

515-~~899~~ RIVERSIDE STREET

SHAW-WALKER

Full cut # 920R - Half cut # 9202R - Third cut # 9203R - Fifth cut # 9205R



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, September 14, 1951

PERMIT ISSUED 01749 SEP 14 1951 CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 525 Riverside Street Use of Building Dwelling No. Stories 1 New Building Existing " Name and address of owner of appliance Samuel P. Files, 525 Riverside St. Installer's name and address Portland Sebago Ice Co., 302 Commercial St. Telephone

General Description of Work

To install forced hot water heating system and oil burning equipment in place of gravity warm air heating system

IF HEATER, OR POWER BOILER

Location of appliance or source of heat basement Type of floor beneath appliance concrete If wood, how protected? Kind of fuel oil Minimum distance to wood or combustible material, from top of appliance or casing top of furnace 3' From top of smoke pipe 2' From front of appliance Over 4' From sides or back of appliance Over 5' Size of chimney flue 6x12 Other connections to same flue none If gas fired, how vented? Rated maximum demand per hour

IF OIL BURNER

Name and type of burner Delco Labelled by underwriters' laboratories? yes Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? bottom Type of floor beneath burner concrete Location of oil storage basement Number and capacity of tanks 1-275 gal. If two 275-gallon tanks, will three-way valve be provided? Will all tanks be more than five feet from any flame? yes How many tanks fire proofed? Total capacity of any existing storage tanks for furnace burners none

IF COOKING APPLIANCE

Location of appliance Kind of fuel Type of floor beneath appliance If wood, how protected? Minimum distance to wood or 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? If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

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

APPROVED:

OK. 9/14/51 [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

Portland Sebago Ice Co.

By:

[Signature]

Signature of Installer

INSPECTION COPY

Memorandum from Department of Building Inspection, Portland, Maine

525 Riverside Street—Amendment to permit 47/1071 for new
side piazza for S. P. Files by F. E.
Carpenter--6/19/47

To Owner & Contractor:

Above amendment is issued herewith subject to the condition that the same question as to framing of roof as raised when original permit was issued will apply. If pitch of roof is 4" or under to the foot, then the rafters are required to be spaced no more than 12" on centers if 2x4, or no more than 24" on centers if 2x6, instead of as given in original application.

AJS/S

CC: Mr. F. E. Carpenter
153 Allen Avenue

(Signed) Warren McDonald
Inspector of Buildings

APPLICATION FOR AMENDMENT TO PERMIT



Amendment No. 1

Portland, Maine, June 17, 1947

PERMIT ISSUED

JUN 19 1947

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for an amendment to Permit No. 17/1071 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location 525 Riverside Street Within Fire Limits? no Dist. No. _____
 Owner's name and address S. P. Files, 525 Riverside Street Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address F. F. Carpenter, 153 Allen Avenue Telephone _____
 Architect _____ with original Plans filed yes No. of sheets _____
 Proposed use of building Dwelling No. families _____
 Increased cost of work _____ Additional fee .25

Description of Proposed Work

To make new 8'x19' side piazza 8'x23'. Framing same as given for original piazza.

Permit Issued with Memo

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

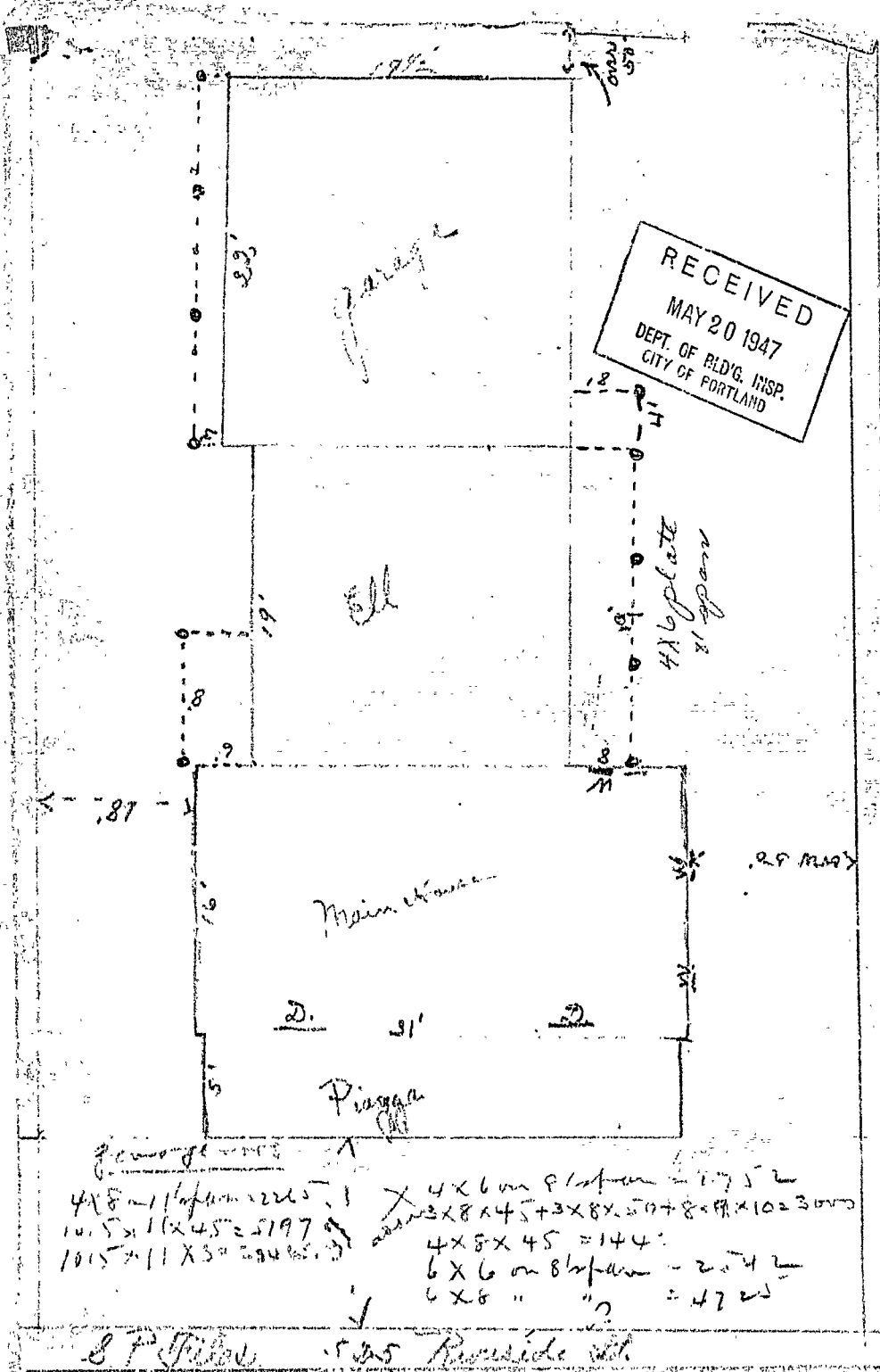
Approved: _____

Permit Issued with Memo

Signature of Owner Samuel P. Files

Approved: 6/19/47 _____
 Inspector of Buildings.

INSPECTION COPY



AP 525 Riverside Street-I

May 21, 1947

Mr. F. D. Carpenter
153 Allen Avenue
Mr. S. P. Files
525 Riverside Street

Subject: Building permit for alterations in the dwelling at 525 Riverside Street

Gentlemen:

Building permit for the above work is issued, herewith, subject to the following:

Only indication of the shape of the several roofs to be constructed is that on the application "shed-flat"—rise, 3" to the foot. Assuming that this description does apply to all of the small roofs involved, the 2x4 roof joists shown to be 24" from center to center and on spans of 7' 6" would not be strong enough. 2x6's could be used, 24" from center to center, but if 2x4's were to be used on that span, they would have to be no more than 12" from center to center.

The 4x6 sills, set ^{with} the 6-inch dimension upright on spans of 8' work out all right under the open piazza but not under the addition for bathroom. In the latter case, additional cedar post is needed midway between the posts under outside corners or, if you prefer, a 6x8 sill with 8-inch dimension upright could be used under the long side.

All work on the garage is excluded from this permit because of difficulties our records show with a former owner as to construction of the garage contrary to the requirements of the Building Code. While inspecting the work included in this permit (probably at closing-in inspection), our inspector will look over the garage and see what may be done to make it comply with Building Code requirements as it now stands. Certainly we do not wish to burden the present owner with the shortcomings of the former owner in this connection, but I am unable to issue a permit to make changes in this building which has been built contrary to the Building Code requirements until the entire matter has been cleared up.

When application for amendment to this permit is filed to cover addition to garage, contractor should give us more information as to the framing of the roof, the way the present rafters run and what is meant by the statement that a 4x8 beam is to be used on an 11' span. If the rafters would be at right angles with this beam, the beam would not be strong enough on a span of 11'. It is possible that I have entirely the wrong idea of the garage addition since it is my impression that the entrance doors to the garage are on Allen Avenue but the application for the permit indicates that this addition is to be at the rear wall of the garage.

Very truly yours,

Inspector of Buildings

WMC/S

P.S. At the request of the Federal Housing Expediter, I am enclosing a copy of notice of Federal Government controls.

Encl: Notice of Federal Government controls



(RA) RESIDENCE ZONE - A

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, May 20, 1947

PERMIT NUMBER 01071

MAY 21 1947

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 525 Riverside Street Within Fire Limits? no Dist. No.
Owner's name and address S. P. Files, 525 Riverside Street Telephone
Lessees name and address Telephone
Contractor's name and address F. F. Carpenter, 153 Allen Ave. Telephone 3-4574
Architect Specifications Plans yes No of sheets 1
Proposed use of building Dwelling No. families 1
Last use " No. families 1
Material frame No. stories 1 1/2 Heat Style of roof pitch Roofing
Other buildings on same lot
Estimated cost \$ 100 Fee \$ 1.00

General Description of New Work

To construct two 4' dormers on front of roof.
To cut in three new windows on first floor.
To construct 6'x8' addition on east side of dwelling for new bathroom.
To change window to door to lead into new bathroom.
To construct 8'x19' piazza on west side of dwelling.
To construct 3' addition to rear of garage, relocating existing rear wall. 4x8 beam 11' span
To cover existing front piazza roof, asphalt roofing Class C Und. Lab.
Same framing for all items.

2x4 - 2x6 span = 349
7.5 x 2x4 = 675.0
7.5 x 10x4 = 337.5
6.0 x 2x4 = 450.0
6.0 x 1.33x5 = 450.0

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

Permit Issued with Letter

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

Details of New Work

Is any plumbing involved in this work? no Is any electrical work involved in this work? yes
Height average grade to top of plate 9' Height average grade to highest point of roof 11' 11'
Size front depth No. stories 1 solid or filled land? solid earth or rock? earth
Material of foundation cedar posts Thickness top bottom cellar
Material of underpinning Height Thickness
Kind of roof shed flat Rise per foot 3" Roof covering asphalt roofing Class C Und. Lab.
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing lumber Kind hemlock Dressed or full size? dressed
Corner posts 4x4 Sills 4x6 6" upright Girt or ledger board? Size
Girders Size Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor 2x6 2nd 3rd roof 2x4
On centers: 1st floor 16" 2nd 3rd roof 24"
Maximum span: 1st floor 8' 2nd 3rd roof 7'6"

If one story building with masonry walls, thickness of walls? height?
If a Garage
No. cars now accommodated on same lot, to be accommodated number commercial cars to be accommodated
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVED:

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

INSPECTION COPY

Signature of owner Ev: F. F. Carpenter

Permit No. 47/1071
Location 525 Riverside St
Owner S. P. Files
Date of permit 5/21/47
Notif. closing-in 6/24/47 9:15 AM
Inspn. closing-in 6/24/47
Final Notif.
Final Inspn. 6/24/47
Cert. of Occupancy issued none

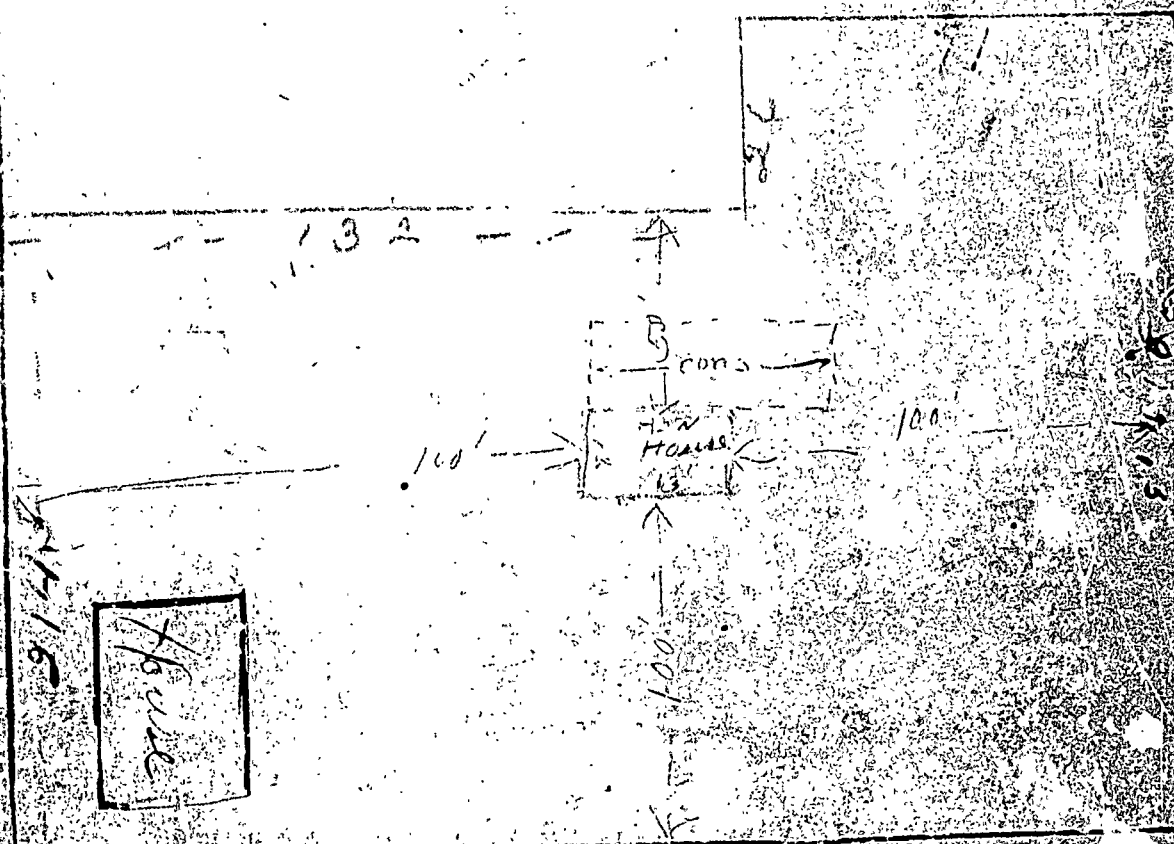
6/24/47 - Garage G.T. to
close in addition. Light
fixtures to be put in place
E.S.D.
7/17/47 - m'als on the
garage to be done later under
separate permit. M.S.T. to
be done soon. E.S.D.

NOTES

When making
closing-in repairs
or before inspector
should look over
present construction
of garage & see
what can be
done to make
it feasible.
Reference to G. L.
Files will show
some of the difficulties
which arose

6/21/47
6/17/47 - Mr. Carpenter
says he will file
amendment before attempting
any work on garage. E.S.D.

1/2 to 1/4 (B) of 100' x 100'



203
Pine Street

STATEMENT ACCOMPANYING APPLICATION FOR BUILDING PERMIT

for Poultry House
at 525 Riverside Street Date July 21, 1947

1. In whose name is the title of the property now recorded? Samuel P. Files
2. Are the boundaries of the property in the vicinity of the proposed work shown clearly on the ground, and how? Iron pipe
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? _____
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

Samuel P. Files

AP 525 Riverside Street-1

August 21, 1947

Mr. Samuel P. Files
525 Riverside Street
Portland, Maine

Subject: Building permit for construction of one-
story frame poultry house at 525 Riverside
Street

Dear Mr. Files:

The Board of Appeals having sustained your zoning appeal conditionally, the building permit is herewith.

Please note that according to the condition attached by the Board of Appeals to sustaining the appeal, no part of the poultry house or of the fence surrounding the run is to be closer than 100 feet to the street line of Riverside Street (this is the line between your property and the actual public way, not the paved highway which is usually much narrower than the true public way) and not closer than 50 feet to any of your private property lines between your land and that of others. There is evidently something wrong with your location sketch because while you show the property to be 214 feet deep, you show the poultry house to be 100 feet from the front line on Riverside Street, the house to be 8 feet deep and the rear side of the house to be only 50 feet from your rear property line. You seem to have plenty of room, all right, but this matter is called to your attention especially so that you may not inadvertently locate the building or the run so close to the street line or to your private property lines as to be in conflict with the condition established by the Board of Appeals.

While it is a matter of small consequence I note that you have indicated the floor joists to be 24" from center to center. I recommend that you make these no more than 18" from center to center so that, if you should ever want to use this building for some other purpose, perhaps as a part of a larger building, the floor joist spacing would comply with Building Code requirements which stipulate that floor joists will be no more than 18" from center to center unless something heavier than the usual flooring is used.

Very truly yours,

Inspector of Buildings

WMcD/S

CC: Mr. F. E. Carpenter
15, Allen Avenue

AP 525 Riverside Street-1

July 24, 1947

Mr. Samuel P. Files
525 Riverside Street
Portland, Maine

Subject: Application for building permit to construct one-story frame poultry house at 525 Riverside Street and proposed zoning appeal relating thereto

Dear Sir:

Building permit for the proposed poultry house is not issuable under the Zoning Ordinance because your property is located in a Residence A Zone where Section 11A of the ordinance provides that poultry houses are allowable uses only if the lot contains three acres or more. Your property apparently contains a little less than one acre.

You have indicated your desire to seek authority from the Board of Appeals to construct the poultry house as provided in Section 11A(1) of the ordinance. There is enclosed, therefore, an outline of the appeal procedure. I am told that the best time to file such an appeal at the office of Corporation Counsel is in the afternoon and that the appeal should be filed in the name of the party who actually holds title to the property and should be signed by that party or an authorized agent.

The Zoning Ordinance controls not only the use of the proposed building but the use of the land outside of it. For this reason well in advance of the required public hearing, I suggest that you indicate on your location plan in this office what part of the lot would be used and fenced for the open runs, if any are proposed.

Very truly yours,

Inspector of Buildings

WMCB/S

Encl: Outline of appeal procedure

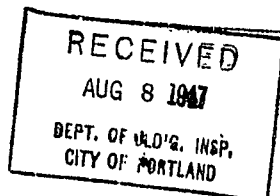
CC: Mr. F. E. Carpenter
153 Allen Avenue

Edward T. Gignoux
Assistant Corporation Counsel

July 6 1947

Inspector of Buildings

Portland Me.



Dear Sir:

The poultry house I wish to build will be fenced for open runs on the south side 15 feet wide & 20 feet long.

Yours truly

Samuel P. Files
525 Riverside St
Portland Me.



(PA) RESIDENTIAL ZONE - A

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, July 21, 1947

RECEIVED

02073

AUG 21 1947

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 525 Riverside Street Within Fire Limits? no Dist. No. _____
 Owner's name and address Samuel P. Files, 525 Riverside Street Telephone no. _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Wm F. F. Carpenter, 153 Allen Avenue Telephone _____
 Architect _____ Specifications _____ Plans yes No. of sheets 1
 Proposed use of building poultry house No. families _____
 Last use _____ No. families _____
 Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ 75. Fee \$.50

General Description of New Work

To construct 1 story frame poultry house 8'x13'.

Appeal Sustained conditionally 8/18/47

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED

NOTIFICATION BEFORE LATHING
OR CLOSING-IN IS WAIVED

It is understood that this permit does not include installation of heating apparatus which is to be taken 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 5' Height average grade to highest point of roof 7'
 Size, front _____ depth _____ No. stories 1 solid or filled land? solid earth or rock? earth
 Material of foundation flat rock Thickness, top _____ bottom _____ cellar _____
 Material of underpinning _____ Height _____ Thickness _____
 Kind of roof flat shed Rise per foot 3" Roof covering asphalt roofing Class C Und. Lab.
 No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
 Framing lumber—Kind second-hand Dressed or full size? full size
 Corner posts 1x4 Sills 6x6 Girt or ledger board? _____ Size _____
 Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
 Joists and rafters: 1st floor 2x6, 2nd _____, 3rd _____, roof 2x4
 On centers: 1st floor 24", 2nd _____, 3rd _____, roof 16"
 Maximum span: 1st floor 8', 2nd _____, 3rd _____, roof 8'
 1 one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

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

Miscellaneous

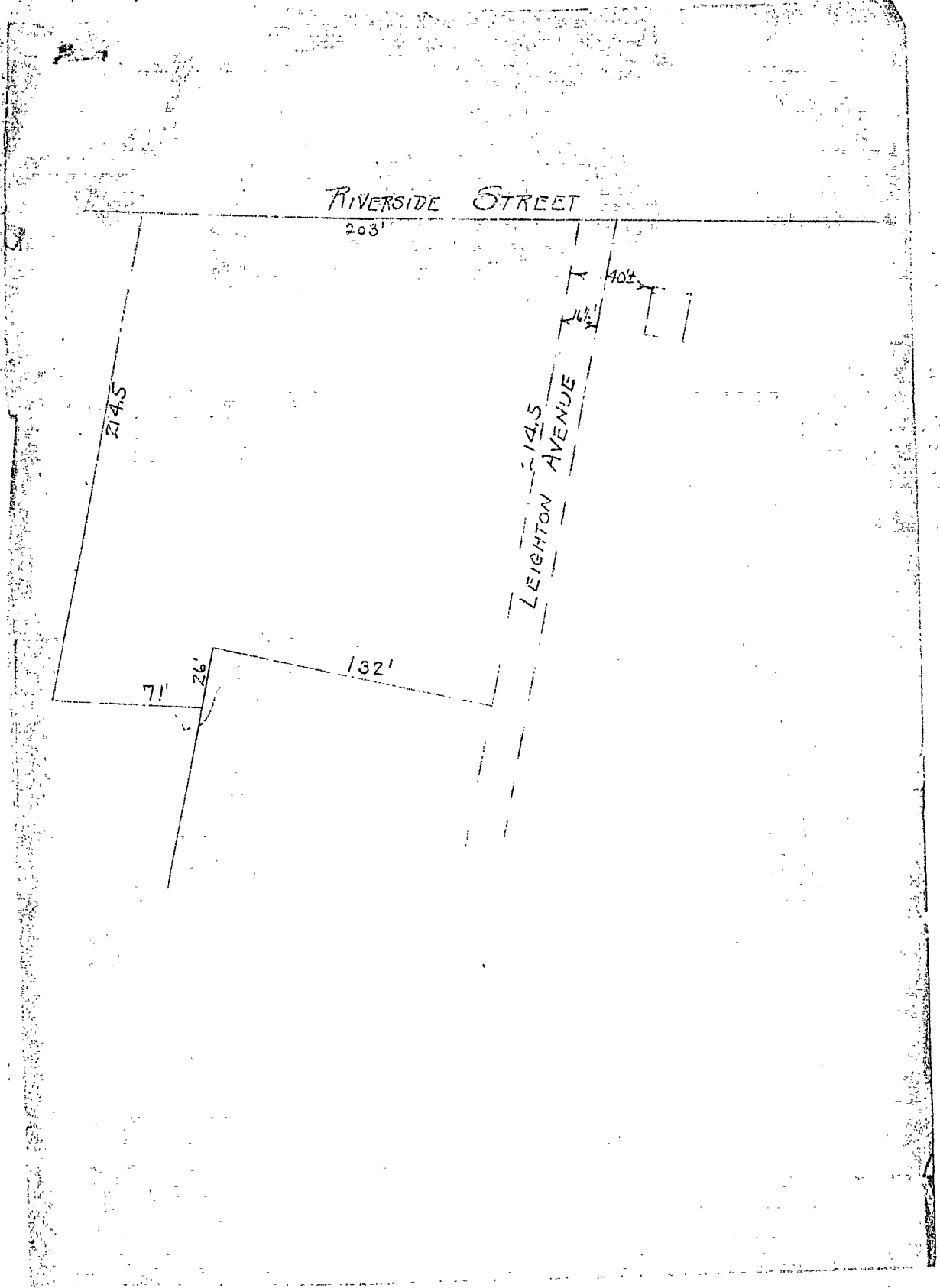
Will work require disturbing of any tree on a public street? no
 Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

APPROVED:

Signature of owner

Samuel P. Files

INSPECTION COPY



RIVERSIDE STREET

203'

214.5

LEIGHTON AVENUE

145

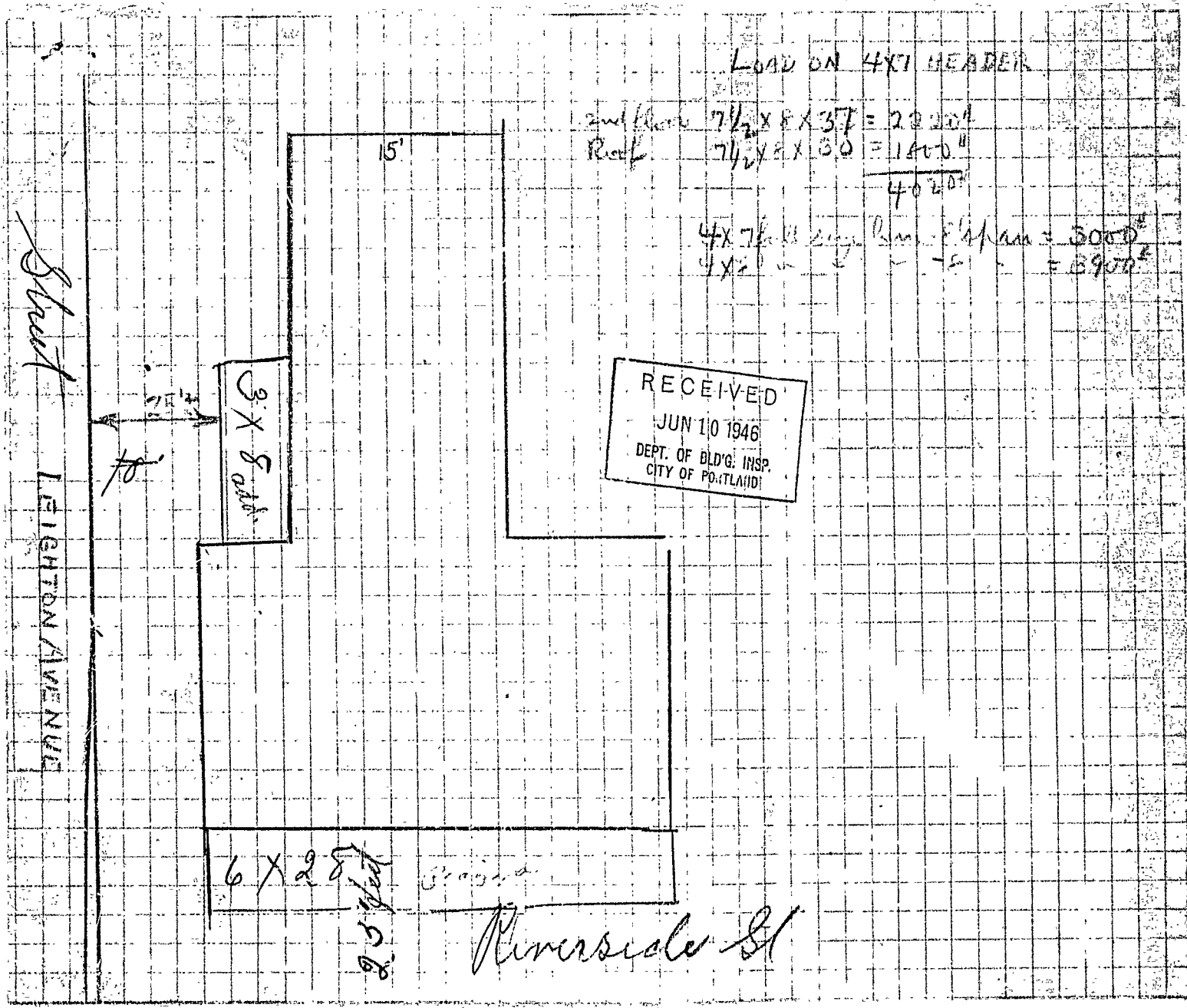
71'

26'

132'

40'

14'



LOAD ON 4X11 HEADER

2nd floor $7\frac{1}{2} \times 8 \times 37 = 22300$
 Roof $7\frac{1}{2} \times 8 \times 30 = 18000$

40200

$4 \times 7\frac{1}{2} \times 2 \times 20 = 3000$
 $4 \times 8 \times 2 \times 20 = 6400$

RECEIVED
 JUN 10 1946
 DEPT. OF BLD'G. INSP.
 CITY OF PORTLAND

Street
 LEIGHTON AVENUE

6 X 2 8
 9.5' feet

Riverside St

STATEMENT ACCOMPANYING APPLICATION FOR BUILDING PERMIT

for Samuel Files Date June 10
at 223 Riverside St

1. In whose name is the title of the property now recorded? S. Files
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? 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 in
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

Michael W. Dorman

Memorandum from Department of Building Inspection, Portland, Maine

525 Riverside Street--Alterations for Samuel Files by Michael W. Connors, builder

To Owner & Builder:

6/12/46

The 4x7 header specified over the opening in outside wall of the building where bathroom is to be enlarged does not work out strong enough. A full size 4x8 or a 4x10 dressed four sides would work out all right with the larger cross-sectional dimension set upright. No doubt short studs will be provided under each end of the header.

CC: Mr. Samuel Files
525 Riverside Street

(Signed) Warren McDonald
Inspector of Buildings



(RA) RESIDENCE ZONE - A

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, June 10, 1946

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 525 Riverside Street Within Fire Limits? no Dist. No. _____
 Owner's name and address Samuel Files, 225 Riverside Street Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Michael W. Connors, 37 Whitney Avenue Telephone 3-1434
 Architect _____ Specifications _____ Plans yes No. of sheets 1
 Proposed use of building Dwelling No. families 1
 Last use _____ No. families _____
 Material frame _____ No. stories 1 1/2 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot none
 Estimated cost \$ 350. Fee \$ 1.00

General Description of New Work

To glass-in existing front piazza.

Piazza existing with roof over same prior to December 5, 1938. More than half of the area of the vertical enclosing walls will consist window sash or glass area of doors.

To construct 3'x8' addition on side of building to enlarge bathroom - 8' section of outside wall to be removed - 4x7 header full size.

Permit Issued with Memo

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED

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

Details of New Work

Is any plumbing work involved in this work? yes Is any electrical work involved in this work? yes
 Height average grade to top of plate 12' Height average grade to highest point of roof 12'6"
 Size, front 8' depth 3' No. stories 1 solid or filled land? solid earth or rock? earth
 Material of foundation concrete piers at least 1' below grade Thickness, top 10" bottom 10" cellar no
 Material of underpinning _____ Height _____ Thickness _____
 Kind of roof hip Rise per foot 8" Roof covering asphalt roofing Class C Und. Lab.
 No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
 Framing lumber—Kind spruce Dress: or full size? full size
 Corner posts 4x6 Sills 4x7 Girt or ledger board? _____ Size _____
 Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
 Joists and rafters: 1st floor 2x6, 2nd ceiling, 3rd _____, roof 2x6
 On centers: 1st floor 16", 2nd 16", 3rd _____, roof 24"
 Maximum span: 1st floor 3', 2nd _____, 3rd _____, roof 4'
 If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

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

APPROVED:

Miscellaneous

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

Samuel Files

Signature of owner By: Michael W. Connors

INSPECTION COPY

Rept. 1639D-I
Registered Mail

May 22, 1942

Corinne H. Grayson,
861 Brighton Avenue,
Portland, Maine.

Dear Madam:

Your application for a building permit to cover construction of an open platform six feet by 20 feet in the rear job of your building at 525 Riverside Street brings to my attention again the work done under a building permit issued in 1940 in connection with the garage attached to your dwelling which was the subject of my letter of March 5, 1941.

That letter directed that you have all of the illegal work called to your attention in the letter removed by March 20, 1941. On March 26, 1941, I, myself, examined the situation and found that the violations of the law had not been removed or made good.

On the present job which you plan to do our inspector finds that some person has started the work although we have not yet issued the permit to the extent of setting two 4x6 posts in the ground to an unknown depth and the posts are not of cedar or equivalent durable species as required by law.

We have been so busy right along that no time has been afforded to proceed against you as required by law for violation of it.

That situation will not always continue, and this letter is notice to you that I cannot issue the building permit for the open platform until you have the 4x6 posts removed from the ground and give us the assurance that you will use cedar posts for a foundation extending no less than four feet below the finished grade of the ground around the platform.

My inspector reports that on May 6th you had done nothing to correct the violations in connection with the garage formerly called to your attention, and this letter is further notice of the fact that as soon as time is afforded I shall proceed against you, as an individual, by complaint to the Judge of the Municipal Court for violation of the Building Code; and that without any more notice to you.

Very truly yours,

W&C/D/H

Inspector of Buildings

P. 40/1946-I
Rept. 1539D-I
Registered Mail-Return Receipt
5-18-42-II

May 15, 1947

Carinne M. Graves,
525 Riverside Street,
Portland, Maine

Dear Madam:

Your application for a building permit to cover construction of an open platform six feet by 23 feet in the rear jog of your building at 525 Riverside Street brings to my attention again the work done under a building permit issued in 1940 in connection with the garage attached to your dwelling which was the subject of my letter of March 5, 1941.

That letter directed that you have all of the illegal work called to your attention in the letter received by March 23, 1941. On March 28, 1941, I, myself, examined the situation and found that the violations of the law had not been removed or made good.

On the present job which you plan to do our inspector finds that some work has started the work set up and we have not yet issued the permit to extend of setting two 4x6 posts in the ground to an unknown depth and the posts are not of cedar or equivalent durable species as required by law.

We have been so busy right along that no time has been afforded to proceed against you as required by law for violation of it.

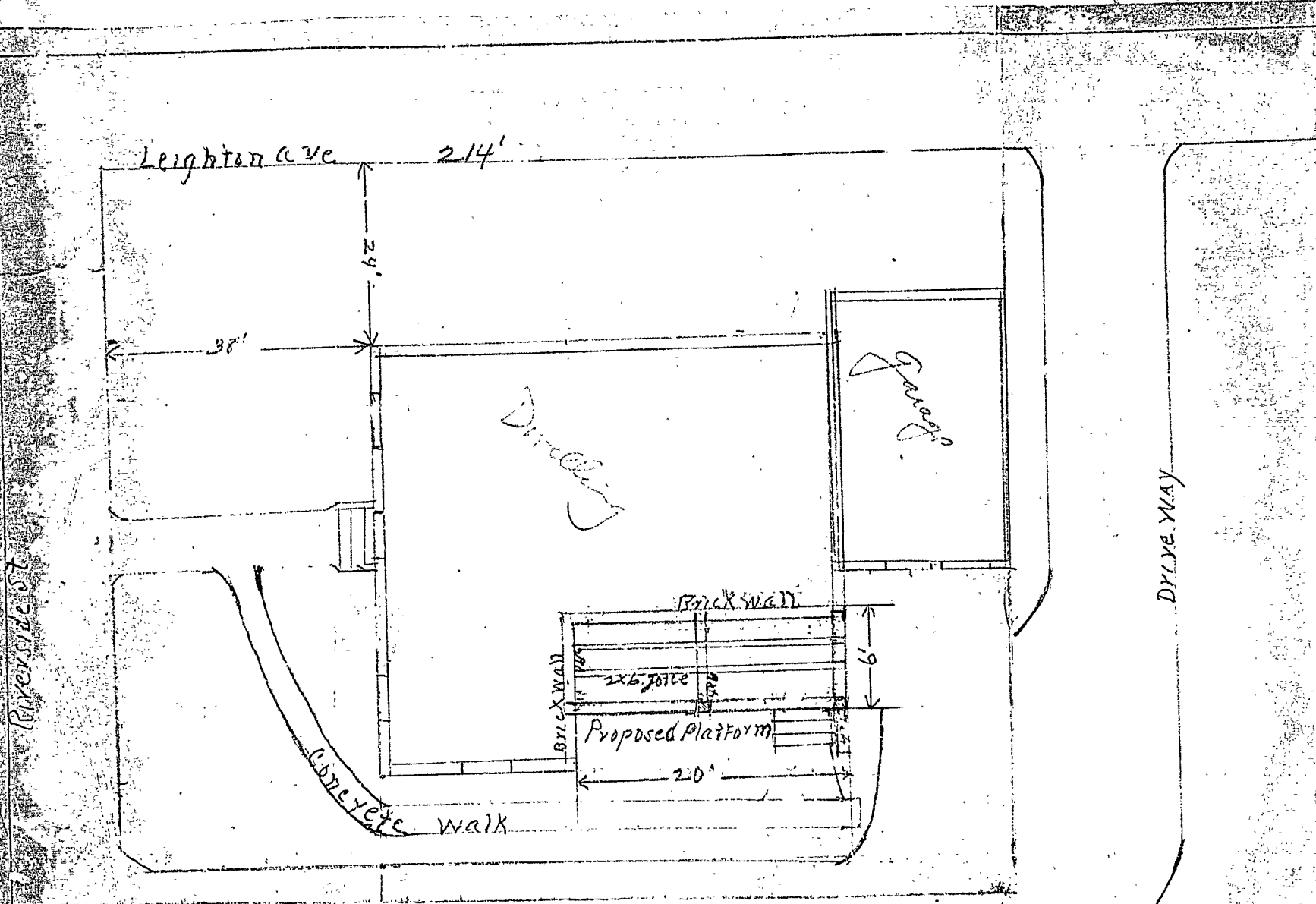
That situation will not always continue, and this letter is notice to you that I cannot issue the building permit for the open platform until you have the 4x6 posts removed from the ground and give us the assurance that you will use cedar posts for a foundation extending no less than four feet below the finished grade of the ground around the platform.

My inspector reports that on May 5th you had done nothing to correct the violations in connection with the garage formerly called to your attention, and this letter is further notice of the fact that as soon as time is afforded I shall proceed against you, as an individual, by complaint to the judge of the Municipal Court for violation of the Building Code; and that without any more notice to you.

Very truly yours,

WACD/II

Inspector of Building



DRIVE WAY

194 lbs load of building

Platform sills 4x6
Joist 2x6

Sills Resting on 4x6 Posts + Brick Wall
Joists spaced 16" centres

RECEIVED
MAY 6 - 1942
DEPT. OF BLD'G. INSP.
CITY OF PORTLAND

RIVERSIDE ST



GENERAL RESIDENCE ZONE

APPLICATION FOR PERMIT

Permit No. _____

Class of Building or Type of Structure Third Class

Portland, Maine, May 6, 1942

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: 525 Riverside Street Within Fire Limits? no Dist. No. _____
Owner's or Lessee's name and address Corinne M. Graves 525 Riverside Street Telephone _____
Contractor's name and address C. M. Graves 861 Brighton Ave. Telephone 2-0213
Architect _____ Plans filed yes No. of sheets 1
Proposed use of building dwelling house with 2 car garage attached No. families 1
Other buildings on same lot _____
Estimated cost \$ 30. Fee \$ 50

Description of Present Building to be Altered

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

General Description of New Work

To build open platform 6' x 20' in rear jog of building

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? solid earth or rock? earth
Material of foundation wood posts Thickness, top _____ bottom _____ cellar _____
Material of underpinning _____ Height _____ Thickness _____
Kind of roof no 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 spruce Dressed or full size? dressed 1S
Corner posts _____ Sills 4x6 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, 2nd _____, 3rd _____, roof no
On centers: 1st floor 16", 2nd _____, 3rd _____, roof _____
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
Signature of owner, Corinne M. Graves
Clarence M. Graves

INSPECTION COPY

1531D

Permit No. 42
 Location 525 Riverside St
 Owner Corinne M. Graves
 Date of permit 5/1/42
 Notif. closing-in _____
 Inspn. closing-in _____
 Final Notif. _____
 Final Inspn. _____

fire insurance get, etc.

Cert. of Occupancy issued
4/1/46 NOTES

*5/1/42. Work was done in
 two 4x6 posts in ground.
 These have been covered
 in a depth not known.
 etc.*

*4/4/42. In answer to
 find follow up find
 about posts removed
 and a one return ^{back} porch
 3-6" x 5-6" built. I do not
 remember clearly but
 it is possible this is a
 replacement. As a
 don't check for wood
 not get in to check
 other work. etc.*

Department of Health, Building and Planning

Division of Building

Division of Building

Division of Building

CITY OF PORTLAND
DEPARTMENT OF BUILDING INSPECTION

May 3, 1933

James E. Barlow, City Manager
Portland, Maine

Dear Sir:

Attached is a memorandum which gives the details of a certain controversy over dogs in the neighborhood of 259 and 272 Riverside Street which explains the development to date.

At the informal hearing last week, Mr. Deering expressed doubt as to the matter coming under the jurisdiction of the Zoning Law, but promised all parties attending the hearing that an investigation would be made and some disposition made of the matter in about a week.

Mr. Deering expressed to me the opinion that the Chief of Police should go out and investigate this condition, and make whatever recommendations or take whatever action he deems proper.

I shall be glad to cooperate in any steps that may seem desirable, if I can be of any assistance.

Very truly yours,

Inspector of Buildings.

WM/HG

MEMORANDUM ON DOG CONTROVERSY AT 259 AND 272 RIVERSIDE STREET.

May 1, 1933

Initial complaints were made in both cases by George H. Dowling who owns property on Leighton Avenue just off of Riverside Street next door to 259 Riverside Street, the complaints being filed on October 28, 1932. Since these complaints, Mr. Train at 259 Riverside Street has built a small shed which he said was to be for miscellaneous storage, but which he is using plainly as a dog kennel.

On second complaint by Mr. Dowling on April 10, 1933, a visit was made to both 259 Riverside Street and 272 Riverside Street. Ernest Andrews, the son of the owner of the property at 272 Riverside Street, said on April 11th that he had 8 grown dogs and 5 puppies, 4 of the grown dogs being males and 4 females. He said that he intended to sell the puppies which were then four weeks old, and that he had the grown dogs for about a year. On April 11th, 1933, Mr. Train at 259 Riverside Street said that he had 3 grown dogs, - 2 females and 1 male; and that he had two puppies about six months old. He said that he does not breed dogs and does not sell dogs as a rule, but that he did sell a dog a little over a year ago and sold one puppy last fall. Kennel licenses were issued by the City Clerk in 1932 at both of these locations, Mr. Train having No. 8996 and Mr. Andrews having No. 8987.

All parties to the controversy were invited to an informal hearing before the Committee on Zoning and Building Ordinance Appeals on ^{APRIL} 26th (see minutes of hearing.) This was done because Mr. Wilbur said that it was quite possible that keeping the dogs, and the noise as a result, were illegal uses of the premises under the Zoning Ordinance in the General Residence Zone where the two properties are located.

Section 136 of Chapter 5, Revised Statutes, authorizes cities and towns to make laws and enforce the same concerning "the going at large of dogs." The following is found in Sections 1 and 2 of Chapter 30, Revised Ordinances of 1911.

Section 1.- "On complaint being made to the mayor of any dog within this city which shall by barking, biting, howling, or in any other way or manner disturb the quiet of any person or persons whomsoever, the mayor shall issue notice thereof to the person owning, keeping, or permitting such dogs to be kept; and in case such persons shall neglect to cause such dogs to be forthwith removed and kept beyond the limits of the city, or destroyed, he shall forfeit and pay one dollar for every day during which such neglect shall continue after such notice; provided, that the justice before whom the complaint respecting such dogs shall be heard and tried, shall be satisfied that such dog had, in manner aforesaid, disturbed the quiet of any person in said city.

Section 2.- "In case any dog shall be found loose or going at large, contrary to any of the foregoing provisions, the owner or keeper thereof, or the head of the family or keeper of the house, store, shop, office, or other place where such dog is kept or harbored, shall forfeit and pay a sum not exceeding ten dollars."

In the two cases in question, both owners of dogs have held kennel licenses. Section 158 of Chapter 5, Revised Statutes, says in part:

"Every owner or keeper of dogs, kept for breeding purposes, may receive annually

a special kennel license authorizing him to keep said dogs for said purpose, provided he keeps said dogs within a proper enclosure." Both of these owners of dogs claim that they are not keeping the dogs for breeding purposes.

A part of the complaint was that the Andrews dogs, at least, had been running at large. If this be true, the owner of the dogs was not keeping within the bounds of his kennel license which provides, as above that the dogs licensed under a kennel license are to be kept in a proper enclosure.

Both owners of dogs claim that they are not keeping the dogs for breeding purposes. If this be true they are obviously not entitled to a kennel license, but should have each dog licensed separately. On May 3rd, Mr. Train had taken out his kennel license for 1933, but Mr. Andrews had taken out no licenses whatever for 1933.

It seems evident that the breeding of dogs is a non-conforming use in a General Residence Zone, and it seems equally evident that the keeping of such a number of dogs on any premises in a General Residence Zone as to cause disturbance to the neighbors is also a non-conforming use under the Zoning Ordinance. Enforcement of the city Ordinance which is authorized by statute and which is quoted above seems to be the more direct way to handle this particular situation. The neighbors have testified that they have no desire to get rid of the dogs, but they do want peace and quiet. For about a week since the owners of the dogs realized that they were liable to be in trouble with the city, they have managed to keep the dogs quiet and within bounds so that there has been no disturbance and no cause for complaint on the part of the neighbors. This seems to prove that the dogs may be still kept by these owners without annoyance or trouble for anybody.

Mr. Deering feels that the Chief of Police should go out and investigate the situation and see what may be done. It appears likely that threat of invoking the city ordinance if held over the heads of the owners of these dogs indefinitely will probably settle the problem with the owners keeping the dogs and keeping them quiet and within bounds.

W. McDONALD

PUBLIC HEARING ON DOG CONTROVERSY ON RIVERSIDE STREET.

April 26, 1933

An informal hearing without any formal appeal or papers under the Zoning Ordinance was held before the Committee on Zoning and Building Ordinance Appeals today. Present for the city were Councillors Deering, Ward, Rounds, and the Inspector of Buildings.

The Inspector of Buildings explained the complaint that he had received and investigation that he had made concerning the keeping of numerous dogs by Charles Train at 259 Riverside Street, corner of Leighton Avenue, and by Ernest J. Andrews at 272 Riverside Street.

Mr. Andrews and the son of Mr. Train appeared and stated that they did not believe their dogs were causing annoyance or any trouble to the neighborhood any more than other dogs were in the neighborhood.

Mrs. David Minster and Mrs. Wesley Wyer, residents of the neighborhood, as well as George H. Dowling, owner of the property on Leighton Avenue next to the Train property appeared to protest against the keeping of dogs.

Chairman Deering expressed the doubt as to whether or not the judication of this matter came under the Zoning Ordinance, and said that action would be deferred for a week or more to see what was the right procedure and what could be done.

INSPECTOR OF BUILDINGS.

C-32-180-181-I

April 22, 1933

Mr. George H. Dowling
Leighton Avenue, Off Riverside Street
Portland, Maine

Dear Sir:

With reference again to your two complaints lodged at this office against Charles Train at 259 Riverside Street and Ernest J. Andrews at 272 Riverside Street on account of the dogs kept by these two men, an informal hearing concerning these two matters will be held before the Committee on Zoning and Building Ordinance Appeals of the Board of Municipal Officers at the City Council Chamber, Room 29, City Hall, Wednesday, April 23rd at 11:00 o'clock A. M. in an effort to adjust this matter definitely, and to determine whether or not it comes under the jurisdiction of the Zoning Ordinance.

Both men against whom you have complained have been notified of the informal hearing and have agreed to be represented to present their side of the case. Please arrange to have your side of the case presented before the committee at the above time and place, and to have present also any others in the neighborhood who may be interested so that an early conclusion of these matters may be reached. If you fail to put in an appearance at this informal hearing, I am afraid that you will jeopardize any opportunity that you may have of help from the city in alleviating the conditions of which you complain.

Please acknowledge receipt of this letter and advise the undersigned as to whether or not you will be represented at the informal hearing.

Very truly yours,

Inspector of Buildings.

WEL/HO

C-72-180 & 181

April 14, 1933

Mr. George H. Towling
Leighton Avenue, Off Riverside Street
Portland, Maine

Dear Sir:

With reference to your two complaints lodged at this office against Charles Train at 253 Riverside Street and Ernest J. Andrews at 272 Riverside Street on account of the dogs kept by these two men, I have visited both premises and talked with both men.

Both men have been advised that in all probability they are now in violation of the Zoning Ordinance by way of using the premises in a manner not ordinarily permissible under the terms of the Zoning Ordinance. Both men have indicated their intention of filing appeals to the Board of Municipal Officers seeking the right to continue the keeping of dogs in such the same manner as they are now doing.

I anticipate that both will file their appeals early next week, and, if this is done, a hearing will be afforded on the whole matter the following week. At this hearing all persons will have opportunity to be heard either for or against the appeals. I will undertake to notify you of the time and place of the hearing.

Very truly yours,

Inspector of Buildings.

WJ/HC

C-32-181-I

November 4, 1932

Mr. George H. Dowling
Leighton Avenue, Off Riverside Street
Portland, Maine

Dear Sir:

With reference to your complaint concerning the business of breeding and selling dogs carried on by Charles Train, at 259 Riverside Street, corner of Leighton Avenue, upon investigation by the writer, it is not clear just what steps we may follow to proceed against Mr. Train.

According to his statement, he has three or four puppies and three older dogs on the premises. He says that he is not in the business of raising and selling dogs, that he raised the puppies that he now has for his boys, and that having more puppies than he needed, some of them have been sold. He said that he did not intend to raise any more dogs. He does plan a dog kennel about 8' x 10' and about 5' high. He has been informed that a permit was required before such a kennel could be built, and there might be considerable doubt if such a permit could be issued on account of the Zoning Law. He has also been advised of his appeal rights under the Zoning Law.

I believe the wisest course to pursue in this case is to await developments. If you have further evidence that he is breeding and selling dogs, I would be glad to have you give me this information together with the date on which you collected your evidence and all about it that would be of value if we have to go to court.

If he applies for a permit to build a kennel, it will then be my duty to investigate more thoroughly and find just what purpose he intends to use the kennel for.

Very truly yours,

Inspector of Buildings.

WM/HO

Permit No 1963.

November 10, 1932

Mr. D. C. Train,
259 Riverside St.,
Portland, Me.

Dear Sir:

Enclosed is the building permit covering construction of a one-story frame shed 10' by 12' on your property at 259c Riverside St.

The use stated in your application for this permit gives private storage of tools, wood, etc. I have talked with you concerning the breeding and selling of dogs on these premises. This letter is for the purposes of informing you that this permit does not give you any right to raise for profit and sell dogs on your premises, and of making it clear that in the opinion of the undersigned, the raising and selling of dogs is a business which is not permissible under the Zoning Law in the General Residence Zone where your property is located.

Please be governed accordingly.

Very truly yours,

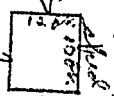
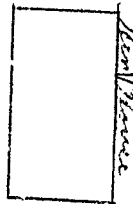
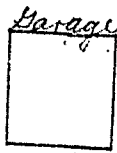
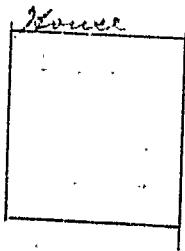
Inspector of Buildings.

cc George H. Dowling

Following my letter of Nov. 4th, we have no other option than to issue the permit to Mr. Train. He insists that he is not and will not make a practice of raising and selling dogs. If you can at any time establish beyond question that he is conducting such a business, please advise and we shall go as far as the law will allow in stopping that business.

Warren McDonald,
Inspector of Buildings.

Seigler Avenue



150 ft.

75 ft.

50 ft.

50 ft.

239 Riverside St.

GENERAL RESIDENCE ZONE

STATEMENT ACCOMPANYING APPLICATION FOR BUILDING PERMIT

for one story frame storage shed Date 11/8/32
at 259 Riverside Street

1. In whose name in the title of the property now recorded? D. C. Train
2. Are the boundaries of the property in the vicinity of the proposed work shown clearly on the ground, and how? Yes. From Leighton St. to Riverside St.
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? Yes
4. What is to be maximum projection or overhang of eaves or drip? 1 ft.
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

Richard Train



(R) GENERAL RESIDENCE ZONE PERMIT IS
APPLICATION FOR PERMIT 19

NOV 10 1932

Class of Building or Type of Structure Third Class

Portland, Maine, November 8, 1932

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 250 Riverside Street Ward 9 Within Fire Limits? no Dist. No. _____
Owner's or Lessee's name and address Cor. Loughton Ave. D. C. Train, 253 Riverside St. Telephone no
Contractor's name and address Gumer Telephone _____
Architect's name and address _____
Proposed use of building Storage of tools, wood, etc. (private) No. families _____
Other buildings on same lot dwelling house (1 family), 2 car garage, poultry house
Plans filed as part of this application? yes No. of sheets 1
Estimated cost \$ 15. Fee \$.25

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 frame shed 10' x 12'

NOTIFICATION BEFORE LATHEWORK
OR CLOSING IN IS WAIVED
CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED
in the name of _____

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

Details of New Work

Height average grade to top of plate _____
Size, front _____ depth _____ No. stories 1 Height average grade to highest point of roof 7'
To be erected on solid or filled land? solid earth or rock? earth
Material of foundation block Thickness, top _____ bottom _____
Material of underpinning _____ Height _____ Thickness _____
Kind of Roof flat Rise per foot 1" 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 4x6 Sills 5x8 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 2x5, 2nd _____, 3rd _____, roof 3x5
On centers: 1st floor 16", 2nd _____, 3rd _____, roof 16"
Maximum span: 1st floor 10', 2nd _____, 3rd _____, roof 10'
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 D. C. Train

Signature of owner By _____

INSPECTION COPY

Richard Train

8815A

Rept. 8437C-I

November 21, 1940

Mrs. Corrine H. Graves,
525 Riverside Street,
Portland, Maine

Dear Madam:

Construction and demolition work requiring a building permit before it is commenced has been done on your property at 525 Riverside Street. Apparently the barn has been demolished and a two car garage is being framed attached to the dwelling house on about the spot where the barn stood.

Mr. Graves has come to the office and filed a belated application for a building permit to cover this work. That permit I am unable to issue principally because the framing that has been done thus far is largely contrary to the provisions of the Building Code for a frame structure. Our inspectors reports that these discrepancies are such that the only way they can be remedied is to remove that part of the garage which you already have up without a permit.

It is necessary that you remove the portion of the garage that you have constructed at least by November 25, 1940 or my duty will require me to proceed against you as directed by law for violation of the Building Code.

When the removal has been accomplished, it would be well for you to notify this office for inspection.

It is apparent that whoever constructed the portion of the garage now up has very little if any knowledge of the requirements of the Building Code, and we shall either have to know that some person is to have charge of the work who is well aware of the requirements or that the person to do the work has informed himself as to the requirements.

I hope you will understand that this department is trying to do a great deal of work with a small force for the purposes of economy to the tax payers. Obviously we cannot spend time training persons to build. Several of the details employed in the structure erected indicates that the person who did it had little notion of sound methods of building irrespective of the specific details required by the Building Code. I suggest that you employ some person who knows how to build to carry forward the work.

Very truly yours,

WJG/H

Inspector of Buildings

525 Riverside

ARR: I have written a letter with two
file copies (one with recent application
in unsigned file; the other with 40/1946)
and a red to come up to you on May 18th.
As soon as red comes up I wish you would
go out there without delay and see what
is the condition of both jobs, and let me know

wncd. 5/13/42

P. 40/1940-I
Rcpt. 1550E-2
Registered Mail-Return Receipt
5-18-42-11

May 13, 1942

Caroline S. Graves,
525 Riverside Street,
Portland, Maine

Dear Madam:

Your application for a building permit to cover construction of an open platform six feet by 20 feet in the rear jog of your building at 525 Riverside Street brings to my attention again the work done under a building permit issued in 1940 in connection with the garage attached to your dwelling which was the subject of my letter of March 5, 1941.

That letter directed that you have all of the illegal work called to your attention in the letter received by March 23, 1941. On March 26, 1941, I, myself, examined the situation and found that the violations of the law had not been removed or made good.

On the present job which you plan to do our inspector finds that some person has started the work although we have not yet issued the permit to the extent of setting two 4x6 posts in the ground to an unknown depth and the posts are not of cedar or equivalent durable species as required by law.

We have been so busy right along that no time has been afforded to proceed against you as required by law for violation of it.

That situation will not always continue, and this letter is notice to you that I cannot issue the building permit for the open platform until you have the 4x6 posts removed from the ground and give us the assurance that you will use cedar posts for a foundation extending no less than four feet below the finished grade of the ground around the platform.

My inspector reports that on May 6th you had done nothing to correct the violations in connection with the garage formerly called to your attention, and this letter is further notice of the fact that as soon as time is afforded I shall proceed against you, as an individual, by complaint to the Judge of the Municipal Court for violation of the Building Code; and that without any more notice to you.

Very truly yours,

Inspector of Buildings

5/13/42

40/1946-I
R-3/21

March 5, 1941

Mrs. Corinne M. Graves,
525 Riverside Street,
Portland, Maine.

Dear Madam:

It seems apparent you are not trying to co-operate with this Department in observance of the Building Code relating to the construction work in connection with your property at 525 Riverside Street.

In the first place Mr. Graves performed a large part of this work without having secured a building permit as required by law, a great deal of the detailed framing being contrary to the provisions of the law. He then applied for a permit on November 20th, 1940 and on November 21st I wrote you a letter telling you that all of the new work would have to be removed and we would have to be satisfied as to the proposed framing of the building before a permit could be issued.

On November 26th our inspector reported that the work had been removed and some person, presumably either yourself or Mr. Graves, notified this Office that Mr. H. S. Robinson was to be the contractor. Assuming that was correct and knowing that if Mr. Robinson did the job it would be built in accordance with Building Code requirements, I issued the permit on November 28th only to discover later that Mr. Robinson was not the contractor and apparently has had nothing to do with the execution of the job.

On December 17th our inspector reported that the work had been rebuilt almost identical with the original framing which we had required to be removed. At about this time you informed me and assured me that you intended to do what is right but would like a little time to work the matter out.

On January 27th, however, our inspector reports that still more work had been done over the situation as it existed on December 17th, that there was still a spliced corner post and a two piece sill, that the roof had been framed since his inspection of December 17th, but that no roof covering had been applied.

This is your notice to have all of this illegal work removed at least by March 20th, 1941, to notify this Office of readiness for inspection, and to do no further work toward finishing the building of any description until authorized to do so under the Building permit. Unless this is done it will be my duty to make complaint in Municipal Court against you personally as directed by law.

Very truly yours,

Inspector of Buildings.

McD/W

Rept. 8467C-1

November 21, 1940

Mrs. Corrine M. Graves,
525 Riverside Street,
Portland, Maine

Dear Madam:

Construction and demolition work requiring a building permit before it is commenced has been done on your property at 525 Riverside Street. Apparently the barn has been demolished and a two car garage is being framed attached to the dwelling house on about the spot where the barn stood.

Mr. Graves has come to the office and filed a belated application for a building permit to cover this work. That permit I am unable to issue principally because the framing that has been done thus far is largely contrary to the provisions of the Building Code for a frame structure. Our inspector reports that these discrepancies are such that the only way they can be remedied is to remove that part of the garage which you already have up without a permit.

It is necessary that you remove the portion of the garage that you have constructed at least by November 25, 1940 or my duty will require me to proceed against you as directed by law for violation of the Building Code.

When the removal has been accomplished, it would be well for you to notify this office for inspection.

It is apparent that whoever constructed the portion of the garage now up has very little if any knowledge of the requirements of the Building Code, and we shall either have to know that some person is in charge of the work who is well aware of the requirements or that the person to do the work has informed himself as to the requirements.

I hope you will understand that this department is trying to do a great deal of work with a small force for the purposes of economy to the tax payers. Obviously we cannot spend time training persons to build. Several of the details employed in the structure erected indicates that the person who did it had little notion of sound methods of building irrespective of the specific details required by the Building Code. I suggest that you employ some person who knows how to build to carry forward the work.

Very truly yours,

Wich/H

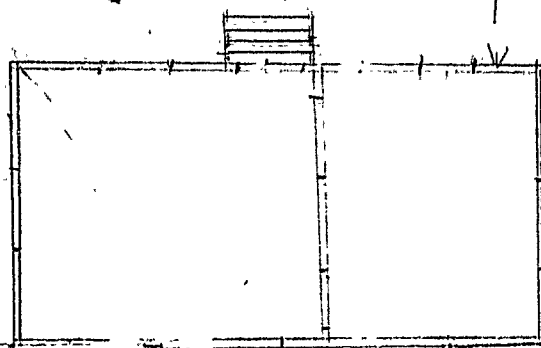
Inspector of Buildings

525 Riverside St
214'

RECEIVED
NOV 20 1940
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

30'

Leighton Ave
214'



Old Bldg

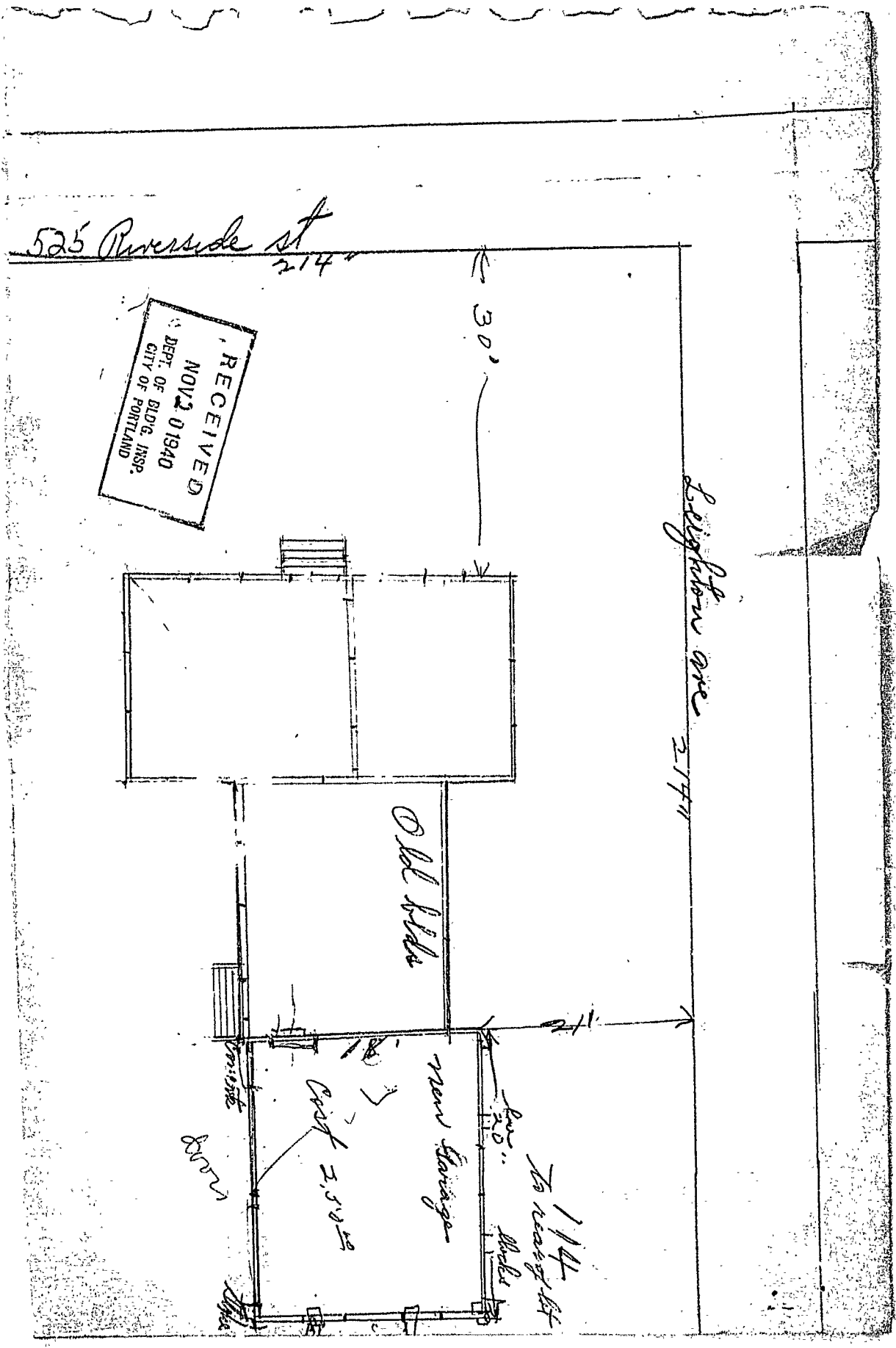
New Storage

Cost 2,500.00

1 1/4
To rear of St

door

entrance



STATEMENT ACCOMPANYING APPLICATION FOR BUILDING PERMIT

for 2 car garage attached to rear of dwelling house
at 525 Riverside Street Date 11/20/40

1. In whose name is the title of the property now recorded? Corinne M. Jones
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? 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? 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?

W. Corinne M. Jones



APPLICATION FOR PERMIT

Permit No. 1946

Class of Building or Type of Structure Third Class

Portland, Maine, November 20, 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 525 Riverside Street Within Fire Limits? no Dist. No. _____

Owner's name and address Corner of Leighton Avenue C. M. Graves 525 Riverside St. Telephone 2-031

Contractor's name and address owner H. S. Robinson Telephone _____

Architect _____ Plans filed yes No. of sheets 1

Proposed use of building 2 car garage attached to dwelling house No. families 1

Other buildings on same lot _____ Fee \$.75

Estimated cost \$ 250.

Description of Present Building to be Altered

Material wood No. stories 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 existing barn and
To build two car frame garage 18' x 20' attached to rear of dwelling house
To cover roof of one story front piazza with asphalt roofing Class C
The inside of the garage will be covered, where required by law, with metal lath and plaster

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 contractor.

Details of New Work

Any plumbing work involved in this work? _____

Is any electrical work involved in this work? _____ Height average grade to top of plate 9'

Size, front _____ depth _____ No. stories _____ 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 stone piers concrete block piers Thickness, top _____ bottom _____ cellar _____

Material of underpinning _____ Height _____ Thickness _____

Kind of roof pitch Rise per foot 6 1/2" 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? _____

Framing lumber—Kind spruce Dressed or full size? dressed

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. concrete later

Joists and rafters: 1st floor cinder, 2nd _____, 3rd _____, roof 2x4

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 none yes to be accommodated 2

Total number commercial cars to be accommodated none

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? no

Miscellaneous

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

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

Signature of owner Barbara M. Graves

INSPECTION COPY

84370

Permit No. 40/1846

Location 525 Riverside St.

Owner C. M. Jones

Date of permit 11/26/40

Notif. of sing-in

Insp. closing in NOT COMPLETED

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Corp. C-10-148

NOTES

11/26/40 Work done on
 11/27/40 Work done not
 started etc.
 11/27/40 This has been
 rebuilt vertically as it
 was originally. This
 applies to both the
 amount of work done
 and construction. Mr.
 Robinson said he has
 had nothing to do
 with this. etc.
 11/27/41 some new 2x4
 have been put in beside
 old ones. There is still
 one splined corner post
 and one piece of 2x4 of

start of...
 3/15/41...
 3/15/44...
 3/16/44 - NW corner post
 spliced and hand
 lumber
 2 on 3 - 2 x 6 on 2 x 8
 on edge right
 down in the dirt
 old studs spliced
 some with new full
 length studs because
 some studs 28' o.c.
 No jack studs
 under trussed opening
 in log doors - center
 post between
 doors (hemlock)
 merely goes
 down in ground -
 bolts rest on stone
 apparently on top
 of ground
 no fire protection -
 one car in garage

I do not believe
 any has been done
 NW insp. 3/16/44 etc.
 1/2/42. Garage locked.
 Looking through window
 nothing had been done
 as to protection on garage
 side of wall of house, etc.
 11-2-46
 11-2-46