

INQUIRY BLANK

ZONE RC:CA

FIRE DIST. W

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Date August 8, 1951

~~Verbal~~
✓ By Telephone

LOCATION 1494 Forest Avenue OWNER Mr. Milton C. Walter

MADE BY Mr. Walter - TEL. _____

ADDRESS _____

PRESENT USE OF BUILDING _____

CLASS OF CONSTRUCTION _____ NO. OF STORIES _____

REMARKS: _____

INQUIRY: No. 1 Can produce raised on the place be sold there at retail if only a part of a building used for some other purpose is used for the selling?

No. 2 Can a sign be erected in front of the place with the name of the farm and the listing of produce for sale?

ANSWER: No. 1 Only produce raised on the place may be sold in a building used for other purposes also, but no building or structure may be used exclusively for such sale.

No. 2 A sign for such purpose must not exceed 8 square feet of advertising a single face, all parts of the sign must set at least 15' back from the street line of Forest Avenue, and at least as far from Forest Avenue as the front wall of any habitation on an adjoining lot within 100' of the side of the proposed sign. (It appears that Mr. Walter owns a dwelling house on a separate lot adjoining his farm, so that the sign would have to set as far back from Forest Avenue as the front wall of this house on the adjoining lot, irrespective of common ownership, but he decided to set the sign far enough out Forest Avenue so that it would be at least 100' from this dwelling which he owns on the adjoining lot and so that all parts of the sign would be at least 15' back from the Forest Ave. street line)

DATE OF REPLY 8/8/51 REPLY BY WmC

He was told that that kind of a sign does not require a building permit

known as 12/1/51
Price with ~~lot~~
flowers sold out
to Mr. Walter.

I talked with a
Mr. Smithee and
he said Mr. Walter
was to use property
for farm use,
raising flowers
and vegetables
and selling them
on property. He
has 2 or 3 tractors
and gas is for
them.

Explosive tank there
before 1936 but
Pump removed

about 1938 when

Taylor took over.

To test tanks

and put in

new pump.

Told him permit

necessary for

pump & tanks,

if any.

P.H.

G L 1494 Forest Avenue

July 26, 1951

Mr. Milton C. Walter
1494 Forest Avenue
Portland, Maine

Copy to, Leon Webber, City Clerk

Dear Mr. Walter:

I have your application to the City Council for a license to store 300 gallons of gasoline for private use at 1494 Forest Avenue--this for consideration as to approval under Building Code and Zoning Ordinance.

Upon inquiry we find that you have acquired this property with the intention of operating it as a farm, raising flowers and vegetables to sell from the property; that you have two or three tractors and that the gasoline storage is intended to supply them; that an underground tank existed on the property before 1938 but pump has been removed; that you plan to have the tank tested and, if in good condition, to put in only the pump and piping, if tank is not in good condition to put in both tank and pump.

From our records it appears that the original tank and pump must have been put in without securing a permit as required by law so that we have no information as to the location of tank or pump, depth below ground of the tank etc.,. Any further work as to installation of tank, piping, or pump requires a permit from this department before the work is started and that permit is issuable only to the actual installer of the equipment. It appears that at the very least a permit will be needed to restore the piping and pump.

Application for the permit to install this equipment should be filed at this office with a location plan to scale or in proportion showing the overall dimensions of the underground tank, its depth below the ground, whether or not it is labeled for underground use by the Underwriters' Laboratories and the location of the tank and pump with relation to the street line of Forest Avenue (inside edge of public sidewalk), your own property line and any building near tank or pump.

Such a permit requires approval by the Chief of the Fire Department before it may be issued--an approval which we will ask for.

Your property under the Zoning Ordinance is located, 100 feet deep from Forest Avenue, in a Residence C Zone, and in the rear of that strip in a Residence A Zone. While it seems likely that we shall be able to approve the storage license and issue the permit to install the equipment, as far as the Zoning Law is concerned, more study will be needed and the information supplied by your location plan also.

It is noted that you plan to sell flowers and vegetables raised on the place. In the Residence C Zone (strip 100 feet deep along Forest Avenue) the Zoning Ordinance does not allow buildings or structures to be used exclusively for the sale of anything except as authorized by the Board of Appeals and the same is true in the Residence A Zone lying more than 100 feet from

*8/8/51
Walter
1494 Forest Ave
Portland, Maine
Application for permit to install tank and pump
underground tank and pump
restored piping and pump
application for permit to install this equipment
should be filed at this office with a location plan to scale or in proportion showing the overall dimensions of the underground tank, its depth below the ground, whether or not it is labeled for underground use by the Underwriters' Laboratories and the location of the tank and pump with relation to the street line of Forest Avenue (inside edge of public sidewalk), your own property line and any building near tank or pump.*

*1494 Forest Ave
Portland, Maine
7/26/51*

Mr. Milton C. Walker-----2

July 27, 1951

Forest Avenue. Thus, it appears likely that if you intend to sell things, even though raised on the place, no building or structure exclusively for that purpose will be allowed unless you first secure the right from the Board of Appeals.

Quite a number of years ago one of the front buildings (toward Forest Avenue) was either built or converted for the sale of flowers or vegetables at least in part, and I believe there was some action of the Board of Appeals in that connection, but that right was long since lost because the building has been changed to several other uses since, and has not been used for the sale of things raised on the place for a period of more than two years.

So that difficulties may not arise under the Zoning Ordinance, it would be well for you as soon as possible to let me know just where and from what building or structure or how you plan to sell the products of the place.

It runs in my mind that upon driving out Forest Avenue a week or so ago, that I vaguely noticed some temporary stands of ~~some~~ type at the front of some place farther from the City than yours. We shall look into their right to have these stands, also, and will notify them accordingly.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMcD/B

Permit No. 48/671

Location 1484 Forest Ave

Owner Mrs. R. North

Date of permit 5/6/48

Notif. closing-in _____

Inspn. closing-in _____

Final Notif. _____

Final Inspn. _____

Cert. of Occupancy issued none

NOTES

10/14/48 - No inspection
made. E 22'



GENERAL RESIDENCE WORK
APPLICATION FOR PERMIT

PERMIT ISSUED
Permit No. 10272

Class of Building or Type of Structure _____
Portland, Maine, _____

APR 25 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 1494 Forest Avenue Within Fire Limits? no Dist. No. _____
Owner's or Lessee's name and address Taylor & Dow Co., 17 Cross St. Telephone _____
Contractor's name and address Brown Construction Co. 562 Congress St. Telephone 2-3893
Architect _____ Plans filed yes No. of sheets 1
Proposed use of building dwelling house No. families 1
Other buildings on same lot barn, granthouses, etc.
Estimated cost \$ 2,500. Fee \$ 3.75

Description of Present Building to be Altered

Memorandum from Department of Building Inspection, Portland, Maine

1494 Forest Ave.—Repair after fire, etc. for Taylor & Dow Co. by Brown Construction Co.
4/23/41

To Owner and Builder:

We are assuming that these repairs after fire will make the structural parts as strong at least as they were before the fire and will also make good any defects in the structure, if any, which appear substantially short of Building Code requirements as to strength.

It is not the intent of the Code to permit splicing of studs or joists or rafters, but when they are to be strengthened or replaced, they are required to be made good from bearing to bearing or from support to support.

GC Taylor & Dow Co., 17 Cross St.

(Signed) Warren McDonald
Inspector of Buildings

the heating contractor.

Details of New Work

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED

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 asphalt roofing Class C-Ord. Lab.
No. of chimneys _____ Material of chimneys _____ of lining _____
Kind of heat _____ Type of fuel _____ Is gas fitting involved? _____
Framing lumber—Kind _____ Dressed or full size? _____
Corner posts _____ Sills _____ Girt or ledger board? girt Size 2-2x6
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 wall _____ 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 By Taylor & Dow Co.
By Brown Construction Co.

INSPECTION COPY

7292C



(2) GENERAL RESIDENCE ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED
Permit No. 0.3021

Class of Building or Type of Structure _____

APR 25 1941

Portland, Maine, _____

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect and 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 149A Forest Avenue Within Fire Limits? no Dist. No. _____
 Owner's or Lessee's name and address Taylor & Dow Co., 17 Cross St. Telephone _____
 Contractor's name and address Brown Construction Co. 562 Congress St. Telephone 2-3893
 Architect _____ Plans filed yes No. of sheets 1
 Proposed use of building dwelling house No. families 1
 Other buildings on same lot barn, greenhouse, etc.
 Estimated cost \$ 2,500. Fee \$ 3.75

Description of Present Building to be Altered

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

General Description of New Work

To demolish section of ell 15' x 18' to detach dwelling from barn
 To remove one story shed on southerly side of barn
 To Repair after fire as shown on plan

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 DULY FILED
REQUIREMENT IS WAIVED

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 undc. pinning _____ 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? _____
 Framing lumber—Kind _____ Dressed or full size? _____
 Corner posts _____ Sills _____ Girt or ledger board? girt Size 2-2x4
 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 By Taylor & Dow Co.
 By Brown Construction Co.
 By W. L. Evans

INSPECTION COPY

7-292C



City of Portland, Maine

*Given leave to
withdraw
as appellant's
own request.
9/6/39*

9/8/39

39/58

Appeal to the Municipal Officers to Change the Decision of the
Inspector of Buildings Relating to the Property Owned
by **Maine Savings Bank** at **1494 Forest Avenue**

August 21, 19 39

To the Municipal Officers:

Your appellant, **Maine Savings Bank**

who is the **owner** of property at **1494 Forest Avenue**

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 convert the front part of a building formerly used in the rear as workshop and garage in connection with the truck farm on the same property and as a minor assembly hall or dance studio in the front part, for use as a retail neighborhood store, because the proposed use is a non-conforming use under the Zoning Ordinance in the General Residence Zone where the property is located.

The reasons for the appeal are as follows: The appellant owner has been forced to suffer loss from the fact that this portion of the building has not been used for several years. There is now a prospective tenant for a retail store and it appears very unlikely that a tenant for any other use of the space will be available. Thus, if not permitted to use this building for the purpose now available, the appellant owner will suffer unnecessary loss and hardship. It is the belief that the proposed use as a retail store is so closely similar to the last legal use that it will not prove objectionable or detrimental to the neighborhood, and it is certain that the proposed use will not increase the fire hazard to the neighboring property.

*Letter returned from
Dra B. + M. Anita Watson*

PUBLIC HEARING ON THE APPEAL UNDER THE ZONING ORDINANCE OF MAINE SAVINGS BANK
AT 1494 FOREST AVENUE

29/36

September 1, 1939

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

Mr. Stewart Taylor who said that he is now leasing the entire property of the Maine Savings Bank and propose to rent the store to others for a retail store and who has an option to buy property appeared in support of the appeal. Mr. Taylor said that he merely wanted to realize on the use of the now vacant store; that he did not want to hurt the neighborhood in any way and had no idea when he filed the appeal that the proposition would hurt the neighborhood. He operates the farm on the former Phinney property.

At the request of Mr. Eskilson that those opposed to the appeal rise, perhaps 17 or 18 persons stood, and a petition signed by 40 or 50 persons against the appeal was filed with the Committee.

G. S. Bibber of 22 Libby Street said that he had lived there for about two years and had bought his house because he thought it was a nice neighborhood of residential character, that no more stores were needed in the neighborhood and that he thought the residential character of the neighborhood ought to be maintained to be consistent with the spirit of the Zoning Law.

Arthur W. Jordan owning and living at 1415 Forest Avenue said that he felt the neighborhood was pleased with the way the farm property was being operated now, but no more stores were needed to meet the needs of the community; that he thought the residential character of the neighborhood should not be changed by permitting a store; and that the additional traffic might prove to be dangerous to the children attending the Peary School on Homestead Avenue.

Charles Fobes owning and living at 1476 Forest Avenue said that his dwelling house was right next door to the proposed store, and that despite the best of management in such a store there would be bound to be additional confusion and additional traffic and that his property would be undoubtedly damaged by it; also that the drive-in arrangement at the proposed store would make it necessary for all cars visiting the store to cross the street car tracks which would threaten accidents.

Mrs. Frederick J. Peaslee of 1593 Forest Avenue also spoke against the appeal, saying that there was ample retail store service in the neighborhood now.

Mr. Taylor arose and expressed himself as being very sorry that ~~the~~ he had disturbed the neighborhood to such an extent over this matter; said that he would not under any circumstances consider establishing a store there or allowing one to be there if it would in any way hurt the neighborhood or if the neighboring property owners thought that it would. He asked leave to withdraw the appeal and said that he would not have filed it in the first place had he had any notion there would be opposition.

Warren McDonald

39/58

September 6, 1939

To The Municipal Officers:

The Committee on Zoning and Building Ordinance Appeals to which was referred the appeal under the Zoning Ordinance of Maine Savings Bank at 1494 Forest Avenue, relating to converting a minor assembly hall formerly used as a dance studio there for use as a retail store, contrary to the terms of the Ordinance in the General Residence Zone where the property is located, reports that the appellant has asked leave to withdraw and that leave to withdraw ought to be granted.

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS

Chairman

29/58

PETITION

WE, THE UNDERSIGNED, PRESENT THE FOLLOWING PETITION IN
OPPOSITION TO ANY CHANGE OF THE ZONING LAWS TO PERMIT THE
OPENING OF ^{additional} STORE OR STORES IN THIS COMMUNITY AND STRONGLY
OBJECT TO HAVING THIS SECTION MADE A COMMERCIAL CENTER.

Signed:

- * Kenneth B. Forbes 1472 Forest Avenue
- Leon E. Hawkes 28. Walp St
- Arthur Jordan 1415 Forest Ave.
- ~~Frank H. Jones~~ 19 Homestead, ~~area~~
- Kenneth Gilwood 20 - Sixth St.
- John L. Ward 23 Waller St
- William Miller #11 Arthur St.
- Atton J. Irish 1402 Forest Ave.
- ~~████████████████████~~
- Frank E. Scott 1364 Forest Ave.
- Inez M. Scott 1364 Forest Avenue,
- Henry E. Farnham 18 Arthur St.
- Blaise E. Farnham 18 Arthur St.
- * George W. Stearns 9 Ninth St.
- Nellie F. Stearns 9 Ninth St.
- Wallace H. Spiller 13 Napier St
- * Ralph H. Smith 1483 Forest Ave
- * Ruth B. Worth 1483 Forest Avenue

Henry M. Gooding 1483 Forest Ave

4308 Marathon Ave.
Little Neck, L.I., N.Y.
Aug. 29th 39

W. Earle Eskilson
Portland

Me.

Dear Sir,

In the matter of a store on the
former Chimney property: if it is
necessary for the convenience of
our former neighbors and depends,
we have no objections to make,
and only stipulate that under
no conditions shall it be used
for the sale of Liquors or of
intoxicants of any kind.

Very Sincerely Yours
Mrs. Luella B. True, for
herself and Major Norman E. True
" William C. True.

39/58

11 Homestead Avenue
Portland, Maine
August 25, 1939

Rec'd 9/1/39

Mr. Edward C. Berry
Portland City Council
174 Edwards Street
Portland, Maine

Dear Sir:

I received the notification of a hearing on an appeal from the zoning ordinance relative to the establishment of a retail grocery store at 1494 Forest Avenue.

We are leaving Saturday, August 25, on a vacation and as there is a possibility of my being absent from the city at the time of the hearing I am writing this letter to state my stand on the matter of the appeal.

We have been living in a residential district, supposedly protected under the new zoning ordinance. We feel that any new store coming in will depreciate the property and lower the re-sale value.

A new development is being opened up on Libby Street and two new houses have just been built. If this store is opened it stands to reason that no more houses will be built in this development.

Mrs. Harold E. Fobes has been operating a convalescent home at 1476 Forest Avenue and with a store next door to her it will ruin her house for the purpose for which it is now used.

There are enough stores in the neighborhood at the present time to take care of all the needs of the residents.

I, therefore, wish to state that I am definitely opposed to having a store opened at 1494 Forest Avenue.

Very truly yours

*Mrs. Mildred J. Sleeper
(Mrs. S. L. L. L. L. L.)*

29/

Room 21, City Hall
August 29, 1939

Maine Savings Bank
246 Middle Street,
Portland, Maine

Gentlemen:

The Committee on Zoning and Building Ordinance Appeals of the Municipal Officers will hold a public hearing at the Council Chamber, City Hall on Friday, September 1, 1939 at 2 o'clock in the afternoon upon your appeal under the Zoning Ordinance relating to the use of the building at 1494 Forest Avenue.

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

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS

W. Earle Eskilson, Chairman

CC: Mr. Stewart Taylor
c/o Hannaford Bros. Exx Co.
17 Cross Street

21
3758

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

Room 21, City Hall
August 22, 1939

To Whom It May Concern:

The Committee on Zoning and Building Ordinance Appeals of the Board of Municipal Officers will hold a public hearing at the Council Chamber, City Hall, on Friday, September 1, 1939 at two o'clock in the afternoon upon the appeal under the Zoning Ordinance of the Maine Savings Bank, relating to converting the front part of a certain building on the former Phinney farm at 1494 Forest Avenue for use as a retail neighborhood store.

The Inspector of Buildings was unable to issue a permit to cover this conversion of use, because the proposed use is not allowable under the precise terms of the Zoning Ordinance in the General Residence Zone where the property is located. The front portion of this building was originally built under appeal, years ago, for the sale of vegetables and flowers raised on the place. Later, and again under appeal, this front portion was converted to use as a minor assembly hall for a dance studio, which was the last use prior to adoption of the present Zoning Ordinance.

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

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS

W. Earle Eskilson, Chairman



GENERAL RESIDENCE ZONE
APPLICATION FOR PERMIT Permit No. _____

Class of Building or Type of Structure Third Class

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

Portland, Maine, August 21, 1939

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 1191 Forest Avenue Within Fire Limits? no Dist. No. _____
 Owner's or Lessee's name and address Maine Savings Bank, 214 Middle St. Telephone 2-46
 Contractor's name and address Owner Telephone _____
 Architect _____ Plans filed no No. of sheets _____
 Proposed use of building Farm use and retail neighborhood store No. families _____
 Other buildings on same lot _____
 Estimated cost \$ _____ Fee \$ 50

Description of Present Building to be Altered

Material wood No. stories 1-2 Heat steam Style of roof hip Roofing asphalt
 Last use farm use and minor assembly hall for dance studio No. families _____

General Description of New Work

To convert the front part of this building, the last use of which was a minor assembly hall for a dance studio to use for a retail neighborhood store

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 Maine Savings Bank

By A. B. Smith, Secy.

INSTRUCTION COPY



GENERAL RESIDENCE ZONE

Permit No. 0129

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class JAN 30 1935

Portland, Maine, January 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 specifications, if any, submitted herewith and the following specifications:

Location 1484 Forest Avenue Ward 9 Within Fire Limits? no Dist. No. _____

Owner's or Lessee's name and address Maine Savings Bank, 246 Middle St. Telephone _____

Contractor's name and address F. P. Lee Const. Co., 28 Malbourne St. Telephone 2-7859

Architect's name and address _____

Proposed use of building Dancing Academy and garage and storehouse No. families _____

Other buildings on same lot _____

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

Estimated cost \$ 50. Fee \$ 1.50

Description of Present Building to be Altered

Material wood No. stories 2 1/2 Heat _____ Style of roof _____ Roofing _____

Last use Dancing academy and garage and storehouse No. families _____

General Description of New Work

Toput in new sheet rock partition 21' long to provide new toilet, first floor, cutting in new window at least three square feet in area for ventilation of same, also to cut in new door for entrance to same, and remove 4' of existing non-bearing partition

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately and the name of the heating contractor. **CERTIFICATE OF OCCUPANCY REQUIREMENT IS WANTED**

Details of New Work

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

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

Material of foundation _____ Thickness, top _____ bottom _____

Material of underpinning _____ Height _____ Thickness _____

Kind of Roof _____ Rise per foot _____ Roof covering _____

No. of chimneys _____ Material of chimneys _____ of lining _____

Kind of heat _____ Type of fuel _____ Is gas fitting involved? _____

Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____

Material columns under girders _____ Size _____ Max. on centers _____

Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 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

APPROVED
INSPECTION COPY
William J. Saubon

Signature of owner Maine Savings Bank
By Franis P. Lee

Ward 9 Permit No. 35/129

Loca. 1484 Forest Ave

Owner Wm. S. Simpson Bank

Date of permit 1/30/35

Notif. closing-in

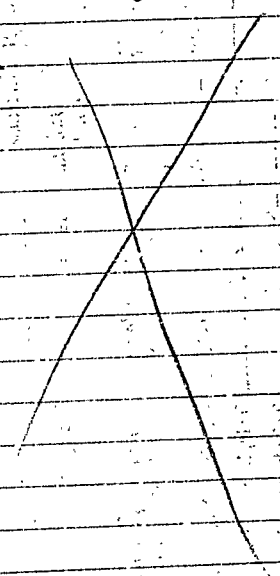
Inspn. closing-in

Final Notif.

Final Inspn. 2/5/35

Cert. of Occupancy issued None

NOTES
2/5/35 - Work done -
A. J. S. - A. J. S.



October 2, 1934

File Rec.No.2747B-I.

Mrs. Phyllis L. Varney,
60 Lexington Avenue
Portland, Maine

Dear Madam:

Your appeal with relation to establishing a dancing school at 1484 Forest Avenue was sustained by the Board of Municipal Officers on October 1st, and the building permit covering changing this building from a retail store to a dancing school is enclosed herewith. It is not necessary for you to post this card on the premises as is done when physical changes are made in the property.

As soon as you are ready to occupy the building, please notify this office for inspection at which time our regular certificate of occupancy will be issued.

Very truly yours,

Inspector of Buildings.

McD/W.



(R) GENERAL RESIDENCE ZONE
APPLICATION FOR PERMIT **PERMIT ISSUED**

Class of Building or Type of Structure Third Class **1493**
OCT 2 1934

Portland, Maine, September 12, 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 1484 Forest Avenue Ward 5 Within Fire Limits? no Dist. No. Forest Ave.
Owner's or Lessee's name and address The City of Portland School of the Dance 1484 Telephone 2-1072
Contractor's name and address Lessee Telephone _____
Architect's name and address _____
Proposed use of building Dancing School No. families _____
Other buildings on same lot _____
Plans filed as part of this application? no No. of sheets _____
Estimated cost \$ _____ Fee \$.50

Description of Present Building to be Altered

Material Wood No. stories 1 Heat _____ Style of roof _____ Roofing _____
Last use Retail Store No. families _____

General Description of New Work

To convert existing one story building from use as a retail store to that of a school of dancing.

Approved, sustained and Permit Granted by Special Order of Board of Municipal Officers
10/1/34

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

Details of New Work

Size, front _____ depth _____ No. stories _____ Height average grade to top of plate _____
Height average grade to highest point of roof _____
To be erected on solid or filled land? _____ earth or rock? _____
Material of foundation _____ Thickness, top _____ bottom _____
Material of underpinning _____ Height _____ Thickness _____
Kind of Roof _____ Rise per foot _____ Roof covering _____
No. of chimneys _____ Material of chimneys _____ or 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 Lessee By Tim Sturton School of the Dance
Signature of Owner By Thelma L. Farney Manager

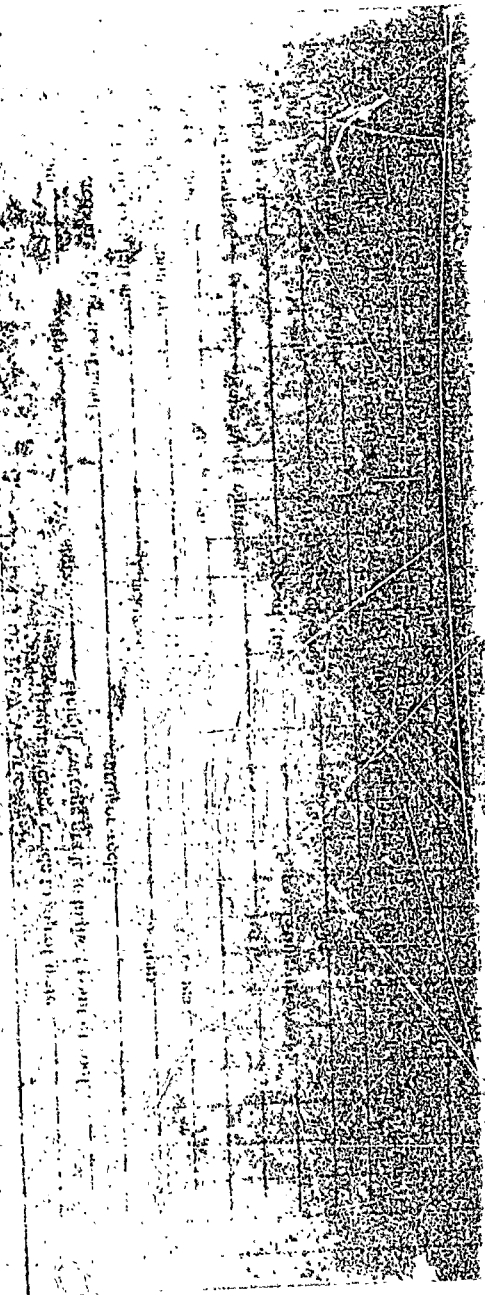
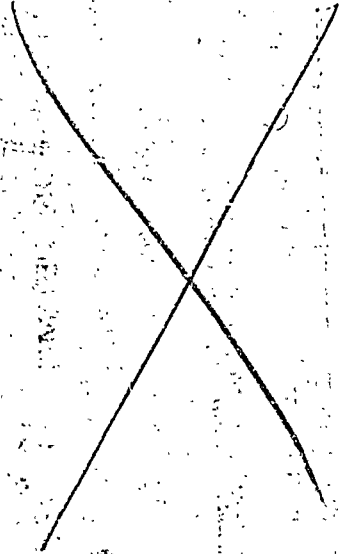
INSPECTION COPY

1493

Ward 9 Permit No. 34/1493
Location 1484 Forest Ave
Owner Riverton School of the Dance
Date of permit 10/2/34
No. of in
Inspn. closing-in
Final Notif. 10/3/34 - 2:50 P.M.
Final Inspn. 10/16/34
✓ Cert. of Occupancy issued 10/16/34

NOTES

Photo 11:43 D.S.T. 9/25/34
mid





City of Portland, Maine

Sustained
10/1/34
34/25

Appeal to the Municipal Officers to Change the Decision of the

Inspector of Buildings Relating to the Property ~~Owned~~ ^{Leased}

by The Riverton School at 1484 Forest Avenue
of the Dance

September 19, 1934

To the Municipal Officers:

Your appellant, The Riverton School of the Dance

who is the lessee of property at 1484 Forest Avenue

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 convert a portion of existing one story building for use as a dancing school 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: The portion of the building now intended to be used as a dancing school was formerly used as a retail store for selling vegetables and flowers on the premises under an appeal sustained by the Municipal Officers. It is proposed to establish this dancing school mainly for children because of the general demand for such an establishment in the neighborhood. It is proposed to hold classes only in the day time and in the evenings not later than 10:00 o'clock P. M., and it is the belief of the appellant that no objectionable or detrimental features will arise from the establishment of the dancing school in the neighborhood.

THE RIVERTON SCHOOL OF THE DANCE

By

.....
Manager.

34/25

CITY OF PORTLAND, OREGON
COMMITTEE ON ZONING AND BUILDING ORDINANCE APPEALS

September 20, 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 in the City Council Chamber, City Hall, Monday, October 1st, 1934 at 11:00 o'clock A. M., upon the appeal of The Riverton School of the Dance with relation to the use of a portion of the building at 1484 Forest Avenue.

This appellant desires to convert a portion of the existing building at this location for use as a dancing school mainly for children, classes to be held only in the day time and in the evenings not later than 10:00 o'clock P. M. Such a use of the building is 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

Office of Registrar School of Dance
1484 Forest Ave.

Owner Realty Inv Corp - Denver
Mrs. Varney
298-13-1-4
298-2-1-4
298-D-1

Privilege on Forest Ave.

- 298 - ~~2~~, ~~3~~, ~~5~~, ~~6~~, ~~7~~, ~~8~~, ~~9~~
- 294 - ~~A~~, A+B
- 338 - ~~1~~, ~~2~~, ~~3~~, A+B, D, E
- 340 - ~~A~~, ~~B~~, ~~C~~, A+B, D, E

308-C as for
not at office
340-D as for
as of 1/1/36

Privilege on Hicks Street

- 298 - ~~2~~
- 294 - ~~A~~, A+B

Privilege on 96th St

338-6

Privilege on Homestead Ave.

- 340 - ~~A~~, A+B, D, E

- 294-A1 - Frank H. Haskell, 102 Pleasant Ave
- 294-A3+B3 - James F. Hankes (NR), c/o Julia M. Hankes Box 105, R.F.D. 2, Westboro
- 298-C7 - Realty Investment Corporation, 195 Middle St.
- 298-26 - J. & M. Julia Watson, 1460 Forest Ave.
- 298-25 - Bernis R. & Mary W. Brown, 1466 Forest Ave.
- 298-C2+3 - Harold B. Koles, 1476 Forest Ave.
- 298-13-2 - Bernice S. True, 1514 Forest Ave.
- 298-13-1 - Ernest True Heins (NR), c/o Mrs. Luella E. True, #308 Marathon Ave, Little Neck, L.I., N.Y.
- 340-D2 - Harry W. Binsling, 1451 Forest Ave.
- 340-D1 - Alice M. & Ruth B. Sibly, 1483 Forest Ave.

2 1/25 (2)

340 - A53 # 54 } also in + Ruth B. Kirby
328 - K1

338 - J3

- 298 - C8 - Ralph L. Hooper, 150 Boyle St
- 294 - A4 - Maurice W. Herbert Hois, 1446 Forest Ave
- 340 - D16 - Mildred J. Sleeper, 11 Homestead Ave
- 340 - D17 - Frank H. + Carrie E. Haney, 19 Homestead Ave
- 340 - A51 - Mary Brocher Elden, 16 Homestead Ave
- ✓ Phyllis L. Varney, 60 Lexington Ave

24/25

October 1, 1934

To The Municipal Officers:

The Committee on Zoning and Building Ordinance Appeals to whom was referred the appeal of The Riverton School of the Dance with relation to the use of a portion of the building at 1434 Forest Avenue for a dancing school, 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 the permit granted subject to full compliance with all other terms of the Building Code.

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS.

Chairman

3465

PUBLIC HEARING ON THE APPEAL OF THE RIVERTON
SCHOOL OF THE DANCE AT 1484 FOREST AVENUE.

October 1st, 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. John Liscomb appeared for the Riverton School of the Dance in support of the appeal and Mrs. Varney, manager of the proposed School was also present. No opponents appeared.

Inspector of Buildings.

C-54-142-I

September 18, 1934

Mrs. Harry D. Varney
60 Lexington Avenue
Portland, Maine

Dear Madam:

A news item in this morning's paper announces that a school of the dance is to be established at 1494 Forest Avenue, and that you are to take charge of the school.

The property at 1494 Forest Avenue is located in a General Residence Zone, and in such a zone the use of buildings or property for a dancing school is not ordinarily permissible under the terms of the Zoning Ordinance.

If you are of the opinion that such a use may be carried on without detriment to the neighborhood, you have appeal rights under the same Zoning Ordinance and these rights and the method of procedure will be more fully explained to you if you will come to this office at some time during the Inspector's office hours named above. If these hours are not convenient for you, some other time may be arranged over the telephone.

Very truly yours,

Inspector of Buildings.

WM/HG



(R) GENERAL RESIDENCE ZONE

Complaint No. C-34-142

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

September 18, 1934

COMPLAINT

Location 1494 Forest Avenue Ward 9
Owner's name and address Realty Investment Corp. 195 Middle St. Telephone _____
Tenant's name and address Responsible party Mrs. Harry D. Varney, Telephone _____
60 Lexington Ave.
Use of building _____

General Description

Dancing School proposed

Complainant's name and address McD Telephone _____

Date of examination and conditions found _____

Action taken _____

INSPECTION COPY

W77
(R) GENERAL RESIDENCE ZONE

Ward 9 Complaint No. C-34/42

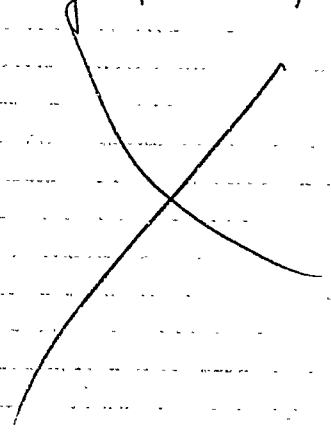
Location 1494 Forest Ave

Date Received 9/18/34

Date Disposed of _____

NOTES

9/18/34 Better - imp
Appeal
Change of use 34/1493





City of Portland, Maine

30/3

Appeal to the Municipal Officers to Change the Decision of the

Inspector of Buildings Relating to the Property Owned

by L. W. Phinney at 1494 Forest Avenue

January 28, 19 30

To the Municipal Officers:

Your appellant, L. W. Phinney

who is the owner of property at 1494 Forest Avenue

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 erect a one story addition in front of an existing farm building, the addition being for the purpose of selling at retail vegetables and flowers raised in the main on the premises on the ground that such a use is a non-conforming use in the General Residence Zone where the property is located.

The reasons for the appeal are as follows. The owner has been in the business of gardening flowers and vegetables for many years on these premises, and feeling that there is a market for such products at retail desires to establish a store for this purpose on his own premises. No products other than vegetables, fruit, flowers, and shrubbery will be sold, and the major part of such products will be those raised upon the premises, this establishment being mainly for the purpose of disposing of products raised by the owner on his own premises.

30/3

February 14, 1930

PUBLIC HEARING UPON THE APPEAL OF L. W. PHINNEY WITH RELATION
TO PROPERTY AT 1494 FOREST AVENUE.

A public hearing upon the above appeal was held before the Committee on Zoning and Building Ordinance Appeals Wednesday afternoon, February 12th.

Councilor Wallace and the Inspector of Buildings were present on behalf of the City, and Mr. Phinney was present in support of his appeal. No opponents appeared.

Mr. Phinney explained the purpose of the proposed addition, and stated that all of his neighbors were in sympathy with the project and favored the establishment.

Inspector of Buildings

#966-A-I

February 14, 1930

Mr. L. W. Phinney
1494 Forest Avenue
Portland, Maine

Dear Sir:

Enclosed herewith is the blueprint of layout plan of your property learned to this Department prior to the final hearing on your appeal at 1494 Forest Avenue.

On February 17th, the Board of Municipal Officers voted to sustain your appeal at this address, and ordered the permit to be issued subject to compliance with the Building Code. The matter of the strength of the floor in this building had been taken up today with your contractors, and they are to furnish a framing plan of this floor based on a live load of seventy-five pounds per square foot. As soon as this matter is straightened out, this office will be in a position to issue the building permit promptly.

Very truly yours,

Inspector of Buildings.

WM/HC
CC-R. B. Low & Son

30/3

XXXXXXXXXXXXXX

IN THE BOARD OF MUNICIPAL OFFICERS

February 14, 1930

To the Board of Municipal Officers:

The Committee on Zoning and Building Ordinance Appeals to whom was referred the appeal of Lewis W. Phinney seeking a change in the decision of the Inspector of Buildings so that he might be permitted to erect an addition to one of his buildings at 1494 Forest Avenue for business purposes, reports as follows:

A public hearing has been held upon this appeal at which no opponents appeared. On the other hand, the appellant states that all of his neighbors are in favor of the proposition. The appellant desires to erect a store for the purpose of disposing of the products now raised on the premises at retail.

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

Recommended that the appeal be sustained and the permit granted subject to full compliance with the terms of the Building Code, and subject to the condition that no products other than vegetables, fruit, flowers and shrubbery will be sold from this store, and that the major part of such products will be those raised upon the premises.

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS.

Chairman

3/3

XXXXXXXXXXXXXXXXXX

IN THE BOARD OF MUNICIPAL OFFICERS

February 8, 1920

Mr. Lewis W. Phinney
1494 Forest Avenue
Portland, Maine

Dear Sir:

The Committee on Zoning and Building Ordinance Appeals of the Board of Municipal Officers will hold a public hearing with relation to your appeal seeking a permit for the construction of a one story addition for business purposes at 1494 Forest Avenue in Room 15, City Hall, on Tuesday, February 12th at three o'clock in the afternoon.

You should be present at this hearing in person or be represented in support of your appeal.

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS.

LESTER F. WALLACE, Chairman

12
13
14
15

39/3

XXXXXXXXXXXXXXXXXX

IN THE BOARD OF MUNICIPAL OFFICERS

February 8, 1930

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, Wednesday, February 12th at three o'clock in the afternoon upon the appeal of L. W. Phinney with relation to the erection of an addition to his building at 1494 Forest Avenue.

Mr. Phinney proposes a one story addition with basement approximately 30' x 25' on the front of an existing building south of his dwelling house, the proposed addition being intended for the sale of vegetables, fruit, flowers or shrubbery at retail, the major part of such products being those raised upon the premises. The building permit has been denied because the proposed addition is intended for business purposes which use does not conform with the Zoning Law 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:

LESTER F. WALLACE, Chairman

J. EVERETT LOW, Treasurer

(R) GENERAL RESIDENCE ZONE

Robert B. Low & Son, Inc.

Contractors and Builders

HIGHWAY FENCES GUARD RAILS

MILL AND YARD: 102 ALLEN AVENUE

Woodfords, Maine

side Property Line

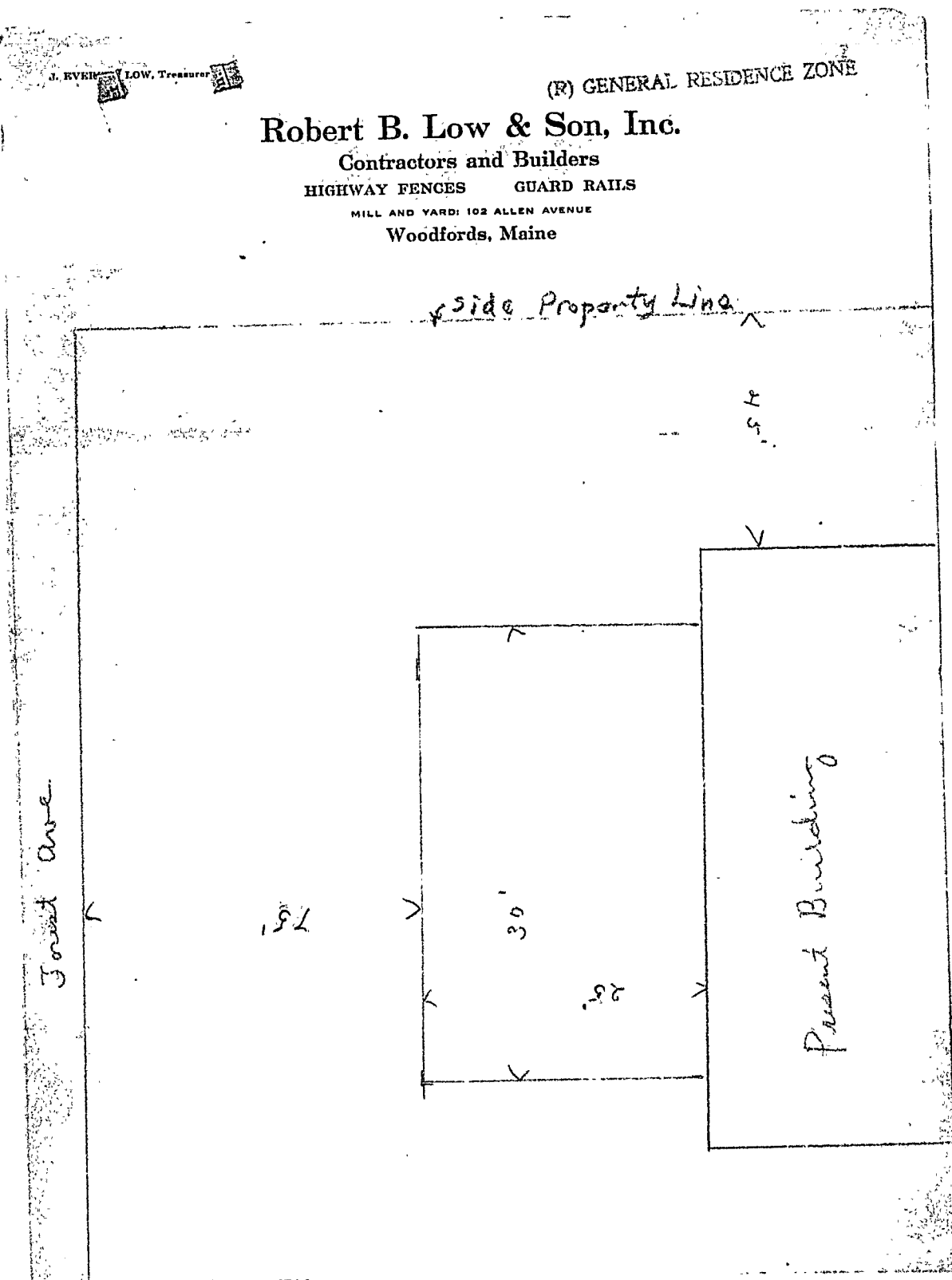
Joint Ave

15'

30'

28'

Present Building





APPLICATION FOR PERMIT

Permit No. 0150

Class of Building or Type of Structure Third Class

Portland, Maine, January 29, 1930

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 1494 Forest Avenue Ward 9 Within Fire Limits? No Dist. No. _____
 Owner's or Lessee's name and address L. W. Phinney, 1494 Forest Avenue Telephone _____
 Contractor's name and address R. B. Low & Son, 102 Allen Ave. Telephone 21323
 Architect's name and address _____
 Proposed use of building Barn and sunroom No. families _____
 Other buildings on same lot dwelling house, garage, barn, etc.

Description of Present Building to be Altered

Material wood No. stories 2 Heat _____ Style of roof _____ Roofing _____
 Last use barn No. families _____

General Description of New Work

To erect one-story frame addition 30' x 25' on front of building

Appeal sustained and permit granted by Special Order of City Council 2/19/30

Details of New Work

Size, front 30' depth 25' No. stories 1 Height average grade to highest point of roof 22'
 To be erected on solid or filled land? solid earth or rock? earth
 Material of foundation concrete wall Thickness, top 10" bottom 14"
 Material of underpinning brick Height 1 1/2' Thickness 9"
 Kind of roof pitched 8" to foot Roof covering Asphalt shingles Class C Underlath
 No. of chimneys no Material of chimneys _____ of lining _____
 Kind of heat from boiler plant Type of fuel _____ Distance, heater to chimney _____
 If oil burner, name and model _____
 Capacity and location of oil tanks _____
 Is gas fitting involved? no Size of service _____
 Corner posts 4x6 Sills 4x6 Girt or ledger board? none Size _____
 Material columns under girders iron post Size 4" Max. on centers 8'
 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 2x6 unfl., 3rd _____, roof 2x8
 On centers: 1st floor 16", 2nd 2', 3rd _____, roof 2'
 Maximum span: 1st floor 15', 2nd 25', 3rd _____, roof _____
 If one story building with masonry walls, thickness of walls See framing plan. 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? yes No. sheets 1
 Estimated cost \$ 800 Fee \$ 1.00
 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

L. W. Phinney

Signature of owner

R. B. Low

INSPECTION COPY

766A

Ward 9 Permit No. 30/50
 Location 1494 Forest Ave
 O L. W. Phinney
 Date of permit 2/19/30
 Notif. closing-in 3/27/30 11.20AM
 Closing-in 3/27/30 G.V. cll
 Final Notif. None Given
 Final Inspn. P.I.F. cll
 Cert. of Occupancy issued

NOTES

2/21/30.

Work not started.

cll

2/25/30.

Work not started

cll

3/4/30.

Excavating and putting up forms. Stone wall of adjoining building is dry wall outside, went and looked at the inside and it is pointed and in good shape. Mr. Low said the grade will now be tied up.

3/6/30.

Running concrete.

cll

3/10/30.

Forms off, filling in.

cll

3/14/30.

First floor on, putting up outside studding.

cll

3/18/30.

Have used single bearing caps, called Mr. Low about this and he is going to hang these from roof, also took up ceiling joists which are or about 14-6" span or 24" center. Good for about 344#
 $2 \times 14.5 = 29 \text{ cft}$
 $\text{at } 15 = 435 \text{ #}$

cll

3/27/30.

These ceiling timbers are unsupported, are tied onto roof rafters at plate and also hung from them. Mr. Low will also put in collar

girds on common rafters.

cll

There is a new toilet in this new part and a woman to be employed, due to the fact that Mr. Low said there was a toilet in the adjoining barn, ~~there~~ this will eliminate necessity for additional toilet in new part.

cll

4/16/30.

This store is occupied and being used, no notification was given for a final on this, check off as P.I.F.

cll



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date July 25, 1989 19
 Receipt and Permit number 00531

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:

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

LOCATION OF WORK: 1494 Forest Avenue

OWNER'S NAME: Roger Rush ADDRESS: _____

_____ FEES

OUTLETS:

Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL _____

FIXTURES: (number of)

Incandescent _____ Fluorescent _____ (not strip) TOTAL _____

Strip Fluorescent _____ ft. _____

SERVICES:

Overhead _____ upgrade 60 to 200 _____

Underground _____ Temporary _____ TOTAL amperes 200 3.00

METERS: (number of) 2 1.00

MOTORS: (number of)

Fractional _____

1 HP or over _____

RESIDENTIAL HEATING:

Oil or Gas (number of units) _____

Electric (number of rooms) _____

COMMERCIAL OR INDUSTRIAL HEATING:

Oil or Gas (by a main boiler) _____

Oil or Gas (by separate units) _____

Electric Under 20 kws _____ Over 20 kws _____

APPLIANCES: (number of)

Ranges _____ Water Heaters _____

Cook Tops _____ Disposals _____

Wall Ovens _____ Dishwashers _____

Dryers _____ Compactors _____

Fans _____ Others (denote) _____

TOTAL _____

MISCELLANEOUS: (number of)

Branch Panels _____

Transformers _____

Air Conditioners Central Unit _____

Separate Units (windows) _____

Signs 20 sq. ft. and under _____

Over 20 sq. ft. _____

Swimming Pools Above Ground _____

In Ground _____

Fire/Burglar Alarms Residential _____

Commercial _____

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

over 30 amps _____

Circus, Fairs, etc. _____

Alterations to wires _____

Repairs after fire _____

Emergency Lights, battery _____

Emergency Generators _____

FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT INSTALLATION FEE DUE: _____

FOR REMOVAL OF A "STOP ORDER" (304-16.b) DOUBLE FEE DUE: _____

TOTAL AMOUNT DUE: 5.00

INSPECTION:

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

CONTRACTOR'S NAME: Robert Doyle

ADDRESS: 16 Anthoine Windham

TEL.: _____

MASTER LICENSE NO.: 09747 SIGNATURE OF CONTRACTOR: _____

LIMITED LICENSE NO.: _____

INSPECTOR'S COPY -- WHITE
 OFFICE COPY -- CANARY
 CONTRACTOR'S COPY -- GREEN

924396

Permit # _____ City of Portland BUILDING PERMIT APPLICATION Fee \$145 Zone _____ Map # _____ Lot# _____
 Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Mrs. Rush Phone # _____
 Address: 1494 Forest Ave- Ptld, ME 04103
 LOCATION OF CONSTRUCTION 1494 Forest Ave.
 Contractor: Gene Francoeur Inc. Sub.: 854-1424
 Address: 90 East Bridge Rd- Westbrook, ME 04092
 Est. Construction Cost: \$25,000 Proposed Use: 1-fam w addition
 Past Use: 1-fam
 # of Existing Res. Units _____ # of New Res. Units _____
 Building Dimensions L _____ W _____ Total Sq. Ft. _____
 # Stories: _____ # Bedrooms _____ Lot Size: _____
 Is Proposed Use: Seasonal _____ Condominium _____ Conversion _____
 Explain Conversion Inter. renova-kitchen & partitions
 & construct addition - appx 24'x 18"

For Official Use Only

Date 12/2/92 Subdivision: _____
 Inside Frr. Limits _____ Name _____
 Bldg Code _____ Lot DEC - 4 1992
 Time Limit _____ Ownership: _____ Public
 Estimated Cost 25,000 _____ Private

Zoning: Street Frontage Provided: _____
 Provided Setbacks: Front _____ Back _____ Side _____
 Review Required: Zoning Board Approval: Yes _____ No _____ Date: _____
 Planning Board Approval: Yes _____ No _____ Date: _____
 Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____
 Shoreland Zoning Yes _____ No _____ Floodplain Yes _____ No _____
 Special Exception _____
 Other (Explain) _____

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

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

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

Roof:
 1. Truss or Rafter Size _____ Span _____ Action _____
 2. Sheathing Type _____ Size _____
 3. Roof Covering Type _____
 Chimneys: _____
 Heating: Type: _____ Number of Fire Places _____
 Type of Heat: _____
 Electrical: Service Entrance Size: _____ Smoke Detector Required Yes _____ No _____

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

Plumbing:
 1. Approval of soil test if required Yes _____ No _____
 2. No. of Tubs or Showers _____
 3. No. of Flushes _____
 4. No. of Lavatories _____
 5. No. of Other Fixtures _____
 Swimming Pools:
 1. Type: _____
 2. Pool Size: _____ x _____ Square Footage _____
 3. Must conform to National Electrical Code and State Code

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

Permit Received By Louise E. Chase
 Signature of Applicant _____ Date: 12/2/92
 CEO's District 7 Gene Francoeur

White - Tax Assessor

CONTINUED TO REVERSE SIDE
 Ivory Tag - CEO

MA. MACISAAC

PERMIT ISSUED WITH REQUIREMENTS

PERMIT ISSUED WITH REQUIREMENTS

HISTORIC PRESERVATION

Not in District nor Landmark
 Does not require review
 Requires Review

 Approved
 Approved with Conditions

Signature: _____
 Date: 12/2/92

030384

FILL IN AND SIGN WITH INK



APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

MAY 14 1993

Portland, Maine, 5/13/93

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 1494 Forest Ave Use of Building 2-fam No. Stories New Building Existing " Joyde Rush ; 1494 Forest Ave. Installer's name and address BY the Bay Plumbing & Heating 138 Verand St- Ptd, ME 04103 Telephone 871-9281

General Description of Work

To install two forced hot water heating systems

IF HEATER, OR POWER BOILER

Location of appliance Any burnable material in floor surface or beneath? no If so, how protected? Kind of fuel? #2 oil Minimum distance to burnable material, from top of appliance or casing top of furnace 3 ft From top of smoke pipe 2 ft From front of appliance 2 ft From sides or back of appliance 10 ft Size of chimney flue u/k Other connections to same flue none If gas fired, how vented? Rated maximum demand per hour 96,000 BTU/hr Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? yes

IF OIL BURNER

Name and type of burner Becker Labelled by underwriters' laboratories? yes Will operator be always in attendance? no Does oil supply line feed from top or bottom of tank? bottom Type of floor beneath burner concrete Size of vent pipe 1 1/2 inch Location of oil storage basement Number and capacity of tanks two 275-gal tanks Low water shut off yes Make OEM No. Will all tanks be more than five feet from any flame? yes How many tanks enclosed? two Total capacity of any existing storage tanks for furnace burners 275

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

Estimated cost of work: 36000 James DeWolfe master oil burner license: 05988

Amount of fee enclosed? 55

APPROVED:

[Handwritten signature]

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 FILE APPLICANT'S ASSESSOR'S COPY

Signature of Installer James DeWolfe

distances as accurate as possible

980523

Bldg. Permit \$25.00

Permit # _____ City of Portland BUILDING PERMIT APPLICATION Fee \$50.00 Zone R-3 Map # _____ Lot# _____
Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Joyce B. Rush Phone # 797-7064
Address: 1494 Forest Ave. Portland, 04103
LOCATION OF CONSTRUCTION 1494 Forest Ave.
Contractor: _____ Sub: _____
Address: _____ Phone # _____
Est. Construction Cost: _____ Proposed Use: 2-~~fam~~
Past Use: 1-~~fam~~
of Existing Res. Units _____ # of New Res. Units _____
Building Dimensions L _____ W _____ Total Sq. Ft. _____
Stories: _____ # Bedrooms _____ Lot Size: _____
Is Proposed Use: Seasonal _____ Condominium _____ Conversion _____
Explain Conversion Conditional and Variance Appeal

For Official Use Only	
Date: <u>May 10, 1993</u>	Subdivision: _____
Inside Fire Limits: _____	Name: _____
Edg. Code: _____	Lot: <u>JAN 18 1993</u>
Time Limit: _____	Ownership: _____ Public _____
Estimated Cost: _____	CITY OF PORTLAND

PERMIT ISSUED

HISTORIC PRESERVATION

Zoning:
Street Frontage Provided: _____
Provided Setbacks: Front _____ Back _____ Side _____

Review Required:
Zoning Board Approval: Yes _____ No _____ Date: _____
Planning Board Approval: Yes _____ No _____ Date: _____
Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____
Shoreland Zoning Yes _____ No _____ Floodplain Yes _____ No _____
Special Exception _____
Other (Explain) _____

Hand used only

6-10-93

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

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

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

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

Ceiling:
1. Ceiling Joists Size: _____
2. Ceiling Strapping Size _____ Spacing _____ Not in District nor Landmark.
3. Type Ceilings: _____ Does not require review.
4. Insulation Type _____ Size _____ Requires review.
5. Ceiling Height: _____

Roof:
1. Truss or Rafter Size _____ Span _____ Action: Approved
2. Sheathing Type _____ Size _____ Approved with Conditions.
3. Roof Covering Type _____

Chimneys:
Type: _____ Number of Fire Places _____ Date: 5/10/93
Signature: _____

Heating:
Type of Heat: _____

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

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

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

Permit Received By Latini
Signature of Applicant Joyce B. Rush Date 5/10/93
Signature of CEO Joyce B. Rush

Inspection Dates _____
White-Tax Assessor _____ Yellow-GPCOG _____ White Tag -CEO _____
© Copyright _____ 1988

PERMIT ISSUED WITH REQUIREMENTS

Mr. Carroll

RECEIVED APPLICATION

MAY 23 1979

PUBLIC WORKS ENGINEERING



FOR SUBMETER

For Sewer User Charge Adjustments

The undersigned hereby requests permission to install additional water meter(s) in accordance with Section 322.6C of the "Municipal Code of the City of Portland, Maine".

It is understood that all expenses related to the purchase, installation and maintenance of the meter(s) is to be borne by the applicant.

To be Completed by Applicant

Address where sub-meter is requested 1500 Forest Avenue, Portland, Maine

Property owner name FOREST GLEN

Tax Map Reference (on Real Estate Tax Bill) 298-B-1-22

Property owner address P.O. BOX 1381, Portland, Maine

Person to be contacted to schedule inspections William White, Apt 2A 797-8388
Ken Prentice (Name and Telephone Number)

Portland Water District Acct. No. (on bill) D-92-D3200B

Billing Name & Address (on bill) FOREST GLEN P.O. BOX 1381, Portland, Maine

Location and size existing Portland Water District Service Meter

Side of 1 Bldg.

Proposed location and size of sub-meter Front of 7 Bldg. In front of Bldg. #15

5/8

Will a remote reading register be utilized? NO YES (If yes, state location)

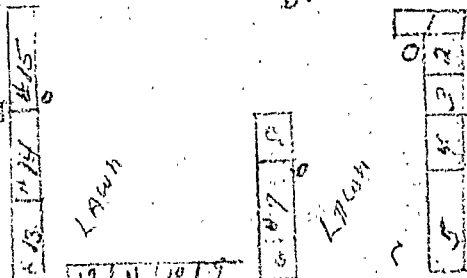
Description of proposed changes in plumbing required for submetering:

Hook up to still cock

Sketch plan showing proposed changes in plumbing and the location of existing and proposed meters. Show water flow through submeter to non-discharge equipment or location (use additional sheet of paper if necessary)

The volume of water to be submetered can be shown not to enter the sewerage system by virtue of its use for:

Lawns



I certify the above information is true and correct:

BC Dhalan
Signature

JUN. 22, 1984

5/18/79
Date

GENERAL INFORMATION

INSTRUCTIONS

- First - The applicant is to complete front of this form. The Tax Map Reference can be found on your Real Estate Tax Bill directly following owners name and address in the center of your Property Tax Bill. Billing name and address should be copied from your Water & Sewer Bill as well as the Portland Water District Account Number which is in the lower left corner of the Water and Sewer Bill.
- Second - Mail completed application form to:
 City of Portland
 Dept. of Public Works
 304 City Hall
 Portland, Maine 04201
 ATTN: MR. WILLIAM GOODWIN
- Third - The Public Works Department will call the person indicated on front side to schedule pre-installation inspection. During this inspection the Public Works section of this form (be "4") will be completed. Following this inspection Public Works will make copies of the application form. If the application is approved 3 copies will be made. One will be mailed to the Portland Water District, one will be forwarded to the City Plumbing Inspector and one will be mailed back to the Applicant. If the application is denied, one copy will be made and mailed to the applicant showing reason for denial.
- Fourth - Upon receipt of a copy of the approved application, the applicant can purchase and install the sub-meter as approved. Following installation the applicant or his plumber must call the Chief Plumbing Inspector at 735-5451 Ext. 234 for an inspection of the completed installation. Following inspection by the Chief Plumbing Inspector, the Water District will be requested to seal the sub-meter and arrange to have an automatic reading system (if applicable - See General Information, right) installed where by the volume shown by the submeter will be credited on the Sewer User Charges of the Bill.

Section 322.6C of the "Municipal Code of the City of Portland, Maine" reads as follows:

Submetering of Water Volume. Any person who feels that recorded water records are not a reliable index of his discharge volume may install an additional water meter of a type approved by the Director to measure the volume of water which can be shown not to enter the sewerage system. The person installing such a meter shall immediately notify the Director of such installation and shall be responsible to the Director for reporting meter readings not less often than every three months. Such person shall be credited with the volume charges for the volume shown by such meter, which meter shall be accessible for reading by the City or its agents at all reasonable times.

The City and the District have arranged to relieve the customer from the reporting responsibility required above if both meters can be read simultaneously by the District Meter Readers during their regularly scheduled visits to read the pre-existing service meter. This can be accomplished by locating the sub-meter directly adjacent to the pre-existing service meter or by equipping the sub-meter located elsewhere with a remote reading register located so both readings can be made at the same time.

Approved meters are, Neptune and Rochwell meters, conforming to the following specifications:

1. shall meet or exceed N.I.A accuracy test requirements and be accompanied by a certificate of test accuracy.
2. the meters will have stignis reading, cubic foot registers.
3. the meters will have the meter number stamped into the main case.
4. the meters shall be magnetic drive.
5. shall have either a rotating disc or oscillating piston.
6. shall have a bronze case.

TO BE COMPLETED BY PUBLIC WORKS

Pre-installation inspection by William B Goodwin
 on March 29, 1979

Automatic reading system requested YES NO

A Watts No 8 A Back Flow Preventer or equal shall be installed on the base bibb of each sillcock

Application Approved Denied

Comments _____

TO BE COMPLETE BY THE PLUMBING INSPECTOR

An inspection of the completed installation of the submetering system approved on this application was conducted on 6/19/84 by Ernold R. Goodwin, Chief Plumbing Inspector of the City of Portland.

- The submetering system was installed as approved.
- No cross connections were found.

The installation is approved dis-approved Ernold Goodwin

TO BE COMPLETED BY THE WATER DISTRICT

7-8-82
 D-92-D-3200B
 5/8" #31538122
 -0000
 7-8-82
 7-8-82



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date November 9, 1993, 19__
 Receipt and Permit number 4925

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:

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

LOCATION OF WORK: 1494 Forest Ave

OWNER'S NAME: Joyce Rush

ADDRESS: _____

	FEES
OUTLETS:	
Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL <u>25</u>	5.00
FIXTURES: (number of)	
Incandescent _____ Flourescent _____ (not strip) TOTAL _____	
Strip Flourescent _____ ft.	
SERVICES: Upgrade from 100 to 200	
Overhead <u>x</u> Underground _____ Temporary _____ TOTAL amperes ..	15.00
METERS: (number of) <u>2</u>	2.00
MOTORS: (number of)	
Fractional _____	
1 HP or over _____	
RESIDENTIAL HEATING:	
Oil or Gas (number of units) _____	
Electric (number of rooms) _____	
COMMERCIAL OR INDUSTRIAL HEATING:	
Oil or Gas (by a main boiler) _____	
Oil or Gas (by separate units) _____	
Electric Under 20 kws _____ Over 20 kws _____	
APPLIANCES: (number of)	
Ranges _____ Water Heaters _____	
Cook Tops _____ Disposals _____	
Wall Ovens _____ Dishwashers _____	
Dryers _____ Compactors _____	
Fans _____ Others (denote) _____	
TOTAL _____	
MISCELLANEOUS: (number of)	
Branch Panels _____	
Transformers _____	
Air Conditioners Central Unit _____	
Separate Units (windows) _____	
Signs 20 sq. ft. and under _____	
Over 20 sq. ft. _____	
Swimming Pools Above Ground _____	
In Ground _____	
Fire/Burglar Alarms Residential _____	
Commercial _____	
Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____	
over 30 amps _____	
Circus, Fairs, etc. _____	
Alterations to wires _____	
Repairs after fire _____	
Emergency Lights, battery _____	
Emergency Generators _____	

INSTALLATION FEE DUE: _____

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

FOR REMOVAL OF A "STOP ORDER" (304-16.b) _____

TOTAL AMOUNT DUE: 22.00

INSPECTION:

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

CONTRACTOR'S NAME: L & L Electric

ADDRESS: 151 North Gorham Rd Gorham, ME 04038

TEL.: 892-6217

MASTER LICENSE NO.: _____

LIMITED LICENSE NO.: _____

SIGNATURE OF CONTRACTOR:

John Sabey Jr

INSPECTOR'S COPY — WHITE

OFFICE COPY — CANARY

CONTRACTOR'S COPY — GREEN

ELECTRICAL INSTALLATIONS

Permit Number 0000

Location 1994 TOWN

Owner Jayce Rush

Date of Permit 1-15-93

Final Inspector 12-19-93/100000

By Inspector [Signature]

Permit Application Register Page No. 138

INSPECTIONS: Service _____ by _____

Service called in _____

Closing-in _____ by _____

PROGRESS INSPECTIONS: 1-20-93 / _____

DATE:

REMARKS:

7-25-89	Robert Doyle - SERVICE - Called 8-4-89 - PG 69
July 25-1989	- 2 - meters - 200AMP SERVICE
	MASON # 9747 Robert Doyle
	16 North side
	Winham, ME
	SERVICE CALLED 8-4-89 - POSSO
	1" COMMENTS: TAP NEEDED TO PULL #2 FROM GR. ELECTRODES
	BACKBOARD NEEDS TO BE PAINTED
	JUMPER NEEDED ON WATER MAIN
	MESSAGE TO ET WITH CONTRACTOR TO CORRECT.

FELDER TAPS: 240-21-