

Portland, Maine



Yes. Life's good here.

Planning & Urban Development Department

Jeff Levine, AICP, Director

Ann Machado, Acting Zoning Administrator

December 4, 2014

Camden National Bank
c/o Bernstein Shur
100 Middle Street
PO Box 9729
Portland, ME 04104-5029

Re: 30-32 Deering Street- Thomas Reed House LLC – 046-C-001 & 002 – the “Property” – R-6 Residential Zone with a Historic Overlay Zone

To Whom It May Concern:

The Property is located in a R-6 Residential Zone with a Historic Overlay Zone. The most current building permit in our file is for a change of use dated June 1953. The approved change of use in 1953 was from doctors' offices and three apartments to doctors' offices and four apartments. There were no more recent permits that denoted approved uses since 1953. The 1955 Portland Street Directory which outlines uses, both commercial and residential, shows the property to be doctors' offices and five apartments. The basis of the City of Portland's Zoning Ordinance begins in 1957. Since our files show no building permits after 1957, I would default to the most current use shown prior to 1957. Therefore based on the 1955 Portland Street Directory, the legal use of the Property is doctors' offices and five apartments.

I am not aware of any pending or threatened violations against the Property.

If you have any questions regarding this matter, please do not hesitate to contact me.

Yours truly,

A handwritten signature in black ink, appearing to read "Ann B. Machado".

Ann B. Machado

Acting Zoning Administrator

amachado@portlandmaine.gov

207.874.8709



JFH
C.L.

APARTMENT HOUSE ZONE
APPLICATION FOR PERMIT

RECEIVED
00076
JUN 15 1953

Class of Building or Type of Structure Second Class
Portland, Maine June 28, 1953

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair or demolish all 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 30-32 Deering Street Within Fire Limit yes Dist. No. 3
 Owner's name and address Mrs. Harriett Anderson, 22 Redlon Rd. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address F. P. & C. H. Murray, Cape Elizabeth Telephone 26231
 Architect _____ Specifications _____ Plans no No. of sheets _____
 Proposed use of building Doctors' offices and 4 apts. No. families _____
 Last use " " and 3 apts. No. families _____
 Material brick No. stories 4 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ 100. Fee \$.50

General Description of New Work

To open up existing stairway at 4th floor level,
To close up existing door in center dividing fire wall.
(This new work is to provide new apt. on 4th floor as was originally there)
existing fire escape from 4th floor)

INSPECTION NOT COMPLETED

*Don't get permits from with plan and
right. See original letter of 3/1/54
and no record of existing fire
escape. Stone work done 8/17/53
inspired to follow it up. 6/18/53*
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 F. P & C. H. Murray

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? _____
 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? _____

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 _____

PORTLAND STREET DIRECTORY—1955

Left Right
DEERING OAKS
 From 7 to 157 Park Avenue
 — Deering's Oaks Waiting Room
 conf and boat livery Δ2-3211
 — Park Dept storehouse

DEERING PLACE
 WARD 5
 From 8 Deering street southerly
 2 Mrs Helen M McKeough ©
 Δ3-7321
 5 Public Library rear entrance

DEERING POINT
 WARD 8
 Forest av junction Winslow

DEERING STREET
 WARDS 5, 6
 From 160 High to 31 Mellen
 1 Miles B Mank apt 1 Δ3-7089
 Mrs Nelson Fox apt 2
 Mrs Marlon Freeman apt 3
 Δ2-0755
 Carl E Roberts apt 4
 August Arndt Jnr apt 5
 3 Walter B Tobie Estate of
 Immanuel Baptist Church
 4 Harry J Patel osteo phys
 Δ3-0147
 Eleanor M Morton Δ3-7770
 Alice S Kelley Δ4-0113
 Louis R Farley osteo phys
 Δ3-2141
 John W Gordon Δ5-1214
 Evelyn B Lewis
 Mrs Martha W Skillin ©Δ4-0587
 7 Mrs Grace P Small Δ4-5467
DEERING PLACE begins
 8 Franklin A Ferguson phys and
 h © Δ2-4763
 10 J Fred Bealer Δ2-6051
 Mrs Julia G Paine Δ4-4831
 Mrs Ada M Easton Δ4-3674
 Mrs Marlon S Webber
 Mrs Ellen K Doten
 Raymond J Mayo © Δ3-7894
 11 Ruth E Emery osteo phys
 Δ2-2623
 Louise M Jones osteo phys
 Δ2-2623
 Alvah C Thompson dentist
 Δ3-9773
 Mrs Edith M Greene Δ4-2703
 12 Elton R Blaisdell phys ©Δ4-0482
 Stanley B Herrick jr phys
 Δ4-0482
 Daniel P Storer phys Δ4-0482
 18 Luther A Brown phys and h ©
 Δ2-3558
 14 William Holt phys and h ©
 Δ2-3570 off Δ4-2403
HENRY STREET begins
 15 Flaherty & Son funeral directors
 Δ3-6511
 Frederick J Flaherty © Δ4-1121
 16 Dayton F Baker © Δ3-9020
 Sally E Totman
 Lawrence A Harkins
 Walter Osborne
 16a Mrs Myrtle L Curran Δ3-8814
 17 Ansel B Hamlin carp and h apt
 1 Δ3-3963
 Vacant apt 2
 Harriet V Stevens apt 3 Δ4-9513
 Catherine M Lindell
 Mrs Annie Cram pract nurse
 Dorothy F Forshay apt 9
 Elsie Kimball apt 11
 18 Oscar R Johnson phys and h ©
 Δ2-0410-2-6448
 19 Harold L Osher phys Δ3-5115
 Ernest B Adams dentist Δ5-0861
 Leonard C Allin Δ2-8215
 Mrs Marie Leon
 Valentine A Rioux Δ3-2178
 20 James D Doian Δ2-4270
 Mabel Ayer
 Mrs Virginia Moody
 21 Mrs Frederick C Prince ©
 Δ2-9359
 Mrs Fannie C Treat
 Vacant
 22 William A Ventimiglia phys
 Δ5-0311
 Cyrus K Briggs

Left Right
 23 Harold T Andrews Post No 17
 American Legion Δ2-9141
 24 Raymond L Lebel dentist
 Δ3-5320
 Alexander Anton dentist Δ4-5200
 J Wilson Harthorne dentist
 Δ2-8772

AVON STREET crosses
 26 Leroy B Goss apt 1 Δ2-7110
 Barbara W Allen apt 2 Δ4-2578
 Herbert B Packard apt 3
 Adelaide L Lambert apt 4
 Δ5-1618
 William Pinkham apt 5
 S Nina Griggs apt 6 Δ4-1750
 Mrs Hope J Lawrence apt 7
 May L Harvey apt 8
 27 Phillip S Fogg phys Δ5-0034
 C Lawrence Holt phys Δ4-8682
 John C Clark Δ2-4306
 20 Isaac M Webber phys Δ2-8534
 Louis A Asall phys and h
 Δ2-5382
 George F Sager phys Δ2-3852
 E Allan McLean phys Δ3-2786
 Emerson H Drake phys Δ4-5322
 30-32 Professional Building (doctors)
 Ralph H Hutchinson dentist
 Δ3-2901
 George J Anderson dentist
 Δ3-2901
 Phillip W Anderson dentist
 Δ3-2901
 Henry P Johnson phys Δ3-2901
 Eugene E O'Donnell phys
 Δ3-2901
 Adrian H Scollen phys and h
 Δ3-1039 off Δ3-2901
 Sum
 Walter N Peters
 Francis A Ross
 James Stillwell
 Gladys M Hall
 31 Langdon T Thaxter phys
 Δ3-1472
 James M Parker phys Δ2-2301
 Jack Spencer phys Δ3-1472
 Edward G Asherman phys
 Δ4-8763
 Howard R Ives phys Δ4-0400
 Donald M Cole phys Δ4-2226
 Walter M Spear jr
 — **STATE STREET** crosses
 33 John C Bohson dentist Δ2-4224
 Richard J Bohson dentist
 Δ2-4224
 Elizabeth R Doran
 Eleanor Child
 Clifton B Perry
 35 Carol Schwartz phys Δ2-9626
 C Eugene Fogg ©
 Mrs Wendella B Stanley
 Raymond M Young Δ3-2376
 37 Vernon H Lowell osteo phys
 Δ4-1693
 Muri D Gallupe osteo phys
 Δ2-7922
 Eugene E Puffer osteo phys
 Δ5-0912
 Harry F Lowell osteo phys
 Δ4-4718
 Charles Davis
 38 Vacant
 Nicholas Fish phys Δ4-8401
 Leon Babalian phys Δ4-7505
 Phillip G Good phys © Δ4-7679
 39 Albert A Aranson phys Δ5-0502
 Harvey B Ansell phys Δ4-8349
 L Norton Payson Δ3-0772
 William S Berry doll hospital
 and h Δ4-5424
 Mary O'Donnell
 Mrs Sarita W Noyes Δ4-0487
 Marlon F Fernald
 Frank S Allen Δ3-8873
 Warren C Baldwin phys Δ2-1891
 Robert J Mealia
 Fred J Powers
 Vacant
 43 Domenico A Santoro phys and h
 © Δ2-1631
 44 Francis J Welch phys and h ©
 Δ2-6729
 45 Albert C Johnson phys Δ4-3083
 David I Brownstone dentist ©
 Δ5-1332
 Ethel Ladd
 Alice M Tremblay Δ5-1855
 Mrs Sarah L Murphy Δ3-5920
 J Guy Larochele dentist Δ2-1681
 Charles H Gordon phys Δ2-8129

Left Right
 Joseph G Sclar dentist Δ3-3738
 Francis W Hanlon phys Δ2-1742
 Marjery Pushner
 47 George O Cummings phys
 Δ2-1563
 Richard S Hawkes phys Δ4-2123
 George O Cummings jr phys
 Δ2-1568
 Mrs Arlene Barjam
 48 P Leo Crespi osteo phys and h
 © Δ3-4500
 49 Theodore C Bramhall phys
 Δ3-7262
 Eugene C McCann phys Δ3-7262
 Eben T Bennet phys Δ3-7262
 David Davidson phys Δ4-4463
 Mrs Gisela K Davidson phys
 Δ4-4463
 Russell G Williamson Δ3-3365
 50 Iris W Beverage Δ3-2170
 John R Hamel phys and h ©
 Δ4-1311
 51 Perley J Lessard dentist and h
 © Δ4-3224
 52 F Donald Dorsey phys and h ©
 Δ4-1773
 53 Francis M Dooley phys and h
 © Δ3-9741
 57 Alvin A Morrison phys Δ3-4250
 William C Burrage phys Δ3-3534
 Louise G Libby Δ5-1036
 58 Ralf Martin phys Δ4-3297
 Eugene H Drake phys © Δ2-2272
 Leland White
 59 Payson B Jacobson phys Δ4-2212
 Sidney M Jacobson dentist
 Δ4-4834
 Ralph E Crockett Δ5-0318
 Vaughn E Roney
 Mrs Florence Prout Δ4-4347
 Mrs Elizabeth E Moran Δ3-7026
 Frank P Higgins dentist and h
 © Δ3-2509 off Δ4-2208
 Mary H Black
 61 Baxter Apartments
 Donald Shaver apt 1
 Mrs Christine Ahern apt 2
 Helen Scott apt 3
 Ruth E Merrill apt 4
 John Wilson apt 5
 Mrs Harriett Dumont apt 6
 Carl Goodwin apt 7
 Vacant apt 8
 Mrs Greta Tucker apt 9
 Mrs Ethel F Wheatley apt 10
 Δ2-2315
 Nancy Connors apt 11
 Dorothy Lajoie apt 12 Δ4-4006
 Ida Pudvah apt 13
 Vacant apt 14
 Ralph I Lancaster apt 16
 (rear) Bodwell Leighton storage
 64 Florence E Baker lodgh and h ©
 Δ4-5290
 66 Mrs Nina M Kidd lodgh and h
 Δ3-4118
 68 Sylvio T Cyr dentist © Δ2-4128
 Mrs Catherine McCormack
 70 Mrs Evelyn B Carroll mus tehr
 (vocal) and h © Δ3-1921
 Lora E Coffin
 72 Frank E Carmichael phys and
 h © Δ4-5458
 78 Joseph S White dentist ©
 Δ3-3496
 Henry B Flins phys Δ4-1910
 Burton L Olmsted phys Δ3-0710
 Donald H Daniels phys Δ2-3258
 David K Lovely phys Δ5-0711
 George Geyerhahn phys Δ4-3247
 Morton McMichael phys Δ4-0471
 Avis R Chamberlain Δ2-6149
 Louise Monahan
 William J Reardon
 Mrs Caroline L Haney ©
 Δ4-2085

DELAND COURT
 WARD 5

—UNACCEPTED—
 From 41 Forest avenue

DEMAREST STREET
 WARD 9

—UNACCEPTED—
 From end of Nottingham avenue to end
 of Marlborough road

FLOWERS - WALLACE'S GREENHOUSES

BERNSTEIN SHUR

COUNSELORS AT LAW

207-774-1200 main
207-774-1127 facsimile
bernsteinshur.com

100 Middle Street
PO Box 9729
Portland, ME 04104-5029

Tabatha J. Berube
Paralegal
207 228-7377 direct
tberube@bernsteinshur.com

November 14, 2014

Ann Machado
Zoning Administrator
Planning & Urban Development
CITY OF PORTLAND
389 Congress Street
Portland, ME 04101

RECEIVED

NOV 18 2014

Re: Thomas Reed House, LLC
30-32 Deering Street, Portland, Maine
46-C-1-2

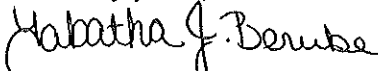
Dept. of Building Inspections
City of Portland Maine

Dear Ann:

Please issue a letter to Camden National Bank c/o Bernstein Shur confirming what zone the building and improvements located at the above property are located in and that the entire building is in compliance with all applicable Municipal zoning and land-use codes, regulations and ordinances, that there currently are no pending or threatened violations against it and also please attach all copies of Certificates of Occupancy that have been issued along with any other filings.

Enclosed please find our check in the amount of \$150 to cover the fee related to issuing this letter. Thank you very much for your assistance in this matter. Please call me if you have any questions.

Sincerely yours,


Tabatha J. Berube

cc: Hawley R. Strait, Esq.

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
 Portland, Maine 04101

INVOICE OF FEES

Application No: 0000-2093	Applicant: THOMAS REED HOUSE LLC
Project Name: 30 DEERING ST	Location: 30 DEERING ST
CBL: 046 C001001	Application Type: Determination Letter
Invoice Date: 11/19/2014	

Previous Balance	-	Payment Received	+	Current Fees	-	Current Payment	=	Total Due	Payment Due Date
\$0.00		\$0.00		\$150.00		\$150.00		\$0.00	On Receipt

Previous Balance \$0.00

Fee Description	Qty	Fee/Deposit Charge
Zoning Determinations	1	\$150.00
		<u>\$150.00</u>
Total Current Fees:	+	\$150.00
Total Current Payments:	-	\$150.00
Amount Due Now:		\$0.00

CBL 046 C001001
Bill To: THOMAS REED HOUSE LLC
 PO BOX 641
 FREEPORT, ME 04032

Application No: 0000-2093
Invoice Date: 11/19/2014
Invoice No: 47327
Total Amt Due: \$0.00
Payment Amount:

Make checks payable to the *City of Portland*, ATTN: Inspections, 3rd Floor, 389 Congress Street, Portland, ME 04101.
 Check the status of your permit or schedule an inspection on-line at <http://www.portlandmaine.gov/792/Permit-Status>

[Click Here to Pay On Line](#)