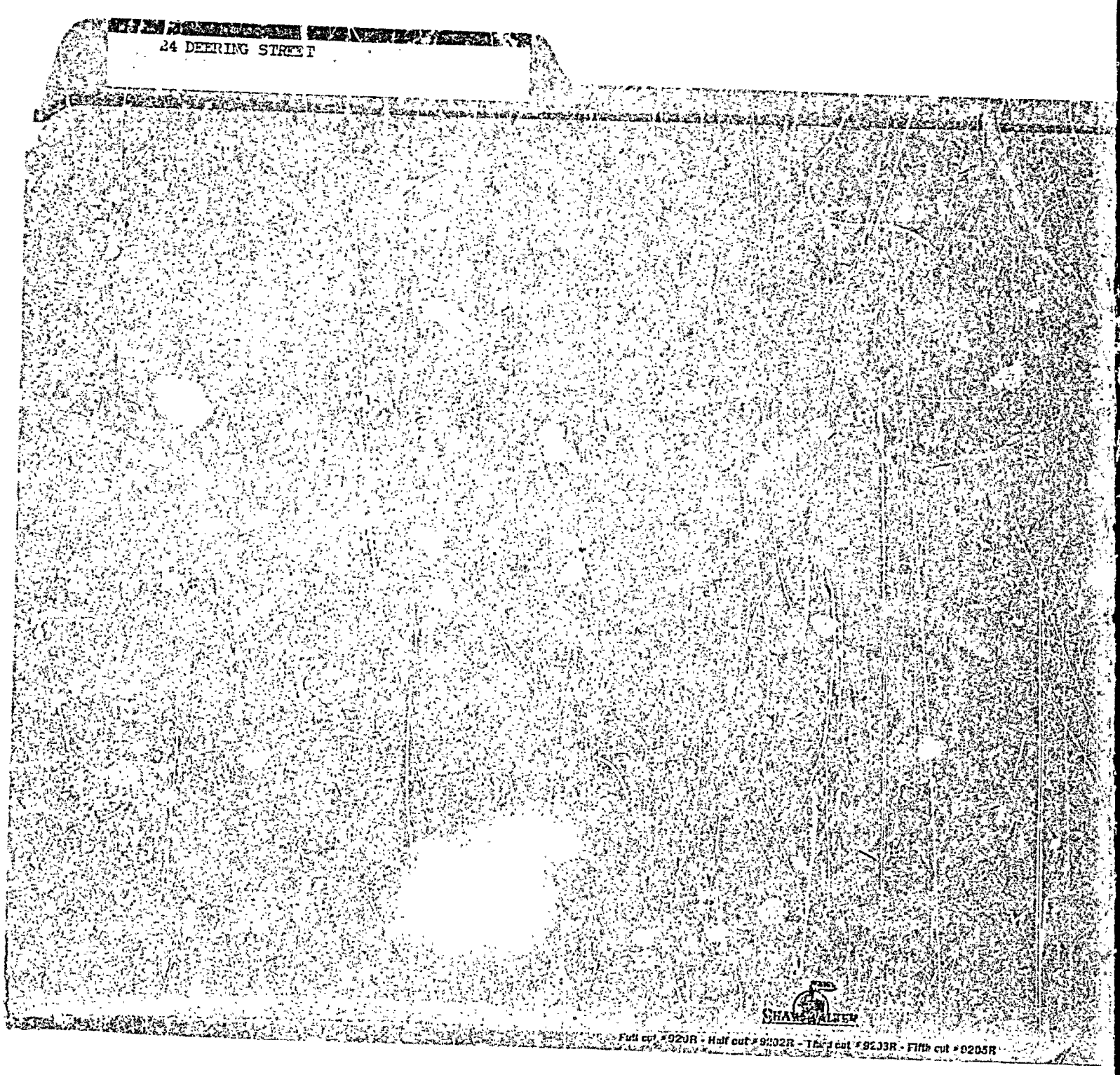
24 DEERING STREET



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

PERMIT TO INSTALL PLUMBING

Date Issued 6/9/69

Portland Plumbing Inspector

By ERNOLD R GOODWIN

App. First Insp.

Date 6/9/69

By WAL[illegible]LACE

DEPUTY PLUMBING INSPECTOR

App. Final Insp.

Date 6/11/69

By WALTER H. WALLACE

DEPUTY PLUMBING INSPECTOR

Type of Bldg.

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

Address Installation for 24 Doering Street PERMIT NUMBER 118

Owner's Bldg: Dwelling

Owner's Address: Mrs. John Fox 24 Doering Street

Plumber: Maynard W. Walts

Date: 6/9/69

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

Building and Inspection Services Dept.: Plumbing Inspection

Amend.#1 - 24 Deering Street

Oct. 12, 1967

Kenneth Deveau
1159 Broadway
South Portland, Maine

cc to: David Pillsbury
24 Deering Street

Dear Mr. Deveau:

Amendment #1 to permit 66/969 to change fire escape as per plan is being issued subject to Building Code requirement that foundation that will support fire escape and new porch shall be at least 4' below grade and shall be, if a foundation wall, at least 8" thick top and 10" bottom or at least 9 inches in diameter if cylindrical concrete piers or 8" in diameter if piers are rectangular.

Very truly yours,

A. Allan Soule
Inspector II

A S:m

APPLICATION FOR PERMIT

DEPARTMENT OF BUILDING INSPECTIONS SERVICES

ELECTRICAL INSTALLATIONS

Date March 24, 19 80
Receipt and Permit number A 45469

To the CHIEF ELECTRICAL INSPECTOR, *Portland, Maine:*

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

LOCATION OF WORK: 24 Deering St.

OWNER'S NAME: Jean Tannich ADDRESS: 59 Chestnut St.

	FEES
OUTLETS:	
Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL _____	
FIXTURES: (number of)	
Incandescent _____ Flourescent _____ (not strip) TOTAL _____	
Strip Flourescent _____ ft.	
SERVICES: 2-200 amp services	
Overhead 2 Underground _____ Temporary _____ TOTAL amperes 400	6.00
METERS: (number of) 6	3.00
MOTORS: (number of)	
Fractional _____	
1 HP or over _____	
RESIDENTIAL HEATING:	
Oil or Gas (number of units) _____	
Electric (number of rooms) 18	18.00
COMMERCIAL OR INDUSTRIAL HEATING:	
Oil or Gas (by a main boiler) _____	
Oil or Gas (by separate units) _____	
Electric Under 20 kws _____ Over 20 kws _____	
APPLIANCES: (number of)	
Ranges x — Water Heaters _____	
Cook Tops _____ — Disposals _____	
Wall Ovens _____ — Dishwashers _____	
Dryers _____ — Compactors _____	
Fans _____ — Others (denote) _____	
TOTAL _____	1.50
MISCELLANEOUS: (number of)	
Branch Panels _____	
Transformers _____	
Air Conditioners Central Unit _____	
Separate Units (windows) _____	
Signs 20 sq. ft. and under _____	
Over 20 sq. ft. _____	
Swimming Pools Above Ground _____	
In Ground _____	
Fire/Burglar Alarms Residential _____	
Commercial _____	
Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____	
over 30 amps _____	
Circus, Fairs, etc. _____	
Alterations to wires _____	
Repairs after fire _____	
Emergency Lights, battery _____	
Emergency Generators _____	
INSTALLATION FEE DUE:	
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT ..... DOUBLE FEE DUE:	
FOR REMOVAL OF A "STOP ORDER" (304-16.b)	
TOTAL AMOUNT DUE:	28.50

INSPECTION:

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

CONTRACTOR'S NAME: Henry Gagne

ADDRESS: 666 East Bridge St. Westbrook

TEL.: 797-3472

MASTER LICENSE NO.: 3013 SIGNATURE OF CONTRACTOR: Henry A. Gagne

LIMITED LICENSE NO.: _____

INSPECTOR'S COPY — WHITE

OFFICE COPY — CANARY

CONTRACTOR'S COPY — GREEN

ELECTRICAL INSTALLATIONS—

Permit Number 45469

Location 24 Deering St.

Owner J. Tannick

Date of Permit 3-24-80

Final Inspection 9-30-80

By Inspector Libby

Permit Application Register Page No. 56

INSPECTIONS: Service — by Libby

Service called in 4-8-80

Closing-in ______ by ______

PROGRESS INSPECTIONS 9-30-80 ______ / ______

CODE COMPLIANCE COMPLETED

DATE 9-30-80

DATE:	REMARKS:

(COPY)

CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

Issued to David Pillsbury
24 Deering St.

LOCATION 624 Deering St.

Date of Issue July 14, 1967

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. 67/587, 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

One room, first floor

APPROVED OCCUPANCY

Real Estate Office

Limiting Conditions: Provided that any sign on the premises shall be attached to the building or located on the inside of the building and such sign shall not exceed the minimum size required by the Real Estate Board.

This certificate supersedes certificate issued

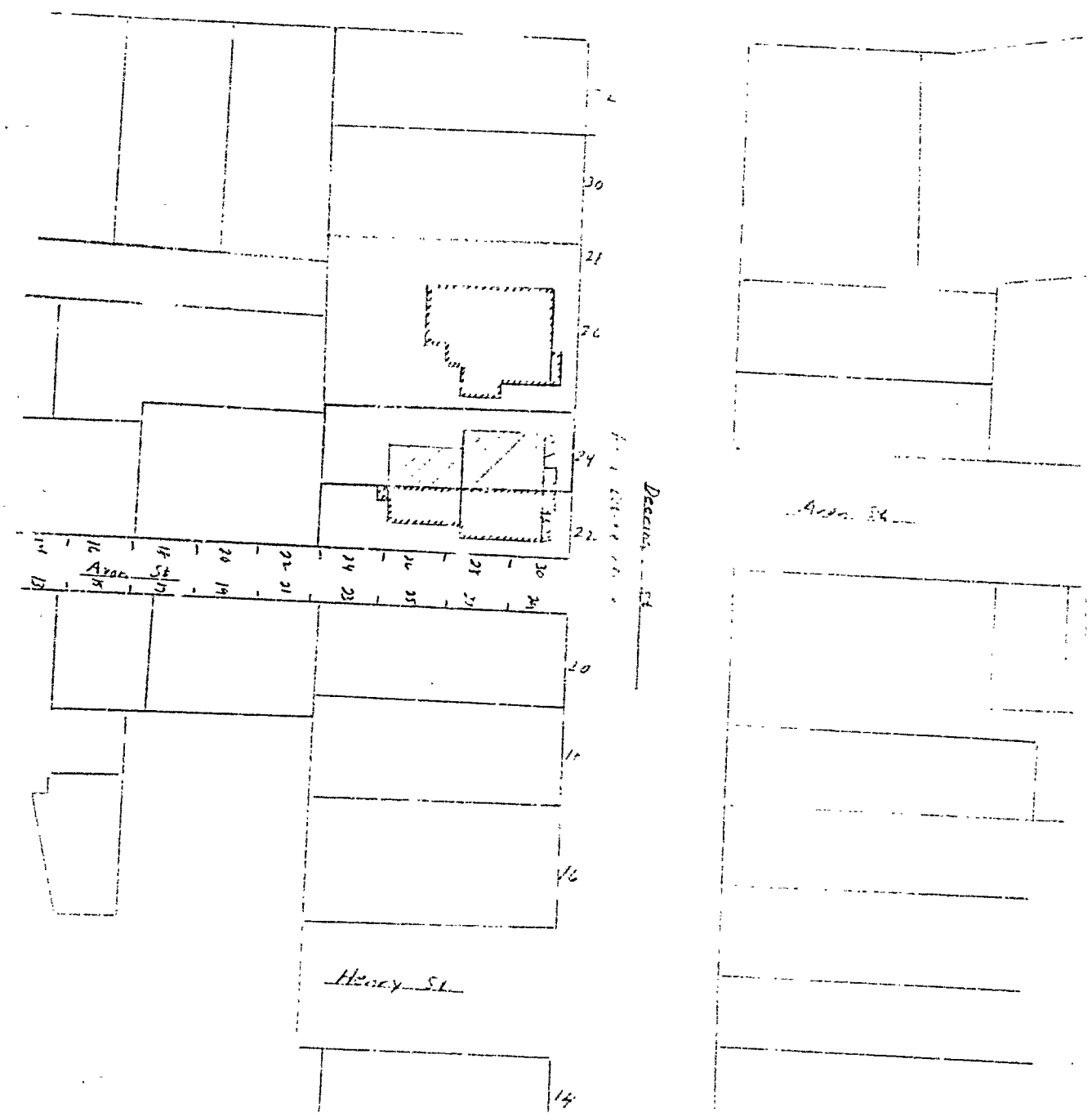
Approved:

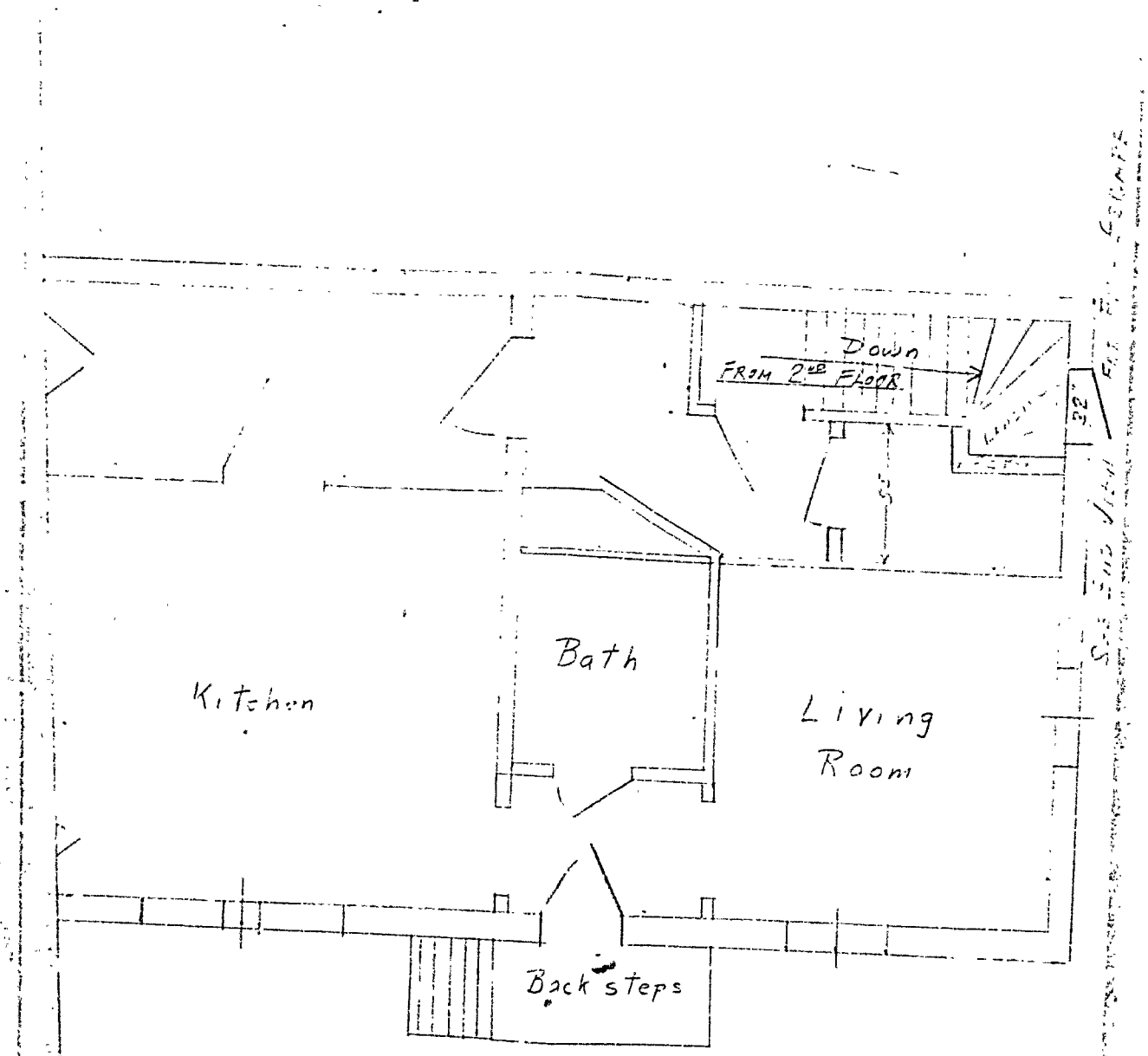
(Date) 7/14/67 Inspector J E M

Harold E Mesberry
Inspector of Buildings

CS 147

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.


Slate St
Avon St
Avon St
Heacy St
Deacons



oor

ng Street

R6 RESIDENCE ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED
6058
JUL 14 1967
CITY of PORTLAND

Class of Building or Type of Structure Second Class

Portland, Maine, June 3, 1967

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 24 Deering St. Within Fire Limits? _____ Dist. No. _____

Owner's name and address David Pillsbury, 1 Beach St. Telephone 772-1496

Lessee's name and address _____ Telephone _____

Contractor's name and address owner Telephone _____

Architect _____ Specifications _____ Plans no No. of sheets _____

Proposed use of building Apartments No. families 5

Last use " No. families 5

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

Other buildings on same lot _____

Estimated cost $_____ Fee $ 2.00

General Description of New Work

To Change Use of one room on first floor to "Real Estate Office", no alterations.

An occupation conducted within a dwelling unit which use does not occupy more than 25% of the dwelling unit devoted to living quarters, except that however devoted to living quarters shall not be reduced below 600 sq. ft.

Appealed under Sec. No. 7-A-7c

Appeal sustained 7/13/67

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 _____

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:

G.K. - 7/14/67 - Cellar

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

David Pillsbury

301

INSPECTION COPY

Signature of owner by: David Pillsbury

Permit No 67/587

Location 24 Deering Street

Owner Dominic Petrosino

Date of permit 7/14/67

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued 7/14/67 - J.C.M.

Staking Out Notice

Form Check Notice

NOTES

A.P.- 24 Deering St.

June 14, 1967

cc to: Corporation Counsel

David Fillsbury
24 Deering Street

Dear Mr. Fillsbury:

A Certificate of Occupancy for establishing a real estate office in the front room on the first floor of your apartment house at the above named location is not issuable under the Zoning Ordinance because such a use is not allowable unless authorized by the Board of Appeals in the R-6 Residence Zone in which the property is located.

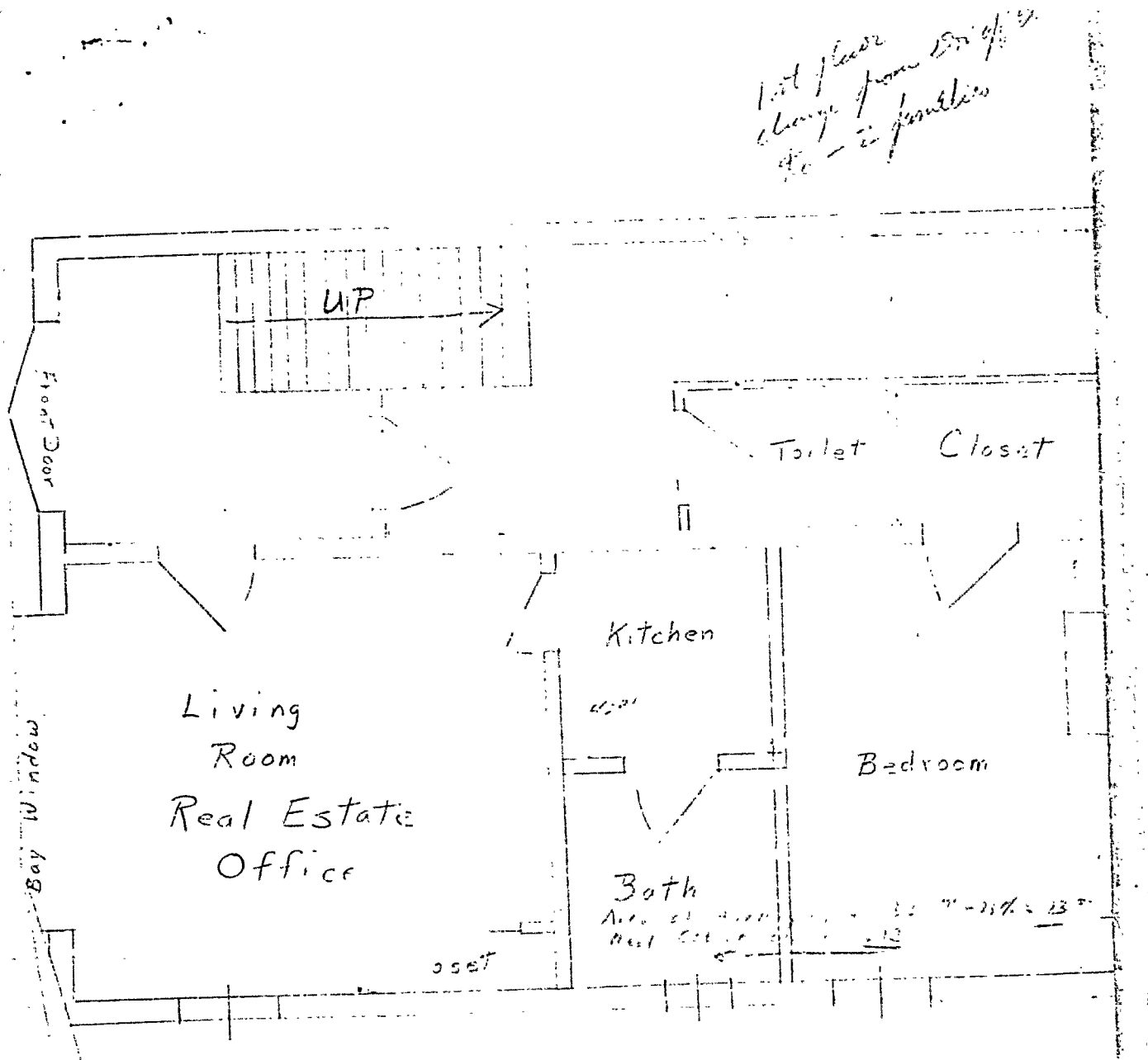
We understand that you would like to exercise your appeal rights in this matter as provided by Section 7-A-7c of the Ordinance. Accordingly you or your authorized representative should come to this office in Room 113, City Hall to file the appeal on forms which are available here. A fee of $15.00 shall be paid at this office at the time the appeal is filed.

Very truly yours,

Gerald E. Mayberry
Director of Building & Inspection Services

GEM:m

Bay Windows



David B. Pillsbury - owner
Kenneth C. Deveau - contractor
159 Broadway
South Portland

First

24 D

Scal
About 1/4

(COPY)

CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION #24 Deering St.

Issued to David Pillsbury
24 Deering St.

Date of Issue April 9, 1968

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. 66/969, 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	Two apartments-first floor. Two apartments-second floor. One apartment-third floor.

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

Nelson F. Cartwright — Inspector
(Date)

G Allen Sanborn — 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.

Amend.#1 - 24 Deering Street

Oct. 12, 1967

Kenneth Deveau
1159 Broadway
South Portland, Maine

cc to: David Pillsbury
24 Deering Street

Dear Mr. Deveau:

Amendment #1 to permit 66/969 to change fire escape as per plan is being issued subject to Building Code requirement that foundation that will support fire escape and new porch shall be at least 4' below grade and shall be, if a foundation wall, at least 8" thick top and 10" bottom or at least 9 inches in diameter if cylindrical concrete piers or 8" in diameter if piers are rectangular.

Very truly yours,

A. Allan Soule
Inspector II

A S:m

PERMIT ISSUED

OCT 13 1967

CITY OF PORTLAND

APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 1 66/969

Portland, Maine, Oct. 11, 1967

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 66/969 *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 24 Deering Street ..... Within Fire Limits? ..... Dist. No. .....

Owner's name and address David Tilsbury, 24 Deering St. ..... Telephone .....

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

Contractor's name and address Kenneth Leveau, 1159 Broadway, S.P. ..... Telephone 775-1459

Architect ..... Plans filed ..... No. of sheets .....

Proposed use of building S.F.D. ..... No. families .....

Last use 1 " & dental office ..... No. families .....

Increased cost of work ..... Additional fee .....

Description of Proposed Work

To change fire escape to allow for drop ladder

Details of New Work

Is any plumbing involved in this work? no Is any electrical work involved in this work? no

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 ..... of lining .....

No. of chimneys ..... Material of chimneys .....

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

Corner posts ..... Sills ..... Girt or ledger board? ..... Size ..... Max. on centers .....

Girders ..... Size ..... Columns under girders ..... Size .....

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: O.K. - 10/12/67 - Call w/ Leth

Kenneth Leveau

Signature of Owner By: Robert D. Leveau

Approved: ..... Inspector of Buildings

INSPECTION COPY

CS. 105

JENSEN & BAIRD
ATTORNEYS AT LAW
477 CONGRESS STREET
PORTLAND, MAINE
772-1901

RAYMOND E. JENSEN
KENNETH BAIRD
ROBERT W. DONOVAN
MERTON G. HENRY
GEORGE J. MITCHELL
DONALD GREY LOWRY

KINSEY B. FEARON

August 28, 1967

Mr. David Pillsbury
4 Drew Road
South Portland, Maine

Dear David:

We have tried unsuccessfully to reach you by telephone in connection with a telephone call which we received from Gerald E. Mayberry, Director of Building & Inspection Services of the City of Portland.

Mr. Mayberry indicates that the work which was to be done to install the additional exit at 24 Deering Street has not been completed, and it has hardly been started. We had originally indicated to Mr. Mayberry that this work would be completed by July 15th. The City had requested that the work be completed by May 15th.

Unless steps are taken to promptly complete the work, I am afraid there is a serious danger that the City will close up the property, which would, of course, cause you a severe loss of income.

If there are any questions in regard to this, it would be my suggestion that you discuss it directly with Mr. Mayberry.

Very truly yours,

MERTON G. HENRY

MGH/c

RECEIVED
AUG 29 1967
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

24 Deering Street
Portland, Maine
July 17, 1967

Mr. Gerald E. Mayberry
Inspector of Buildings
City Hall
Portland, Maine

Dear Mr. Mayberry:

In view of our telephone conversation this afternoon, I am writing this letter to confirm the fact that I would like to have your department send a letter to the Maine Real Estate Commission.

In this letter would you please confirm the fact that the Zoning Appeal Board of the City of Portland, in action taken on July 13 on my petition of June 12, has granted me permission to hold my real estate license at 24 Deering Street, Portland, Maine.

I would appreciate it if you would send a carbon copy to me at my home address which is also 24 Deering Street.

The Real Estate Commission can be addressed to:

Maine Real Estate Commission
State Office Building
Augusta, Maine

Thank you very much for your prompt attention to this matter.

Yours truly,

David B. Pillsbury

David B. Pillsbury

cc. Maine Real Estate Commission

F.U.- G.EmM. 4-20-67

Re: 24 Doering Street

March 2, 1967

Mr. Barton C. Henry, Attorney
Jensen & Baird, Attorneys at Law
477 Congress Street

cc to: David Pillsbury, 24 Doering Street
cc to: Corporation Counsel
cc to: Fi. Department

Dear Mr. Henry:

Since receipt of your letter of February 20, 1967, we have given the matter of an adequate rear exit considerable thought and realize that foundation construction is almost impossible at this time and therefore will allow an extension of time, but feel that your request is somewhat unreasonable because of the size of the project and the length of time that this hazard has existed.

Therefore, as there is considerable ideal building weather between the middle of March and May we are extending the completion time to May 15, 1967.

Very truly yours,

Gerald E. Mayberry
Director Building & Inspection Services

GEMm.

JENSEN & BAIRD
ATTORNEYS AT LAW
477 CONGRESS STREET
PORTLAND, MAINE 04111
772-1901

RAYMOND E. JENSEN
KENNETH BAIRD
ROBERT W. DONOVAN
MERTON G. HENRY
GEORGE J. MITCHELL
DONALD GREY LOWRY
KINSEY B. FEARON

February 20, 1967

Mr. Gerald E. Mayberry
Director Building & Inspection Services
City of Portland
City Hall
Portland, Maine

Re: 24 Deering Street -
David Pillsbury

Dear Mr. Mayberry:

Following our conference on the above indicated matter last week, we talked with Mr. Pillsbury and he has, in turn, had Mr. Deveau, who was his original contractor, give him an estimate of both cost and time for the construction of the rear exit required under the Building Code.

In checking carefully on this, they have ascertained that the back entranceway from the cellar and the wall supporting that entranceway must be replaced because the exit to be constructed will come out over that area. Because of this, it will be impossible to start work until the ground has thawed out.

Mr. Pillsbury plans to do as much of the manual labor as possible himself, in order to reduce the cost and he would like to have the date for completion of this work extended to July 15th.

If there is any additional information which we can furnish to you in connection with the work to be undertaken, etc., please let us know.

Very truly yours,

Merton G. Henry

MERTON G. HENRY

MGH/c

FU-G.E.M. Feb. 23, 1967

Re: 24 Deering Street

Jan. 31, 1967

Mr. David Pillsbury
4 Crow Road
South Portland, Maine

cc to: Corporation Counsel
cc to: Fire Department

Dear Mr. Pillsbury:

After our recent discussion at this office regarding the rear means of egress at the above location I visited these premises.

It was found that the rear means of egress existing does not meet Building Code requirements in that this exit does not discharge directly at the ground level but into the cellar.

The plans upon which the Zoning Ordinance appeal was granted detailed a new entranceway to the rear yard which would meet the above requirements.

You are hereby ordered to construct the rear entranceway as per plans presented with your application for a change of use to allow five families to occupy this building without delay and certainly before February 23, 1967.

Very truly yours,

Gerald E. Mayberry
Director Building & Inspection Services

GEM:m

January 27, 1967

Mr. David Pillsbury
4 Drew Road
South Portland, Maine

Re: 24 Deering Street

Dear Mr. Pillsbury:

As the result of an inspection at 24 Deering Street, reportedly owned by you, exiting was given close scrutiny by Lieut. MacVane and myself.

We found that in order to exit from the rear of the second floor it is necessary to go below the first floor level to the cellar and then exit to outside through a cellar exit.

This is against Fire Department regulations and is a positive requisite to provide a second means of exit from the second floor to ground level.

This has been discussed with you previously and shown on plans in red pencil.

Your immediate cooperation is requested in this matter.

Sincerely,

Samuel Carter
Captain - Fire Prevention Bureau

Copy to Mr. Gerald Mayberry
Building Inspector

Certified Mail R.R.R. # 394656

COPY

RECEIVED

A.P.- 24 Deering Street

Oct. 4, 1966

Kenneth Deveau
1159 Broadway
South Portland

cc to: David Fillsbury 799-5377
24 Deering Street 4 Drew Rd
S-Portland

Dear Mr. Deveau:

Permit to change use of building from dental offices and one apartment to a five apartment house with alterations at the above named location is being issued subject to plans received with application and in compliance with Building Code restrictions as follows:

1. The kitchenette on the first floor in the front apartment is to be vented by a mechanical ventilating system that is capable of changing the air in the kitchenette every 15 minutes. (Sec.402.4.2.c of the Code).

2. All toilet rooms shall have light and ventilation as required by the Plumbing inspector.

3. The Fire Department requires a rear exit door be provided for the second floor. This is shown on the plans in red pencil.

Very truly yours,

A. Allan Joule
Inspector

AAS:m

A.P.- 24 Deering Street

Sept. 2, 1966

David Fillsbury
24 Deering Street

cc to: Kenneth Deveau, 1159 Broadway, So. Portland
cc to: Corporation Counsel

Dear Mr. Fillsbury:

Building permit and certificate of occupancy for changing the use of this building at the above named location from one apartment and one dental office to five apartments with two apartments each on the first and second floors and one apartment on the third are not issuable under the Zoning Ordinance in the R-6 Residence Zone in which this Property is located because the area of the lot is only 3,200 feet instead of the minimum of 5,000 feet (1,000 per family) required by Section 7-B-8 of the Ordinance.

We understand that you would like to exercise your appeal rights in this matter. Accordingly you 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,

Gerald E. Mayberry
Building Inspection Director

GEM:m

...TAL OFFICE CORRESPONDENCE

CITY OF PORTLAND, MAINE

FIRE DEPARTMENT

TO: Mr. Gerald E. Mayberry, Building Inspector **DATE:** August 31, 1966

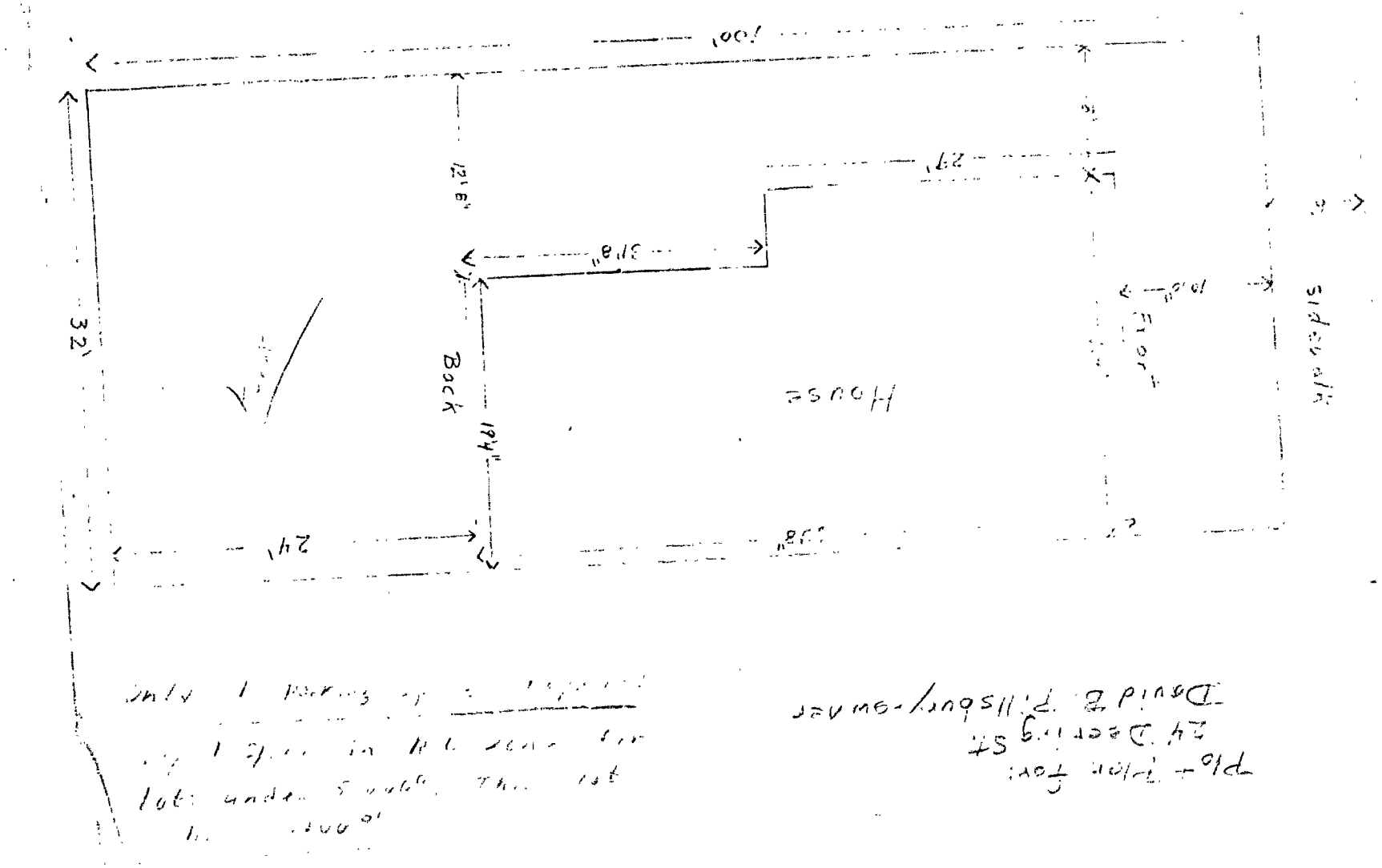
FROM Philip A. MacVane, Lieut., Fire Prev. Bureau

SUBJECT: Permit involving alterations at 24 Deering Street owned by David Pillsbury

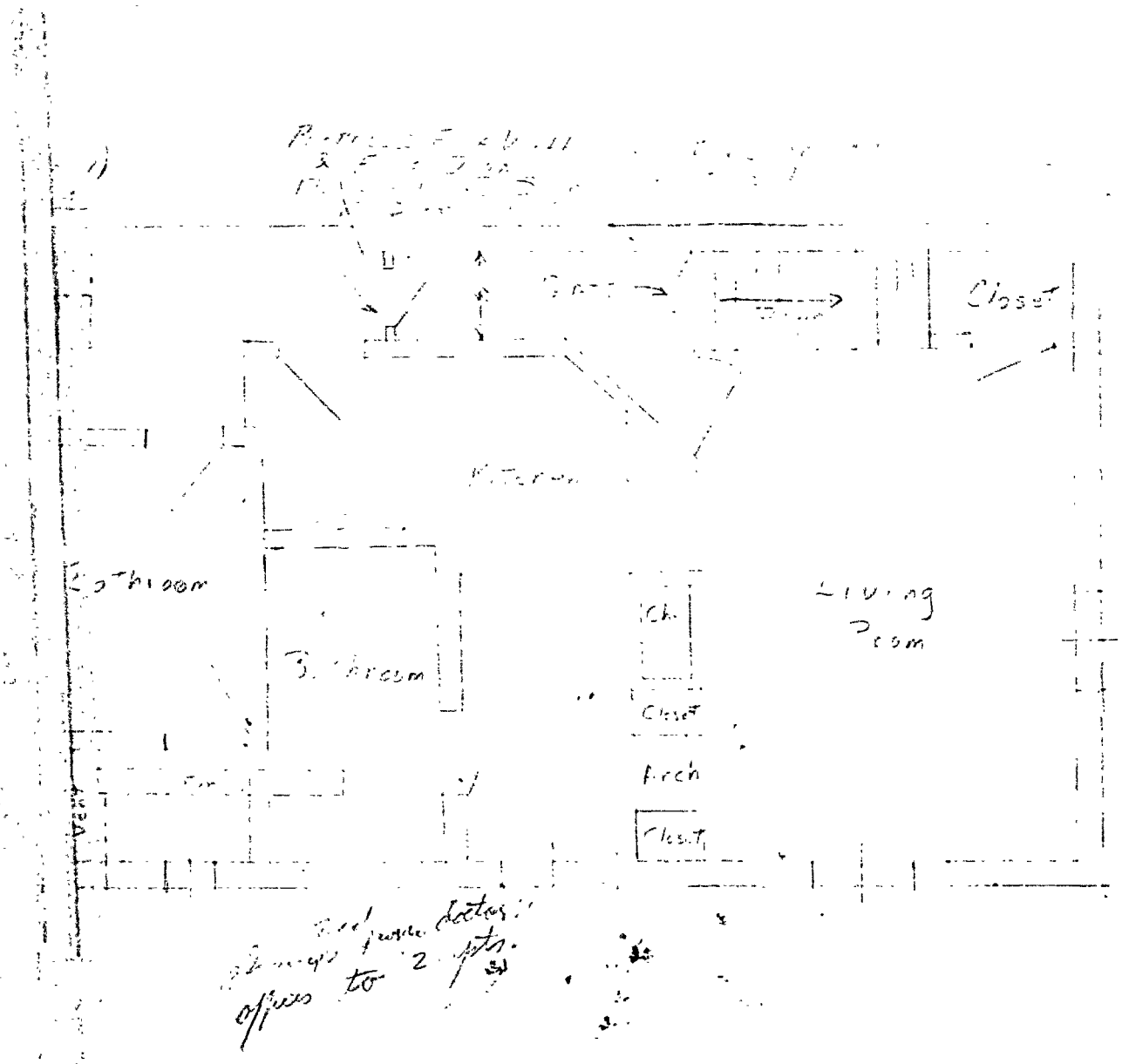
The Fire Department cannot approve this permit without the rear door for the second floor exit as shown in the plan in red pencil.

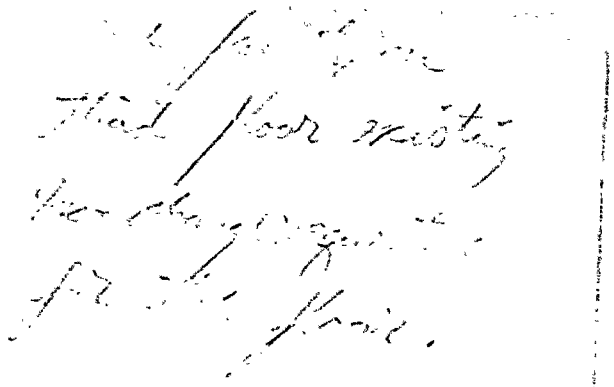
Philip A. MacVane
Lieutenant

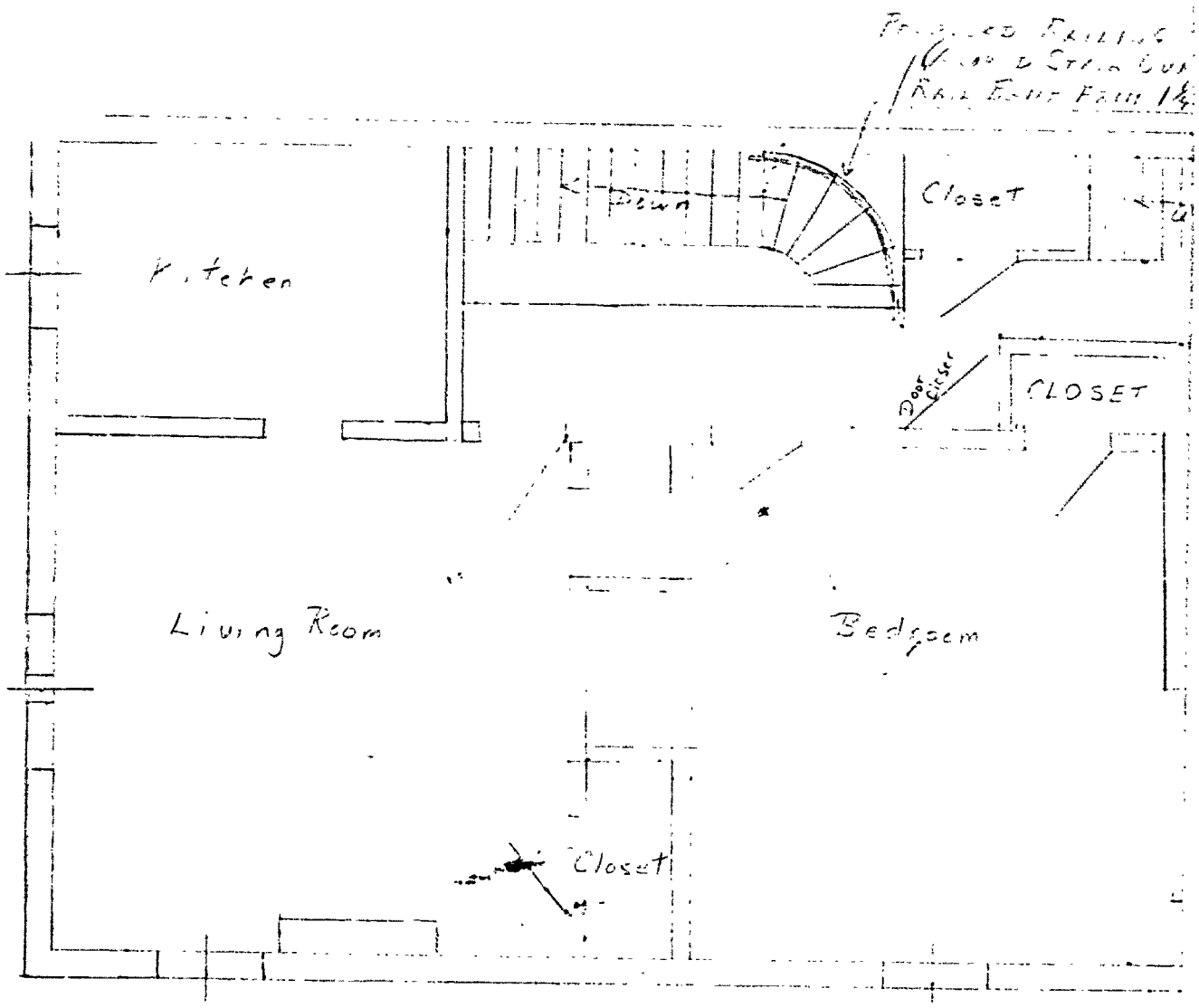
RECEIVED
AUG 31 1966
DEPT. ... P.
CITY OF PORTLAND



Plot Plan for
24 Deering St
David E. Pillsbury-owner


Closet
Bathroom
3. Bedroom
Ch.
Closet
Arch
Closet
Living
Room
offices to 2 apts.
oor Plan
ng Street





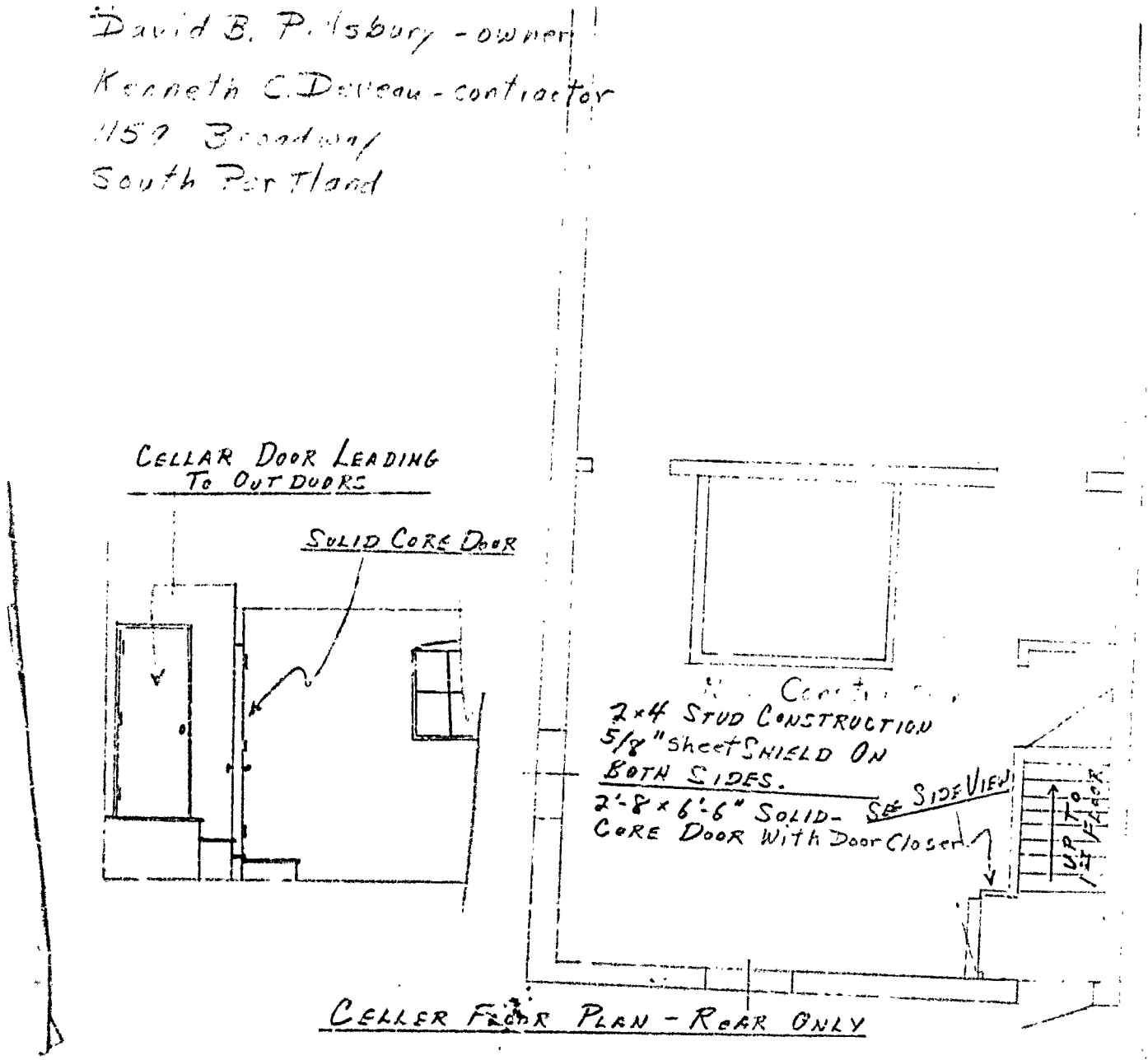
David B. Pillsbury - owner
Kenneth C. Deveau - contractor
1159 Broadway
South Portland

Scon

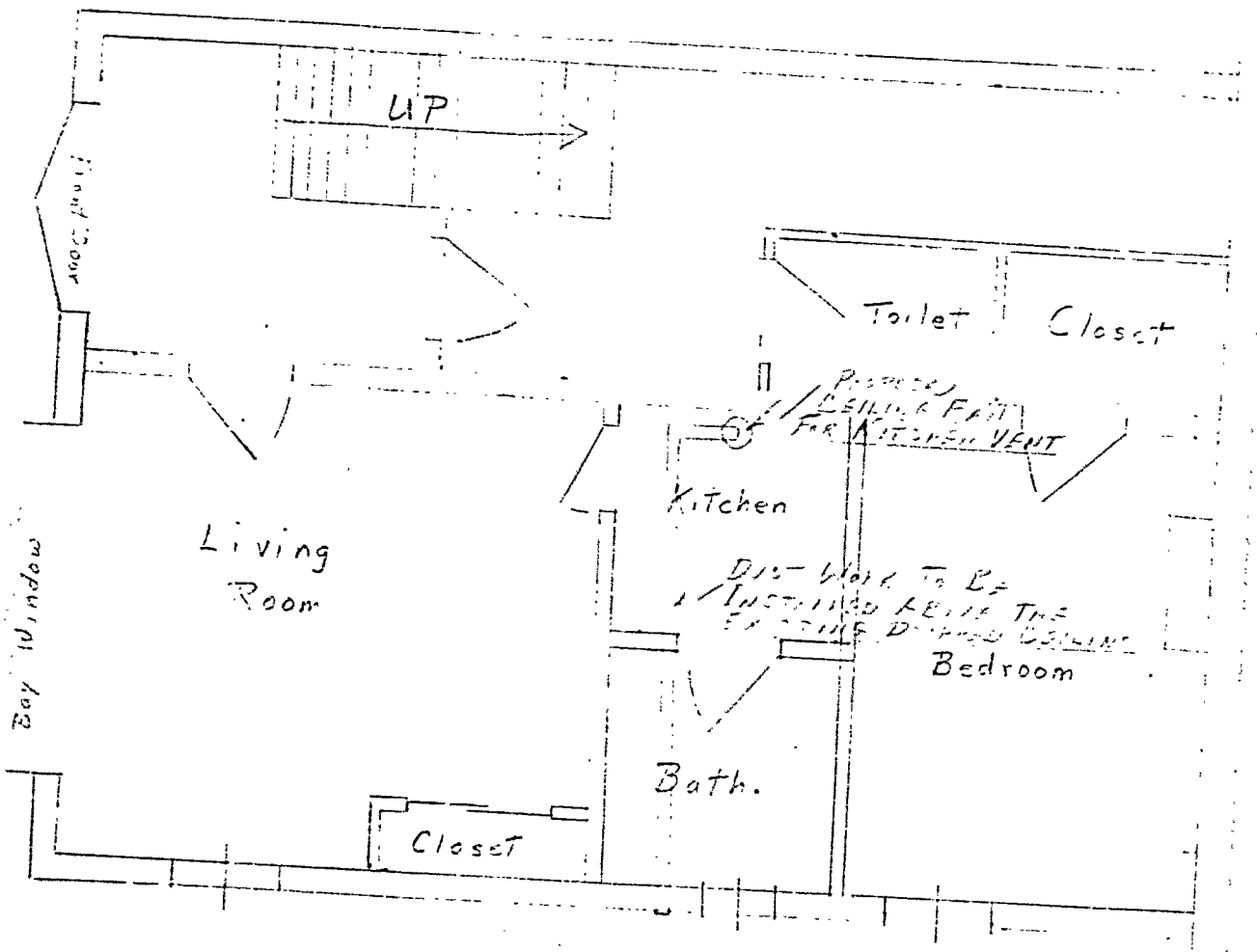
24 I

Scal
About 1/4

David B. Pillsbury - owner
Kenneth C. Dubeau - contractor
159 Broadway
South Portland



CELLER FLOOR PLAN - REAR ONLY

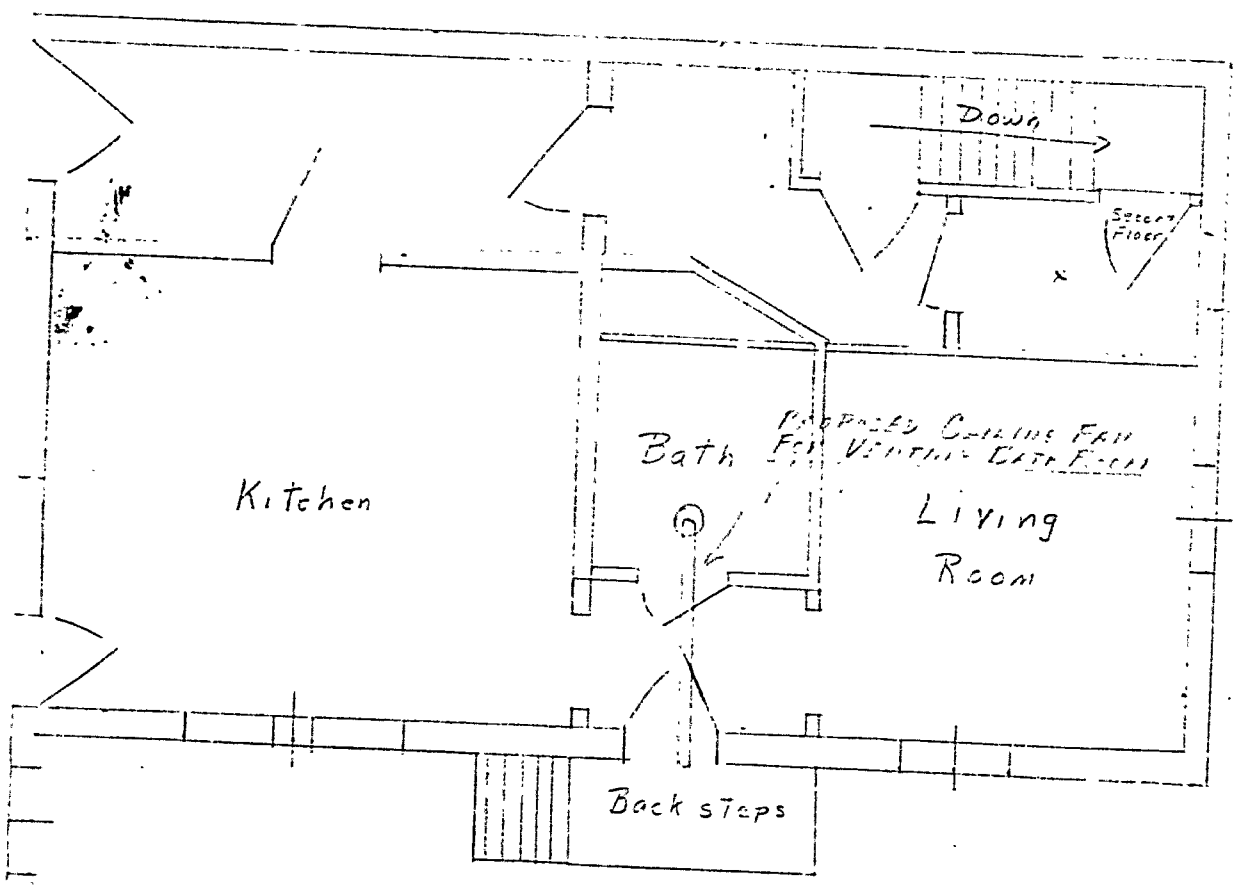


David B. Pillsbury - Owner

Kenneth C. Deveau - contractor
1159 Broadway
South Portland

First

24



Floor

...ing Street

David B. Pillsbury - owner
Kenneth C. Deveau - contractor
1159 Broadway
South Portland

APPLICATION FOR PERMIT

PERMIT ISSUED
90869
CITY OF PORTLAND

Class of Building or Type of Structure Second Class

Portland, Maine, August 23, 1966

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 24 Deering St. Within Fire Limits? _____ Dist. No. _____

Owner's name and address David Pillsbury, 24 Deering St. Telephone 774-5327

Lessee's name and address _____ Telephone _____

Contractor's name and address Kenneth Deveau, 1159 Broadway So.Portland Telephone _____

Architect _____ Specifications _____ Plans yes No. of sheets 2

Proposed use of building Apartment House No. families 5

Last use Dental Offices and one apartment No. families 1

Material brick No. stories 2½ Heat _____ Style of roof _____ Roofing _____

Other buildings on same lot _____

Estimated cost $ 3500.00 Fee $8.00

General Description of New Work

To Change Use of Building from Dental offices and one apartment to a five apartment house with alterations as per plans.

Sent to Fire Dept. 11-4-66

Rec'd from Fire Dept. _____

Permit mailed 9/29/66 Notified 8/29/66

Permit ready 8/30/66

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*** contractor

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? _____

APPROVED:

O.K. - 10/4/66 - Allen w/letter

CS 301

INSPECTION COPY

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

David Pillsbury
Kenneth Deveau

Signature of owner by: Kenneth E. Deveau

TM

Permit No. 66/969

Location 2911 Terrace Blvd

Owner Council Bluffs

Date of permit 12/4/66

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued 4/18/68 C. Council Bluffs

Staking Out Notice

Form Check Notice

NOTES

1-16-67 Rear exit not finished as 2nd floor

5-15-67 Old bulkhead removed.

6-27-67 Hole dug only. down by rear cellar door.

7-17-67 Same

7-21-67 "

8-2-67 "

4-9-68 Rear exit completed

#15-pd 6/16/67
Grant of Cond.
7/13/67

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

67/38

VARIANCE APPEAL

David Pillsbury, owner of property at 24 Deering Street under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals for a variance from the provisions of said Ordinance to permit: establishing a real estate office in the front room on the first floor. This permit is presently not issuable under the Zoning Ordinance because such a use is not allowable unless authorized by the Board of Appeals in the R-6 Residence Zone in which the property is located.

LEGAL BASIS OF APPEAL: Such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in undue hardship in the development of property which is inconsistent with the intent and purpose of the Ordinance; that there are exceptional or unique circumstances relating to the property that do not generally apply to other property in the same zone or neighborhood, which have not arisen as a result of action of the applicant subsequent to the adoption of this Ordinance whether in violation of the provisions of the Ordinance or not; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance; and that the granting of the variance will not be contrary to the intent and purpose of the Ordinance.

David B. Pillsbury
APPELLANT

DECISION

After public hearing held July 13, 1967, the Board of Appeals finds that all of the above conditions do exist with respect to this property and that a variance should be granted in this case, provided that any sign on the premises shall be attached to the building or located on the inside of the building and such sign shall not exceed the minimum size required by the Real Estate Board.

It is, therefore, determined that a variance from the provisions of the Zoning Ordinance should be granted in this case, provided that any sign on the premises shall be attached to the building or located on the inside of the building and such sign shall not exceed the minimum size required by the Real Estate Board.

Franklin T. Hinckley
Harry M. Hirsch
Abbott E. Sawyer
BOARD OF APPEALS

A.P.- 24 Deering St.

June 14, 1967

David Hillsbury
24 Deering Street

cc to: Corporation Counsel

Dear Mr. Hillsbury:

A Certificate of Occupancy for establishing a real estate office in the front room on the first floor of your apartment house at the above named location is not issuable under the Zoning Ordinance because such a use is not allowable unless authorized by the Board of Appeals in the R-6 Residence Zone in which the property is located.

We understand that you would like to exercise your appeal rights in this matter as provided by Section 7-4-7c of the Ordinance. Accordingly you or your authorized representative should come to this office in Room 113, City Hall to file the appeal on forms which are available here. A fee of $15.00 shall be paid at this office at the time the appeal is filed.

Very truly yours,

Gerald E. Mayberry
Director of Building & Inspection Services

GEM:m

July 10, 1967

Mr. David Pillsbury
24 Deering Street

Dear Mr. Pillsbury:

July 13, 1967

DATE: July 13, 1967

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF DAVID PILLSBURY

AT 24 Deering Street

Public Hearing on the above appeal was held before the Board of Appeals.

BOARD OF APPEALS	VOTE YES	NO
Franklin G. Hinckley	(x)	( )
Ralph L. Young	(x)	( )
Harry M. Shwartz	(x)	( )

Record of Hearing

Granted provided that any sign on the premises shall be attached to the building or located on the inside of the building and such sign shall not exceed the minimum size required by the Real Estate Board.

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

July 3, 1967

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine on Thursday, July 13, 1967 at 4:00 p.m. to hear the appeal of David Pillsbury requesting an exception to the Zoning Ordinance to establish a real estate office in the front room of the building at 24 Deering Street.

This permit is presently not issuable under the Zoning Ordinance because such a use is not allowable unless authorized by the Board of Appeals in the R-6 Residence Zone in which the property is located.

This appeal is taken under Section 24 of the Zoning Ordinance which provides that such permit may be granted only if the Board of Appeals finds that such use of the premises will not adversely affect the intent and purpose of the Zoning Ordinance.

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 Ordinance.

BOARD OF APPEALS

Franklin G. Hinckley

h

Chairman

F.U.-G.E.M. - 4-20-67

Re: 24 Deering Street - David Pillsbury, 24 Deering Street

PO 4/20/67

Re: 24 Deering Street March 1, 1967

Mr. Norton G. Henry, Attorney
Jensen & Baird, Attorneys at Law
477 Congress Street

cc to: David Tillsbury, 24 Deering Street
cc to: Corporation Counsel
cc to: Fire Department

Dear Mr. Henry:

Since receipt of your letter of February 20, 1967, we have given the matter of an adequate rear exit considerable thought and realize that foundation construction is almost impossible at this time and therefore will allow an extension of time, but feel that your request is somewhat unreasonable because of the size of the project and the length of time that this hazard has existed.

Therefore, as there has been considerable ideal building weather between the middle of March and April 15, we are extending the completion time to May 15, 1967.

Very truly yours,

Gerald E. Mayberry
Director Building & Inspection Services

GEM:m

E 2

Re: 24 Deering Street

Jan. 31, 1967

Mr. David Pillsbury
4 Drew Road
South Portland, Maine

cc to: Corporation Counsel
cc to: Fire Department

Dear Mr. Pillsbury:

After our recent discussion at this office regarding a rear means of egress at the above location I visited these premises.

It was found that the rear means of egress existing does not meet Building Code requirements in that this exit does not discharge directly at the ground level but into the cellar.

The plans upon which the Zoning Ordinance appeal was granted detailed a new entranceway to the rear yard which would meet the above requirements.

You are hereby ordered to construct the rear entranceway as per plans presented with your application for a change of use to allow five families to occupy this building without delay and certainly before February 23, 1967.

Very truly yours,

Gerald E. Mayberry
Director Building & Inspection Services

GEM:ms

#5-pd 9/1/66
Granted 9/29/66
6-6/67

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

MISCELLANEOUS APPEAL

David Pillsbury, owner of property at 24 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 use of building from one apartment and one dental office to five apartments. This permit is presently not issuable under the Zoning Ordinance because the area of the lot is only 3,200 square feet instead of the minimum of 5,000 square feet (1,000 per family) required in the R-6 Residence Zone in which the property is located (Section 7-B-8 of the Ordinance).

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.

David E. Pillsbury
APPELLANT

DECISION

er public hearing held September 29, 1966 the Board of Appeals finds that enforcement he terms of the Ordinance would result in undue hardship and desirable relief be granted without substantially departing from the intent and purpose of the ance.

therefore, determined that such permit may be issued.

BOARD OF APPEALS

DATE: September 15, 1966

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF David Pillsbury

AT 24 Deering Street

Public Hearing on the above appeal was held before the Board of Appeals.

BOARD OF APPEALS	VOTE YES	NO
Franklin G. Hinckley	(x)	( )
Ralph L. Young	(x)	( )
Harry M. Shwartz	(x)	( )

Record of Hearing

September 12, 1966

Mr. David Pillsbury
24 Deering St.

Dear Mr. Pillsbury:

September 15, 1966

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

September 12, 1966

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 15, 1966 at 4:00 p.m. to hear the appeal of David Pillsbury requesting an exception to the Zoning Ordinance to change the use of the building at 24 Deering Street from one apartment and one dental office to five apartments.

This permit is presently not issuable under the Zoning Ordinance because the area of the lot is only 3,200 square feet instead of the minimum of 5,000 square feet (2,000 per family) required in the R-6 Residence Zone in which the 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 G. Hinckley

Chairman

h

cc: Dr. Alexander Laughlin,
201 State St.

Leroy E. Goss,
26 Deering St.

Dr. Cyrus K. Briggs,
551 Congress St.

September 12, 1966

Mr. David Pillsbury
24 Deering St.

Dear Mr. Pillsbury:

September 15, 1966

A.P.- 24 Deering Street

Sept., 2, 1966

David Pillsbury
24 Deering Street

cc to: Kenneth Doveau, 1159 Broadway, So. Portland
cc to: Corporation Counsel

Dear Mr. Pillsbury:

Building permit and certificate of occupancy for changing the use of this building at the above named location from one apartment and one dental office to five apartments with two apartments each on the first and second floors and one apartment on the third are not issuable under the Zoning Ordinance in the R-6 Residence Zone in which this Property is located because the area of the lot is only 3,200 feet instead of the minimum of 5,000 feet (1,000 per family) required by Section 7-B-8 of the Ordinance.

We understand that you would like to exercise your appeal rights in this matter. Accordingly you 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,

Gerald E. Mayberry
Building Inspection Director

GEM:m

PERMIT TO INSTALL PLUMBING

Address 24 Deering Street PERMIT NUMBER 16467

Installation For:

Owner of Bldg.: Dwelling

Owner's Address: Mr. Tillsbury

Plumber: ~~William B. Wiles, Jr.~~ 4 Brew Road, South Portland Date: 8/8/66

Date Issued 8/8/66

Portland Plumbing Inspector

By ERNOLD R. GOODWIN

App. First Insp.

Date AUG 12 1966

By .....

App. Final Insp.

Date .....

By AUG 19 1966 ERNOLD R. GOODWIN

Type of Bldg.

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

NEW	REPL.		NO.	FEE
2		SINKS	2	4.00
2		LAVATORIES	2	4.00
2		TOILETS	2	2.60
2		BATH TUBS	2	1.20
		SHOWERS		
		DRAINS FLOOR SURFACE		
		HOT WATER TANKS		
		TANKLESS WATER HEATERS		
		GARBAGE DISPOSALS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS		
		AUTOMATIC WASHERS		
		DISHWASHERS		
		OTHER		
		TOTAL		$ 11.80

Building and Inspection Services Dept.: Plumbing Inspection

PERMIT TO INSTALL PLUMBING

Date Issued 5/23/66

Portland Plumbing Inspector

By ERNOLD R. GOODWIN

App. First Insp.

Date MAY 24 1966

By ERNOLD R. GOODWIN

CHIEF PLUMBING INSPECTOR

App. Final Insp.

Date JUL 13 1966

By ERNOLD R. GOODWIN

CHIEF PLUMBING INSPECTOR

Type of Bldg.:

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

Address 24 Dearing Street PERMIT NUMBER 68825

Installation For: Apt. House

Owner of Bldg.: Ken Daveau, Contractor

Owner's Address: Broadway, South Portland

Plumber: William H. Wilson, Sr. Date: 5/23/66

NEW	REPL.		NO.	FEE
		SINKS		
1		LAVATORIES		
1		TOILETS	1	2.00
1		BATH TUBS	1	2.00
		SHOWERS	1	2.00
		DRAINS FLOOR SURFACE		
		HOT WATER TANKS		
		TANKLESS WATER HEATERS		
		GARBAGE DISPOSALS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS		
		AUTOMATIC WASHERS		
		DISHWASHERS		
		OTHER		
			TOTAL 3	6.00

Building and Inspection Services Dept.: Plumbing Inspection

R-6 zone

LOCATION 24 Vesring St.

DATE 3/31/66

PERMIT Nelson.

INQUIRY by Mrs. Giles.

~~COMPLAINT~~ Jl 775-0527

What is the established use of this building?

It is a duplex on corner of Devon St.

She says doctors office.
1st. floor.
2 kit 2nd floor
1 kit 3 rd. floor.
formerly 2 kitchens
1st. floor.

Would you check this.
J. E. M.

APPLICATION FOR AMENDMENT TO PERMIT

PERMIT ISSUED
FEB 17 1954
CITY of PORTLAND

Amendment No. #1

Portland, Maine, January 29, 1954

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 53/231 *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 24 Deering Street ..... Within Fire Limits? yes Dist. No. 1

Owner's name and address Dr. Raymond LeBel, 24 Deering St. ..... Telephone .....

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

Contractor's name and address A. H. Nelson, Jr., Scarborough, Maine ..... Telephone .....

Architect Fred Therriault, Central St., Westbrook ..... Telephone .....

Proposed use of building Offices and apt. ..... Plans filed yes No. of sheets 2.

Last use Offices ..... No. families 1

Increased cost of work 500. ..... No. families .....

Additional fee 1.00

Description of Proposed Work

To provide one apartment on third floor cutting in new doorways and providing door at head of stairs as per plan.

To construct outside wooden fire escape from third floor to second floor flat roof and then to ground as per plan.

Details of New Work Dr. LeBel

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? .....

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: O.K.-2/17/54-CAS

Wm. T. Thurston

INSPECTION COPY

Signature of Owner Raymond L. LeBel

Approved: 2/17/54 — Wm T

Inspector of Buildings

AP 24 Deering St.
(Amendment #1)

February 5, 1954

Dr. Raymond Lebel
24 Deering St.
N. T. Fox Company
24 Morrill St.

Gentlemen:

We are unable to issue an amendment to per 53/2315 to construct an outside wooden stairway on the rear of the buildings at 22 and 24 Deering St. because the plan filed with the application for permit does not show compliance with Building Code requirements as regards the details listed below. It is necessary that the plan be revised to show compliance and that a new print with all of the information thereon printed from the original be furnished for checking and approval before the amendment can be issued. Details in question are as follows:

1. The 8x8 stair points indicated will provide a stairway steeper than allowed by the Code. Maximum allowable height of riser is 8½ inches and minimum width of tread is 9 inches, these measurements to be taken on the stair points and not to include any nosing. — O.K.

2. There is no definite indication that the landings are to extend not less than 9 inches beyond each side of the windows serving as a means of egress, as required. — O.K

3. Are the double hung windows which are to serve as a means of egress of such size that there will be an opening not less than 28 inches high when the lower sash is raised, as required? — O.K

4. There is no indication as to the manner in which the brackets supporting platforms and stairway are to be fastened to the building. Top fastenings are required to be no less than 3/4 inch diameter bolts extending through the wall of the building, while the bottom fastenings may be lag screws not less than 5/8 inches in diameter. It is noted that one of the brackets is shown extending down over one of the second story windows. This construction appears to be objectionable even though it is possible to provide a proper bottom fastening for this bracket. — O.K

Very truly yours,

Warren McDonald
Inspector of Buildings

WMcD/B

INTER-OFFICE CORRESPONDENCE

AP 22-24 Deering St.
Amendment # 1

CITY OF PORTLAND, MAINE

Building Inspector

February 1, 1954

To: Oliver T. Sanborn, Chief of the Fire Department

From: Warren McDonald, Inspector of Buildings

Subject: Proposed fire escape on the rear of building at 22-24 Deering St.

Each half of this building is under a separate ownership. The half at #24 Deering St. has recently been changed to doctor's offices in the first and second stories and the fire escape is being provided to furnish a second means of egress from the third story so that it can be used as a single apartment.

Owner of this half of the building has made arrangements with the owner of the half at #22 to build this fire escape together with him so that it will serve as a second means of egress for the living quarters in the third story of each side of the building.

We find that an order was issued by your department to a former owner on April 18, 1947 to provide a second means of egress from the third story at #24 but can find no record of any orders at #22, perhaps because the use of that half of the building has not been such as to place it under requirements of the Safety Ordinance.

While several details of construction indicated on the plan filed with the application for amendment attached do not meet Building Code requirements, application is being sent to you for approval or disapproval of the arrangement in third story, so that, if you cannot approve them, the owner may be notified of the fact at the same time as Building Code deficiencies are called to his attention.

AJS/B

Inspector of Buildings

this plan OK for 24 Deering St

AP 22-24 Deering St.
Amendment # 1

February 1, 1954

Oliver T. Sanborn, Chief of the Fire Department

Warren McDonald, Inspector of Buildings

Proposed fire escape on the rear of building at 22-24 Deering St.

Each half of this building is under a separate ownership. The half at #24 Deering St. has recently been changed to doctor's offices in the first and second stories and the fire escape is being provided to furnish a second means of egress from the third story so that it can be used as a single apartment.

Owner of this half of the building has made arrangements with the owner of the half at #22 to build this fire escape together with him so that it will serve as a second means of egress for the living quarters in the third story of each side of the building.

We find that an order was issued by your department to a former owner on April 18, 1947 to provide a second means of egress from the third story at #24 but can find no record of any orders at #22, perhaps because the use of that half of the building has not been such as to place it under requirements of the Safety Ordinance.

While several details of construction indicated on the plan filed with the application for amendment attached do not meet Building Code requirements, application is being sent to you for approval or disapproval of the arrangement in third story, so that, if you cannot approve them, the owner may be notified of the fact at the same time as Building Code deficiencies are called to his attention.

AJS/B

Inspector of Buildings

CJH

APPLICATION FOR PERMIT

0232

Class of Building or Type of Structure Second Class

Portland, Maine, Nov. 27, 1953

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect alter repair demolish remove~~ the following building ~~structure~~ 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 24 Deering St. Within Fire Limits? yes Dist. No. 1

Owner's name and address Dr. Raymond LeBel, 24 Deering St. Telephone 3-5329

Lessee's name and address Telephone

Contractor's name and address ~~Not let~~ C. D. Nelson Co. Lee Bureau Telephone

Architect Specifications Plans no No. of sheets

Proposed use of building Dentist's offices No. families

Last use " office No. families

Material brick No. stories 3 Heat Style of roof Roofing

Other buildings on same lot

Estimated cost $ 700. Fee $ 4.00

General Description of New Work

To provide offices on second floor for two dentist's offices. The third floor will remain unoccupied. All work as per plan.

Permit Issued with Letter

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

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?

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 Dec 2

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 Raymond LeBel Dec 2

INSPECTION COPY

Permit No. 53/2315

Location 214 Pleasing Dr.

Owner Mr. Raymond Bell

Date of permit 7/12/1953

Notif. closing-in

Inspn. closing-in

Final Notif. 3/23/54

Final Inspn. 4/22/54 3/22/54

Cert. of Occupancy issued 3/24/54

Staking Out Notice

Form Check Notice

NOTES

4/19/54 - Temp Certificate Can be issued for ceiling to be painted on 1st floor. Entrance F to be completed. E.S.S.

3/12/54 - Work started on 2nd floor except S.O.

3/18/54 - Went over job with Mrs Theriault Will call when finished. E.S.S.

3/23/54 - Work done, Certificate to be issued. E.S.S.

P.S.

Everything was OK except for providing exit sign at rear of 1st floor. Mrs Theriault instructed Mr. Theriault to put this up. E.S.S.

(COPY)

CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 24 Deering St.

Issued to Dr. Raymond LeBel

Date of Issue March 24, 1954

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. 53/2315, 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
Second and Third Floors	Second floor--Two dentist's offices Third floor--One apartment

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

3/23/54 Earle Smith
(Date) *Inspector*

Warren Pratt
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.

AP 24 Deering St.

December 9, 1953

Dr. Raymond LeBel
24 Deering St.

Copy to: Mr. A. H. Nelson Jr.,
Scarborough, Maine

Dear Dr. LeBel:

Permit for conversion of the second story of your building at 24 Deering St. to two doctor's offices is issued herewith subject to the following conditions:

1. We understand that you plan no use at all of the third story for the present and that, if and when it is put to use, it will be used for living quarters, but in such a case not until two adequate means of egress therefrom have been provided. This permit is issued on the basis that the third story is to remain unoccupied and that the stairwell opening in the third floor framing is to be filled in with construction equivalent to that in the rest of the floor construction, with a two foot by three foot scuttle being provided therein for access to the third story space in case of need. Before it is lawful to use this third story in any way, it is necessary that another permit be secured for the proposed use and that with the application therefor there be filed a plan showing the room layout and proposed use thereof including the required two means of egress therefrom.

2. The revised plan shows new openings to be cut in partitions between second story rooms so located that one may pass from front to rear of the building or vice versa without having to go out into the halls. Doors in any openings involved in this arrangement are to have no locks of any kind on them so that there may be no possibility of their being locked against passage in either direction.

3. Liquid closers are to be provided in the second story on the door between the front and rear hall and in the first story on the door at the head of the stairs to the cellar.

4. We are informed that the existing tapering treads in the front stairs are 6 inches or more wide at the narrow ends and that there are not more than three consecutive winding treads which are less than 6 inches wide on the narrow ends in the rear stairs. This being the case, no alteration of either stairway is necessary to meet Building Code requirements. However, it will be necessary to provide a hand rail full length of the rear stairs on the side on which the greatest width of treads occurs and to remove the existing door at the foot of these stairs.

5. Exit signs are to be provided in both first and second stories adequate in location and number to mark in a clear manner the route to follow to reach the rear outside door in the first story. Except for the outside door there are to be no locks of any kind on any doors involved in this means of egress.

6. Unless there is no possibility that there will never be more than 20 people in the entire building at any one time, both front and rear entrance doors are to be equipped with vestibule latch sets so installed that they may always be

opened from inside the building, even though locked against entrance to it, without the use of a key and by merely turning the usual knob or by pressure on the usual thumb lever.

7. Neither of the two new offices are to be put into use until a certificate of occupancy authorizing such a use has been issued by this department. This cannot be done until a final inspection of the building after completion of the alterations has shown everything to be in compliance with requirements of the Building Code.

Very truly yours,

Warren McDonald
Inspector of Buildings

AJS/B

Returned plans to Dr Lebel.

AP 24 Deering St.

December 3, 1953

Copies to: Fred C. Weislander
98 Preble St.

Owner for Contractor

Dr. Raymond LeBel
24 Deering St.

Dear Dr. LeBel:-

We are unable to issue a permit for converting the second story of your building at 24 Deering St. to two dentist's offices because the plan filed with the application for permit does not show compliance with Building Code requirements as regards the details listed below. It is necessary that the plan be revised to show compliance and that a fresh print be filed for checking by this department before a permit can be issued. Details in question are as follows:-

1. We note that the application indicates that the third story of the building is to remain unoccupied as at present. Before we can determine just how the Building Code applies to this situation we shall need to know what your plans are for the future use of this third story. Will you please furnish us in writing what you plan in this regard? As long as this story remains unoccupied, we probably shall be able to accept the arrangement if the stair well at the third floor level is filled in, leaving a scuttle at least two feet by three feet for access to the third story in case of need. However, the means of egress from this story are inadequate at present for either living quarters or business purposes and, because of the height of the building, were this story to be used for business, all of the stairways throughout the building and the heating equipment in the cellar would have to be enclosed.

2. If the partition is provided across the bathroom as indicated, the window now providing light and air will be eliminated from that room. Some provision for furnishing ventilation of this altered bathroom in accordance with State Law will therefore be required. — Up to Health Dept.

3. The arrangement of means of egress from the second story is inadequate to meet requirements of the Building Code. It will take some study to work out an arrangement to satisfy requirements, but perhaps by cutting in connecting doorways between the rooms so that passage may be had from front to rear of the building without going into the halls and by providing liquid door closers on some of the doors an acceptable arrangement can be worked out.

4. The arrangement whereby a new door is shown at the head of the rear stairs is not allowable since the Building Code forbids a door to open directly on a stairway. Gate only

5. Handrails are required on at least one side of all stairways wherever there are none now existing. — will do

6. If there are more than three consecutive winders at the foot of the rear stairs as indicated, they are not acceptable as a required means of egress. Neither are the five consecutive tapering treads at the head of the front stairs acceptable unless the width at the narrow end of the treads is at least six inches, which may be the case. — Tapering treads tapering O.K. - One tapering and 2 winding treads rear stairs are O.K

7. If there is likelihood that there will ever be more than 20 persons in the building at any one time, it is necessary that vestibule latchsets be provided on