highest point of roof

To be erected on solid or filled land? solid earth or rock? earth

Material of foundation Cement posts Thickness, top bottom

Material of underpinning Height Thickness

Kind of Roof pitch Rise per foot 7" Roof covering Asphalt roofing Class C Und. Lab.

No. of chimneys no Material of chimneys of lining

Kind of heat no Type of fuel Is gas fitting involved?

Corner posts 2-2x4 Sills 5 4x8 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 2x8, 2nd, 3rd, roof 2x4

On centers: 1st floor 16", 2nd, 3rd, roof 24"

Maximum span: 1st floor 12', 2nd, 3rd, roof

If one story building with masonry walls, thickness of walls? height?

If a Garage

No. cars now accommodated on same lot, to be accommodated

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 Stanton C. Cummings

INSPECTION COPY

Wa 9 Permit No. 36/130

Location 268 Riverside St

Owner Stanton C. Cunning

Date 9/2/36

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn. 1/27/38 COMPLETED

Cert. of Occupancy issued None

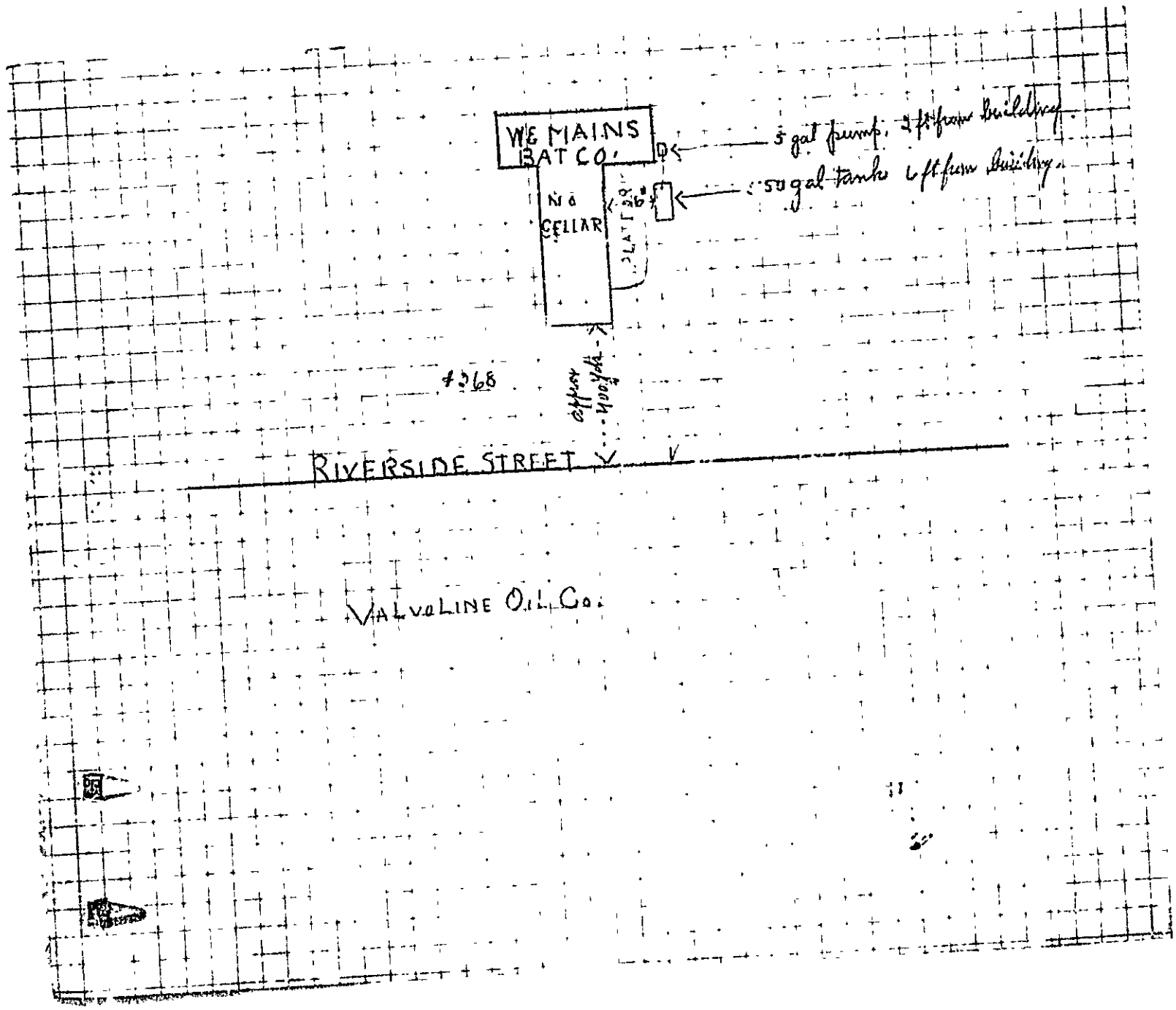
NOTES

1/27/38 Work completed C.F.B.

Stat-lee

1/31/38 See letter with 0-38-28 I

TIMES DELIVERED


W & MAINS
BAT CO.
5 gal pump, 2 ft from building
50 gal tank 6 ft from building
No
CELLAR
PLATFORM
26
4268
office
wood yd
RIVERSIDE STREET
VALVOLINE OIL CO.

PERMIT ISSUED
0574

(B) GENERAL RESIDENCE ZONE Permit No.

MAY 7 1938

APPLICATION FOR PERMIT

Class of Building or Type of Structure Gasoline Installation

Portland, Maine, May 6, 1938

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 508 Riverside Street Ward 9 Within Fire Limits? no Dist. No.

Owner's ~~or Lessee's~~ name and address W. E. Maine Bat Co., S. C. Cummings Prop. Telephone

Contractor's name and address Velvoline Oil Co., Box 1800, Portland Telephone S-2816

Architect's name and address No. families

Proposed use of building

Other buildings on same lot

Plans filed as part of this application? yes No of sheets 1 Fee $ .75

Estimated cost $ 200.

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 install one 550 gallon tank, and 5 gal. p pump for gasoline, private use, new installation, tank will bear Underwriters' Labels, is coated with asphaltum, with top of tank three feet below grade, minimum diameter of piping tank to pump 1¼

Storage applied for

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.

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

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 of lining

No. of chimneys Material of chimneys Type of fuel Is gas fitting involved?

Kind of heat Girt or ledger board? Size

Corner posts Sills Size Max. on centers

Material columns under girders

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?

It 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

W. E. Maine Bat Co.
By Velvoline Oil Co.
Signature of owner By Geo. L. Bradbury.

INSPECTION COPY Chas. E. Thurbourn
CHIEF OF FIRE DEPT.

1648

Ward 9 Permit No. 36/574

Location 268 Riverside St.

Owner W. E. Mains Bat Co.

Date of permit 5/7 86

Notif. closing-in 5/15/34 9:50 AM

Insp. closing-in

Final Notif.

Final Inspn. 5/18/86. OK.

Cert. of Occupancy issued None

NOTES

Sticker

5/15/86 Label not defin. of tank C.K. Vent pipe about 8'-0" OK.

5/18/86 Mr Kittiron of Valvoline Oil Co. said they have their highest truck is 7'-6" from ground to top of tank. This will give more than 12" required distance for point above tank. OK.

R) GENERAL RESIDENCE ZONE. Permit No. 2055

APPLICATION FOR PERMIT

PERMIT ISSUED

NOV 29 1935

Class of Building or Type of Structure Third Class

Portland, Maine, November 29, 1935

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 268 Riverside Street Ward 9 Within Fire Limits? no Dist. No.

Owner's or Lessee's name and address Stanton C. Cummings, 268 Riverside St. Telephone no

Contractor's name and address Owner Telephone

Architect's name and address

Proposed use of building Mill No. families

Other buildings on same lot dwelling, boiler house, dry house, bolter house, stock shed

Plans filed as part of this application? yes No. of sheets 1

Estimated cost $ 75. Fee $ .50

Description of Present Building to be Altered

Material wood No. stories 1 Heat steam Style of roof flat Roofing Asphalt

Last use Mill No. families

General Description of New Work

To erect one story frame addition ~~12'~~ 14' x 35'
Center 6x8 girder under floor with joists 7' o centers. Double 2x4 plate at top of studs with studs 24" OC

APPEAL SUSTAINED CONDITIONALLY AND PERMIT GRANTED BY SPECIAL ORDER OF BOARD OF MUNICIPAL OFFICERS 11/18/35
Subject To Later Approval of Committee on Zoning and Building Ordinance Appeals and approved by this Committee 11/20/35

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

Details of New Work

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

Size, front 35' depth 14' No. stories 1 Height average grade to top of plate Height average grade to highest point of roof 10'

To be erected on solid or filled land? solid earth or rock? earth

Material of foundation wood posts Thickness, top bottom

Material of underpinning Height Thickness

Kind of Roof flat Rise per foot 2" Roof covering Asphalt roofing Class C Und. Lab.

No. of chimneys no Material of chimneys of lining

Kind of heat no change Type of fuel Is gas fitting involved?

Corner posts 6x6 Sills 6x8 Girt or ledger board? Size

Material columns under girders Size Max. on centers

Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.

Joists and rafters: 1st floor ~~2x6~~ 2x8, 2nd, 3rd, roof ~~2x8~~ 2x8

On centers: 1st floor ~~24x~~ 16", 2nd, 3rd, roof ~~20"~~ 20"

Maximum span: 1st floor ~~7'~~ 7', 2nd, 3rd, roof 14'

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 Stanton C. Cummings

ORIGINAL

3823B

Ward 9 Permit No. 35/2055

Location 708-794 Hanson Ave. ~~[illegible]-264 Riverside Street~~

Owner Stanton C. Cummings

Date of permit 11/29/35

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

NOTES

File: R.5750D-I

November 29, 1935

Mr. Stanton Cummings,
238 Riverside Street,
Portland, Maine

Dear Sir:

After you left the office today I found that we could not refund your fee of fifty cents for the reason that you only paid a fee of twenty-five cents for the proposed addition for the mill for, you originally applied, you at that time being unable to give us the full estimated cost.

We will refund, however, the twenty-five cent fee which was what you actually paid at the time of the original application for the permit to build an addition to the mill, and in due course of time you will receive a check for this amount from the City Treasurer as we are not permitted to pay out actual money in any form.

Very truly yours,

Inspector of Buildings

McD/H

GENERAL RESIDENCE ZONE *Permit No.*_____

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, November 4, 1935

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 288 Riverside Street _____ Ward 9 Within Fire Limits? no Dist. No._____

Owner's or Lessee's name and address Stanton Cummings, 288. Riverside St. Telephone no

Contractor's name and address Owner Telephone_____

Architect's name and address_____

Proposed use of building Mill No. families_____

Other buildings on same lot Dwelling, boiler house, dry house, Bolter house, stock shed

Plans filed as part of this application?_____ No. of sheets_____

Estimated cost $_____ Fee $ .25

Description of Present Building to be Altered

Material wood No. stories 1 Heat_____ Style of roof pitch Roofing Asphalt

Last use Mill No. families_____

General Description of New Work

To build one story frame addition 50' x 24'

In event appeal is sustained full information will be furnished before applicant asks for permit to be issued

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.

INSPECTION BEFORE LATHING OR CLOSING-IN IS WAIVED

Details of New Work

Height average grade to top of plate_____

Size, front_____ depth_____ No. stories_____ Height average grade to highest point of roof_____

To be erected on solid or filled land?_____ earth or rock?_____

Material of foundation_____ Thickness, top_____ bottom_____

Material of underpinning_____ Height_____ Thickness_____

Kind of Roof_____ Rise per foot_____ Roof covering_____

No. of chimneys_____ Material of chimneys_____ of lining_____

Kind of heat_____ Type of fuel_____ Is gas fitting involved?_____

Corner posts_____ Sills_____ Girt or ledger board?_____ Size_____

Material columns under girders_____ Size_____ Max. on centers_____

Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.

Joists and rafters: 1st floor_____, 2nd_____, 3rd_____, roof_____

On centers: 1st floor_____, 2nd_____, 3rd_____, roof_____

Maximum span: 1st floor_____, 2nd_____, 3rd_____, roof_____

If one story building with masonry walls, thickness of walls?_____ height?_____

If a Garage

No. cars now accommodated on same lot_____, to be accommodated_____

Total number commercial cars to be accommodated_____

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?_____

Miscellaneous

Will above work require removal or disturbing of any shade tree on a public street? no

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

Signature of owner Stanton L. Cummings

INSPECTION COPY

5730

Ward 9 Permit No. 35

Location 708-744 Morgan Ave. ~~268 Perrasito St.~~

Owner Stanton Cummings

Date of permit 11/ /35.

Notif. closing-in

Inspn closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

NOTES

This application had approval sustained conditionally on 11/18/35 but applicants finally took permit for smaller addition to mill which automatically cancelled this application. —

Referred 11/29/35

...RESIDENCE ZONE

Permit No. PERMIT ISSUED 1997

NOV 19 1935

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, November 4, 1935

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 268 Riverside Street Ward 9 Within Fire Limits? no Dis. No.

Owner's ~~or Lessee's~~ name and address Stanton Cummings, 268 Riverside St. Telephone no.

Contractor's name and address Owner Telephone

Architect's name and address

Proposed use of building Dry House, No. families

Other buildings on same lot dwelling house, mill, boiler house, bolter house,

Plans filed as part of this application? yes No. of sheets 1

Estimated cost $ 100. Fee $ .50

Description of Present Building to be Altered

Material wood No. stories 1 Heat steam Style of roof pitch Roofing Asphalt

Last use Dry House No. families

General Description of New Work

To erect one story frame addition 24' x 28', removing existing pitch roof and provide new roof over entire structure

Appeal sustained and Permit Granted by Special Order of Board of Municipal Officers 11/18/35

NOTIFICATION BEFORE LAYING OF FOUNDATION IS WAIVED

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

Details of New Work

Height average grade to top of plate 8'

Size, front depth No. stories 1 Height average grade to highest point of roof 15'

To be erected on solid or filled land? solid earth or rock? earth

Material of foundation wood posts Thickness, top bottom

Material of underpinning Height Thickness

Kind of Roof pitch Rise per foot 5" Roof covering Asphalt roofing Class C Und. Lab.

No. of chimneys no Material of chimneys of lining

Kind of heat from boiler house Type of fuel Is gas fitting involved?

Corner posts 6x6 Sills 4x10 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 dirt, 2nd, 3rd, roof 2x6

On centers: 1st floor, 2nd, 3rd, roof 2'

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 Stanton B. Cummings

ORIGINAL

5732B

Ward 9 Permit No. 35/1937

Location ~~256-284 Riverside Street~~ 708-794 Warren Ave.

Owner. Stanton C. Cummings

Date of permit 11/19/35

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

NOTES

Appeal sustained conditionally 11/18/35. mm

35/46

City of Portland, Maine

Permit #35/1997 for addition to Dry House granted 11/19/35. Permit #35/2055 for smaller addition to mill granted 11/29/35

Appeal to the Municipal Officers to Change the Decision of the

Inspector of Buildings Relating to the Property Owned

by Stanton C. Cummings at ~~268 Riverside Street~~ 708-794 Warren Ave.

November 4, 1935

To the Municipal Officers:

Your appellant, Stanton C. Cummings

who is the owner of property at 268 Riverside Street

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

The decision of the Inspector of Buildings denies permits to cover construction of an addition to the existing dry house about 18x24', to cover construction of a stock storage shed 24x100' and an addition to the existing wood working mill 24x50' on the ground that the wood working plant as it now exists is a non-conforming use in the General Residence Zone where the property is located to which such extensive additions are not ordinarily permissible under the precise terms of the Zoning Ordinance.

Permit for addition 14'x35' granted in place of this 11/29/35.

The reasons for the appeal are as follows: This plant has been established under appeals from the Zoning Ordinance requirements, being located in such a way that it could hardly be detrimental to any residential property. The permits now applied for are logical increases in capacity required for the development and increase of business of the plant.

In the Board of Municipal Officers

.....

Read and referred to the Committee on

Zoning Appeals.

Attest .....
City Clerk.

35/48

PUBLIC HEARING ON THE APPEAL OF STANTON C. CUMMINGS

AT 268 RIVERSIDE STREET

November 15, 1935

A public hearing on the above appeal was held before the Committee on Zoning and Building Ordinance appeals today. Present for the City were Councillors Deering and Carleton and the Inspector of Buildings.

Mr. Cummings appeared in support of his appeal and there were no opponents present. It was stated that the addition to the existing dry house was the only piece of construction work which was planned for the present, but that the other two additions to the plant were appealed at this time to save the time of the Board and to avoid delay later on when the other two additions were actually needed.

Inspector of Buildings.

35/14

To The Municipal Officers.

The Committee on Zoning and Building Ordinance Appeals to whom was referred the appeal of Stanton C. Cummings with relation to three additions to the existing woodworking plant at the rear of 268 Riverside Street, reports as follows:

It is the belief of this Committee that failure to grant this permit involves unnecessary hardship and that desirable relief may be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

It is recommended, therefore, that the appeal be sustained but subject to full compliance with the terms of the Building Code and subject to the condition that only the permit for the proposed addition to the existing dry house shall be issued at this time and that the permit for the addition to the existing woodworking mill and for construction of a stock storage shed shall only be issued after approval of the applications for the permits by the Committee on Zoning and Building Ordinance Appeals.

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS

_____
Chairman

_____

_____

Mr. Stanton C. Cummings,
268 Riverside Street,
Portland, Maine

Dear Sir:-

The Committee on Zoning and Building Ordinance Appeals of the Board of Municipal Officers will hold a public hearing at Room 35, City Hall, Friday, November 15, 1935 at 11:00 o'clock in the forenoon upon your appeal with relation to various proposed additions to your woodworking plant at the rear at 268 Riverside Street.

You are expected to be present or to be represented at this hearing in support of your appeal.

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS

Philip J. Deering, Chairman

35/48

To Whom It May Concern:

The Committee on Zoning and Building Ordinance Appeals of the Board of Municipal Officers will hold a public hearing at Room 35, City Hall, Friday, November 15, 1935 at 11:00 o'clock in the forenoon upon the appeal of Stanton C. Cummings with relation to the enlargement of the woodworking plant at the rear of 268 Riverside Street.

The appellant desires the right to build a one story addition to the existing dry house about 18' x 24' and to construct a new stock storage shed, one story high, and 24' x 100', also a one story addition to the existing woodworking mill 24' x 50'. It was not possible to issue the permits for these additions and this new building because the increase in cubic volume of the additions and the new building proposed, far exceed the allowable increase in volume of a non-conforming use such as this woodworking plant in in the General Residence Zone where it is located.

All persons interested either for or against this appeal will be heard at the above time and place.

COMMITTEE ON ZONING AND BUILDING ORDINANCE APPEALS

Philip J. Dearing, Chairman

Original Permit 35/1040

Amendment No. 1

PERMIT ISSUED

SEP 4 1935

AMENDMENT TO APPLICATION FOR PERMIT

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

Portland, Maine, September 4, 1935

The undersigned hereby applies for an amendment to Permit No. 35/1040 *pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:*

Location 268 Riverside Street Ward 9 With the Fire Limits? no Dist. No.

Owner's ~~or lessee's~~ name and address F. H. Cummings Estate

Contractor's name and address S. C. Cummings

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

Increased cost of work

Additional fee .25

Description of Proposed Work

To construct a shelter, with roof and enclosure on one side and with end open, in the corner formed between the building built under this original permit and the boiler house, shelter to be about 9' x 10'; the enclosed side to have a sill and support below frost and the usual 2x4 studding 16" on center; roof to be sufficient to take forty pounds per square foot live load.

F. H. Cummings Estate

Signature of Owner By S. C. Cummings

Approved:

Chief of Fire Department.

Commissioner of Public Works

Approved 9/4/35

Inspector of Buildings

ORIGINAL

(R) GENERAL RESIDENCE ZONE

PERMIT ISSUED

JUL 18 1935

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

Portland, Maine, July 15, 1935

Completed July 18, 1935

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 268 Riverside Street Ward 9 Within Fire Limits? no Dist. No.

Owner's or ~~Lessee's~~ name and address F. W. Cummings, 268 Riverside St. Telephone no

Contractor's name and address Owner

Architect's name and address Telephone

Proposed use of building Bolter House, Sawdust house

Other buildings on same lot dwelling house, barn, mill, dry house, boiler house No. families

Plans filed as part of this application? yes No. of sheets 1

Estimated cost $ 50. Fee $ .50.

Description of Present Building to be Altered

Material wood No. stories 1 Heat none Style of roof pitch Roofing Asphalt

Last use Bolter house and Sawdust house No. families

General Description of New Work

To build one story frame addition 15' x 20' on rear corner of building , to put in stripper machine run by gasoline engine

Foundation wood posts extending at least 4' under ground no more than 6' center to center Corner posts at least 4x4, studs at least 2x4 no more than 24" center to center. Plate will be single 2x4 provided rafters rest directly over studs, otherwise plate will be double 2x4. The building will have a pitch roof not less than 6" rise to the foot and 2x4 rafters not more than 24" center to center. The sills and center girder will be 8x8 and the floor joists 2x8 on 7' span no more than 18" from center to center. This permit included as allowable increase in volume under appeal sustained December 5, 1934

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

CERTIFICATE OF OCCUPANCY MUST BE ISSUED BEFORE BUILDING IS OCCUPIED OR CLOSING-IN IS WITHIN

Details of New Work

Size, front depth No. stories 1 Height average grade to top of plate

Height average grade to highest point of roof 10'

To be erected on solid or filled land? solid earth or rock? earth

Material of foundation wood posts Thickness, top bottom

Material of underpinning Height Thickness

Kind of Roof Rise per foot Roof covering Asphalt roofing Class C and Lath.

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 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

F. W. Cummings

ORIGINAL

Signature of owner By Frank W. Cummings

Ward 9 Permit No. 35/1040

Location ~~256-284 Riverside Street~~ 706-794 Farren Ave.

Owner F. W. Cummings

Date of permit 7/18/35

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

NOTES

Bc

FILL IN COMPLETELY AND SIGN WITH INK

Permit No. 1901

PERMIT ISSUED
JUL 15 1935

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, July 15, 1935

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:

256-284

Location 268 Riverside Street Use of Building Boiler House

Name and address of owner F. W. Cummings, 268 Riverside St. Ward. 9

Contractor's name and address Owner Telephone no

General Description of Work

To install high pressure boiler

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED
NOTIFICATION BEFORE LATHING OR CLOSING-IN IS WAIVED

IF HEATER, POWER BOILER OR COOKING DEVICE

Is heater or source of heat to be in cellar? no If not, which story 1st Kind of Fuel wood

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

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

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

Size of chimney flue 20" metal Other connections to same flue no

IF OIL BURNER

Name and type of burner Labeled and approved by Underwriters' Laboratories?

Will operator be always in attendance? Type of oil feed (gravity or pressure)

Location oil storage No. and capacity of tanks

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

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

F. W. Cummings

Signature of contractor

By Stanton Cummings

ORIGINAL

47408

Ward 9 Permit No. 35/1001

Location ~~256-264 Riverside Street~~ 706-794 Screen [illegible]

Owner F. W. Cummings

Date of permit 7/15/35

Post Card sent

Notif. for inspn.

Approval Tag issued

Oil Burner Check List (date)

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

NOTES

B

GENERAL BUSINESS ZONE

Permit No. _____

PERMIT ISSUED

2031

DEC 6 1934

APPLICATION FOR PERMIT

Class of Building or Type of Structure third

Portland, Maine, December, 6, 1934

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 132 Riverside St. Ward 9 Within Fire Limits? no Dist. No. _____

Owner's or Lessee's name and address F.W.Cummings 132 Riverside St. Telephone _____

Contractor's name and address owner Telephone _____

Architect's name and address _____ No. families _____

Proposed use of building Bolter room

Other buildings on same lot Dwelling,Boiler,Dry house and woodturning

Plans filed as part of this application? yes No. of sheets 1

Estimated cost $ 50. Fee $ .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 build one story frame building 9' x 25' to be used for sawing bolts.

Appeal sustained by Municipal Officers December 5, 1934 upon the condition that machinery of any description is to be operated in the large building on same property formerly used as a barn.

BUILDING LINE REQUIREMENT IS WAIVED

NOTE: ... OR CLOSING-IN 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

Height average grade to top of plate 6'

Size, front 9' depth 25' No. stories 1 Height average grade to highest point of roof 6'

To be erected on solid or filled land? solid earth or rock? earth

Material of foundation cedar posts Thickness, top _____ bottom _____

Material of underpinning _____ Height _____ Thickness _____

Kind of Roof Flat Rise per foot 3' Roof covering Asphalt roll Class C Underwriters tab.

No. of chimneys none Material of chimneys _____ of lining _____

Kind of heat none Type of fuel _____ Is gas fitting involved? _____

Corner posts 4x4 Sills 8x8 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 4x6	2nd _____	3rd _____	roof 2x4
On centers:	1st floor 24"	2nd _____	3rd _____	roof 16"
Maximum span:	1st floor 9'	2nd _____	3rd _____	roof 9'

20" on centers

12"

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 E.F.Cummings

by E. F. Cummings

35638

ORIGINAL

708-794 Hanson Ave.

Ward 9 Permit No. 34/2031

Location ~~122 Riverside Street~~

Owner F. W. Cummings

Date of permit 12/6/34

Notif. closing-in

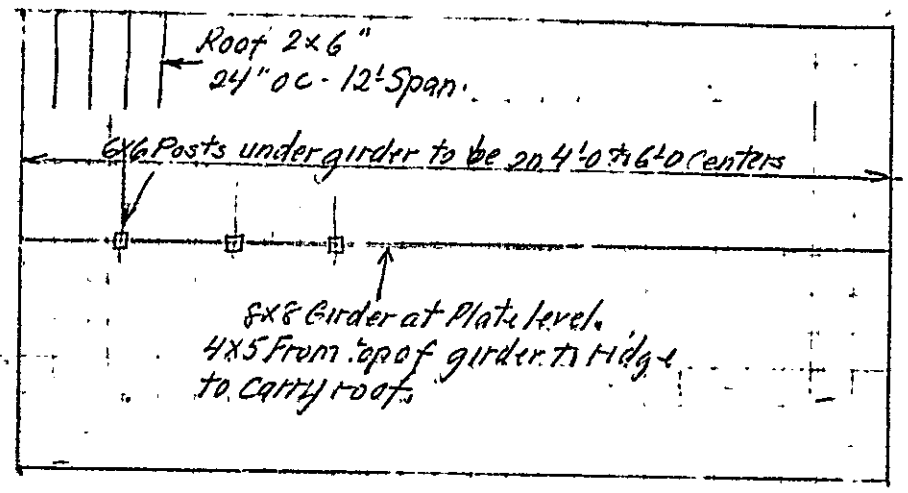
Inspn. closing-in

Final Notif.

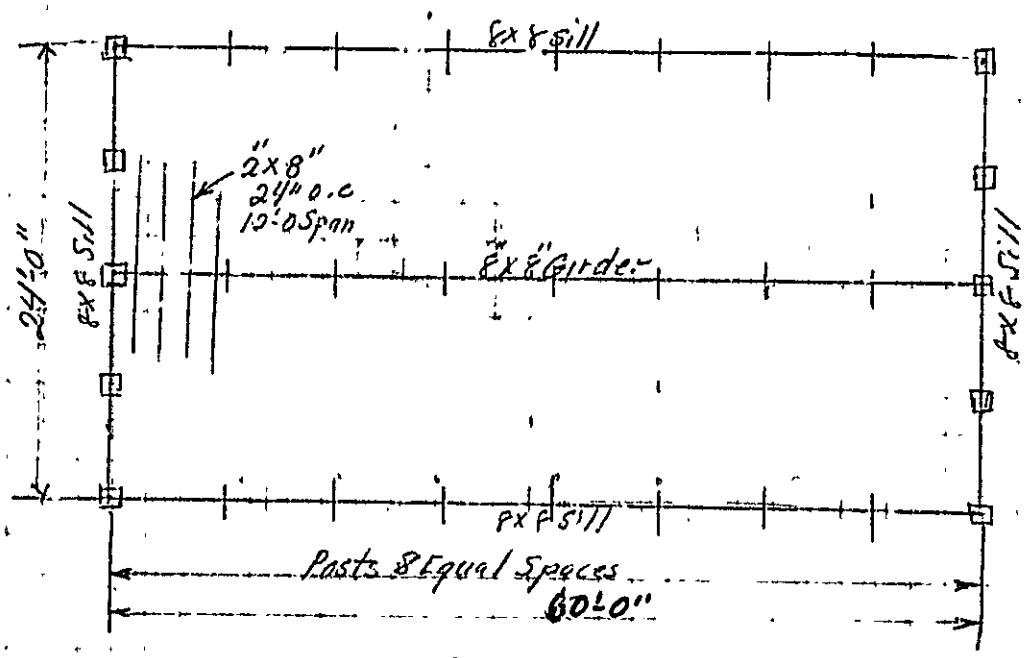
Final Inspn.

Cert of Occupancy issued

NOTES



ROOF FRAMING



FLOOR FRAMING

11/28/34. PLAN BY H.T.H.
For Frank H. Cummings

STATEMENT ACCOMPANYING APPLICATION FOR BUILDING PERMIT
for woodturning building
at 132 Riverside Street Date 11/28/34

1. In whose name is the title of the property now recorded? F. W. Cummings

2. Are the boundaries of the property in the vicinity of the proposed work shown clearly on the ground, and how?

3. Is the outline of the proposed work now staked out upon the ground? no If not, will you notify the Inspection Office when the work is staked out and before any of the work is commenced? 11/30/34

4. What is to be maximum projection or overhang of eaves or drip? 10"

5. Do you assume full responsibility for the correctness of the location plan or statement of location filed with this application, and does it show the complete outline of the proposed work on the ground, including bay windows, porches, and other projections? yes

6. Do you assume full responsibility for the correctness of all statements in the application concerning the sizes, design and use of the proposed building? yes

7. Do you understand that in case changes are proposed in the location of the work or in any of the details specified in the application that a revised plan and application must be submitted to this office before the changes are made? yes

Frank W. Cummings

(R) GENERAL RESIDENCE ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED
20613
DEC 6 1934

Class of Building or Type of Structure Third

Portland, Maine, November 28, 1934

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 122 Riverside St. 70 & 74 Marion Ave. Ward 9 Within Fire Limits? no Dist. No.

Owner's or Lessee's name and address F.W.Cummings 122 Riverside St. Telephone

Contractor's name and address owner Telephone

Architect's name and address

Proposed use of building Woodworking No. families

Other buildings on same lot Dwelling,Boiler and Dry house

Plans filed as part of this application? No. of sheets

Estimated cost $ 500. Fee $ .75

Description of Present Building to be Altered

Material No. stories Heat Style of roof Roofing

Last use No. families

General Description of New Work

To build one story frame building 24' x 50'
Permit issued by municipal officers on Dec. 5, 1934 upon the condition that no machinery of any description is to be operated in the large building formerly used as a barn.

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

Details of New Work

Height average grade to top of plate 10'

Size, front 24' depth 50' No. stories 1 Height average grade to highest point of roof 14'

To be erected on solid or filled land? solid earth or rock? earth

Material of foundation cedar posts 8'-0 max.space Thickness, top bottom

Material of underpinning Height Thickness

Kind of Roof Flat Rise per foot 4" Roof covering Asphalt roll Class C underwriters Lab.

No. of chimneys none Material of chimneys of lining

Kind of heat steam from boiler house Type of fuel Is gas fitting involved?

Corner posts 4x4 Sills 8x8 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 2x8	2nd	3rd	roof 2x8
On centers:	1st floor 24"	2nd	3rd	roof 24
Maximum span:	1st floor 12'	2nd	3rd	roof 12'

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 Frank W. Cummings

INSPECTION COPY

#
3439B

Ward 9 Permit No. 34/2028

Location 132 Riverside St.

Owner F. W. Cummings

Date Permit 12/6/34

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn. ~~INSPECTION COMPLETED~~

Cert. of Occupancy issued

NOTES

2/15/35 Work not completed. Corners left doubled up. No headers over windows. Where supposed to be under ridge is

1/27/38 These conditions have not been taken care of. P.C.C.

1/31/38 See letter on file

0-31-38-I

3X12=60

2100

W= 2/11.0 X 5/11 / 3X12 / 3

35200 = 1300

W= 2/1100 / 1X5 X 5/11 / 3

City of Portland, Maine

Sustained conditionally 12/5/54

34/46

Amended Appeal to the Municipal Officers to Change the Decision of the

Inspector of Buildings Relating to the Property Owned

by F.W. Cummings at ~~132 Riverside Street~~ 708-714 Franconia St.

December 1, 1954

To the Municipal Officers:

Your appellant, F. W. Cummings

who is the owner of property at 132 Riverside Street

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

The decision of the Inspector of Buildings denies a permit to construct a one story building 24 feet by 60 feet on the above property to be used for manufacturing certain wooden utensils and novelties and denies the right to use the existing barn on the same property for storage and machinery in connection with the same business on the ground that the proposed use is not ordinarily permissible and the proposed addition in volume are largely in access of the allowable increase of a non-conforming use in a General Residence Zone where the property is located.

The reasons for the appeal are as follows This is an amendment to an appeal covering a similar use of a different part of this same property sustained by the Municipal Officers on October 1, 1954. The subject matter of this amendment having been intended to be included in the original appeal. Heretofore the main part of this manufacturing has been legally carried on in a shed attached to the dwelling house. In order to decrease fire hazard and therefore insure rates it is desirable to move machinery from this shed and locate it in the building now proposed. It is further desired to use the barn, which is not attached to the dwelling house, for the storage of raw material and finished products and for a limited amount of manufacturing. It is the the belief of the appellant that the proposed change will make a decided improvement from his standpoint and also from that of the surrounding neighborhood that the change will in no way be detrimental or objectionable to the neighborhood

December 1, 1934

To Whom It May Concern

The Committee on Zoning and Building Ordinance Appeals of the Board of Municipal Officers will hold a public hearing at the City Council Chamber, City Hall, Tuesday, December 4, 1934, at eleven o'clock in the forenoon upon the amended appeal of F. H. Cummings with the relation to the construction of a one story building at 135 Riverside Street.

The amended appeal is intended to cover the construction of a one story building 24x60 feet down in the field a long distance from Riverside Street to the rear of the purpose of housing machinery now located in the shed attached to the rear of the dwelling house and to include the rights to use the barn for the storage of material and a small amount of machinery.

All persons interested either for or against this appeal will be heard at the above time and place.

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS.

Philip J. Ddering, Chairman.

December 5, 1934

To The Municipal Officers:

The Committee on Zoning and Building Ordinance Appeals to whom the amended appeal of F. W. Cummings with relation to the property at 152 Riverside Street, reports as follows:

It is the belief of this Committee that failure to grant this permit involves unnecessary hardship and that desirable relief may be granted without substantially derogating from the intent and purpose of the Zoning Ordinance.

It is recommended that the appeal be sustained and that the permit be granted subject to full compliance with the terms of the Building Code and subject to the condition that no machinery of any kind is to be operated in the large building, formerly used as a barn, now existing on the property.

COMMITTEE ON ZONING AND BUILDING ORDINANCE APPEALS

_____
Chairman

_____

PUBLIC HEARING ON THE AMENDED APPEAL OF F. W. CUMMINGS
AT 132 RIVERSIDE STREET

December 4, 1954

A public hearing upon the above appeal was held before the Committee on Zoning and Building Ordinance Appeals today. Present for the city were Chairman Deering and the Inspector of Buildings.

Mr. Cummings and his son Stanton appeared in support of the appeal and there were no opponents present.

Chairman Deering indicated that he was willing to recommend sustaining of the appeal upon the condition that no machinery of any discription shall be operated in the large building, formerly used as a barn, on the property. The appellant agreed to this and asked for permission, which was given, to extend the proposed new building so as to provide room for the golter that he had planned to install in the barn.

Inspector of Buildings.

(R) GENERAL RESIDENCE ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED
Permit No. 1574
OCT 9 1934

Class of Building or Type of Structure First Class

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

Portland, Maine, September 18, 1934
Application completed 10/9/34

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 152 Riverside Street Ward 9 Within Fire Limits? no Dist. No.

Owner's ~~or lessee's~~ name and address Frank W. Cummings, 152 Riverside St. Telephone 2-1405

Contractor's name and address Owner Telephone

Architect's name and address Telephone

Proposed use of building Boiler house

Other buildings on same lot dwelling house, barn, dry house No. families

Description of Present Building to be Altered

Material No. stories Heat Style of roof Roofing

Last use No. families

A ppeal sustained and Permit Granted by Special Order of Board of Municipal Officers 10/1/34

General Description of New Work

To erect one story metal building 8' x 16', angle iron frame,

This permit is to include erection of a small sta ck on the outside of the building. The sta ck will be supported upon a masonry foundation extending from grade to at least 4' below the grade. The stack will be made up of sheets of metal no less than 5/16" in thickness riveted, bolted or welded together. A cleanout door is to be provided at the bottom. Where the smokepipe passes through the outside wall of the building, provision will be made so that woodwork or other combustible material will be no closer than the diameter of the smokepipe

Details of New Work

Size, front depth No. stories 1 Height average grade to highest point of roof 8'

To be erected on solid or filled land? concrete slab earth or rock?

Material of foundation cedar posts and Thickness, top bottom

Material of underpinning Height Thickness

Kind of roof flat Roof covering metal

No. of chimneys 1 Material of chimneys metal of lining

Kind of heat steam Type of fuel wood Distance, heater to chimney

If oil burner, name and model

Capacity and location of oil tanks

Is gas fitting involved? Size of service

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 concrete, 2nd, 3rd, roof metal

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

Plans filed as part of this application? with dry house No. sheets

Estimated cost $ 50. Fee $ .50

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

ORIGINAL

Signature of owner Frank W. Cummings

29323

Ward 9 Permit No. 34/1574

Location ~~1[illegible] Riverside Street~~ 728-794 Warren Ave.

Owner Frank W. Cummings

Date of permit 10/9/34

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy Issued ✓

NOTES

BC

(R) GENERAL RESIDENCE ZONE

Permit No. 15573

APPLICATION FOR PERMIT

PERMIT ISSUED
OCT 9 1934

Class of Building or Type of Structure Third Class

Portland, Maine, September 18, 1934

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 132 Riverside Street Ward 9 Within Fire Limits? no Dist. No.

Owner's ~~or lessee's~~ name and address Frank W. Cummings, 132 Riverside St. Telephone

Contractor's name and address Telephone

Architect's name and address

Proposed use of building Dry House No. families

Other buildings on same lot dwelling house, barn, boiler house

Plans filed as part of this application? yes No. of sheets 1

Estimated cost $ 300. Fee $ .75

Description of Present Building to be Altered

Material No. stories Heat Style of roof Roofing

Last use No. families

General Description of New Work

To erect one story frame building 12' x 28'

Side walls are to be covered with wood shingles

Appeal sustained and Permit Granted by Special Order of Board of Municipal Officers 10/1/54

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

Details of New Work

Height average grade to top of plate 8'

Size, front 12' depth 28' No. stories 1 Height average grade to highest point of roof 10'

To be erected on solid or filled land? solid earth or rock? earth

Material of foundation cedar posts Mud sills (3 sides) (1 side) Thickness, top bottom

Material of underpinning Height Thickness

Kind of Roof flat Rise per foot 4" Roof covering Asphalt roofing Class C Und. Lab.

No. of chimneys no Material of chimneys of lining

Kind of heat Type of fuel Is gas fitting involved?

Corner posts 2-2x4 Sills 4"x6 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 2x6
On centers:	1st floor	2nd	3rd	roof 2'
Maximum span:	1st floor	2nd	3rd	roof 6'

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 Frank W. Cummings

ORIGINAL

Cost 9.50

708-794 Haven Ave.

Ward 9 Permit No. 34/3573

Location ~~152 Riverside Street~~

Owner Frank W. Cummings

Date of permit 10/9/34

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

NOTES.

FINAL NOTIFICATION FOR HEARING

Sustained
10/1/34
34/24

City of Portland, Maine

Appeal to the Municipal Officers to Change the Decision of the

Inspector of Buildings Relating to the Property Owned

by F. N. Cummings at ~~152 Riverside Street~~ 708-714 Stevens Ave.

256-284

September 18, 19 34

To the Municipal Officers:

Your appellant, F. N. Cummings

who is the owner of property at 152 Riverside Street

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

The decision of the Inspector of Buildings denies permits to construct two 1-story buildings,- one to be 12' x 28', and the other to be 10' x 10', the larger building to be used for drying lumber to be used in the manufacture of tool handles, etc. and the smaller building to be used for a boiler house, on the ground that such a use is not ordinarily permissible under the terms of the Zoning Ordinance in the General Residence Zone where the property is located.

The reasons for the appeal are as follows: A year or more ago, this same appellant was granted the right to manufacture in an existing building various wooden articles such as tool handles, base ball bats, etc. Heretofore, it has been possible to get dried lumber from various sources outside of this property, but this has proved unsatisfactory because of delay in getting the material either when wanted or fast enough. In order to accomplish a drying process, it will be necessary to install a small steam boiler. In view of the fact that this is quite largely open country and there are very few buildings in the neighborhood, it is the belief of the appellant that this proposition may be carried on without detriment to the neighborhood.

(COPY)

34/24

CITY OF PORTLAND, MAINE

COMMITTEE ON ZONING AND BUILDING ORDINANCE APPEALS

September 20, 1954

To Whom It May Concern:

The Committee on Zoning and Building Ordinance Appeals of the Board of Municipal Officers will hold a public hearing in the City Council Chamber, City Hall, Monday, October 1st, 1954 at 11:00 o'clock A. M., upon the appeal of F. W. Cummings with relation to the construction of two small buildings at 152 Riverside Street.

The appellant desires to build two small buildings,- one about 12' x 23' to be used for drying lumber in connection with the manufacture of tool handles, dowels, etc; the other building to be used for a boiler house to generate heat for drying the lumber. Both buildings are proposed at a considerable distance from Riverside Street and from surrounding buildings. It was not possible to issue permits for these buildings because such uses are not ordinarily permissible under the precise terms of the Zoning Ordinance in the General Residence Zone where the property is located.

All persons interested either for or against this appeal will be heard at the above time and place.

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS.

PHILIP J. DEERING, Chairman

364

October 1, 1984

To the Municipal Officers:

The Committee on Zoning and Building Ordinance Appeals to whomewas referred the appeal of F. N. Cummings with relation to the construction of two small buildings on the property at 152 Riverside Street for drying lumber, reports as follows:

It is the belief of this committee that failure to grant this permit involves unnecessary hardship, and that desirable relief may be given without substantially derogating from the intent and purpose of the Zoning Ordinance.

It is recommended that the appeal be sustained and the permit granted subject to full compliance with all terms of the Building Code.

COMMITTEE ON ZONING AND BUILDING ORDINANCE APPEALS.

_____

Chairman.

_____

34/24

PUBLIC HEARING ON THE APPEAL OF F. W. CUMMINGS
AT 132 RIVERSIDE STREET

October 1, 1934

A public hearing upon the above appeal was held before the Committee on Zoning and Building Ordinance Appeals today. Present for the city were Chairman Deering, Councillor Ward and the Inspector of Buildings.

Mr. Cummings appeared in support of his appeal. There were no opponents present.

Inspector of Buildings.