27 LEERING STREET



APPLICATION FOR PERMIT

B.O.C.A. USE GROUP .....

B.O.C.A. TYPE OF CONSTRUCTION .....

ZONING LOCATION _____ PORTLAND, MAINE, Nov. 7, 1978

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

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

LOCATION 27 Deering Street ..... Fire District #1 ☐, #2 ☐

1. Owner's name and address .....Stephen MCCracken - same ..... Telephone H 772-7871 B 854-8474
2. Lessee's name and adddress ..... Telephone .....
3. Contractor's name and address ..... Telephone .....
4. Architect .... Specifications ..... Plans ..... No. of sheets .....

Proposed use of building .... 5 family ..... No. families .....

Last use .... 4 family ..... No. families .....

Material ..... No. stories ..... Heat ..... Style of roof ..... Roofing .....

Other buildings on same lot .....

Estimated contractural cost $.....

Fee $.....

FIELD INSPECTOR—Mr. ...Marge..... @ 775-5451 Ext. 234

This application is for:

Dwelling	2 - 1 ST
Garage	1 - [illegible]
Masonry Bldg.	1 - [illegible]
Metal Bldg.	[illegible]
Alterations	[illegible]
Demolitions	[illegible]
Change of Use	1 - [illegible]
Other	

GENERAL DESCRIPTION

5.00 appeal fee
pd 11-7-78

Change of use from 4 to 5 family as per plans. 4 sheets of plans.

Stamp of Special Conditions

[illegible] to settle the question of zoning appeal. In the event the [illegible] is found complete information, estimated cost and pay [illegible]

W. Thibeault 1-11-79

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

PERMIT IS TO BE ISSUED TO 1 ☒ 2 ☐ 3 ☐ 4 ☐

Other: .....

DETAILS OF NEW WORK

Is any plumbing involved in this work? ..... Is any electrical work involved in this work? .....

Is connection to be made to public sewer? ..... If not, what is proposed for sewage? .....

Has septic tank notice been sent? ..... Form notice sent? .....

Height average grade to top of plate ..... Height average grade to highest point of roof .....

Size, front ..... depth ..... No. stories ..... solid or filled land? ..... earth or rock? .....

Material of foundation ..... thickness, top ..... bottom ..... cellar .....

Kind of roof ..... Rise per foot ..... Roof covering .....

No. of chimneys ..... Material of chimneys ..... of lining ..... Kind of heat ..... fuel .....

Framing Lumber—Kind ..... Dressed or full size? ..... Corner posts ..... Sills .....

Size Girder ..... Columns under girders ..... Size ..... Max. on centers .....

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

Joists and rafters: 1st floor ....., 2nd ....., 3rd ....., roof .....

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

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

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

IF A GARAGE

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

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

APPROVALS BY: *DATE*

BUILDING INSPECTION—PLAN EXAMINER .....

ZONING: ... .

BUILDING CODE: .....

Fire Dept.: ....

Health Dept.: .....

Others: .....

MISCELLANEOUS

Will work require disturbing of any tree on a public street? ..

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

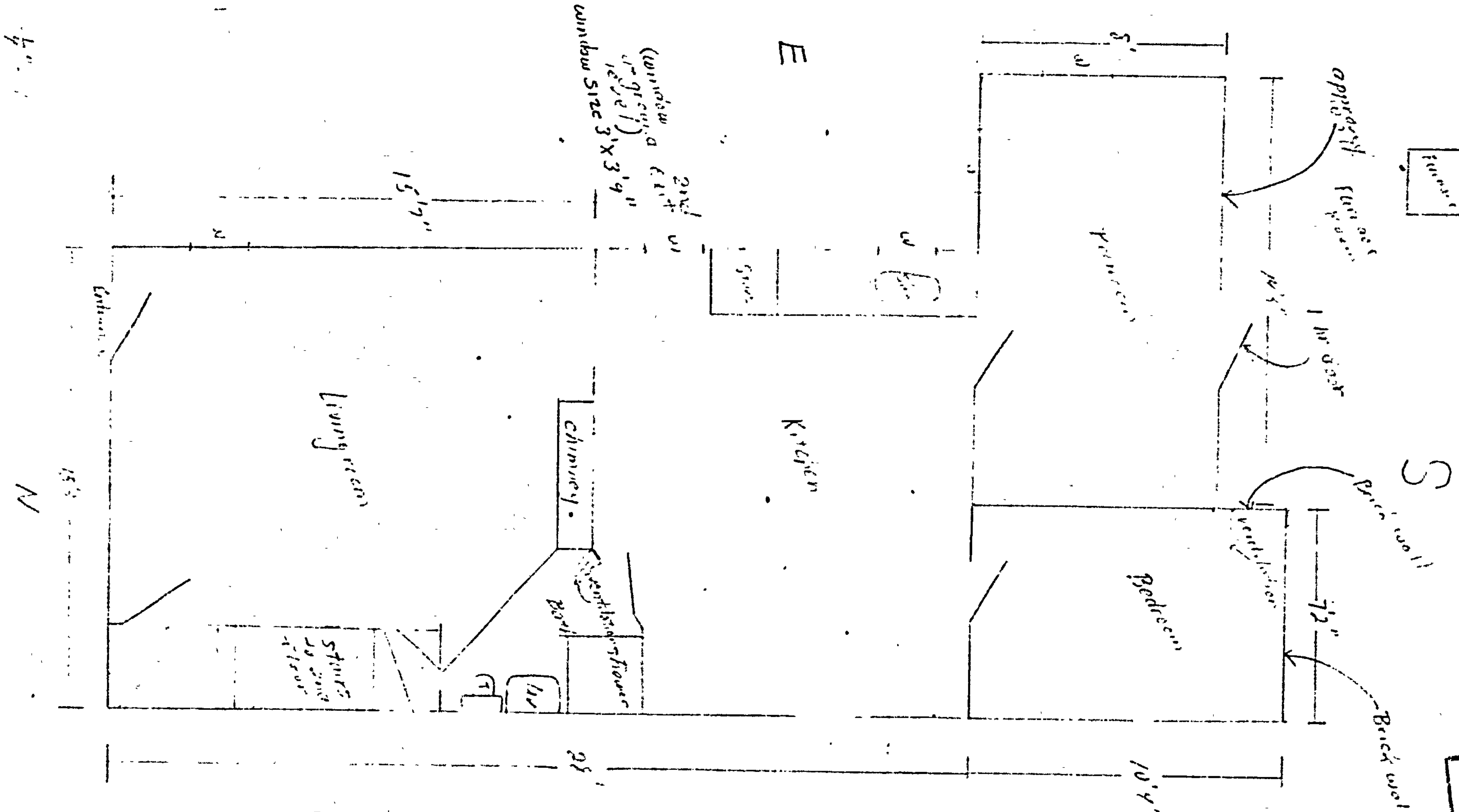
Signature of Applicant Stephen C. McCracken Phone #. same

Type Name of above Stephen McCracken 1 ☒ 2 ☐ 3 ☐ 4 ☐

Other .....

and Address .....

FIELD INSPECTOR'S COPY



RECE
NOV
DEPT. OF
CITY C

Stephen McCraaken
?? Deering St,
Portland, Maine Tel 854-8474 or 772-7771

Drawing of Proposed Apartment
Construction in Daylight Basement Estimated Cost $9,000.00

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

All persons interested either for or against this Dwelling Unit Conversion Variance appeal will be heard at a public hearing in Room 209, City Hall, Portland, Maine on Thursday, January 11, 1979 at 3:30 p.m. This notice of required public hearing has been sent to the owners of property directly abutting, and directly across a street or alley from the subject property as required by Ordinance.

Stephen McCracken, owner of property at 27 Deering Street Corner 36-42 Avon Street under the provisions of Section 602.24 C of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to permit the Change of Use of the 4-family apartment house, at the above named location, to a 5-family apartment house with one apartment on the third floor, one apartment on the second floor, two apartments on the first floor with the new apartment in the basement not issuable under the Zoning Ordinance because the area of the lot on which this building is located is only about 3,140 sq. ft. rather than the [illegible]q. ft. minimum required by Section 602.7.B.8 of the Ordinance applying to the R-6 Residential Zone (1,000 sq. ft. per family).

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that the conditions imposed by Section 602.24 C (3)(b)(2) of the Zoning Ordinance have been met.

James F. O'Malley
Secretary

46-A-12 - Webber, Isaac M. & Louis A. Asali-Anderson, Leo E. U & W - 29 Deering St.
46-A-9-11 - O'Toole, John J. & Kathlyn E. - 44 Avon St.
46-B-15-16-28- Andrews, Harold T. Post #17, American Legion Bldg. & Holding Corp. - 23 Deering St.
46-C-3 - Nixon, John - 145 Sherman St. 04101
46-C-4 - Lauck, Margaret Ann & Richard E. - Bar Mills, Me. RETURNED 1/3/79
46-C-5 - McIntosh, Arlene G. & John A. - 27 Casco Terrace, Falmouth, Me. 04105

Ad. 11/9/78

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

APPLICATION FOR VARIANCES FOR DWELLING UNIT CONVERSIONS

Stephen McCracken, owner of property at 27 Deering Street Corner 36-42 Avon Street

under the provisions of Section 602.24 C of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to permit: Change of Use of 4-family apartment house to a 5-family apartment house with one apartment on the third floor, one apartment on the second floor, two apartments on the first floor with the new apartment in the basement not issuable under the Zoning Ordinance because the area of the lot on which building is located is only about 3,140 sq. ft. rather than the 5,000 sq. ft. minimum required by Section 602.7.B.8 of the Ordinance applying to the R-6 Residential Zone (1,000 sq. ft. per family).

LEGAL BASIS OF APPEAL: Such permits may be granted only if the Board of Appeals finds that the conditions imposed by Section 602.24 C(3)(b)(2) of the Zoning Ordinance have been met. (See reverse hereof for said conditions.)

Site Plan approval (is/is not) required by the Site Plan Ordinance. If site plan approval is required, a preliminary or final site plan is attached hereto as Exhibit A.

Stephen P. McCracken
APPELLANT

602.24 C(3)(b)(2) Variance for Dwelling Unit Conversions.

(a) The subject property consists of a structure which by reason of its size or the size of the lot on which it is located could legally accommodate more dwelling units than are permitted in the residential zone where it is located.

(b) By reason of its age, condition or marketability, the structure cannot be economically used or maintained if used for no more than the number of dwelling units permitted in the residential zone where it is located.

(c) The existing uses in the immediate vicinity of the subject property are not of such nature and condition as to justify rezoning a reasonable area in the vicinity of the subject property to a classification which would permit the economic use and maintenance of the subject property.

(d) Adequate provision has been made for on-site or off-site parking spaces in a number sufficient to meet the requirements of Section 602.14. If the variance is granted, it would comply with all other provisions of this ordinance and all other codes or ordinances of the City or meets the requirements for a variance of those provisions.

(e) The conversion of the subject property so as to accommodate more dwelling units than are permitted in the zone in which it is located would not significantly interfere with the use and enjoyment of other land in the vicinity.

(f) None of the foregoing conditions have been deliberately created by, or with the consent or acquiesence of, the owner, his predecessors in title, or any user of the property in order to bring the subject property within the standards of this section and no alternative available to the owner other than a variance to permit an increase in the permitted number of dwelling units would suffice to permit the economic use and maintenance of the subject property.

27 Dearing Street Corner 36-42 Avon Streat

December 15, 1978

Stephen McCracken
27 Deering Street
Portland, Maine

Dear Mr. McCracken:

Building Permit and Certificate of Occupancy to Change the Use of the 4-family apartment house at the above named location, to a 5-family apartment house with one apartment on the third floor, one apartment on the second floor, two apartments on the first floor with the new apartment in the basement are not issuable under the Zoning Ordinance because the area of the lot on which this building is located is only about 3,140 sq. ft. rather than the 5,000 sq. ft. minimum required by Section 602.7.B.8 of the Ordinance applying to the R-6 Residential Zone (1,000 sq. ft. per family).

We understand that you would like to exercise your appeal rights in this matter. Accordingly, you or your authorized representative should come to this office, Room 113, City Hall, to file the appeal on forms which are available here. A fee of $5.00 for a Dwelling Unit Conversion appeal shall be paid at this office at the time the appeal is filed. If fee has been paid, and appeal filed prior to this letter, then consider this letter as a matter of formality. Section 602.24.C.3.b.2.

Very truly yours,

Malcolm G. Ward
Building Inspection Supervisor

MGW/r

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

VARIANCE FOR DWELLING UNIT CONVERSIONS

Findings of Fact

The applicant is Stephen McCracken and he is interested in the property located at 27 Deering St. Cor. 36-42 Avon St. as 5-fam. apart. hse..

The owner of the property is Stephen McCracken and his address is 27 Deering Street. The property is located in a R-6 Zone.

The present use of the property is 4-family apartment house.

The applicant respectfully petitions the Board of Appeals for a variance from the provision of Section 602.7.B.8 of the ordinance to permit Change of Use from 4-family apartment house to a 5-family apartment house with one apartment on the third floor, one apartment on the second floor, two apartments on the first floor with the new apartment in the basement not issuable under the ordinance because the area of the lot on which building is located is only 3,140 sq. ft. rather than 5,000 sq. ft. min. (1,000 sq. ft. per family).

Further Findings of Fact

Appearances

The names and addresses of those appearing in support of the application are:

and the names and addresses of those appearing in opposition to the application are:

Exhibits

The documentary evidence presented to the Board, including, but not by way of limitation, plans, specification, photographs, etc. consisted of the following:

_____

_____

_____

_____

REASONS FOR DECISIONS

The subject property consists of a structure which by reason of its size or the size of the lot on which it is located (could/could not) legally accommodate more dwelling units than are permitted in the residential zone where it is located as evidenced by: _____

_____

_____

By reasons of its age, condition or marketability, the structure (can/can not) be economically used or maintained if used for no more than the number of dwelling units permitted in the residential zone where it is located for the following reasons:

_____

_____

_____

The existing uses in the immediate vicinity of the subject property (are/are not) of such a nature and condition as to justify rezoning a reasonable area in the vicinity of the subject property to a classification which would permit the economic use and maintenance of the subject property, because: _____

_____

_____

_____

Adequate provision (has/has not) been made for on-site or off-site parking spaces in a number sufficient to meet the requirements of Section 602.14, which requires _____ parking spaces.

If the proposed variance should be granted, it (will/will not) comply with all other provisions of this ordinance and all other codes or ordinances of the City or meet the requirements for a variance of those provisions.

The conversion of the subject property so as to accommodate more dwelling units than are permitted in the zone in which it is located (would/would not) significantly interfere with the use and enjoyment of other land in the vicinity as evidenced by: _____

_____

_____

The foregoing conditions (have/have not) been deliberately created by, or with the consent or acquiescence of, the owner, his predecessors and title, or any user of the property in order to bring the subject property within the standards of this section, as shown by: _____

_____

_____

There (is/is not) any alternative available to the owner, other than a variance to permit an increase in the number of dwelling units, which would suffice to permit the economic use and maintenance of the subject property because of the following: _____

_____

_____

SPE[illegible]C RELIEF GRANTED

After a public hearing held on _____, the Board of Appeals find that all of the conditions required by the Ordinance (do/do not) exist with respect to this property and that a variance for dwelling unit conversion should _____ be granted in this case.

It is therefore determined that a variance from the provisions of the Zoning Ordinance should _____ be granted in this case.

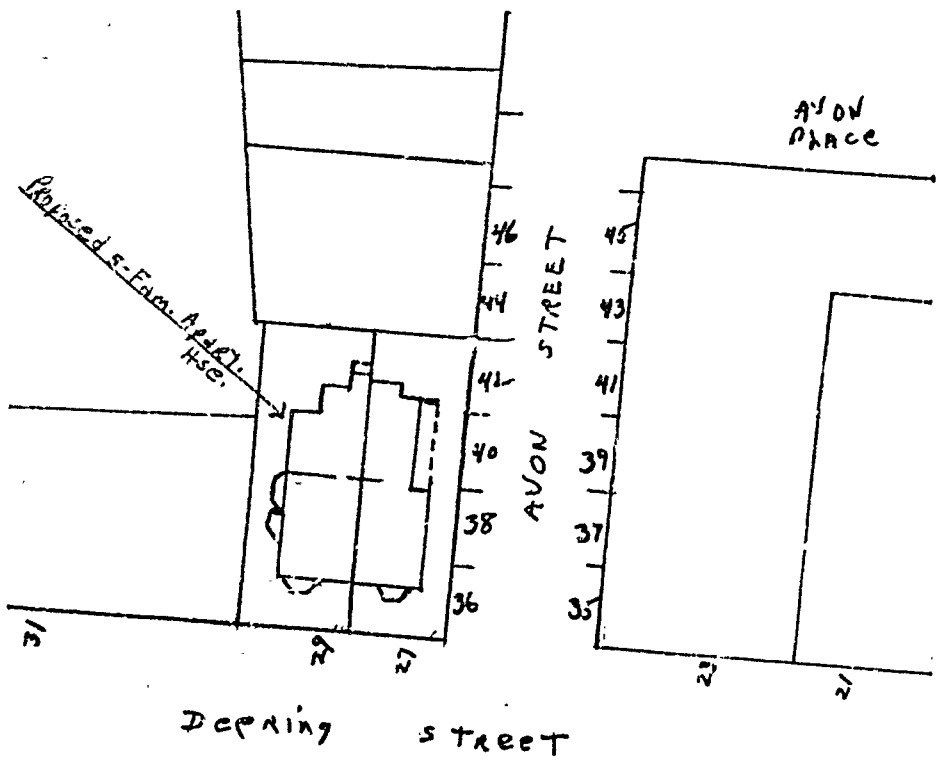
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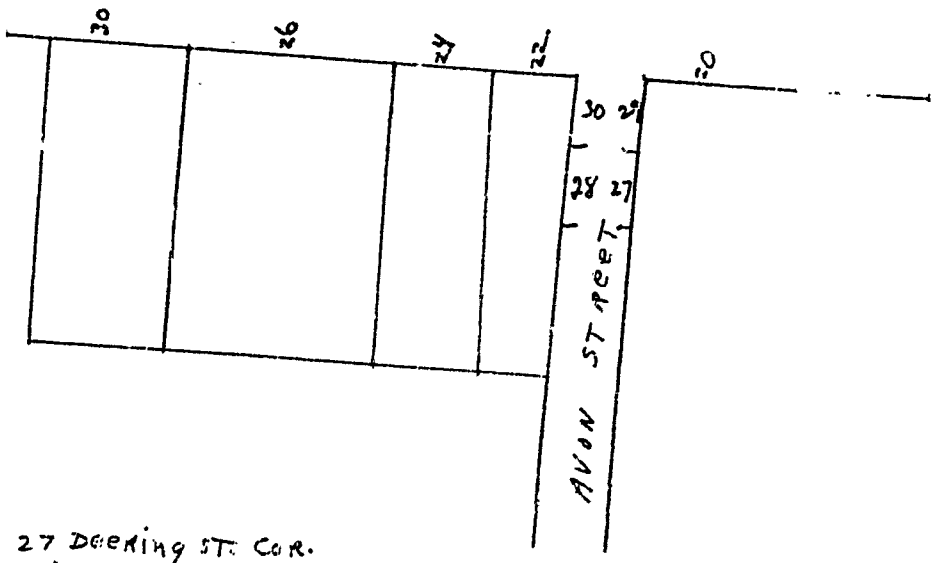
_____

_____ _____

_____

_____





27 Deering St. Cor.
36-1/2. Avon St.

(COPY)

CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION #27 Deering St.

Issued to Pauline Carrier
27 Deering St.

Date of Issue March 25, 1971

This is to certify that the building, premises, or part thereof, at the above location, built—altered —changed as to use under Building Permit No. 70/833, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

Portion of Building or Premises	Approved Occupancy
Entire -Apartment Building.	Two family-first floor. One family-second floor. one family-third floor.

Limiting Conditions:

This certificate supersedes certificate issued

Approved.

Nelson F. Hemphill

(Date)

Inspector of Buildings

...fers lawful use of building or premises, and ought to be transferred from ...y changes hands. Copy will be furnished to owner or lessee for one dollar.

APPLICATION FOR PERMIT

PERMIT ISSUED
333
JUL 24 1970
CITY OF PORTLAND

Class of Building or Type of Structure Second Class

Portland, Maine, July 23, 1970

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 27 Deering Street Within Fire Limits? ..... Dist. No. .....

Owner's name and address Pauline Carrier, 27 Deering St. Scarboro Telephone 883-5390

Lessee's name and address ..... Telephone .....

Contractor's name and address Clinton Clark, 32 Williams St., Westbrook Telephone .....

Architect ..... Specifications ..... Plans yes No. of sheets 4

Proposed use of building Dwelling No. families 2

Last use ..... No. families 1

Material brick No. stories 3 Heat ..... Style of roof ..... Roofing .....

Other buildings on same lot .....

Estimated cost $..... Fee $ 5.00

General Description of New Work

To Change Use of building from 1-family dwelling to 2-family dwelling. Providing new apt. on 3rd floor with minor alterations - 2 existing means of egress

2 Family - 1st floor
1 " - 2nd floor
1 " - 3rd floor.

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

Details of New Work

Is any plumbing involved in this work? yes Is any electrical work involved in this work? .....

Is connection to be made to public sewer? ..... If not, what is proposed for sewage? .....

Has septic tank notice been sent? ..... Form notice sent? .....

Height average grade to top of plate ..... Height average grade to highest point of roof .....

Size, front ..... depth ..... No. stories ..... solid or filled land? ..... earth or rock? .....

Material of foundation ..... Thickness, top ..... bottom ..... cellar .....

Kind of roof ..... Rise per foot ..... Roof covering .....

No. of chimneys ..... Material of chimneys ..... of lining ..... Kind of heat ..... fuel .....

Framing Lumber-Kind ..... Dressed or full size? ..... Corner posts ..... Sills .....

Size Girder ..... Columns under girders ..... Size ..... Max. on centers .....

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

Joists and rafters:	1st floor	2nd	3rd	roof .....
On centers:	1st floor	2nd	3rd	roof .....
Maximum span:	1st floor	2nd	3rd	roof .....

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

If a Garage

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

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

APPROVED:

O.K. - 7/24/70 - Allen

Miscellaneous

Will work require disturbing of any tree on a public street? .....

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 Pauline T. Carrier

PC

Permit No. 70/5331

Location 327 Clarence St.

Owner Peter Clarence Carver

Date of permit 7/14/70

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued 3/25/71 - D.M.

Staking Out Notice

Form Check Notice

Holds for Amend. to plan. 2nd floor

NOTES

8-18-70 Third floor ready to rent. Hollow core entry door & hand door to ask from apon Hall

1-18-71 change first floor into 2 apts.
1- 2nd floor
1- 3rd "
O.

3-25-71 Basement stairway enclosed

Cof.O.

PERMIT TO INSTALL PLUMBING

PERMIT NUMBER **198**

Address 27 Deering St.

Installation For Single

Owner of Bldg: Mrs. Pauline Carrier

Owner's Address: Scarboro, Maine

Plumber: Walter Hand. Date: 2-23-71

Date Issued 2-23-71.

Portland Plumbing Inspector

By ERNOLD R. GOODWIN

App. First Insp.

Date FEB 25 1971

By ERNOLD R. GOODWIN

App. Final Insp.

Date

By

Type of Bldg.

- ☐ Commercial
- ☐ Residential
- ☑ Single
- ☐ Multi Family
- ☐ New Construction
- ☐ Remodeling

NEW	REP'L	15A Seavey St. Westbrook	NO.	FEE
		SINKS		
		LAVATORIES		
		TOILETS		
		BATH TUBS		
1		SHOWERS		2.00
		DRAINS FLOOR SURFACE		
		HOT WATER TANKS		
		TANKLESS WATER HEATERS		
		GARBAGE DISPOSALS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS		
		AUTOMATIC WASHERS		
		DISHWASHERS		
		OTHER		
			TOTAL 1	2.00

Building and Inspection Services Dept.: Plumbing Inspection

$5.00 Cd 8/10/70

70/82

Granted 9/8/70

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

MISCELLANEOUS APPEAL

Mrs. Pauline Carrier, owner of property at 27 Deering Street under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to permit: changing the use of the two family dwelling to four families with one apartment on first floor, two on the second and one on the third. This permit is presently not issuable under the Zoning Ordinance because the area of the lot on which the building is located is only about 3,140 square feet instead of the minimum of 4,000 square feet (1,000 square feet per family) required by Section 602.7B.7a of the Ordinance pertaining to the R-6 Residential Zone in which this property is located.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals find that enforcement of the terms of the Ordinance would result in undue hardship and desirable relief may be granted without substantially departing from the intent and purpose of the Ordinance.

Pauline T. Carrier
APPELLANT

DECISION

September 8, 1970

After public hearing held Sept.3, continued to /, the Board of Appeals finds that enforcement of the terms of the Ordinance would result in undue hardship and desirable relief may be granted without substantially departing from the intent and purpose of the Ordinance.

It is, therefore, determined that such permit may be issued.

BOARD OF APPEALS

Fredric H. Hinkley

W B Kulpsland

Harry M. Smith

Re: 27 Deering Street

August 7, 1970

Mrs. Pauline Carrier
27 Deering Street

cc: Clinton Clark
32 Williams St.
Westbrook, Maine
cc: Corporation Counsel

Dear Mrs. Carrier:

Amendment to building permit and certificate of occupancy for changing the use of this building at the above named location from two families to four with one apartment on the first floor, two on the second and one on the third are not issuable under the Zoning Ordinance because the area of the lot on which the building is located is only about 3,140 square feet instead of the minimum of 4,000 square feet (1,000 square feet per family) required by Section 602.7B.7a of the Ordinance pertaining to the R-6 Residential Zone in which this property is located.

We understand you would like to exercise your appeal rights in this matter, accordingly you or your authorized representative should come to this office, Room 113, City Hall, to file the appeal on forms which are available here. A fee of $5.00 shall be paid at this office at the time the appeal is filed.

Very truly yours,

A/ Allan Soule
Assistant Director

AAS/c

August 31, 1970

Mrs. Pauline Carrier
27 Deering Street

Dear Mrs. Carrier:

September 3, 1970

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

August 31, 1970

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine on Thursday, September 3, 1970 at 4:00 p.m. to hear the appeal of Mrs. Pauline Carrier requesting an exception to the Zoning Ordinance to change use of two family dwelling to four family apartment house at 27 Deering Street.

This permit is presently not issuable under the Zoning Ordinance because the area of the lot on which the building is located is only about 3,200 square feet instead of the minimum of 4,000 square feet (1,000 square feet per family) required by Section 602.7B.7a of the Ordinance pertaining to the R-6 Residential Zone in which this property is located.

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

BOARD OF APPEALS

Franklin C. Hinckley

Chairman

h

cc: Drs. Isaac M. Webber
and Louis A. Asali
29 Deering Street

Mr. John J. O'Toole
44 Avon Street

27 Deering Street

Sept. 11, 1970

cc to: Clinton Clark
32 Williams St., Westbrook

Mrs. Pauline Carrier
27 Deering Street

Dear Mrs. Carrier:

Your amendment to building permit No. 70/833 to change the use of building from 2-family dwelling to 4-family apartment house with alterations has been approved by the Board of Appeals. It is necessary that you bring in a plan of the second floor showing the new arrangement that you propose in which to make two apartments on this floor and pay the fee for this amendment to the building permit.

With this information we will be able to proceed with your application.

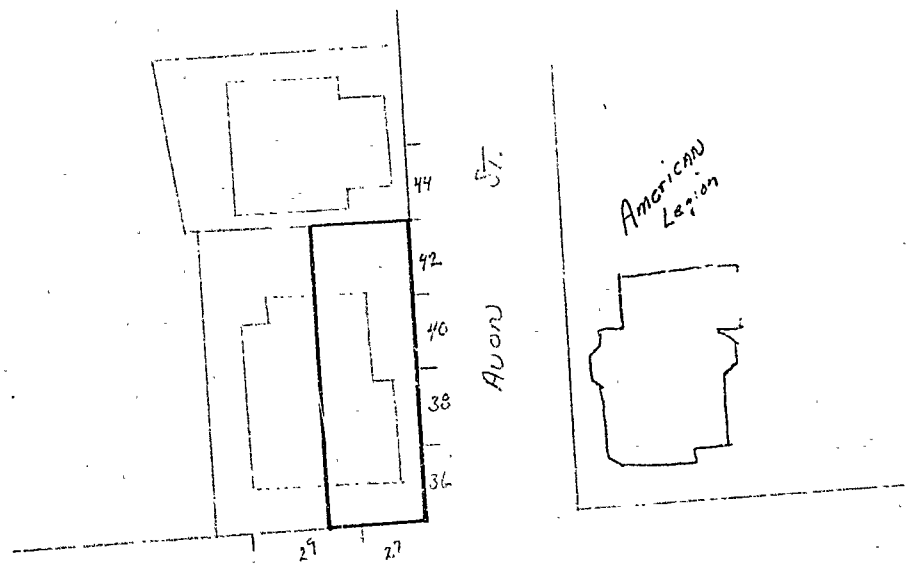
Very truly yours,

A. Allan Soule
Assistant Director of Building & Inspection Services

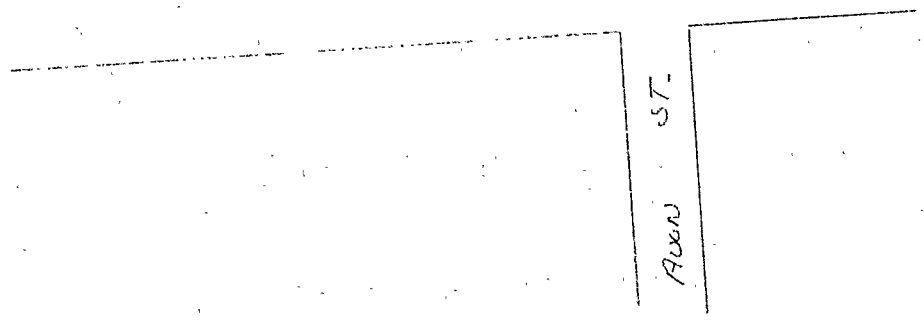
AAS:m

Deering St

46
42



Deering ST.



Re: 27 Deering Street

August 7, 1970

Mrs. Pauline Carrier
27 Deering Street

cc: Clinton Clark
32 Williams St.
Westbrook, Maine
cc: Corporation Counsel

Dear Mrs. Carrier:

Amendment to building permit and certificate of occupancy for changing the use of this building at the above named location from two families to four with one apartment on the first floor, two on the second and one on the third are not issuable under the Zoning Ordinance because the area of the lot on which the building is located is only about 3,140 square feet instead of the minimum of 4,000 square feet (1,000 square feet per family) required by Section 602.7B.7a of the Ordinance pertaining to the R-6 Residential Zone in which this property is located.

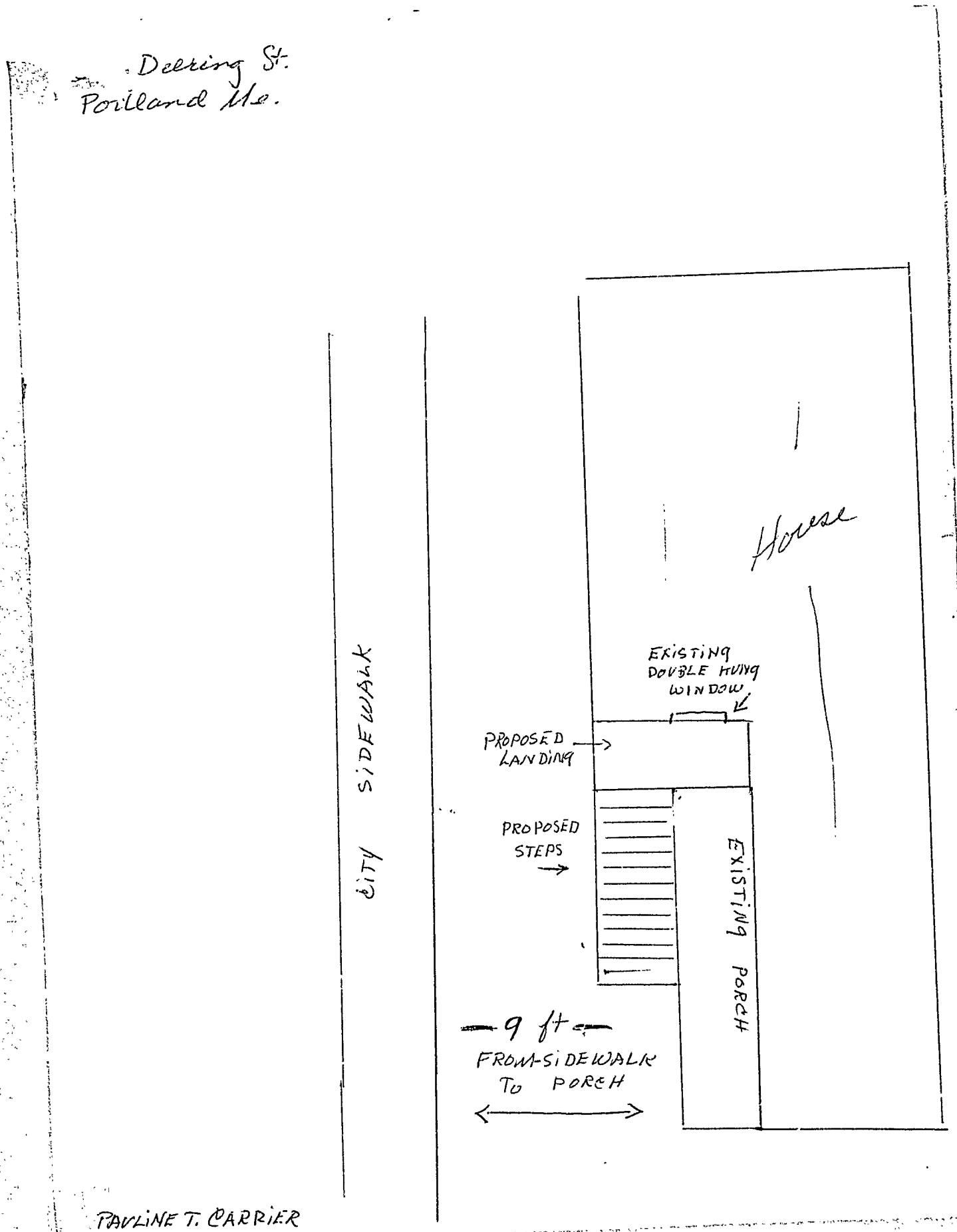
We understand you would like to exercise your appeal rights in this matter, accordingly you or your authorized representative should come to this office, Room 113, City Hall, to file the appeal on forms which are available here. A fee of $5.00 shall be paid at this office at the time the appeal is filed.

Very truly yours,

A/ Allan Soule
Assistant Director

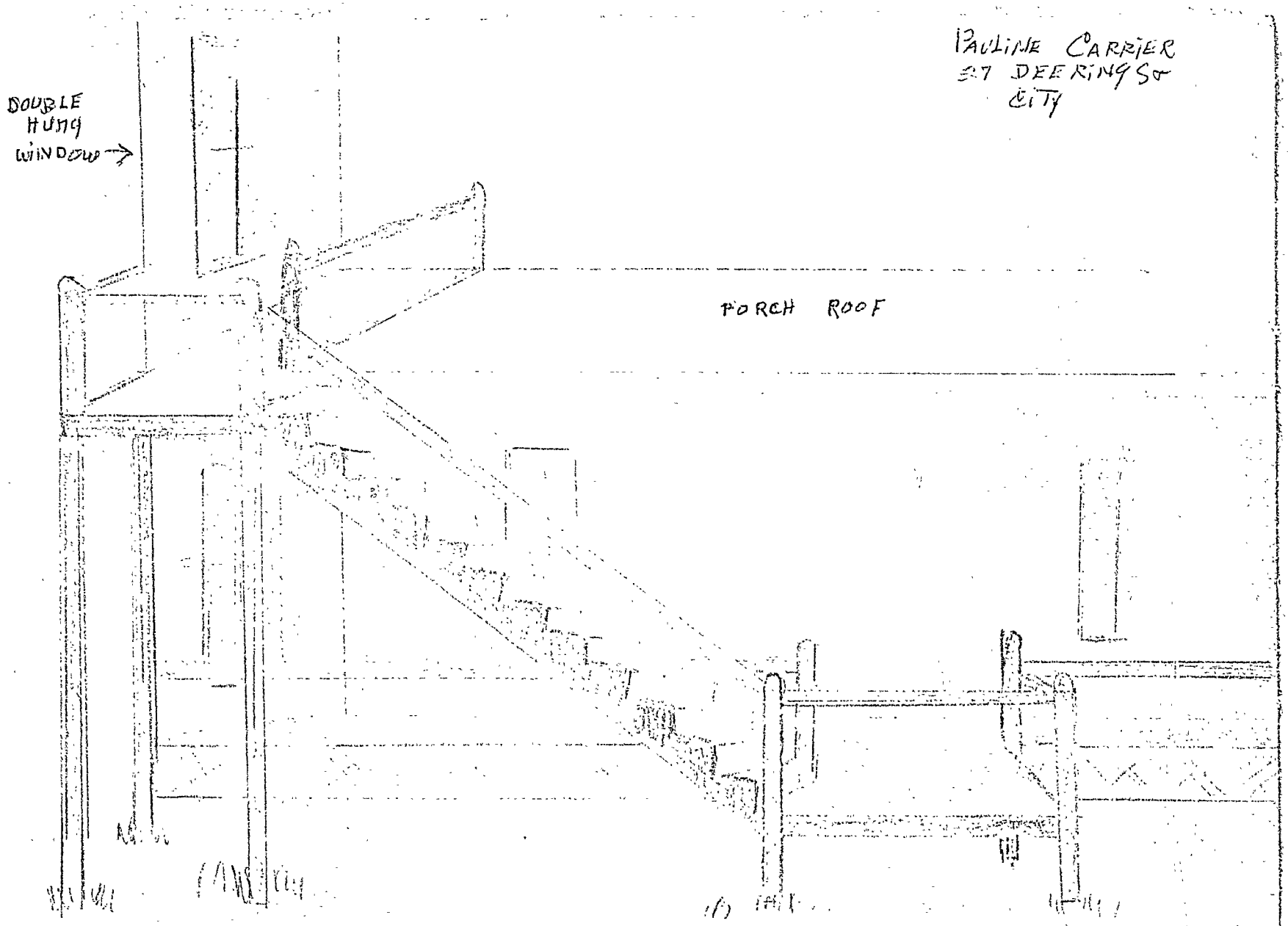
AAS/c

Deering St.
Portland Me.



PAULINE T. CARRIER

PAULINE CARRIER
37 DEERING St
CITY



FIRE EXIT FROM 2nd FLOOR

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

R. LOVELL BROWN
DIRECTOR

A. ALLAN SOULE
ASSISTANT DIRECTOR

27 Deering St.

August 5, 1970

Mrs. Pauline Carrier
27 Deering St.
Portland, Maine

CC: Clinton Clark
32 Williams St.
Westbrook, Maine

Dear Mrs. Carrier:

We have received your proposed plan of a wooden fire escape on the side of your building at the above named location. We will need however a plot plan showing the location of this fire escape on the building and its' distance to the side lot line. (distance from fire escape to street line) This distance will be closer than 10', so we will need this information to put in the appeal letter.

Very truly yours,

A. Allan Soule

A. Allan Soule
Assistant Director

AAS;l

APPLICATION FOR AMENDMENT TO PERMIT

None

Amendment No. #1

Portland, Maine, July 23, 1970

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. ... 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 27 Deering St. ... Within Fire Limits? ... Dist. No. ...

Owner's name and address ... Pauline Carrier, 27 Deering St. ... Telephone ...

Lessee's name and address ... Telephone ...

Contractor's name and address ... Clinton Clark, 32 Williams St., Westbrook ... Telephone ...

Architect ... Plans filed yes ... No. of sheets ... 4

Proposed use of building ... Apartment house ... No. families ... 4

Last use ... Dwelling ... No. families ... 2

Increased cost of work ... 2000. ... Additional fee ... 6.00

Description of Proposed Work

Work started

To Change Use of building from 2-family dwelling to 4-family apartment house
with alterations as per plans

This application is preliminary to get settled the question of zoning appeal.
In the event the appeal is sustained the applicant will pay legal fee.

Appeal sustained 9/8/70

Details of New Work

owner

Is any plumbing involved in this work? ... yes ... Is any electrical work involved in this work? ... yes ...

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:

...

Signature of Owner Pauline T. Carrier

...

Approved: ... Inspector

INSPECTION COPY

CS.105

7/28/70

PERMIT TO INSTALL PLUMBING

PERMIT NUMBER 1575

Address 27 Deering St. (3rd flr)
Installation For: dwelling
Owner of Bldg: Mrs. Cormier
Owner's Address: same
Plumber: Andrew Motivier
Date: July 27, 1970

Date Issued July 27, 1970
Portland Plumbing Inspector
By ERNOLD R. GOODWIN

App. First Insp.
Date 8/28/70
By WALTER H. WALLACE
DEPUTY PLUMBING INSPECTOR

App. Final Insp.
Date 8/28/70
By WALTER H. WALLACE
DEPUTY PLUMBING INSPECTOR

Type of Bldg.

- ☐ Commercial
- ☐ Residential
- ☐ Single
- ☐ Mult. Family
- ☐ New Construction
- ☐ Remodeling

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

Building and Inspection Services Dept.: Plumbing Inspection

PERMIT TO INSTALL PLUMBING

12583
PERMIT NUMBER

Date Issued 2-12-63
PORTLAND PLUMBING INSPECTOR
By J. P. Welch
APPROVED FIRST INSPECTION
Date 11-16-63
By [illegible]
APPROVED FINAL INSPECTION
Date
JOSEPH P. WELCH
By

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

Address 27 Deering Street
Installation For. Dr. Laverance Holt
Owner of Bldg. Dr. Laverance Holt
Owner's Address: 27 Deering Street
Plumber: Andrew P. Iverson Date: 2-12-63

NEW	REPL	PROPOSED INSTALLATIONS	NUMBER	FEE
		SINKS		
1		LAVATORIES	1	$ 2.00
1		TOILETS	1	2.00
		BATH TUBS		
		SHOWERS		
		DRAINS		
		HOT WATER TANKS		
		TANKLESS W/ [illegible] HEATERS		
		GARBAGE GRINDERS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS (Conn. to house drain)		
			TOTAL ▶	$ 4.00

PORTLAND HEALTH DEPT. PLUMBING INSPECTION

☐ REMODELING

5M 12-53 ☐ PORTLAND HEALTH DEPT. PLUMBING INSPECTION

3	$3.00
Total	

PERMIT TO INSTALL PLUMBING

PERMIT NUMBER 968

Date Issued Oct 27, 1954

PORTLAND PLUMBING INSPECTOR

By Lewis P. Webb

APPROVED FIRST INSPECTION

Date 11-2-54

By J. Pulsch

APPROVED FINAL INSPECTION

Date 11-10-54

By J. A. Welch

TYPE OF BUILDING

- [x] COMMERCIAL
- [ ] RESIDENTIAL
  - [ ] SINGLE
  - [ ] MULTI FAMILY
- [ ] NEW CONSTRUCTION
- [ ] REMODELING

Address: 27 Kearney St.

Installation For: U. S. Post Office

Owner of Bldg.: J. A. Clark

Owner's Address: Same

Plumber: Geo. E. Boyd Date: Oct 27 1954

NEW	REP'L	PROPOSED INSTALLATIONS	NUMBER	FEE
		SINKS		
1		LAVATORIES	1	1.00
1		TOILETS	1	1.00
		BATH TUBS		
1		SHOWERS	1	1.00
		DRAINS		
		HOT WATER TANKS 3		
		TANKLESS WATER HEATERS		
		GARBAGE GRINDERS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS (conn. to house drain)		
			3	3.00
			Total	

5M 12-53 ☐ PORTLAND HEALTH DEPT. PLUMBING INSPECTION

FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, Dec. 22, 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 22 [illegible] Use of Building [illegible] No. Stories 2 New Building / Existing "

Name and address of owner of appliance [illegible]

Installer's name and address [illegible] Telephone [illegible]

General Description of Work

To install [illegible]

IF HEATER, OR POWER BOILER

Location of appliance basement Any burnable material in floor surface or beneath? no

If so, how protected? _____ Kind of fuel? oil

Minimum distance to burnable material, from top of appliance or casing top of furnace 24"

From top of smoke pipe 24" From front of appliance 24" From sides or back of appliance 24"

Size of chimney flue 8x8 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 Easternoil 0-1 Labelled by underwriter's 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 inches

Location of oil storage basement Number and capacity of tanks one 275

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 1-275 gal.

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., 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED: OK 12-17-54 GMH

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

Easternoil

Signature of Installer John F. Kelleher

INSPECTION COPY

Permit No. 54-3276

Location 22 Lansing St.

Owner John C. Black

Date of permit 12/17/54

Approved [illegible]

NOTES

Alter

Bldg 3-14

(A) APARTMENT HOUSE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class

Portland, Maine, Oct. 12, 1954

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair demolish 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 27 Deering St. Within Fire Limits? yes Dist. No. 1

Owner's name and address John C. Clark, 27 Deering St. Telephone 7-1[illegible]6

Lessee's name and address Telephone

Contractor's name and address Telephone

Architect Specifications Plans no No. of sheets

Proposed use of building 2 apartments and 2 suites of doctors' offices No. families

Last use 1 apartment and 2 suites of doctors' offices No. families

Material brick No. stories 3 & B Heat Style of roof Roofing

Other buildings on same lot

Estimated cost $ Fee $ 1.00

General Description of New Work

To change use of third floor to separate apartment, third floor formerly having been used for living quarters in connection with second floor apartment.

To erect 6' long partition between proposed kitchen and bathroom, 2x3 studs, 16" on centers, plastered on both sides.

Entire building will be heated from one heater. Existing two means of egress.

3/14/55 Mr. Clark says this work cost too much money so he gave it up; but provided a toilet(perhaps bath also) in existing room on third floor, and is renting one of the two rooms existing on third floor to a nurse. The room used by the nurse has the fire escape outside itswindow. He says she has no cooking facilities. He was told that it would be unlawful to rent the other room because the occupant could not reach the fire escape without passing through the nurse's room which is contrary to law. Kmed Charge off.

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

Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work?

Is connection to be made to public sewer? If not, what is proposed for sewage?

Has septic tank notice been sent? Form notice sent?

Height average grade to top of plate Height average grade to highest point of roof

Size, front depth No. stories solid or filled land? earth or rock?

Material of foundation Thickness, top bottom cellar

Material of underpinning Height Thickness

Kind of roof Rise per foot Roof covering

No. of chimneys Material of chimneys of lining Kind of heat fuel

Framing lumber—Kind Dressed or full size?

Corner posts Sills Girt or ledger board? Size

Girders Size Columns under girders Size Max. on centers

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

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

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

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

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

2-9178

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

Signature of owner John C. Clark

INSPECTION COPY

Permit No. 541

Location 27 Deering St.

Owner John L. Clark

Date of permit 1/ /54

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

NOTES

October 18, 1954

AP 27 Deering St.—Alterations to provide separate apartment on third floor

Mr. John C. Clark
27 Deering St.

Dear Mr. Clark

That we may have clearly in mind just what you propose on the third floor, it is necessary that you furnish a plan of third floor to show where the new partition is proposed to separate one of the rooms evidently into kitchen and bathroom.

It is assumed that the unfinished attic marked on your former plan is still to remain unfinished and not occupied for living quarters.

If you prefer to come to the office and indicate clearly what this change will be on the former third floor plan, perhaps that will suffice.

We need to check particularly to see to it that all of the occupants of the third floor apartment will have ample opportunity to "detour" any fire which might be coming up the inside stairs or right already have arrived at the third floor level, to reach the fire escape on the Avon St. side.

The former plan of third floor shows certain doorways cut in connecting the rooms so that a "detour" would exist for all occupants of third floor now. Presumably those doorways and doors have been provided.

Now that the third floor is to be a separate apartment, it will be necessary to provide electric lights in adequate number and location in the hallways and so "switched" that the occupants of either second or third floor apartment can illuminate their way to a place of safety at the ground level, merely by turning a single switch in or just outside of their quarters. This would include a similar arrangement at the rear stairs from second floor for the second floor apartment occupants.

In such a case the hall lights should be on the tenant's meters. If it is desired to have the hall lights on the owner's meter, an automatic time switch is required capable of being set to turn the hall lights on automatically just before sunset each day and off automatically just after sunrise the next morning or later.

A certificate of occupancy from this department will be required before the third floor apartment is occupied as a separate apartment, and after the permit has been issued, and the work completed, you should give notice to this office of readiness for final inspection.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMcD/B

B 2

APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 1

Portland, Maine, Dec. 14, 1953

DEC 17 '53

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 53/2051 *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 27 Deering St. Within Fire Limits? yes Dist. No.

Owner's name and address John G. Clark, 27 Deering St. Telephone

Lessee's name and address Telephone

Contractor's name and address G. L. Nichols, h. Scarborough Telephone

Architect. Plans filed yes No. of sheets 1

Proposed use of building one apartment, 2nd floor and 2 Dr.'s office, 1st floor No. families

Last use " " 1 Dr's office No. families

Increased cost of work Additional fee .50

Description of Proposed Work

To erect non-bearing partitions in first story as per plan.

Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work?

Height average grade to top of plate Height average grade to highest point of roof

Size, front depth No. stories solid or filled land? earth or rock?

Material of foundation Thickness, top bottom cellar

Material of underpinning Height Thickness

Kind of roof Rise per foot Roof covering

No. of chimneys Material of chimneys of lining

Framing lumber—Kind Dressed or full size?

Corner posts Sills Girt or ledger board? Size

Girders Size Columns under girders Size Max. on ce

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span

Joists and rafters: 1st floor, 2nd, 3rd, F

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

Maximum span: 1st floor, 2nd, 3rd

Approved: O.K. 12/17/53 - RC

Signature of Owner by:

Approved: 12/17/53

INSPECTION COPY

(COPY)

CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 27 Deering St.

Date of Issue March 2, 1954

Issued to John C. Clark

This is to certify that the building, premises, or part thereof, at the above location, built—altered —changed as to use under Building Permit No. , has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

Portion of Building or Premises	Approved Occupancy
Entire	First floor—2 suites of doctors' offices Second floor—one dwelling unit with some living quarters on third floor

Limiting Conditions: .

Zoning appeal sustained 10/30/53
This certificate supersedes
certificate issued

Approved: 3/2/54 Earle Smith
(Date) *Inspector*

Warren McDonald
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

BP 27 Deering St.

January 14, 1954

Mr. John C. Clark
27 Deering St.

Copy to: Mr. G. L. Nichols
West Scarborough, Me.

Dear Mr. Clark:

This letter may be considered as a temporary certificate of occupancy so that the first story at 27 Deering St. may be used for doctors' offices, as allowed by Zoning Board of Appeals on October 30, 1953. It is understood that the present plan calls for two doctors to establish their offices there in the first story.

There are other matters in connection with the job controlled by the Building Code, especially the matter of means of egress from the third floor finished rooms. When these matters are all cared for, it is important that you notify this office of readiness for final inspection. When that inspection shows everything in order, the formal certificate of occupancy will be issued to you, and in the meantime the third floor rooms should not be used in any manner as living quarters.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMcD/B

AP 27 Deering St.

November 3, 1953

Mr. John C. Clark
27 Deering St.

Copies to: Corporation Counsel

Mr. G. L. Nichols
142 High Street

Dear Mr. Clark:

Building permit to authorize construction of a wooden outside stairway to serve as a fire escape from the third floor of your building at 27 Deering St., which you now propose to change so that there will be suites of doctors' offices in the first story and one dwelling unit above with some living quarters on third floor, is not issuable under the Zoning Ordinance because the proposed fire escape would be about 12 feet from the rear property line instead of the 16 feet normally required, according to Sect. 83 of the Ordinance, applying to the Apartment House Zone where the property is located.

I understood you to say at the public hearing on zoning appeal relating to the use of the building that you desired to seek an exception from the Zoning Board of Appeals with regard to the stairway encroachment; so there is enclosed an outline of the appeal procedure. If you desire to have consideration of this question by the Board at the earliest possible date, the additional appeal should be filed at the office of Corporation Counsel before the close of business on Friday, November 6.

In the meantime we have not made full examination of the detailed plan of the fire escape although we do note that the maker has omitted all indication of railings, which the contractor no doubt intends to provide but which really should be shown on the plan around landings and along stairs to a height of no less than 34 inches above the floor or treads.

The arrangement of third floor rooms and the means of reaching the proposed fire escape raise a number of questions as to compliance with the Building Code, which will have to be cleared up by revision of the plans before we can issue either a new permit or an amendment to the permit now issued looking toward use of the third floor for living quarters. The fact that an outside window in the rear wall of main building on third floor is shown over the roof of the ell indicates that the roof of the ell is quite low and that the head room between floor and roof framing of the passageway from the front stair hall through the unfinished attic to the proposed exit may be quite small. This is required to be at least 6 feet 4 inches for width of at least 30 inches from the party wall and the doorway leading to the attic must be at least that high.

There are really three rooms on third floor, including the small room in front of the hallway, and the doorway from hall to each of the three rooms is closer to Deering St. than the top of the stairway to second floor which is shown to be open on the plan. This arrangement does not comply with the Building Code requirement that the occupants of these rooms must have a reasonable chance to reach the rear fire escape if fire should be traveling the inside stairway and reach the third floor undiscovered.

The usual way to correct this situation and to comply with Building Code requirements would be to cut doorways interconnecting the three rooms (since the rooms

would all be in one tenancy) and then providing a means of reaching the fire escape safely from the rear room. This does not appear possible in your case, however, because it appears that practically all of the rear wall of this rear room is an exterior wall with no opportunity to cut through a doorway into the attic. Perhaps your plan maker or contractor can suggest some other solution. It might be even possible to construct the proposed fire escape outside of the rear window of the rear bedroom instead of at the rear of the ell. In taht case a zoning appeal would still be necessary because the stairway would be to close to Avon St.

You may wonder why the present proposal is more unsafe than these living rooms on the third floor have been formerly. In a sense that is true, but now that the first story will be entirely unoccupied at night there is more likelihood of a fire originating there and gaining great headway before the persons, perhaps asleep in third story were aroused. One way of compensating for the inadequate supply of exits on the third floor is to provide an automatic fire detection and alarm system in the building, but while such a system is an effective safety measure, it also is fairly expensive.

Very truly yours,

WMcD/B

Warren McDonald
Inspector of Buildings

AP 27 Deering St.
WHcD 11/12/53

November 3, 1953

Mr. John C. Clark
27 Deering St.
Mr. G. L. Nichols
142 High St.

Gentlemen:

Mr. Clark's zoning appeal with relation to establishing doctors' offices at 27 Deering St. having been granted conditionally on October 30, and because there has been such a long delay since Mr. Clark first filed the application for the permit on September 4, the building permit is issued to him, herewith, without sufficient information to show compliance with the Building Code so that the job may be started, but subject to the conditions which follow and to the condition attached by the Board of Appeals to the effect that third floor rooms are not to be occupied for living quarters until all requirements required by the Building Code on account of the change of use in first story have been complied with. This matter of of the use of third floor rooms and the construction of the proposed rear outside stairway for a fire escape will be explained more fully in another letter. However, if this letter is not understood, or, if you are unable or unwilling to comply with the conditions, alterations and change of use of the first story should not be started, but more information furnished to this office to show compliance with the Building Code.

1. The plan indicates the rear room on first floor as a kitchen. Presumably this room will not be used as a kitchen under the new arrangement.

2. The plan shows no means of ventilation of the "inside" toilet proposed in the existing closet in first story. While this matter of ventilation is a regulation of State Law and Plumbing Ordinance, which is administered by the Health Department, the means of accomplishing it should be shown on the plan.

3. The first floor plan should also show whether there are to be two suites of offices in first story or only one and the suitable designations as reception room, etc. and indication so that we can tell where the two suites (if there are to be two) will be separated. If only one suite, that fact should be shown.

4. The plan should be revised to show all of the above features and fresh print filed here before November 12, 1953. If in the meantime the owner should desire additional changes of any importance in first story which are not indicated on the current plan, application for amendment to the permit now issued should be filed along with the fresh print.

5. The permit is issued on the basis that the framing and supports of first floor are thoroughly adequate to support the required live load of no less than 50 pounds per square foot; and without prior examination to see either structural or fire prevention conditions, such as the condition of the chimney and firestops in the cellar. The contractor should go carefully over these and make them right before notice of readiness for closing-in inspection in connection with new partitions.

6. Before the first story is used for even one suite of doctors' offices, a certificate of occupancy covering the new use is required from this department. When all features in connection with the first story controlled by the Building Code are completed, notice is required to this office of readiness for final inspection.

7. Since the building is now proposed as a combination dwelling house with living quarters above the second story, the Building Code in Sect. 202e requires that the means of egress from the third story be provided the same as for apartment houses. It is realized that the owner plans an outside wooden stairway in the rear for a fire escape, but the question of access to this fire escape becomes an important one and the location of the proposed fire escape does not comply with the requirements of the Zoning Ordinance. These features will be explained more fully in a separate letter which the owner should receive shortly.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMcD/B

AP 27 Deering St.

September 8, 1953

Mr. John C. Clark
27 Deering St.

Copies to: Corporation Counsel

Mr. Clark for maker of the plans

Dear Mr. Clark:

Building permit is not issuable under the Zoning Ordinance to make alterations to the single family dwelling house at 27 Deering St., and to change the use of the building from a single family dwelling house and office of resident doctor to two suites of doctors' offices in the first story and a single apartment on second floor, because the property is in an Apartment House Zone, where use for office space for doctors of medicine, dentistry and osteopathy is not allowable unless authorized by the Board of Appeals after the usual appeal procedure.

You have indicated your desire to seek such authorization; so, there is enclosed an outline of the appeal procedure.

You have indicated on the application for the permit that you will furnish plans of the proposed changes at a later date. These plans should be by way of blueprints, bearing the name and address of the maker and all of the information on them printed from the original. They should be made by some party thoroughly experienced in the usual method of making such plans, and who is able to consult the Building Code for himself to find out what the requirements are. A copy of this letter is enclosed for the use of the maker of the plans, and he and you are referred to Section 202 (particularly to 202e relating to such combination dwelling house as this would be) and to Sections 205 and 212, applying to Business and Industrial use which includes the intended offices.

It is my impression that one or more finished rooms exist on the third floor of the building. If so, it is important that you state in the application for the permit to what use any such rooms will be put--the application merely mentioning the use of the first and second floors.

If there are such finished rooms above second story and you plan to use them for any type of living quarters, you will note that Sect. 202e requires two well separated means of egress from the third floor, each of which must run down to an exit doorway to a place of safety at the ground level without intervening private quarters.

It would be well for you to have the detailed plans filed here a week or more before the date of the required hearing of the zoning appeal, so that we may be better able to serve you and the Board of Appeals at the time of the hearing.

Very truly yours,

WMcD/B

Warren McDonald
Inspector of Buildings

Enc: Outline of appeal procedure

City of Portland, Maine
Board of Appeals
—ZONING—

Sustained 12/4/53

53/97

December 3, 1953, 19

To the Board of Appeals:

Your appellant, John Clark, who is the owner of property at 27 Deering Street, respectfully petitions the Board of Appeals of the City of Portland to permit an exception to the regulations of the Zoning Ordinance relating to this property, as provided by Section 18, Paragraph E of said Zoning Ordinance.

Building permit to authorize construction of a metal fire escape from the third floor to the ground on the Avon St. side of the combined professional building and dwelling house at 27 Deering Street is not issuable under the Zoning Ordinance because the proposed fire escape would be only about five feet six inches from the side lot line, which is the street line of Avon St., instead of the 10 feet required by Section 8C of the Ordinance applying in the Apartment House Zone where the property is located.

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

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

John Clark
Appellant

After public hearing held on the fourth day of December, 1953, the Board of Appeals finds that an exception is necessary in this case to grant reasonable use of property and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

It is, therefore, determined that exception to the Zoning Ordinance may be permitted in this specific case.

Edward J. Bailey
Louis Feldman
William A. O'Brien
Ben B. Wilson
Helen C. Frost
BOARD OF APPEALS

DATE: DECEMBER 4, 1953

HEARING ON APPEAL UNDER THEZONING ORDINANCE OF JOHN CLARK

AT 27 DEERING STREET

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

Board of Appeals	VOTE		Municipal Officers
	Yes	No	
EDWARD T. COLLEY	(✓)	( )	
HELEN C. FROST	(✓)	( )	
ROBERT L. GETCHELL	(✓)	( )	
WILLIAM H. O'BRION	(✓)	( )	
BEN B. WILSON	( )	( )	
	( )	( )	
	( )	( )	
	( )	( )	
	( )	( )	

Record of Hearing:

NO OPPOSITION

WARREN McDONALD
INSPECTOR OF BUILDINGS

On reply refer
to file AP 27 Deering St.

FU

CITY OF PORTLAND, MAINE
Department of Building Inspection

December 3, 1953

Copies to: Hegquier & Jones
33 Pearl St.
Corporation Counsel

Mr. John Clark
27 Deering St.

COPY

Dear Mr. Clark:-

Building permit to authorize construction of a metal fire escape from the third floor to the ground on the Avon St. side of your combined professional building and dwelling house at 27 Deering St. is not issuable under the Zoning Ordinance because the proposed fire escape would be only about five feet six inches from the side lot line, which is the street line of Avon St., instead of the 10 feet required by Sect. 8C of the Ordinance applying in the Apartment House Zone where the property is located.

You have indicated your desire to seek an exception from the Board of Appeals; so, there is enclosed an outline of the appeal procedure.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMcD/G
Enclosure: Outline of [illegible] procedure

(A) APARTMENT ... ZONE

APPLICATION FOR PERMIT

02291

Class of Building or Type of Structure Second Class

Portland, Maine, December 2, 1953

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 27 Deering Street Within Fire Limits? yes Dist. No. 3

Owner's name and address John Clark, 27 Deering St. Telephone 2-4366

Lessee's name and address ... Telephone ...

Contractor's name and address Megquier &Jones, 33 Pearl St. Telephone ...

Architect ... Specifications ... Plans yes No. of sheets 1

Proposed use of building 2 doctors' offices and 1 apt. No. families ...

Last use " No. families ...

Material brick No. stories 3 Heat ... Style of roof ... Roofing ...

Other buildings on same lot ...

Estimated cost $ ~~500~~ 500. Fee $ 2.00

General Description of New Work

To erect metal fire escape on east side of building from third floor to ground as per plan.

To cut in two new doors to lead onto fire escape from existing rooms on third floor.

Appeal sustained 12/4/53

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. ***PERMIT TO BE ISSUED TO*** Megquier & Jones

Details of New Work

Is any plumbing involved in this work? ... Is any electrical work involved in this work? ...

Is connection to be made to public sewer? ... If not, what is proposed for sewage? ...

Has septic tank notice been sent? ... Form notice sent? ...

Height average grade to top of plate ... Height average grade to highest point of roof ...

Size, front ... depth ... No. stories ... solid or filled land? ... earth or rock? ...

Material of foundation ... Thickness, top ... bottom ... cellar ...

Material ... rpinning ... Height ... Thickness ...

Kind of roof ... Rise per foot ... Roof covering ...

No. of chimneys ... Material of chimneys ... of lining ... Kind of heat ... fuel ...

Framing lumber—Kind ... Dressed or full size? ...

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

Girders ... Size ... Columns under girders ... Size ... Max. on centers ...

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

Joists and rafters: 1st floor ..., 2nd ..., 3rd ..., roof ...

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

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

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

If a Garage

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

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

APPROVED:
with letter dtd 12/4/53 RAF

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

John C. Clark
Megquier & Jones

Signature of owner By: C. J. Wagner

INSPECTION COPY

Permit No. 53/2291

Location 27 N. Deerspring Dr.

Owner Chubb, Clyde

Date of permit 12/8/53

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

NOTES

3/2/54 - Work done
C. S. S.

AP 27 Deering St.

December 7, 1953

Mr. John C. Clark
27 Deering St.

copy to: Megquier & Jones Co.
33 Pearl St.

Dear Mr. Clark:

Appeal under the Zoning Ordinance having been sustained, we are issuing herewith to Megquier & Jones Company a permit for erection of a metal fire escape from the third floor to the ground on the Avon St. side of the building. As indicated on the plan filed with the application for permit, the upper landing of this fire escape is to be located outside the side window of the front room in the third story.

It is understood that door openings are to be cut in the partitions between this front room and the other two finished rooms in this story so that the new fire escape can be reached by any occupants of these two latter rooms without their going out into the hall where the inside stairway is located. The permit is issued subject to these new openings being provided.

The double hung window giving access to the new fire escape is required to be of such a size that when the lower sash is raised an opening at least 24 inches wide and 28 inches high will be provided for access to the fire escape. If the existing window is not large enough to afford such an opening, the opening will need to be enlarged if the double hung sash is to be retained; but in such a case a swinging window would also be acceptable in the existing opening in place of the double hung sash, if desired.

The provision of this fire escape will make it allowable to use the third story rooms in connection with the apartment in the second story. The certificate of occupancy, which cannot be issued until after erection of the fire escape and completion of other required alterations inside the building, will therefore classify the legal use of the building as two suites of doctor's offices located in the first story and one apartment occupying the second and third stories.

Very truly yours,

Warren McDonald
Inspector of Buildings

AJS/B

AP 27 Deering St.

December 3, 1953

Copies to: Hagquier & Jones
33 Pearl St.
Corporation Counsel

Mr. John Clark
27 Deering St.

Dear Mr. Clark:-

Building permit to authorize construction of a metal fire escape from the third floor to the ground on the Avon St. side of your combined professional building and dwelling house at 27 Deering St. is not issuable under the Zoning Ordinance because the proposed fire escape would be only about five feet six inches from the side lot line, which is the street line of Avon St., instead of the 10 feet required by Sect. 8C of the Ordinance applying in the Apartment House Zone where the property is located.

You have indicated your desire to seek an exception from the Board of Appeals; so, there is enclosed an outline of the appeal procedure.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMcD/G
Enclosure: Outline of appeal procedure

City of Portland, Maine
Board of Appeals
—ZONING—

Withdrawn 11/13/53

53/92

To the Board of Appeals: November 5, 1953, 19

Your appellant, John C. Clark, who is the owner of property at 27 Deering Street, respectfully petitions the Board of Appeals of the City of Portland to permit an exception to the regulations of the Zoning Ordinance relating to this property, as provided by Section 18, Paragraph E of said Zoning Ordinance.

Building permit to authorize construction of a wooden outside stairway to serve as a fire escape from the third floor of your building at 27 Deering Street, which you now propose to change so that there will be suites of doctors' offices in the first story and one dwelling unit above with some living quarters on third floor, is not issuable under the Zoning Ordinance because the proposed fire escape would be about 12 feet from the rear property line instead of the 16 feet normally required, according to Section 8B of the Ordinance, applying to the Apartment House Zone where the property is located.

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

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

✓ John C. Clark
Appellant

~~After public hearing held on this day of , 19 ,~~
~~the Board of Appeals finds that no exception is~~

APPELLANT GIVEN LEAVE TO WITHDRAW WITHOUT PREJUDICE.

It is, therefore, determined that exception to the Zoning Ordinance may be permitted in this specific case.

Edward J. Talley

BOARD OF APPEALS

DATE: NOVEMBER 13, 1953

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF JOHN C. CLARK

AT 27 DELRING STREET

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

Board of Appeals	VOTE Yes	VOTE No	Municipal Officers
EDWARD T. COLLEY	( )	( )	APPELLANT GIVEN LEAVE TO WITHDRAW
HELEN C. FROST	( )	( )	
ROBERT L. GETCHELL	( )	( )	WITHOUT PREJUDICE
WILLIAM H. O'BRION	( )	( )	
BEN B. WILSON	( )	( )	
	( )	( )	
	( )	( )	
	( )	( )	

Record of Hearing:

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

November 9, 1953

Mr. John C. Clark
27 Deering Street
Portland, Maine

Dear Mr. Clark:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine on Friday, November 13, 1953 at 10:30 a. m. Eastern Standard Time to hear your appeal under the Zoning Ordinance.

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

BOARD OF APPEALS

Edward T. Colley

Chairman

K

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

November 9, 1953

Mr. and Mrs. John J. O'Toole
44 Avon Street
Portland, Maine

Dear Mr. and Mrs. O'Toole:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine on Friday, November 13, 1953 at 10:30 a. m. Eastern Standard Time to hear the appeal of John C. Clark requesting exception to the Zoning Ordinance to authorize construction of a wooden outside stairway to serve as a fire escape from the third floor of the building at 27 Deering Street.

This permit is presently not issuable under the Zoning Ordinance because the proposed fire escape would be about 12 feet from the rear property line instead of the 16 feet normally required, according to Section 8B of the Ordinance, applying to the Apartment House Zone where the property is located.

If you are interested either for or against this appeal, please be present or be represented at this hearing.

Board of Appeals

Edward T. Colley

Chairman

WARREN McDONALD
INSPECTOR OF BUILDINGS

On reply refer
to file AP 27 Deering St.
FU

CITY OF PORTLAND, MAINE
Department of Building Inspection

November 3, 1953

Mr. John C. Clark
27 Deering St.

Copies to: Corporation Counsel ✓
Mr. G. L. Nichols
142 High Street

Dear Mr. Clark:

Building permit to authorize construction of a wooden outside stairway to serve as a fire escape from the third floor of your building at 27 Deering St., which you now propose to change so that there will be suites of doctors' offices in the first story and one dwelling unit above with some living quarters on third floor, is not issuable under the Zoning Ordinance because the proposed fire escape would be about 12 feet from the rear property line instead of the 16 feet normally required, according to Sect. 83 of the Ordinance, applying to the Apartment House Zone where the property is located.

I understood you to say at the public hearing on zoning appeal relating to the use of the building that you desired to seek an exception from the Zoning Board of Appeals with regard to the stairway encroachment; so there is enclosed an outline of the appeal procedure. If you desire to have consideration of this question by the Board at the earliest possible date, the additional appeal should be filed at the office of Corporation Counsel before the close of business on Friday, November 6.

In the meantime we have not made full examination of the detailed plan of the fire escape although we do note that the maker has omitted all indication of railings, which the contractor no doubt intends to provide but which really should be shown on the plan around landings and along stairs to a height of no less than 34 inches above the floor or treads.

The arrangement of third floor rooms and the means of reaching the proposed fire escape raise a number of questions as to compliance with the Building Code, which will have to be cleared up by revision of the plans before we can issue either a new permit or an amendment to the permit now issued looking toward use of the third floor for living quarters. The fact that an outside window in the rear wall of main building on third floor is shown over the roof of the ell indicates that the roof of the ell is quite low and that the head room between floor and roof framing of the passageway from the front stair hall through the unfinished attic to the proposed exit may be quite small. This is required to be at least 6 feet 4 inches for width of at least 30 inches from the party wall and the doorway leading to the attic must be at least that high.

There are really three rooms on third floor, including the small room in front of the hallway, and the doorway from hall to each of the three rooms is closer to Deering St. than the top of the stairway to second floor which is shown to be open on the plan. This arrangement does not comply with the Building Code requirement that the occupants of these rooms must have a reasonable chance to reach the rear fire escape if fire should be traveling the inside stairway and reach the third floor undiscovered.

The usual way to correct this situation and to comply with Building Code requirements would be to cut doorways interconnecting the three rooms (since the rooms

COPY

would all be in one tenancy) and then providing a means of reaching the fire escape safely from the rear room. This does not appear possible in your case, however, because it appears that practically all of the rear wall of this rear room is an exterior wall with no opportunity to cut through a doorway into the attic. Perhaps your plan maker or contractor can suggest some other solution. It might be even possible to construct the proposed fire escape outside of the rear window of the rear bedroom instead of at the rear of the ell. In that case a zoning appeal would still be necessary because the stairway would b to close to Avon St.

You may wonder why the present proposal is more unsafe than those living rooms on the third floor have been formerly. In a sense that is true, but now that the first story will be entirely unoccupied at night there is more likelihood of a fire originating there and gaining great headway before the persons, perhaps asleep in third story were aroused. One way of compensating for the inadequate supply of exits on the third floor is to provide an automatic fire detection and alarm system in the building, but while such a system is an effective safety measure, it also is fairly expensive.

Very truly yours,

WMcD/B

Warren McDonald
Inspector of Buildings

City of Portland, Maine
Board of Appeals
---ZONING—

Sustained Conditionally 10/30/53

October 16, 1953 , 19 53/90

To the Board of Appeals:

Your appellant, John C. Clark , who is the owner of property at 27 Deering Street , respectfully petitions the Board of Appeals of the City of Portland to permit an exception to the regulations of the Zoning Ordinance relating to this property, as provided by Section 18, Paragraph E of said Zoning Ordinance.

Building permit to make alterations to the single family dwelling house at 27 Deering Street, and to change the use of the building from a single family dwelling house and office of resident doctor to two suites of doctors' offices in the first story and a single apartment on second floor with two bedrooms on third floor, is not issuable under the Zoning Ordinance because the property is in an Apartment House Zone, where use for office space for doctors of medicine, dentistry and osteopathy is not allowable unless authorized by the Board of Appeals after the usual appeal procedure.

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

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

✓ John C Clark
Appellant

After public hearing held on the 30th day of October , 1953, the Board of Appeals finds that an exception is necessary in this case to grant reasonable use of property and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance, excluding from this exception use of the third floor rooms for living quarters pending clarification of safety requirements and occupancy of rear yard space.

It is, therefore, determined that exception to the Zoning Ordinance may be permitted in this specific case, excluding from this exception use of the third floor rooms for living quarters pending clarification of safety requirements and occupancy of rear yard space.

Edward J Colley
Lotell Gilbert
Helen C Frost
William H. O'Brien
Harry N Morrill
BOARD OF APPEALS

DATE: OCTOBER 30, 1953

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF JOHN C. CLARK

AT 27 DEERING STREET

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

Board of Appeals	VOTE Yes	VOTE No	Municipal Officers
EDWARD T. COLLEY	(✓)	( )	EXCLUDING FROM THIS EXCEPTION USE OF THE THIRD FLOOR ROOMS FOR LIVING QUARTERS PENDING CLARIFICATION OF SAFETY REQUIREMENTS AND OCCUPANCY OF REAR YARD SPACE.
HELEN C. FROST	(✓)	( )	
ROBERT L. GETCHELL	(✓)	( )	
WILLIAM H. O'BRION	(✓)	( )	
~~BEN B. WILSON~~	( )	( )	
HARRY K. TORREY	(✓)	( )	
	( )	( )	
	( )	( )	
	( )	( )	

Record of Hearing:

NO OPPOSITION

CIT OF PORTLAND, MAINE

BOARD OF APPEALS

October 27, 1953

Mr. John C. Clark
27 Deering Street
Portland, Maine

Dear Mr. Clark:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine on Friday, October 30th, 1953 at 10:30 a. m. Eastern Standard Time to hear your appeal under the Zoning Ordinance.

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

BOARD OF APPEALS

Edward T. Colley

Chairman

K

WARREN McDONALD
INSPECTOR OF BUILDINGS

On reply refer
to file [illegible] Deering St.

11)

CITY OF PORTLAND, MAINE

Department of Building Inspection

September 8, 1953

Mr. John C. Clark
27 Deering St.

Copies to: Corporation Counsel

Mr. Clark for maker of the plans

Dear Mr. Clark:

Building permit is not issuable under the Zoning Ordinance to make alterations to the single family dwelling house at 27 Deering St., and to change the use of the building from a single family dwelling house and office of resident doctor to two suites of doctors' offices in the first story and a single apartment on second floor, because the property is in an Apartment House Zone, where use for office space for doctors of medicine, dentistry and osteopathy is not allowable unless authorized by the Board of Appeals after the usual appeal procedure.

COPY

You have indicated your desire to seek such authorization; so, there is enclosed an outline of the appeal procedure.

You have indicated on the application for the permit that you will furnish plans of the proposed changes at a later date. These plans should be by way of blueprints, bearing the name and address of the maker and all of the information on them printed from the original. They should be made by some party thoroughly experienced in the usual method of making such plans, and who is able to consult the Building Code for himself to find out what the requirements are. A copy of this letter is enclosed for the use of the maker of the plans, and he and you are referred to Section 202 (particularly to 202e relating to such combination dwelling house as this would be) and to Sections 205 and 212, applying to Business and Industrial use which includes the intended offices.

It is my impression that one or more finished rooms exist on the third floor of the building. If so, it is important that you state in the applicatic. for the permit to what use any such rooms will be put—the application merely mentioning the use of the first and second floors. ?

If there are such finished rooms above second story and you plan to use them for any type of living quarters, you will note that Sect. 202e requires two well separated means of egress from the third floor, each of which must run down to an exit doorway to a place of safety at the ground level without intervening private quarters.

It would be well for you to have the detailed plans filed here a week or more before the date of the required hearing of the zoning appeal, so that we may be better able to serve you and the Board of Appeals at the time of the hearing.

Very truly yours,

WMcD/B

Warren McDonald
Inspector of Buildings

Enc: Outline of appeal procedure

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

October 20, 1953

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine on Friday, October 30, 1953 at 10:30 a. m. Eastern Standard Time to hear the appeal of John C. Clark requesting exception to the Zoning Ordinance to cover alterations to the single family dwelling house at 27 Deering Street, and to change the use of the building from a single family dwelling house and office of resident doctor to two suites of doctors' offices in the first story and a single apartment on the second floor with two bedrooms on the third floor.

This permit is presently not issuable under the Zoning Ordinance because the property is in an Apartment House Zone, where use for office space for doctors of medicine, dentistry and osteopathy is not allowable unless authorized by the Board of Appeals after the usual appeal procedure.

This appeal is taken under Section 18E of the Zoning Ordinance which provides that the Board of Appeals, by unanimous vote of its members, may permit exceptions in specific cases where necessary to grant reasonable use of property and without substantially departing from the intent and purpose of the Zoning Ordinance, subject always to the rule that said Board shall give due consideration to promoting public health, safety, convenience and welfare, encouraging the most appropriate use of land and conserving property values, that it shall permit no building or use injurious, noxious, offensive, or detrimental to a neighborhood, and that it shall prescribe appropriate conditions and safeguards in each case.

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

BOARD OF APPEALS

Edward T. Colley

Chairman

K