

484-506 ALLEN AVENUE

SHAW

PERMIT TO INSTALL PLUMBING

PERMIT NUMBER **0497**

Date Issued **10-26-76**
 Portland Plumbing Inspector
 By **ERNOLD R GOODWIN**

App. First Insp.
 Date
 By
 App. First Insp.
 Date
 By

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

Address **502 ALLEN Ave.**

Installation For **one family**

Owner of Bldg **Sidney Dee**

Owner's Address **same**

Plumber: **WILSON & SONS P. O. Box 20 C. N.** Date **10-26-76**

NEW	REPL	PROPOSED INSTALLATIONS	QUANTITY	UNIT PRICE	TOTAL
		SINKS			
		LAVATORIES			
		TOILETS			
		BATH TUBS			
		SHOWERS			
		FRAINS FLOOR SURFACE			
		HOT WATER TANKS			
		TANKLESS WATER HEATERS			
		GARBAGE DISPOSALS			
		SEPTIC TANKS	1	10.00	10.00
		HOUSE SEWERS			
		ROOF LEADERS			
		AUTOMATIC WASHERS			
		DISHWASHERS			
		OTHER			
		base fee			3.00
		TOTAL			13.00

Building and Inspection Services Dept: Plumbing Inspection

PERMIT TO INSTALL PLUMBING

PERMIT NUMBER **13058**

Date Issued **7-24-63**
 PORTLAND PLUMBING INSPECTOR
 By **J. P. Welch**

APPROVED FIRST INSPECTION
 Date **7-25-63**
 By **J. P. Welch**

APPROVED FINAL INSPECTION
 Date **July 25 1963**
 By **JOSEPH P. WELCH**

- TYPE OF BUILDING
- COMMERCIAL
 - RESIDENTIAL
 - SINGLE
 - MULTI FAMILY
 - NEW CONSTRUCTION
 - REMODELING

Address **502 Allen Avenue**

Installation For: **Rev. Sidney E. Dee**

Owner of Bldg. **Rev. Sidney E. Dee**

Owner's Address: **502 Allen Avenue**

Plumber: **Walter D. Savage** Date: **7-24-63**

NEW	REPL	PROPOSED INSTALLATIONS	QUANTITY	UNIT PRICE	TOTAL
		SINKS			
		LAVATORIES	1	2.00	2.00
		TOILETS	1	2.00	2.00
		BATH TUBS	1	2.00	2.00
		SHOWERS			
		DRAINS			
		HOT WATER TANKS			
		TANKLESS WATER HEATERS			
		GARBAGE GRINDERS			
		SEPTIC TANKS			
		HOUSE SEWERS			
		ROOF LEADERS (Conn. to house drain)			
		TOTAL			\$ 6.00

PORTLAND HEALTH DEPT. PLUMBING INSPECTION TOTAL \$ 6.00

Sept. 11, 1963

Rev. Sidney Dee
502 Allen Avenue
Harris Oil Company
202 Commercial Street

Gentlemen:

Upon inspection of the above job on Sept. 10, 1963, the following omission was found:

This department is unable to approve the "safety features" of the forced hot water heating system and oil burner at the above address. (See letter of August 13, 1963 for specific instructions as to construction of proper shield over smokepipe.)

It is important that correction of these conditions be made before Sept. 19, 1963, and notification given this office of readiness for another inspection.

If additional information relative to the above is desired, please phone Inspector Earle Smith at 774-3221, extension 236, any week day but Saturday between 8:00 and 8:30 A. M.

Very truly yours,

Earle Smith
Field Inspector

ESS:m

502 Allen Avenue

August 13, 1963

Harris Oil Company
Att: Mr. L. W. Haines
202 Commercial Street

cc to: Rev. Sidney Doe
502 Allen Avenue

Dear Mr. Haines:

Upon inspection of the above job on Aug. 13, 1963, the following omission was found:

Because smokepipe is approximately 6 inches from woodwork above it is necessary that $\frac{1}{4}$ inch asbestos millboard or one inch rockwool bats reinforced with wire mesh or equivalent be suspended midway between pipe and woodwork".

It is important that correction of these conditions be made before Sept. 3, 1963, and notification given this office of readiness for another inspection.

If additional information relative to the above is desired, please phone Inspector Earle Smith at 774-8821, extension 236, any week day but Saturday between 8:00 and 8:30 A. M.

Very truly yours,

Earle Smith
Field Inspector

EJS:m



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, July 19, 1963

PERMIT ISSUED JUL 19 1963 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 502 Allen Ave. Use of Building Dwelling No. Stories 1 1/2 New Building Existing " Name and address of owner of appliance Rev. Sidney E. Dee, 502 Allen Ave. Installer's name and address Harris Oil Company, 202 Commercial St. Telephone

General Description of Work

To install Forced hot water boiler and oil burner (replacements)

IF HEATER, OR POWER BOILER

Location of appliance Basement Any burnable material in floor surface or beneath? none dirt-boiler will set on concrete slab. Kind of fuel? oil Minimum distance to burnable material, from top of appliance or casing top of furnace 3' From top of smoke pipe 15' 9" From front of appliance over 4' From sides or back of appliance over 3' Size of chimney flue 10" Other connections to same flue none If gas fired, how vented? Rated maximum demand per hour Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? yes

IF OIL BURNER

Name and type of burner BURNHAM Boiler York Shipley Labeled by underwriters' laboratories? yes Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? bottom Type of floor beneath burner concrete Size of vent pipe 1 1/4" Location of oil storage basement Number and capacity of tanks 2-275 existing Low water shut off Make No. Will all tanks be more than five feet from any flame? yes How many tanks enclosed? Total capacity of any existing storage tanks for furnace burners

IF COOKING APPLIANCE

Location of appliance Any burnable material in floor surface or beneath? If so, how protected? Height of Legs, if any Skirting at bottom of appliance? Distance to combustible material from top of appliance? From front of appliance From sides and back From top of smokepipe Size of chimney flue Other connections to same flue Is hood to be provided? If so, how vented? Forced or gravity? If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Amount of fee enclosed? 2.00 (\$2.00 for one heater, etc., \$1.00 additional for each additional heater, etc., in same building at same time.)

APPROVED:

O.K. E.S.S. 7/19/63

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

Harris Oil Company

Signature of Installer by:

[Handwritten signature]

CS 300

INSPECTION COPY

7.m.



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

PERMIT ISSUED

01415 OCT 8 1959

Portland, Maine, October 6, 1959

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 502 Allen Ave. Use of Building Dwelling No. Stories 2 1/2 Name and address of owner of appliance Rev. Sidney E. Dea, 502 Allen Ave. Installer's name and address Carroll S Hannaford, 202 Commercial St. Div. of Harris Oil Co. Telephone 2-3903

General Description of Work

To install Forced warm air heating unit in place of forced warm air furnace.

Permit Issued with Memo

IF HEATER, OR POWER BOILER

Location of appliance first floor in shed Any burnable material in floor surface or beneath? yes If so, how protected? metal shield Kind of fuel? oil Minimum distance to burnable material, from top of appliance or casing top of furnace 18" From top of smoke pipe 9" From front of appliance over 4" From sides or back of appliance over 3" Size of chimney flue with shield Other connections to same flue none If gas fired, how vented? Rated maximum demand per hour Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? yes

IF OIL BURNER

Name and type of burner Lennox-gunt type 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 wooden Size of vent pipe 1 1/4" Location of oil storage outside above ground Number and capacity of tanks 1-275 existing Low water shut off existing Make No. Will all tanks be more than five feet from any flame? yes How many tanks enclosed? Total capacity of any existing storage tanks for furnace burners none

IF COOKING APPLIANCE

Location of appliance Any burnable material in floor surface or beneath? If so, how protected? Height of Legs, if any Skirting at bottom of appliance? Distance to combust material from top of appliance? From front of appliance From sides and back From top of smoke pipe Size of chimney flue Other connections to same 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

This is a highboy with fan chamber under firebox and is approved for installation on a combustible floor without protection. It is also approved for a 9" clearance above smokepipe.

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: [Signature] with memo by [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 Carroll S Hannaford

by: [Signature]

CS 300

INSPECTION COPY

Signature of Installer

F.M

10007



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, February 1, 1954

PERMIT ISSUED
00111
FEB 1 1954

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE
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 502 Allen Avenue, City Use of Building Dwelling No. Stories Existing New Building
Name and address of owner of appliance Rev. Sidney Dee, 502 Allen Avenue, Portland, Maine
Installer's name and address Ballard Oil & Equipment Co., 135 Marginal Way, Portland, Maine Telephone 2-1991

General Description of Work

To install J. Hollinator Incinerator

IF HEATER, OR POWER BOILER

Location of appliance Basement Any burnable material in floor surface or beneath? Concrete
If so, how protected? Rubbish Kind of fuel? Oil-fired
Minimum distance to burnable material, from top of appliance or casing top of furnace 4 feet
From top of smoke pipe 3 feet From front of appliance 4 feet From sides or back of appliance 3 feet
Size of chimney flue 10 x 10 Other connections to same flue Heating furnace
If gas fired, how vented? Not Applicable Rated maximum demand per hour Not Applicable
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? Yes

IF OIL BURNER

Name and type of burner _____ Labelled by underwriter's laboratories? _____
Will operator be always in attendance? _____ Does oil supply line feed from top or bottom of tank? _____
Type of floor beneath burner _____ Size of vent pipe _____
Location of oil storage _____ Number and capacity of tanks _____
Low water shut off _____ Make _____ No. _____
Will all tanks be more than five feet from any flame? _____ How many tanks enclosed? _____
Total capacity of any existing storage tanks for furnace burners _____

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 smoke pipe _____
Size of chimney flue _____ Other connections to same flue _____
Is hood to be provided? _____ If so, how vented? _____ Forced or gravity? _____
If gas fired, how vented? _____ Rated maximum demand per hour _____

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

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

APPROVED: OK 2-1-54

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 Installer R. J. Cole
Ballard Oil & Equipment Co.

INSPECTION COPY

Memorandum from Department of Building Inspection, Portland, Maine

AF- 502 Allen Avenue

Oct. 8, 1959

Carroll J. Hannaford
202 Commercial Street

cc to: Rev. Sidney N. Dee
502 Allen Avenue

Dear Mr. Hannaford:

Permit for installation of an oil burning forced warm air heating unit in dwelling at the above named location is issued herewith. Since this unit is to be supported on a wooden floor, it is important to make certain that the strength of the floor is adequate to safely support it and that strengthening be provided to accomplish this if necessary.

Very truly yours,

Albert J. Sears
Inspector of Buildings

AJS:m

CS-27

1242



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, Aug. 28, 1952

PERMIT ISSUED 01388 SEP 2 1952 CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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 502 Allen Ave, City Use of Building Dwelling No. Stories Existing NKV BURNING Name and address of owner of appliance Rev. Sidney E. Dee, 502 Allen Ave., City Installer's name and address Ballard Oil, 135 Marginal Way Telephone 2-1991

General Description of Work

To install To install one fully automatic Floor furnace with Hot Air in place of space heater

IF HEATER, OR POWER BOILER

Location of appliance hung from floor Any burnable material in floor surface or beneath? If so, how protected? Kind of fuel? oil Minimum distance to burnable material, from top of appliance or casing top of furnace register From top of smoke pipe 20" From front of appliance over 1' From sides or back of appliance over 2' Size of chimney flue 8" dia Other connections to same flue none If gas fired, how vented? Rated maximum demand per hour Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? yes

IF OIL BURNER

Name and type of burner Coleman 888 Floor Furnace Labeled by underwriter's 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 Cement Location of oil storage Basement Number and capacity of tanks 1-275 gal tank 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? None Total capacity of any existing storage tanks for furnace burners None

IF COOKING APPLIANCE

Location of appliance Any burnable material in floor surface or beneath? If so, how protected? Kind of fuel? 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? Forced or gravity? If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Permit issued with Letter RECEIVED AUG 29 1952 DEPT OF BLDG. INSP. CITY OF PORTLAND

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 9.2.52 [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 COPY

Signature of Installer Ballard Oil & Equip. Co.

By: Gerard O'Neill [Signature]

C- 502 Allen Ave.,

2/23/ M

February 19, 1949

Rev. Sidney E. Dee
502 Allen Ave.,
Portland, Maine

Subject: Use of the property at 502 Allen
Avenue.

Dear Mr. Dee,

Since reading the most interesting article in the Sunday Telegram of February 13th, I have been trying to reach a conclusion as to what my duty, in regard to the matter, as enforcement officer of the Zoning Ordinance, due to the fact that the question as to compliance with the Zoning Ordinance is inevitable.

I confess that it has been a temptation to forget all about it to avoid embarrassing you and myself and with the hope that nothing would ever come of it in relation to the Zoning Law. That course, however, seems a good deal like dodging my sworn duty; and there is also the aspect of the situation whereby you might go on to further expand this interesting activity without being aware of the application of the Zoning Ordinance to it. Whatever the right answer is, it certainly can do no harm for us to talk it over. I am wondering if you could find time within the next few days to come into the office and go over it with me. It would be best to telephone in advance to make sure that I will not be out when you choose to come.

Very truly yours,

Inspector of Buildings.

WHD/B

7/1/49 - B...



FILL IN COMPLETELY AND SIGN WITH INK

PERMIT ISSUED
Permit No. 118

RECEIVED
JAN 28 1946

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

To the INSPECTOR OF BUILDINGS, PORTLAND, ME. DEPT. OF BLDG. INSP. CITY OF PORTLAND
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 502 Allen Ave. Use of Building Dwelling No. Stories 1 New Building Existing
Name and address of owner of appliance Sidney Dec 502 Allen Ave.
Installer's name and address Paul Farmer Co 70 Front Telephone 38187

General Description of Work Oil burner in warm air heating system existing new PN-1-28-46

To install Oil burner in warm air heating system

IF HEATER, POWER BOILER OR COOKING DEVICE
Is appliance or source of heat to be in cellar? yes If not, which story _____ Kind of Fuel Oil
Material of supports of appliance (concrete floor or what kind) concrete

Minimum distance to wood or combustible material, from top of appliance or casing top of furnace, from top of smoke pipe _____ from front of appliance _____ from sides or back of appliance _____
Size of chimney flue _____ Other connections to same flue _____

IF OIL BURNER
Name and type of burner Petro P-9-70 Labeled and approved by Underwriters' Laboratories? yes

Will operator be always in attendance? no Type of oil feed (gravity or pressure) gravity
Location oil storage Basement No. and capacity of tanks 1-275 gal. installed

Will all tanks be more than seven feet from any flammable material? yes How many tanks fireproofed? None

Amount of fee enclosed? 1.00 (\$1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)
Signature of Installer Paul Farmer
by S. Miller

ORIGINAL



City of Portland, Maine

Board of Appeals
Appeal to the Municipal Officers to Change the Decision of
Inspector of Buildings Relating to the Property Owned
by Haco B. Luffia at 502 Allen Avenue

*Number of minutes
by one vote 4/15/44*

Chairman Harrison Yes
Fred B. Gabbi Yes
Dr. Leighton No
Harry Libby Yes
Herbert B. Libby Yes

Board of Appeals
To the Municipal Officers:

Your appellant, Haco B. Luffia

who is the owner of property at 502 Allen 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 building permit to cover construction of a one and one-half story addition 32 feet by 32 feet to the stable existing on this property because the enlarged stable and such of the 18 acres of land in the property would be used for breeding and raising saddle horses, for a riding school and for the business of letting out saddle horses to the public for use and off the premises contrary to the provisions for allowable uses in the General Residence-C Zone where the property is located.

The reasons for the appeal are as follows: The enforcement of the Ordinance in this case involves unnecessary hardship, and the granting of the appeal will not substantially derogate from the intent and purpose of the zoning Ordinance. Appellant has paid a large capital investment in the premises involved, and the granting of this appeal will not in any way deteriorate adjacent property to any material degree, but will, in fact, improve conditions there, by the elimination of what might be referred to as objectionable conditions presently existing directly across the road from the premises in question.

(Signed) Haco B. Luffia

City of Portland, Maine

XXXXXXXXXXXXXXXXXXXXXXXXXXXX
BOARD OF APPEALS

June 5, 1944

*Order of sustaining
by one vote 4/17
6/5/44
W.M.*

Public hearing having been duly held on June 2, 1944 upon appeal under Zoning Ordinance of Mace B. Lufkin at 502 Allen Avenue, relating to enlargement of existing stable there and to proposed use of the property for breeding and raising saddle horses, for a riding school and for the business of letting out saddle horses to the public for use on and off the premises, contrary to the provisions for allowable uses in the General Residence-O Zone where the property is located, it is adjudged and decreed that the appeal be sustained conditionally and that a building permit be granted to said appellant, subject to the following conditions, reference being made to a plan of the property filed by the appellant with the Inspector of Buildings on June 2, 1944:

That all terms of the Building Code be complied with.

That new fence be built entire width of property with no part of it closer to the street line of Allen Avenue than is the rear wall of the present stable, no gateway or other opening to be in this fence of sufficient size to allow a horse to pass through, except one such opening into the stable or proposed addition thereto. Existing fences or walls along both side property lines and rear line are to be put in such condition or extended without gateways or other openings of sufficient size as to allow a horse to pass through, except one such opening hereafter described; all with the intent of providing an enclosure around all of the appellant's property except a strip about 75 feet deep from Allen Avenue and extending along the entire frontage of the property, all fences or walls to be of such a character that horses cannot break them down or jump over them. One opening shall be allowed in fence along rear property line with suitable gate to allow horses with riders, to leave and enter the property via a certain trail to run along the southwesterly property line from the rear of the stable to the rear property line.

44117

That no part of the uses designated as "riding school" and "breeding and raising horses" shall be allowed at any time in the above designated strip about 75 feet deep along the street frontage, and horses shall not be allowed on this strip except in the driveway for the purpose of passing between the stable and Allen Avenue.

That failure to maintain the property in accordance with the above conditions shall immediately and automatically terminate all rights to the uses granted hereunder.

That should the proposed uses, allowed conditionally hereby, become at any time injurious, noxious or offensive to the neighborhood by reason of emission of odor, fumes, dust, noise, or from any other cause, said uses shall be immediately discontinued and abandoned upon written order of the Board of Appeals so to do.

BECAUSE a variance from the regulations of the ordinance may be permitted in this specific case without substantially departing from the intent and purpose of the ordinance since most of the aspects of the proposed uses are akin to a farm use which is allowable in the zone where the property is located; it is the belief that the aspects of those uses which are clearly business and call for congregation of numbers of persons and vehicles not common with a farm use may be adequately controlled by observance of the above conditions; and since the proposed uses are kindred to and hardly more objectionable than the non-conforming use of buying and selling livestock which existed there when the ordinance was adopted and, therefore, may be continued.

BOARD OF APPEALS

(Signed) George A. Harman Chairman

" Harry C. Bibby.

" Herman B. Bibby.

Dr. Beightor refused to sign.

" Frank H. Gatti.

44/17

PUBLIC HEARING UNDER ZONING ORDINANCE ON SECOND APPEAL OF MACE B. LUFKIN
AT 502 ALLEN AVENUE, RELATING TO USE OF THE PROPERTY FOR A RIDING SCHOOL
AND OTHER NON-CONFORMING USES

June 2, 1944

Public hearing before the Board of Appeals today with the following members present: Chairman Harrison and Messrs. Gabbi, Leighton, Harry C. Libby and Herman B. Libby; also, Corporation Counsel W. Mayo Payson and Inspector of Buildings Warren McDonald. Dr. Leighton was called out of the hearing just as Alton Thompson, attorney for the opponent finished his description of the opponent's case.

Edward J. Berman, attorney, appeared for the appellant, reviewing the history of the case stating that his client had invested in the property alone close to \$10,000, that the so-called "riding rings" formerly planned, would not be provided, but that all riding on the property would be within the enclosed fence to be provided and along a trail through the rear of the property to other highways. He submitted a plan of the property and explained it as regards fences etc., presented a petition bearing, he said, 40 names of signers removing their objection to the proposition, the petition, he said, having been made and circulated within the past two weeks. He said that all of the features formally objected to would be eliminated, since the property where the horses were to be would be fenced so that the horses could not run loose and that the horses are gentle and harmless anyway.

Alton H. Thompson, attorney, appeared for opponent, saying that he represented about 70 persons opposed to sustaining the appeal and that many of his clients live close by the property in question. He said that the pasture which Mr. Berman had referred to as being back of the house, to be fenced and for the horses to run in is a muck hole with several drains running out of it,--one of them running down and emptying into the driveway of the Smith property adjoining the Lufkin property on the north; that the house and barn set on a elevation which drained in two directions, one of them down into this pasture, thus claiming that drainage from the barn and pasture would reach the Smith property. He called attention to the use of the property at 495 Allen Avenue, having been used by the appellant for similar purposes as now proposed at 502 for more than a year; that a wire fence on that property had been trampled down by the horses and not replaced. He said that for the past three weeks, the horses had not been allowed to run loose on the property but there had been considerable riding on the public sidewalk and recounted various nuisances committed by the horses and objected to profanity on the part of the appellant in the course of the instructing riders. He said that his clients complain of odor from the premises occupied at present by the appellant, of piles of manure not disposed of on the property, and of the threat to health of horse flies. He assured the Board he was willing to put his witnesses under oath and that he had sworn affidavits from several of them. He mentioned particularly an affidavit not signed by Lyndon F. Thurston, saying that Mr. Thurston agrees that the information in the affidavit is correct, but hesitated to sign the affidavit because he is or has been working for the appellant.

June 2, 1944

44/17

At this juncture Mr. Berman asked permission to let Jeannette Spofford, a 16-year old girl, tell the Board what she knew about the horses which the appellant owned and rented out. Permission was given and Jeannette, by questioning and otherwise, told the members of the Board that she had never seen a child fall from a horse, that you have to beat the horses to make them run, that she hasn't seen any horses loose about the premises for about two months; that about 15 children are at the riding school about every night, most of them younger than herself; that she lives at Allen's Corner; that Mrs. Swasey (wife of Mr. Lufkin's employees) had asked Jeannette to come in to the hearing; that she had seen horses running loose but not within the past two months.

Mr. Lufkin told about the fatal accident which occurred about a year ago and said that neither the woman that was with the girl that was killed nor the girl's parents held him responsible or blamed him in any way. He said that there is at present on the property a large concrete manure pit which could be screened; if allowed he will keep the property in good condition according to any standards that might be set by the Board.

At the request of Chairman Harrison 11 persons stood as favoring the proposition and 11 persons also stood as being opposed to it.

Mary S. Burnham spoke against the proposition, saying that she owned a lot of land in the vicinity and was about to become the owner of the land next to the Lufkin property through the settlement of an estate, that she was interested to see that the tenants of that property were not made uncomfortable and that she had heard of complaints from them already. Mrs. Burnham said that she had seen the horses running loose, herself, and sometimes on the sidewalks.

Mrs. Eugene Edwards of 469 Allen Avenue told about the interest of her 10-year old boy, Robert, in the establishment as it exists at present; that he spent a great deal of time at the riding school; that she thought Mr. Lufkin cared for children and that she felt safe when her son was with him; she admitted that quite a crowd of persons were at the riding school on Sundays; and said that she regretted it. Upon questioning she said that there were number of persons at the school on Saturday afternoons and on every holiday as well as Sundays. She said that she had seen the horses on the public sidewalk but not for a long time. She said that she had not seen children riding the horses without attendants present.

Attorney Thompson then presented sworn affidavits giving information against the present establishment signed by Elizabeth Smith, Lila M. Innes, Bruce B. Allan, Herman J. LaVallee, and then read an unsigned affidavit, purported to have been recounted by Lyndon F. Thurston.

Mrs. Elizabeth Smith testified as to the drain from the Lufkin land running upon the Smith land and overflowing at times. She said that she knew the various horses that came from the Lufkin stable.

Mr. Berman drew the admission from some of those appearing against the appeal that they were not sure which horses belong in the Lufkin stable and which horses came from somewhere else, Mr. Lufkin having said that about 12 persons in that general area of the city kept saddle horses as well as himself and that he was being blamed for all the damage that all the horses did.

Hearing adjourned at 1:20 P.M.

Warren McDonald

4/17
T.H.C.
C.C.
May 29, 1944

Mr. Hase B. Luffin,
495 Allen Avenue,
Portland, Maine.

Dear Sir:

The Board of Appeals will hold a public hearing at the Council Chamber, City Hall, on Friday, June 24, 1944, at eleven o'clock in the forenoon upon your appeal under the Zoning Ordinance relating to enlargement of a stable at 502 Allen Avenue and use of stable and land for various purposes not in conformity with the Ordinance.

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

BOARD OF APPEALS

George A. Harrison, Chairman

Copy for
Edward J. Berman
85 Exchange Street

11/17

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

May 23, 1944

To Whom It May Concern:

The Board of Appeals will hold a public hearing at the Council Chamber, City Hall on Friday, June 2, 1944 at 11 o'clock in the forenoon upon the second appeal under the Zoning Ordinance of Mace B. Lufkin at 502 Allen Avenue relating to construction of a one and one-half story addition 32 feet by 32 feet to the stable existing on this property with the intention of using the enlarged stable and the property for breeding and raising saddle horses, for a riding school and for the business of letting out saddle horses to the public for use on and off the premises, these uses being contrary to the provisions of the ordinance in the General Residence-C Zone where the property is located.

The appellant sets forth the reasons for the appeal as follows:

"The enforcement of the Ordinance in this case involves unnecessary hardship, and the granting of the appeal will not substantially derogate from the intent and purpose of the Zoning Ordinance. Appellant has paid a large capital investment in the premises involved, and the granting of this appeal will not in any way deteriorate adjacent property to any material degree, but will, in fact, improve conditions there, by the elimination of what might be referred to as objectionable conditions presently existing directly across the road from the premises in question."

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 owners of property within 500 feet of the premises in question as required by law.

BOARD OF APPEALS

George A. Harrison, Chairman

May 23, 1944

Mr. Mace B. Luffin,
435 Allen Avenue,
Portland, Maine.

Dear Sir:

The Board of Appeals will hold a public hearing at the Council Chamber, City Hall, on Friday, June 2d, 1944, at eleven o'clock in the forenoon upon your appeal under the Zoning Ordinance relating to enlargement of a stable at 502 Allen Avenue and use of stable and land for various purposes not in conformity with the Ordinance.

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

BOARD OF APPEALS

George A. Harrison, Chairman

Copy for
Edward J. Berman
85 Exchange Street



APPLICATION FOR PERMIT

Class of Building or Type of Structure _____

Permit No. _____

44117

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

Portland, Maine, _____

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 502 Allen Avenue

Within Fire Limits? NO

Dist. No. _____

Owner's or Lessee's name and address Wesley P. Lufkin, 502 Allen Avenue

Telephone 3-2652

Contractor's name and address Owner

(now 195)

Architect _____

Telephone _____

Proposed use of building Existing house with stable attached (12 horses) Plans filed yes No. of sheets 1

Other buildings on same lot _____ No. families 1

Estimated cost \$ 100.

Fee \$ 1.00

Description of Present Building to be Altered

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

Last use Dwelling house with stable attached (goats, etc.) No. families 1

General Description of New Work

To build addition 32' x 32' on gable end of stable (extension of existing roof)

To cut in new 6' door between

Existing concrete manure pit

Addition to be for storage of hay - one floor only

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? _____

Size, front _____ depth _____ No. stories 1 1/2 Height average grade to top of plate _____

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

Material of foundation concrete trench wall still at least 6" above grade top 10" bottom 12" cellar no

Material of underpinning _____ Height _____ Thickness _____

Kind of roof pitch Rise per foot _____ Roof covering Asphalt roofing Class C Unt. Leb.

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

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

Framing lumber—Kind spfc second hand Dressed or full size? full size

Corner posts 4x4 Sills 4x8 Girt or ledger board? none Size _____

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

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

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

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

Maximum span: 1st floor 10' (2) 3x8 girder 8' span, 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 Wesley P. Lufkin

INSPECTION COPY



Hearing set for April 14th

Denied 5/4/44
44/11

City of Portland, Maine

2000/10/10
to the City of Portland
Maine

Former
Appellant

Chairman Harrison no
Fred H. Gabbi no
Dr. Leighton _____
Harry Libby no
Herran B. Libby yes

Appeal to the Municipal Officers to Change the Decision

Inspector of Buildings Relating to the Property Ownr

Mace B. Lufkin
by ~~592 Allen Avenue~~ at 502 Allen Avenue

April 5, 19 44

To the Municipal Officers:

Your appellant, Mace B. Lufkin

who is the owner of property at 502 Allen 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 building permit to cover construction of a one and one-half story addition 32 feet by 32 feet to the stable existing on this property because the enlarged stable and much of the 16 acres of land in the property would be used for breeding and raising saddle horses, for a riding school and for letting out saddle horses to the public for use on and off the premises contrary to the provisions for allowable uses in the General Residence Zone where the property is located.

The reasons for the appeal are as follows: I am asking for this appeal for the reason for making a living for myself and family. Owing to ill health I cannot do regular manual labor, as Dr. Welsh of this city will ascertain. I have been farming all my life, and made a study of horse raising. I bought this farm with these intentions, as I could not continue making a living at my former location, on account of the war transportation. I have invested a lot in this, in some extra fine breeding stock and in the farm and hope you will find it agreeable to grant me this appeal.

(Signed) Mace B. Lufkin

4433D

appeal denied

44/1

City of Portland, Maine

~~IN BEARING OF APPEALS~~
BOARD OF APPEALS

May 1, 1944

Public hearing and continuations thereof having been duly held on April 14th, 17th and 28th upon appeal under the Zoning Ordinance of Mace B. Luffin at 502 Allen Avenue relating to the proposal to construct an addition to the existing stable on that property and the use of the stable and the land for breeding and raising saddle horses, for a riding school and for letting out saddle horses to the public for use on and off the premises, contrary to the provisions for allowable uses in the General Residence-C Zone where the property is located, it is adjudged and decreed that the appeal be denied because exceptions to or variations from the precise terms of the ordinance in this specific case may not be permitted without substantially departing from the intent and purpose of the ordinance.

BOARD OF APPEALS

George A. Harrison Chairman

Dr. Adam P. Leighton

Harry C. Libby

Fred Gabbi

5/1/44

Appeal 502 Allen Ave.
Rept. 4431D-I

May 6, 1944

Mr. Maco B. Lufkin,
495 Allen Avenue,
Portland, Maine

Dear Sir:

On May 4, 1944, the Board of Appeals voted to deny your appeal relating to breeding and raising saddle horses, establishment of a riding school and the business of letting out saddle horses to the public for use on and off the premises at 502 Allen Avenue, in the following terms: "As adjudged and decreed that the appeal be denied because exceptions to or variations from the precise terms of the ordinance in this specific case may not be permitted without substantially departing from the intent and purpose of the ordinance."

Under these circumstances I am unable to issue the permit for enlargement of the stable. If you will return the receipt for the building permit fee paid to this office (appeal fee not refundable; not later than May 18, 1944, your money will be refunded by voucher.

You will understand, of course, that it is not allowable to commence or maintain these uses of the property, even though the addition to the barn is not built.

Very truly yours,

WHD:L
CC: Clifford E. McGlaufflin
195 Middle Street

Inspector of Buildings

8mo
The
City
1944

25
16
40

44/11

CONTINUANCE OF PUBLIC HEARING OF LUFKIN APPEAL AT 302 ALLEN AVENUE

April 28, 1944

Public hearing on the above appeal was held before the Board of Appeals today. Chairman Harrison and members Gabbi, Leighton, Harry Libby and Herman B. Libby were present with also Corporation Counsel and Inspector of Buildings.

Judge McGlaulin appeared for Mr. Lufkin in support of the appeal, outlining the history of the riding school at 495 Allen Ave. He said that in the new location most of the riding would be confined to the Lufkin farm and that the rings would be fenced. Mr. Lufkin who was present introduced Mrs. Sweetser who is the nearest neighbor, who said that she was not opposed to sustaining the appeal.

Mrs. Sidney Smith spoke in opposition to sustaining the appeal and referred to a petition signed by 65 persons filed since the former hearing. Upon questioning by Judge McGlaulin Mrs. Smith said that her land adjoins the Lufkin farm and her objections to the proposition are to horses running loose on the streets and for sanitary reasons; she does not feel that the riding school should be in a residential zone.

Mrs. Herman LaVallee of 71 Woodmere Road complained of odor from the barn used in connection with the riding school at 495 Allen Avenue at the present time; and said that she thought the Zoning Ordinance ought to protect the residential property in that section.

Mrs. Stanley Fatts of 58 Raeburn Road says that the Lufkin horses have already destroyed their shrubbery and have done other damage about the property.

Bruce Allen of 3 Brook Road complained that the horses trespass on property all around the place and threaten the children of the neighborhood. Despite Mr. Lufkin's promise at the last hearing, he said that the horses were still being allowed to run loose.

D. M. Weatherspoon of 36 Brook Road claimed that the drainage from the Lufkin property would run toward Deering Village. Mr. Lufkin took issue with this statement, saying that the drainage ran the other way.

Judge McGlaulin then summed up the case for his client by saying that the only reasons against the proposition apparently are (1) horses running loose (he said this would be eliminated if the appeal were sustained by fencing the horses in); (2) odor (the odor from the establishment could hardly be compared with the obnoxious odors of goats and other animals in the community,--and besides a manure pit would be provided); (3) Prejudice of the neighborhood against allowing the variance.

After the hearing had closed an informal vote of the Board was taken to instruct for the making of the order, Dr. Leighton having been called away when the vote was taken. Messrs. Harrison, Gabbi, and Harry Libby voted against sustaining and Herman B. Libby in favor of sustaining.

Warren McDonald

PUBLIC HEARING ON THE APPEAL UNDER THE ZONING ORDINANCE OF ~~MACE B. LIBBY~~
at 502 ALLEN AVENUE

April 14, 1944

A public hearing on the above appeal was held before the Board of Appeals today. Mr. Gabbi acted as chairman in the absence of Mr. Harrison and there were also present for the city Herman B. Libby, James E. Barlow Corporation Counsel W. Mayo Payson and the Inspector of Buildings Warren McDonald. Dr. Leighton came in before the hearing had been finished.

Mr. Lufkin was present in support of his appeal.

Howard E. Stone of 428 Allen Avenue and James ~~Thompson~~^{Barlow} representing J. W. Nevers of 419 Allen Ave. appeared in opposition to the appeal, Mr. Stone filing a petition against the proposition with several names on it. By common consent of those present the hearing was continued until 7:30 P.M. Monday, April 17, 1944.

April 17, 1944

Public hearing was resumed with all members of the Board of Appeals present.

Mr. Stone intervened to say that he and the others who had presented a petition on the previous date of hearing against the proposition wished to withdraw the petition and their opposition. When questioned Mr. Stone said that he felt that he had a right to represent all of the signers of the petition in withdrawing it.

Mr. H. S. Watts of 38 Braeburn Road, Deering Village, and Mrs. Sidney Smith of 552 Allen Avenue both appeared in protest against the way horses from Mr. Lufkin's present establishment had been allowed to run loose around the neighborhood.

After considerable discussion of the matter the chairman at the request of Board member Harry P. Libby, asked for those who were unequivocally opposed to the proposition to stand. No one stood.

Thereupon an informal vote was taken to instruct as to making out of the formal order. All five councillors voted yes, tentatively, Dr. Leighton raising the question as to whether or not such an appeal could be legally sustained anyway and Board member Herman B. Libby, intimating that if the ^{appeal} were sustained he thought that conditions should be attached.

After the hearing had adjourned and the order had been prepared the members of the Board decided to defer formal action as to really signing the appeal order until a later date when the legal aspects of the proposition could be determined more definitely from the Corporation Counsel.

Warren McDonald

Appeal 502 Allen Avenue

April 13, 1944

Mr. Mace B. Luffin,
495 Allen Avenue,
Portland, Maine

Subject: Luffin appeal relating to the
proposed use of the property at 502 Allen
Avenue for riding school, etc.

Dear Sir:

To make sure that you will have no misunderstanding of the apparent action of the Board of Appeals on Monday, April 17th and the erroneous statement in Tuesday morning's Press Herald that the Board of Appeals voted to grant you the right asked for, I am writing this letter in further explanation of the matter as I told you in part last evening after the hearing.

It is contrary to the usual procedure for a public hearing on a zoning appeal such as yours to be held before a City Council meeting. It became necessary this time because the Board of Appeals must act unanimously in favor if an appeal is to be sustained; some members of the Board were compelled to be absent at the hearing on Friday, and I understood that you and those who then opposed the proposition were also in favor of a continuance and asked for it.

The vote taken at the end of the hearing last night was merely one of instruction as to make the formal order sustaining the appeal and was not formal action, although the newspaper reporter could be excused for not understanding the situation as well as yourself until I had explained it to you. You will note that two of the Councillors before voting raised certain questions, one as to whether or not the Board of Appeals had a legal right to sustain such an appeal; the other as to possible conditions attached to sustaining the appeal and their being set forth to the satisfaction of the Board when the written order was presented to them for signature.

As I explained to you a conditional order sustaining the appeal was prepared after the hearing, but the members of the Board felt that it would be best to withhold final action on the appeal which would be taken by each individual member signing his name to the order for further consideration as soon as Corporation Councilor Mayo Payson can be present, Mr. Payson being in attendance at the special session of the Legislature of which he is a member.

Very truly yours,

WMB/R

CC: George A. Harrison, Chairman
Board of Appeals
15 India Street

Inspector of Buildings

Room 21, City Hall
April 11, 1944

Mr. Mace B. Lufkin,
495 Allen Avenue,
Portland, Maine

Dear Sir:

The Board of Appeals will hold a public hearing at the Council Chamber, City Hall, on Friday, April 14, 1944 at 11 o'clock in the forenoon upon your appeal under the Zoning Ordinance relating to the use of the property at 502 Allen Avenue.

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

BOARD OF APPEALS

George A. Harrison, Chairman

44/11

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

Room 21, City Hall
April 4, 1944

To Whom It May Concern:

The Board of Appeals will hold a public hearing at the Council Chamber, City Hall, on Friday, April 14, 1944 at 11 o'clock in the forenoon upon the appeal under the Zoning Ordinance of Mace B. Lufkin at 502 Allen Avenue, relating to an addition to an existing stable there and the use of the building and the land for purposes not ordinarily allowed by the ordinance in the General Residence-C Zone where the property is located.

The Inspector of Buildings is unable to issue a building permit to cover construction of a one and one-half story addition 32 feet by 32 feet to the stable existing on this property because the enlarged stable and much of the 16 acres of land in the property would be used for breeding and raising saddle horses, for a riding school and for letting out saddle horses for the public for use on and off the premises.

The appellant states as reasons for the appeal that he proposes to have on the premises a maximum of 12 horses; that the present stable is not large enough to accommodate the horses, the feed for them, etc; that the stable and property has been used for many years for trading of cattle by the former owner; that the neighborhood consists almost entirely of large open tracts of land, his own containing 16 acres; and that if he is not permitted this use of the land he will suffer considerable loss as the proposed uses are the purpose for which he purchased the property, unaware that the Zoning Ordinance prohibits the uses.

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.

BOARD OF APPEALS

George A. Harrison, Chairman

April 15, 1944.

I hereby give M. B. Ruffin
permission to use my eighty
acres of land ^{on Summit St.} for use of riding
or any other use of his saddle
horses.

Philip Hamlin
208 Laurel Street

appeal
502 Allen Ave
4/11

MEMO

DATE 4/14 TIME 10:50

MR. Norman D. D. D.

IS WAITING TO SEE YOU CONCERNING: *John Hamlin*

CALLED CONCERNING: *conditional*

PHONED CONCERNING: *appeal at*
502 Allen Ave. Hamlin
objection except horses

PLEASE TELEPHONE HIM, DIAL NO: *going on their P.H.*
land and sidewalk 4/11

opposed

April 13, 1944

44/11

1. Barbara Ward of 436 Allen Ave., Portland, Maine an 23 years old, a housewife and joint owner of the house and land at 436 Allen Avenue, Portland, Maine. I received notice of the hearing on the appeal of Mace Lufkin to make additions to his property at 502 Allen Avenue where he maintains a riding school and for the purposes of "breeding and raising saddle horses" and "for letting out saddle horses for the public for use on and off the premises." As I am unable to be present at this hearing I ask that this signed statement be entered as my objection to the aforementioned Mace Lufkin being granted an exception to the present zoning laws by being given such a permit. I wish to state that the neighborhood does not consist "almost entirely of large open tracts of land." From 502 Allen Avenue, the property of Mr. Lufkin, to 426 Allen Avenue there are 20 houses within a space of roughly 600 feet and in Deering Village there are approximately 50 houses. There are a great many children who live in this neighborhood I, myself having a 4 year old daughter. I contend that these horses from Mr. Lufkin's stable are and have been a menace and a nuisance. I have seen horses go by without riders, I have had to get off the sidewalk and walk in the road due to the fact that these horses were being ridden on the sidewalk. I have seen these horses on the lawns of two of my neighbors. The Horses are not well trained and appear to be very unmanageable. I am afraid to let my daughter play on her own front lawn due to the hazard which exists from these unmanageable horses which are sometimes rented to persons who are incompetent riders and allowed to ride down the streets and sidewalks and occasionally the lawns in a neighborhood which is primarily residential. One death has already occurred by a fall from one of these horses and I object most strenuously to Mr. Lufkin being granted any permit in exception of present zoning laws. I have read the above one page statement and understand it and it is true.

Barbara B. Ward

We have read the one page statement by Mrs. Ward understand it and it is true. This statement expresses the opinions and the objections of the undersigned. We wish to go on record as being completely opposed to the granting of any permit contrary to present zoning laws of General Residence C Zone.

*James S. Barton Margaret Maltonian
Graham E. Barton*

Bertha M. Myers

Mary G. Libby

Frankes M. Thompson

Mabel G. Rivers

Howard E. Stone

Ruth Burgeon

Dorcas J. Jackson

Rosal B. Greenie

Rec'd 4/14/44
mm

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

4/11/44

Room 21, City Hall
April 4, 1944

To Whom It May Concern:

The Board of Appeals will hold a public hearing at the Council Chamber, City Hall, on Friday, April 14, 1944 at 11 o'clock in the forenoon upon the appeal under the Zoning Ordinance of Mace B. Lufkin at 502 Allen Avenue, relating to an addition to an existing stable there and the use of the building and the land for purposes not ordinarily allowed by the ordinance in the General Residence-C Zone where the property is located.

The Inspector of Buildings is unable to issue a building permit to cover construction of a one and one-half story addition 32 feet by 32 feet to the stable existing on this property because the enlarged stable and much of the 16 acres of land in the property would be used for breeding and raising saddle horses, for a riding school and for letting out saddle horses for the public for use on and off the premises.

The appellant states as reasons for the appeal that he proposes to have on the premises a maximum of 12 horses; that the present stable is not large enough to accommodate the horses, the feed for them, etc; that the stable and property has been used for many years for trading of cattle by the former owner; that the neighborhood consists almost entirely of large open tracts of land, his own containing 16 acres; and that if he is not permitted this use of the land he will suffer considerable loss as the proposed uses are the purpose for which he purchased the property, unaware that the Zoning Ordinance prohibits the uses.

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.

BOARD OF APPEALS

George A. Harrison, Chairman

4/14/44

In favor
unopposedly
Board of Appeals.

We are perfectly willing that Mace Lufkin build and addition to the existing stable at 502 Allen Ave. and uses the land and buildings for any purpose that he wishes to.

Rec'd
4/14/44
Wm.

Josephine B. Weyer
William J. Weyer



PERMIT ISSUED
GENERAL RESIDENTIAL ZONE
APPLICATION FOR PERMIT

JUN 10 1955

Class of Building or Type of Structure Third Class
 Portland, Maine, June 18, 1955

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 502 Allen Avenue Ward # 9 Within Fire Limits? _____ Dist. No. _____
 Telephone 4-2144

Owner's or Lessee's name and address R. H. Maxfield, 502 Allen Avenue Telephone _____

Contractor's name and address Owner Telephone _____

Architect's name and address _____ No. families _____

Proposed use of building Garage

Other buildings on same lot Dwelling, barn, poultry house

Plans filed as part of this application? yes No. of sheets 1 Fee \$.25

Estimated cost \$ 15.

Description of Present Building to be Altered
 Material Wood No. stories _____ Heat _____ Style of roof Pitch Roofing Asphalt
 Last use Garage No. families _____

General Description of New Work

To build addition 3'x10' on rear of existing one car garage to give additional length.
 At least 50' to rear property line.
 To remove 10' section of existing wall if present plate is 4x6 this will act as header for this opening if not a new header 3x6 will be spiked beside it.

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

Details of New Work

Size, front 3' depth 10' No. stories 1 Height average grade to top of plate _____
 Height average grade to highest point of roof _____

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

Material of foundation cedar posts 5' max. center Thickness, top _____ bottom _____

Material of underpinning _____ Height _____ Thickness _____

Kind of Roof flat shed Rise per foot 8" Roof covering Asphalt

No. of chimneys _____ Material of chimneys _____ Is gas fitting involved? _____

Kind of heat _____ Type of fuel _____ Size _____

Corner posts 4x4 Sills 4x6 on edge Size _____ Max. or centers _____

Material columns under girders _____

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

Joists and rafters: 1st floor dirt, 2nd _____, 3rd _____, roof 2x4
 Or centers: 1st floor _____, 2nd _____, 3rd _____, roof 2x4
 Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof 3'

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

No. cars now accommodated on same lot One If a Garage _____, to be accommodated One

Total number commercial cars to be accommodated No

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

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

INSPECTION COPY

Signature of owner Chas Maxfield
Oliver T. Johnson

CITY OF PORTLAND

NOTIFICATION BEFORE LAYING OUT
 IS REQUIRED

45470

FILL IN COMPLETELY AND SIGN WITH INK

PERMIT ISSUED
Permit No. 123



APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

September 28, 1933

Portland, Maine,

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 502 Allen Avenue Use of Building dwelling house
Name and address of owner Herbert Sanford, 502 Allen Ave. Ward 9
Contractor's name and address A. G. Frost, 24 Forest Ave. Telephone 3-3920

General Description of Work

To install Oil Burning Equipment

NOTIFICATION BEFORE LATHING
OR CITING-IN IS WANTED.

IF HEATER, POWER BOILER OR COOKING DEVICE

Is heater or source of heat to be in cellar? yes If not, which story _____ Kind of Fuel coal
Material of supports of heater or equipment (concrete floor or what kind) concrete
Minimum distance to wood or combustible material, from top of boiler or casing top of furnace, _____
from top of smoke pipe _____, from front of heater _____ from sides or back of heater _____

CERTIFICATE OF OCCUPANCY
BY P. C. Grant
9/29/33

IF OIL BURNER

Name and type of burner Laco Labeled and approved by Underwriters' Laboratories? yes
Will operator be always in attendance? _____ Type of oil feed (gravity or pressure) gravity
Location oil storage basement No. and capacity of tanks 1 - 175 gal.
Will all tanks be more than seven feet from any flame? yes How many tanks fireproofed? _____

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

Signature of contractor By Albert G. Frost
R. D. Frost 74012



(R) SPECIAL REGULATIONS

Permit No. 2662
Nov 20 1930

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, November 18, 1930

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 502 Allen Avenue Ward 9 Within Fire Limits? no Dist. No. _____
 Owner's or Lessee's name and address H. N. Marfield, 502 Allen Ave. Telephone 76427 M
 Contractor's name and address Owner Telephone _____
 Architect's name and address _____
 Proposed use of building poultry house No. families _____
 Other buildings on same lot dwelling house and stable
 Plans filed as part of this application? yes No. of sheets 1
 Estimated cost \$ 100 Fee \$.50

Description of Present Building to be Altered

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

General Description of New Work

To erect one story frame poultry house 14' x 30'

NOTIFICATION FOR DELAYING
 THE WORK IS WAIVED.
 CERTIFICATE OF OCCUPANCY
 IS NOT NECESSARY.
 THE WORK 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

Size, front 30' depth 14' No. stories 1 Height average grade to top of plate _____
 Height average grade to highest point of roof 8'
 To be erected on solid or filled land? solid earth or rock? earth
 Material of foundation flat stone Thickness, top _____ bottom _____
 Material of underpinning _____ Height _____ Thickness _____
 Kind of Roof flat Rise per foot 12" Roof covering Asphalt roofing Class G Uzi, 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 2x8 Girt or ledger board? _____ Size _____
 Material columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.
 Joists and rafters: 1st floor 2x8, 2nd _____, 3rd _____, roof 2x6
 On centers: 1st floor 30", 2nd _____, 3rd _____, roof 24"
 Maximum span: 1st floor 14', 2nd _____, 3rd _____, roof 14'
 If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

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

Miscellaneous

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

Signature of owner

Hubert N. Marfield

INSPECTION COPY

3710A



(R) GENERAL RESIDENCE ZONE

Application for Permit for Alterations and Miscellaneous Structures

25/12 45

CLASS OF BUILDING OR TYPE OF STRUCTURE 3rd

To the INSPECTOR OF BUILDINGS, PORTLAND, ME. Portland, Maine, Dec 18/26 19

The undersigned hereby applies for a permit to alter the following described building erect the following described structure according to the following specifications, the Laws of the State of Maine, and the Building Ordinance of the City of Portland:

Location 502 Allen Avenue Ward 9 Within Fire Limits? no

Owner's name and address? Ella F Maxfield, 502 Allen Avenue

Contractor's name and address? Charles P Maxfield, " " "

Architect's name and address? --

Last use of building? dwelling No. Families? 1

Proposed use of building? dwelling No. Families? 1

Description of Present Building

Material wood No. of Stories 2 Style of Roof pitch Roofing wood & asphalt

General Description of New Work

Class in front piazza

NOTIFICATION before LATHING OR CLOSING-IN is WAIVED

Size of New Framing Members

Corner posts? Sills? Rafters or roof beams? on center?

Material and size of columns under girders? on center?

Ledger board used? Size? Studs (outside walls and carrying partitions) 2 x 4 16" O. C.

Girders 6" x 8" or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts will be all one piece in cross section.

Floor timbers: 1st floor, 2nd, 3rd, 4th

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

Spars: 1st floor, 2nd, 3rd, 4th

If 1st or 2nd Class Construction

External walls } thickness { 1st story, 2nd story
Party walls } thickness { 1st story, 2nd story

Other Details New Construction

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

Material of foundation? Thickness, top? bottom?

Material of underpinning? over 4 ft. high? thickness?

Kind of roof (pitch, hip, etc.)? Kind of roofing?

No. of new chimneys? Material of chimneys? of lining?

If a Private Garage

cars now accommodated on lot? Total number to be accommodated?

Buildings on same lot?

Distance from nearest present building to proposed garage?

All parts of garage, including eaves, will be at least 2 ft. from all lot lines.

Garage will be at least feet from nearest windows of adjoining property.

Miscellaneous

Will the above construction require the removal or disturbing of any shade tree on the public street?

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

Estimated total cost \$ 75. Fee? .50

Signature of owner or authorized representative?