

11 FERRING STREET

SHAW-WALKER
MADE IN U.S.A.
1950

PERMIT TO INSTALL PLUMBING

PERMIT NUMBER 1294

Date Issued **4-21-70**
 Portland Plumbing Inspector
 by **ERNOLD R. GOODWIN**

Address **11 Deering St.**
 Installation For
 Owner of Bldg **Multi fam.**
 Owner's Address **no art tower**
 Plumber **11 Deering St.** Date:
Charles Stone, Inc. Portland NO **4-21-70E**

App. First Insp.
 Date **4/21/70**
 By **WALTER H. WALLACE**
 DEPUTY PLUMBING INSPECTOR

App. Final Insp.
 Date **4/25/70**
 By **WALTER H. WALLACE**
 DEPUTY PLUMBING INSPECTOR

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

NEW	REPL			
			SINKS	
	2		LAVATORIES	3 4.00
	2		TOILETS	2 4.50
	2		BATH TUBS	2 2.50
	2		SHOWERS	2 1.20
			DRAINS FLOOR SURFACE	
			HOT WATER TANKS	
1			TANKLESS WATER HEATERS	1 .60
2			GARBAGE DISPOSALS	2 1.20
			SEPTIC TANKS	
			HOUSE SEWERS	
			ROOF LEADERS	
			AUTOMATIC WASHERS	
			DISHWASHERS	
1			OTHER for sinks	1 .60
			TOTAL	12 14.20

Building and Inspection Services Dept. Plumbing Inspection

PERMIT TO INSTALL PLUMBING

PERMIT NUMBER **3506**

Date Issued **Jan. 11, 1974**

Portland Plumbing Inspector

By **ERNOLD R GOODWIN**

App. First Insp.

Date

By

App. Final Insp.

Date

By

Type of Bldg.

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

1-11-74
ERNOLD R GOODWIN
 PLUMBING INSPECTOR

Address 11 Deering St.		PERMIT NUMBER 3506	
Installation For mult.			
Owner of Bldg Robert Sawyer			
Owner's Address same			
Plumber Paul Brem		Date 1-11-74	
NEW TR. PL	138 Dartmouth St.	NO.	FEE
	SINKS		
	LAVATORIES		
	TOILETS		
	BATH TUBS		
	SHOWERS		
	DRAINS FLOOR SURFACE		
1	HOT WATER TANKS		
	TANKLESS WATER HEATERS	1	3.00
	GARBAGE DISPOSALS		
	SEPTIC TANKS		
	HOUSE SEWERS		
	FOOF LEADERS		
	AUTOMATIC WASHERS		
	DISHWASHERS		
	OTHER		
	Base Fee		3.00
		TOTAL 1	5.00

Building and Inspection Services Dept.: Plumbing Inspection

CITY OF PORTLAND, MAINE

Application for Permit to Install Wires

Permit No. **55927**
 Issued **5/11/70**
 Portland, Maine **May 11, 1970**

To the City Electrician, Portland, Maine:

The undersigned hereby applies for a permit to install wires for the purpose of conducting electric current, in accordance with the laws of Maine, the Electrical Ordinance of the City of Portland, and the following specifications:

(This form must be completely filled out - Minimum Fee \$1.00)

Owner's Name and Address **Mr & Mrs James Lower, 11 Downing St.**
 Contractor's Name and Address **Waldo Abbey, Tel.**
 Location **11 Downing St.**
 Number of Families **4** Apartments Stores Number of Stories **3**
 Description of Wiring: New Work Additions Alterations

Pipe Cable Metal Molding BX Cable Plug Molding (No. of feet)
 No. Light Outlets **11** Plugs **18** Light Circuits Plug Circuits

FIXTURES: No. Fluor. or Strip Lighting (No. feet)
 SERVICE: Pipe Cable Underground No. of Wires **3** Size **4/0**

METERS: Relocated Added **1** Total No. Meters **4**

MOTORS: Number Phase H. P. Amps Volts Starter
 HEATING UNITS: Domestic (Oil) **1** No. Motors **1** Phase **1** H.P. **3**
 Commercial (Oil) No. Motors Phase H.P.

Electric Heat (No. of Rooms)

APPLIANCES: No. Ranges **4** Watts **1200** Brand Feeds (Size and No.)
 Elec. Heaters Watts
 Miscellaneous Watts Extra Cabinets or Panels

Transformers Air Conditioners (No. Units) Signs (No. Units)
 Will commence **May 19 70** Ready to cover in **will call** 19 Inspection **19**

Amount of Fee \$ **\$1.00**
 Signed **Waldo Abbey**

DO NOT WRITE BELOW THIS LINE

SERVICE	METER	GROUND
VISITS: 1 ... 2	3	4
... 7	8	9
...	10	11
...	12	13

REMARKS:
 INSPECTED BY **FW Huber** (OVER)

LOCATION *Deering ST 11*
 INSPECTION DATE *5/20/70*
 WORK COMPLETED *5/20/70*
 TOTAL NO. INSPECTIONS *1*
 REMARKS:

FEE S FOR WIRING PERMITS EFFECTIVE JULY 31, 1963

WIRING

1 to 30 Outlets \$ 2.00
 31 to 60 Outlets 3.00
 Over 60 Outlets, each Outlet .05
 (Each twelve feet or fraction thereof of fluorescent lighting or any type of plug molding will be classed as one outlet).

SERVICES

Single Phase 2.00
 Three Phase 4.00

MOTORS

Not exceeding 50 H.P. 3.00
 Over 50 H.P. 4.00

HEATING UNITS

Domestic (Oil) 2.00
 Commercial (Oil) 4.00
 Electric Heat (Each Room) .75

APPLIANCES

Ranges, Cooking Tops, Ovens, Water Heaters, Disposals, Built-in Dishwashers, Dryers, and any permanent built-in appliance — each unit 1.50

MISCELLANEOUS

(COPY)

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION #11 Deering St.

Date of Issue October 24, 1968

Issued to Arthur S. Richardson
21 Rackliff St.

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. 68/1052, 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
First floor, front of building.

APPROVED OCCUPANCY
One apartment.

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

(Date)

Nelson F. Gault, Jr.
Inspector

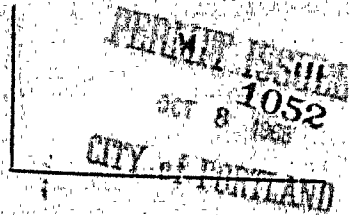
[Signature]
Inspector of Buildings

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.



**R6 RESIDENCE ZONE
APPLICATION FOR PERMIT**

Class of Building or Type of Structure Second Class
Portland, Maine, October 1, 1968



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 11 Drering St. Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Arthur S Richardson, 21 Backleff St. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address owner Telephone 773-6963
 Architect _____ Specifications _____ Plans no No. of sheets _____
 Proposed use of building apt. Bldg. No. families 3
 Last use Apt. Bldg. & Dentist Office No. families 2
 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 first floor, front of building from doctor's office to one apartment.
 To divide rear hall into two closets using 5/8" sheetrock on both sides for fire separation between apartment and dental laboratory.

Sent to Fire Dept. 10/2/68
 Rec'd from Fire Dept. 10/7/68

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:

OK 10-2-68-SP
Deputy Chief Inspectors 10/7/68

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

Arthur S Richardson

INSPECTION COPY

Signature of owner by:

Arthur S Richardson

1M

NOTES

10-24-68 Completed
SD

X

Change of use

Permit No. 681052

Location 11 Seaview St

Owner Arthur W. Robinson

Date of permit 10/26/68

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued 10/24/68

Staking Out Notice

Form Check Notice

R. P. Robinson



RESIDENCE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure 2nd class
Portland, Maine; January 5 1961

PERMIT ISSUED
JAN 6 1961
CITY OF PORTLAND

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 11 Deering St. Within Fire Limits? Dist. No.
Owner's name and address Arthur Richardson, 21 Lackliff Street Telephone
Lessee's name and address Telephone
Contractor's name and address Gordon W Evans, 27 Hastings St. Telephone 3-7147
Architect Specifications Plans yes No. of sheets 1
Proposed use of building Dentist Office and dental laboratory and Apartment No. families 1
Last use Dentist Office and apartment and doctor's office No. families 1
Material brick No. stories 3 Heat Style of roof Roofing
Other buildings on same lot
Estimated cost \$ Rec s. 1.00

General Description of New Work

rear portion of first floor of
To change use of building from dentist's office in first and second stories with single apartment in third story to dentist's office and dental laboratory in first story and doctor's office and one apartment in second story with single apartment in third story.

To cut in new door on first floor as shown on plan.
To change use of rear portion of first floor of building from dentist office to dental laboratory.

Area contained 11/27/60

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 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
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
Size Girder Columns under girder. Size Max. on centers
Kind and thickness of outside sheathing of exterior walls?
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 by ARS

Miscellaneous

Will work require disturbing of any tree on a public str
Will there be in charge of the above work a person
see that the State and City requirements pertain
observed? yes

Arthur Richardson

Signature of owner By:

Gordon W Evans

(COPY)

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION 11 Deering St.

Date of Issue January 13, 1961

Issued to Arthur Richardson
2 Backlett St.

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. 61/22, 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

First Floor

APPROVED OCCUPANCY

Dentist Office (front) and
Dental Laboratory in rear.

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

1/13/61
(Date)

W. Allan Smith
Inspector

Albert J. Sears
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-11 Deering Street

January 6, 1961

Mr. Arthur S. Richardson
21 Rackloff Street

cc to: Gordon W. Evans
27 Hastings Street

Dear Mr. Richardson:

The appeal under the Zoning Ordinance having been sustained, building permit for establishing dental laboratory in rear section of first story of building at the above named location is issued herewith. If you will notify this office for inspection as soon as all essential work has been completed, we will be able to issue the certificate of occupancy required before the new use may lawfully be established in the building.

This permit does not authorize any change in the use of the second story from offices to apartments. It is necessary that any such change contemplated be covered by a separate permit or an amendment to the permit now being issued.

Very truly yours,

AJS/jg

Albert J. Sears
Inspector of Buildings

*Granted 12/29/60
60/150*

DATE: December 29, 1960

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF ALVA C. THOMPSON

AT 11 Deering Street

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

BOARD OF APPEALS

VOTE

Franklin G. Hinckley
Ralph L. Young
Harry M. Shwartz

Yes	No
(✓)	()
(✓)	()
(✓)	()

Record of Hearing:

No opposition.

LUTHER A. BROWN, M. D.
13 DEERING STREET
PORTLAND, MAINE

December 28, 1960

City of Portland, Maine

Board of Appeals:

I cannot see how any property on Deering Street would be adversely affected by granting Dr. Alvah C. Thompson's request to change the use of two rooms in the rear of the first floor at 11 Deering St. to a dental laboratory.

Both Dr. Brown and myself are in favor of granting the request.

Pearl E. Brown

Mrs. Luther A. Brown
13 Deering Street
Portland, Maine

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

VARIANCE APPEAL

December 7, 1960

Alvan C. Thompson, owner of property at 11 Dearing 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:
Changing the use of two rooms in the rear of first story of the building at this location from dentist's office use to dental laboratory. This permit is presently not issuable because the new use is not ordinarily allowable in the R-6 Residential 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.

Alvan C. Thompson
APPELLANT

DECISION

After public hearing held December 29, 1960 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.

It is, therefore, determined that a variance from the provisions of the Zoning Ordinance should be granted in this case in accordance with the authority contained in Section 7A-7-c of the Ordinance

Harrison Smith
Richard J. Long
Richard A. Wilson
BOARD OF APPEALS

December 23, 1960

Dr. Alvah C. Thompson
11 Dearing Street
Portland, Maine

Dear Dr. Thompson:

December 29, 1960.

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

December 19, 1960

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber of the City Hall, Portland, Maine, on Thursday, December 29, 1960, at 4:00 P.M. to hear the appeal of Alvah C. Thompson requesting an exception to the Zoning Ordinance to permit changing the use of two rooms in the rear of the first story of the building at 11 Deering Street from a dentist's office use to a dental laboratory.

This permit is presently not issuable because the new use is not ordinarily allowable in the R-6 Residential Zone in which the property is located.

This appeal is taken under Section 24 of the Zoning Ordinance which provides that 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 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.

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 the Ordinance.

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

ALBERT J. SEARS
INSPECTOR OF BUILDINGS

CITY OF PORTLAND, MAINE
Department of Building Inspection

AP- 11 Deering St.

Dec. 5, 1960

Dr. Alvah C. Thompson
11 Deering Street

cc to: Corporation Counsel

Dear Dr. Thompson:

Permit and certificate of occupancy for changing the use of two rooms in the rear of the first story of the building at the above named location from dentist's office use to a dental laboratory is not issuable under the Zoning Ordinance because the new use is not ordinarily allowable in the R-6 Residential Zone in which the property is located.

We understand that you would like to exercise your appeal rights concerning this discrepancy as provided by an amendment to Section 7-A-7c of the Ordinance which is to become effective on Dec. 7, 1960. Accordingly we are certifying the case to the Corporation Counsel, to whose office in Room 208, City Hall, you should go to file the appeal and to whom a copy of this letter is being sent.

Very truly yours,

Albert J. Sears
Inspector of Buildings

AJS:m

Handwritten signature

COPY

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

December 19, 1960

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber of the City Hall, Portland, Maine, on Thursday, December 29, 1960, at 4:00 P.M. to hear the appeal of Alvah C. Thompson requesting an exception to the Zoning Ordinance to permit changing the use of two rooms in the rear of the first story of the building at 11 Deering Street from a dentist's office use to a dental laboratory.

This permit is presently not issuable because the new use is not ordinarily allowable in the R-6 Residential Zone in which the property is located.

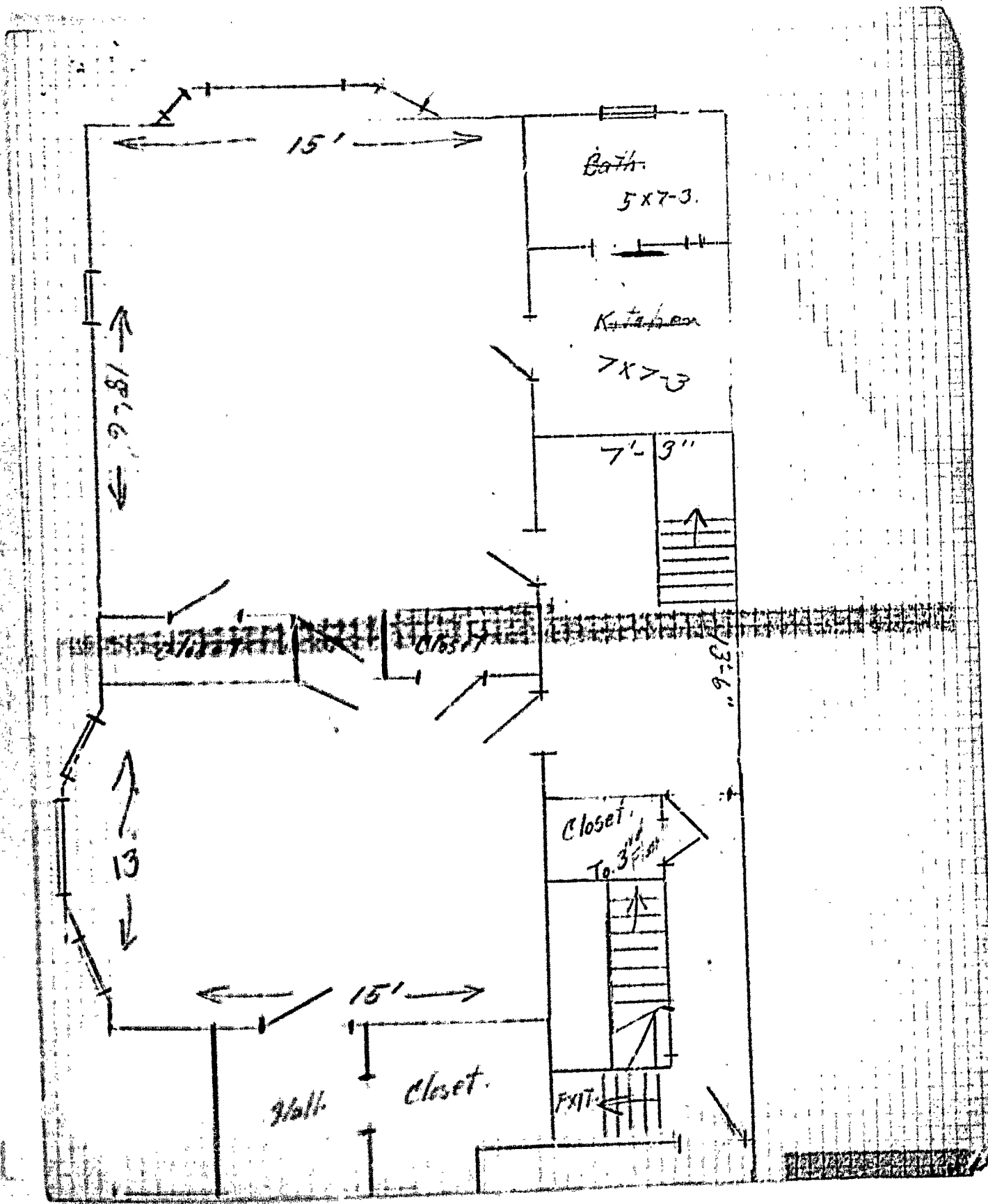
This appeal is taken under Section 24 of the Zoning Ordinance which provides that such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in undue hardship in the development of property which is inconsistent with the intent and purpose of the Ordinance; that there are exceptional or unique circumstances relating to 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.

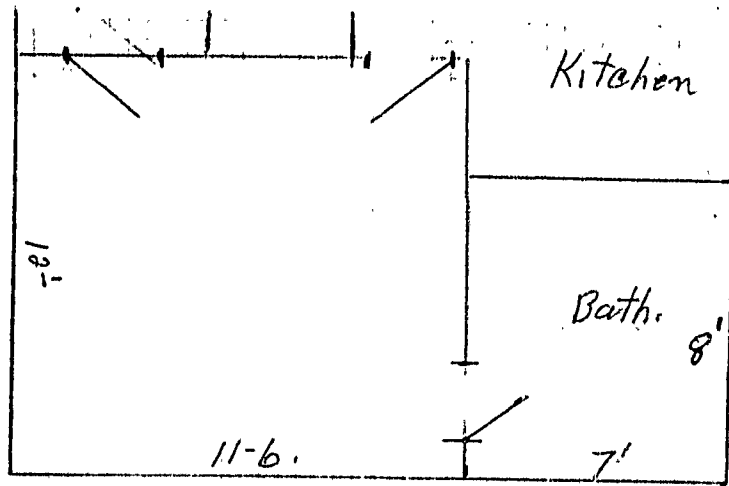
All persons interested either for or against this appeal will be heard at the above time and place, this notice of required public hearing having been sent to the owners of property within 500 feet of the premises in question as required by the Ordinance.

BOARD OF APPEALS

Franklin G. Hinckley

Chairman





2nd Floor. Plan.
11. Deering St.
A - Thompson.

RECEIVED
OCT 5 1960
DEPT. OF BLD'G. INSP.
CITY OF PORTLAND

*Please
Must: 1/5 File*

AP- 11 Deering St.

Dec. 5, 1960

Dr. Alvah C. Thompson
11 Deering Street

cc to: Corporation Counsel

Dear Dr. Thompson:

Permit and certificate of occupancy for changing the use of two rooms in the rear of the first story of the building at the above named location from dentist's office use to a dental laboratory is not issuable under the Zoning Ordinance because the new use is not ordinarily allowable in the R-6 Residential Zone in which the property is located.

We understand that you would like to exercise your appeal rights concerning this discrepancy as provided by an amendment to Section 7-A-7c of the Ordinance which is to become effective on Dec. 7, 1960. Accordingly we are certifying the case to the Corporation Counsel, to whose office in Room 206, City Hall, you should go to file the appeal and to whom a copy of this letter is being sent.

Very truly yours.

Albert J. Sears
Inspector of Buildings

AJS:m



APPLICATION FOR PERMIT

Class of Building or Type of Structure 2nd Class

Portland, Maine, December 2, 1960

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 11 Deering Street Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Dr. Alvah Thompson, 11 Deering St. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address _____ Telephone _____
 Architect _____ Specifications _____ Plans YES No. of sheets 2
 Proposed use of building Dentists office and dental laboratory and No. families _____
 Last use dentists office and apt. and doctor's office No. families _____
 Material brick No. stories 3 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ _____ Fee \$ 1.00

General Description of New Work

To change use of building from dentist's offices in first and second stories with single apartment in third story to dentist's office and dental laboratory in first story and doctor's or dentists office and one apartment in second story with single apartment in third story.

[Handwritten signature]

12/29/60

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? _____

Miscellaneous

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

APPROVED: _____

[Handwritten signature: Alvah C. Thompson]

Signature of owner

AP- Deering Street

Oct. 19, 1960

Dr. Alvah Thompson
11 Deering Street

cc to: Mr. Gordon Ewins
27 Hastings Street

Dear Dr. Thompson:

Both your zoning appeal and that under the Building Code have been sustained. If you are to proceed on the basis originally planned of changing the doctor's offices in second story to two apartments, please have the specifications sent to you on October 10th signed and returned to this office so that the building permit authorizing the change of use can be issued.

If you are to change your plans and provide only a single apartment in the second story or one apartment and a suite of doctor's offices there, you should have the permit application changed accordingly and furnish such information as may be needed to show compliance with Building Code requirements under the new arrangement. It is unlawful to proceed with any of the work involved in either case until a building permit authorizing it has been issued.

Very truly yours,

Albert J. Sears
Inspector of Buildings

AJS:m

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Robert W. Donovan, Asst. Corporation Counsel

DATE: Oct. 14, 1960

FROM: Albert J. Sears, Inspector of Buildings

SUBJECT: Building Code appeal of Dr. Alvah C. Thompson at 11 Deering Street

This half of the duplex building at this location presently has doctor's offices in first and second stories and an apartment in the third story. Dr. Thompson proposes to abandon the office use in second story and to provide two apartments in its place.

Since this will make a total of three apartments in the building and establish an apartment house use, the Building Code requires, among other things, that a one-hour fire separation shall be provided between the business use in first story and the apartments above, that the cellar stairs shall be enclosed in the cellar by partitions of one-hour fire-resistance, and that the second story public hall shall either have a window at least six square feet in area in it or a skylight for light and ventilation.

Because of the difficulties and expense involved, Dr. Thompson proposes the installation of an automatic fire detector and alarm system with detectors throughout the entire cellar and first story and alarm gongs in each of the apartments to compensate for the lack of the required one-hour separation between the business use and living quarters and the enclosure of the cellar stairs. Because the second story hall is very small and is not adjacent to an exterior wall and because a suitable skylight cannot be provided, he proposes to install a gravity ventilating duct extending through the roof of the building. The Fire Department has been consulted and they are willing to approve such arrangements. The installation of an automatic fire alarm to compensate for required separations between business uses and apartment house use have been recommended and approved by the Municipal Officers in a number of other instances. I see no reason why approval should not be given in this case if the Municipal Officers see fit to do so.

Very truly yours,

Albert J. Sears
Inspector of Buildings

AJS:m

AP- 11 Deering Street

Oct. 10, 1960

Alterations and change of use from professional offices and one dwelling unit (3rd floor) to combination professional and apartment house use--professional offices in first story, two dwelling units on second floor and third floor dwelling unit to remain

Dr. Alvah C. Thompson
11 Deering Street

cc to: Mr. Gordon Evans
27 Hastings Street

Dear Dr. Thompson:

While no assurance can be given that your zoning appeal and your Building Code appeal--both certified to you by separate letters on Friday-- will be granted as you request, and in order to furnish to you the detailed requirements of the Building Code for the above change of use, as agreed to in our conference with Captain Flaherty of the Fire Department, it seems best to set the matter up now in such a way that the permit may be issued and work started at the earliest possible date, if all goes through as now contemplated.

Before the permit can be issued under any circumstances, this department is required to have in the files detailed information by way of plans of specifications, from the applicant showing in advance the proposed methods of complying with the Building Code requirements. It is the responsibility of the applicant of the permit to furnish this information by way of plans and specifications to be checked here. However, since we have to write a letter anyway showing the results of checking the proposition against Building Code requirements, it will be easier for you, perhaps, if we write these details in the form of a specification which you can sign and return for filing with the application for attaching to the application for the permit which Mr. Evans has filed in your behalf. Accordingly, the original and one copy of these specifications are enclosed, and a copy sent to Mr. Evans. If agreeable to you, will you be good enough to sign the original of the specifications and return to this office for attachment to the application, keeping the copy for your own use.

No doubt your copy of these specifications will be helpful in case you decide to take bids on the automatic fire alarm and on the fire escape. Separate permits are necessary from this department to cover installation of the fire alarm system, and to cover construction of the fire escape, the application for the fire escape will have with it the steel company's plan of the escape. A separate permit for the plumbing will no doubt be procured by your plumber from the Health Department, and a separate permit for the electrical work by your electrician from the Electrical Division of the Fire Department. Please bear in mind that when all of the work is substantially completed, at least all of that controlled by the Building Code, a notice for readiness for final inspection is necessary to this department, and the two dwelling units on second floor may not be lawfully lived in until the inspection has been made, all found in order, and the certificate of occupancy issued to you from this department. If the above is not clear or is unsatisfactory, please feel free to contact the undersigned.

Very truly yours,
Acting Deputy Inspector of Bldg.

Encs: original and one copy
of specifications

PROPOSED ALTERATIONS OF THE BUILDING OF HELENE L. THOMPSON AT 11 DEERING STREET,
AND CHANGE OF USE FROM COMBINATION DWELLING AND PROFESSIONAL BUILDING TO
PROFESSIONAL OFFICES AND APARTMENT HOUSE

October , 1960

These specifications are to be considered as a much a part of the application for the building permit as though written on the application form, but failure to include herein any requirement of the Building Code or any other law relating to the same subject matter, shall not relieve owner, contractor or any other person from compliance therewith. This proposal contemplates continuing professional offices in first story and the single dwelling unit on third floor approximately as they are now, but changing the professional offices now on second floor to two dwelling units, thus making three dwelling units in the building which constitutes an apartment use.

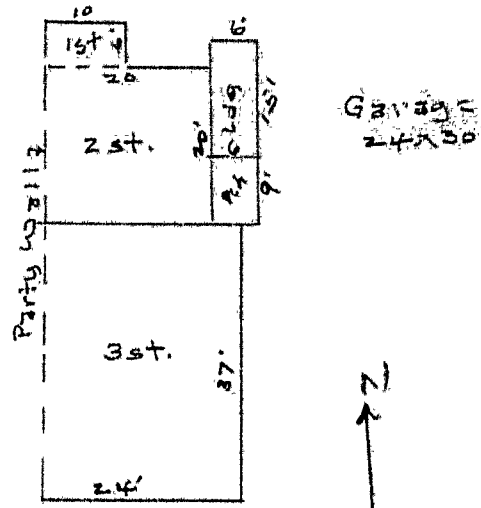
1. In event a Building Code appeal is granted to allow omission of the otherwise required fire resistive ceilings in first story fire resistive enclosure of both stairways in the first story, and fire resistive enclosure of the cellar stairs in the cellar, a standard automatic fire detection and alarm system will be provided with detectors or thermostats covering the entire cellar and the entire first story with a 3-inch alarm bell in each of the three dwelling units, all to be in accordance with Building Code standards, including alarm bells and thermostats and fire-detecting wire approved by Underwriters Laboratories, Inc., and all to the approval of the Chief of the Fire Department.
2. In event the zoning appeal relating to closeness of the proposed fire escape to the right (as one faces the building from the street) side lot line, is granted, a standard steel fire escape will be constructed against the right hand wall of the building to provide an emergency means of egress from the existing third floor apartment and the proposed front apartment in second story. This fire escape and the means of reaching it will be in accordance with the Building Code requirements for a standard fire escape, the escape to be no less than 24 inches wide in the clear, and stairway to go down to the ground, or to extend to a level no more than 10 feet above the ground and from that level a suitable drop ladder provided.
3. In event the Building Code appeal relating to light and air requirements in the proposed second story public hall, is granted, a galvanized metal vent duct or equivalent will be provided from the ceiling of the second story hall to extend up through the roof of the building, no less than 50 square inches in area and controlled by suitable damper easily operative from the second floor level.
4. The proposed kitchenette of the front apartment on second floor, lacking any exterior wall in which a window could be placed, will either be provided with a galvanized metal vent duct extending through the roof of the building, at least 50 square inches in cross section and equipped with a suitable damper operative from the kitchenette; or, an opening in the partition between the kitchenette and the balance of the apartment will be enlarged to occupy at least 60 per cent of the area of this dividing partition, and left without closing device so that the ample outside window area of the apartment may be considered as required light and ventilation for the kitchenette.

5. There is an existing kitchenette to be used in connection with the rear apartment on second floor, and there is a mechanical ventilation system in this kitchenette, but the exhaust fan is behind the solid door of a small cupboard. This ventilation system will be put in order so as to be effective, and the door of the cupboard will either be permanently removed or will be replaced by fixed louvres.
6. If there is no suitable glass panel in the exterior door at the foot of the rear stairs from second floor, a suitable glass panel will be provided no less than 6 square feet in area.
7. To satisfy Sec. 203e of the Building Code applying to situations where there is to be more than one apartment on second floor, electric lighting adequate to show the way from the three apartments to a place of safety at the ground level via the existing stairs-- in stairs and stairhalls--on the owners meter and controlled by an automatic time switch to be periodically adjusted according to the season so that these lights will be kept burning without fail from sunset to sunrise each night. In this connection, the second st public hall has no means of admitting daylight, and the owner m desire to keep electric lights burning there night and day. If that should be the case, these lights should be in addition with those required to be on the automatic time switch.

Helene L. Thompson

By

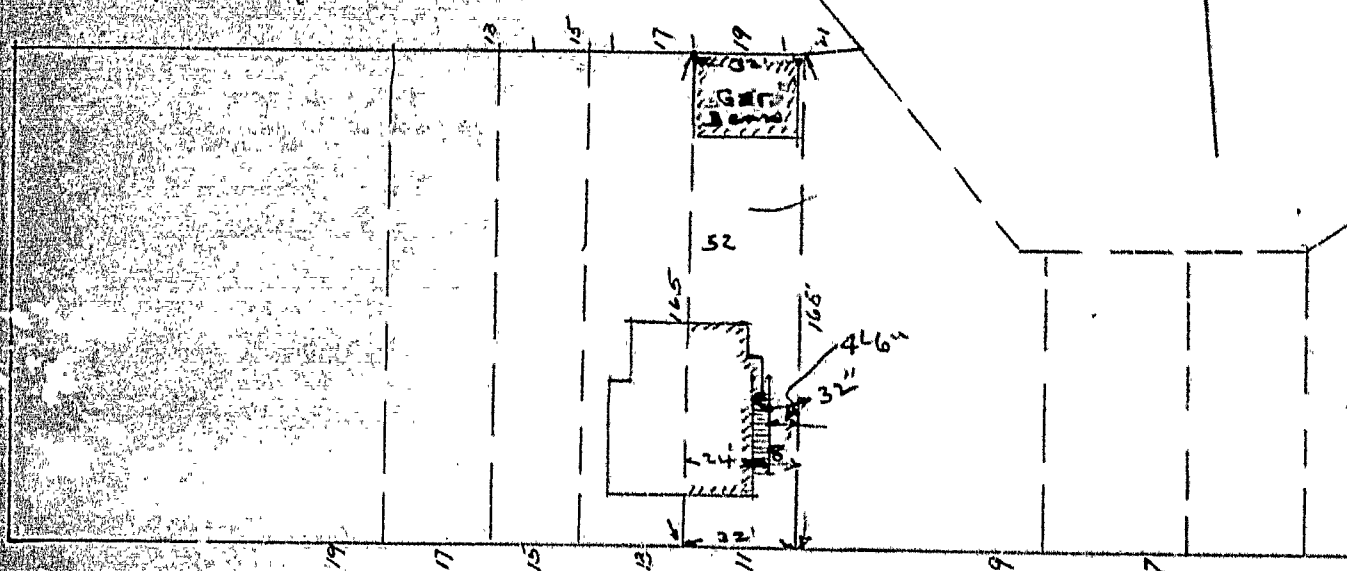
11 Deering St
 Mrs. Helen K. Thompson
 46 13 22
 Area lot = 5280'



Garage
 24' x 30'

AVON PLACE

Deering St



DEERING ST.

1' = 50'
 W.M.C.
 10/6/60

Act + Chg Use to Cont Apt Ho
Joy Dr. Thompson

① 10/7/60

11 Working Lt
MMS

Zoning: R6. Use OK

Present side yard
8'-2"-8" = 5'-4"

Reg. side yard under pres. ord
10' + 2' for 6' depth of bldg

Reg. side yard under Ord
6' + 5' = 10' + 2' = 12'

all Cor 12" for present eaves
+ 2'-6" for proposed eaves
3'-6" projection from side
wall of bldg which equals
or 4'-6" from lot line

Actual owner
Mrs. Helene B.
Thompson

outside area
1st floor: 1348

36 x 22 = 792

19 x 18 = 342

5 x 8 = 40

1174

Parking: - 3 car garage

Area of 1st floor offices = 1174 sq'

2 res etc apts Sect 14 B1 plus
none in offices because
not exceeding 3000 sq'

Bldg. Code

Sec. 203

Sec. 211

OK a
OK b - see 203 b3
OK c

OK a
OK b - see 203 b3
OK c
d mechanical
vent in
near 2nd floor
kitchenette
but cupboard
door to be removed
or provided
with stationary
doors

OK a
OK b - see 203 b3
OK c
OK d
OK e
OK f
OK g
OK h
OK i
OK j
OK k
OK l
OK m
OK n
OK o
OK p
OK q
OK r
OK s
OK t
OK u
OK v
OK w
OK x
OK y
OK z

OK a
OK b - see 203 b3
OK c
OK d
OK e
OK f
OK g
OK h
OK i
OK j
OK k
OK l
OK m
OK n
OK o
OK p
OK q
OK r
OK s
OK t
OK u
OK v
OK w
OK x
OK y
OK z

OK a
OK b - see 203 b3
OK c
OK d
OK e
OK f
OK g
OK h
OK i
OK j
OK k
OK l
OK m
OK n
OK o
OK p
OK q
OK r
OK s
OK t
OK u
OK v
OK w
OK x
OK y
OK z

→ If no glass
paneled in
near ext. door
1st floor, pro-
vide one

OK a
OK b - see 203 b3
OK c
OK d
OK e
OK f
OK g
OK h
OK i
OK j
OK k
OK l
OK m
OK n
OK o
OK p
OK q
OK r
OK s
OK t
OK u
OK v
OK w
OK x
OK y
OK z

will open to living room

AP- 11 Deering Street
Alterations for change of use of building owned by Helens L. Thompson and zoning appeal
relating thereto

Oct. 7, 1960

Dr. Alvah C. Thompson
11 Deering Street

cc to: Mr. Gordon Evans, 27 Hastings Street
cc to: Corporation Counsel

Dear Dr. Thompson:

The building permit intended to authorize change of use of the combination dwelling and professional offices at 11 Deering Street, and to include construction of a fire escape to serve second and third floors of the building on the side toward High Street, is not issuable under the Zoning Ordinance because the proposed fire escape would constitute an unlawful projection into the required side yard, in that the escape would be only about 4 feet 6 inches from the side lot line instead of 12 feet stipulated by Sec. 7B2 of the Ordinance applying in the R-6 Residence Zone where the property is located.

It is understood that you desire to seek from the Board of Appeals a variation from the provisions of the Ordinance in this specific case under Sec. 24E3, holding that the fire escape is proposed in the best location for the safety of the occupants of the building, and that it would not unduly restrict the open spaces since there is a wide permanent driveway on the next lot adjoining this same lot line.

Such an appeal is to be filed at the office of Corporation Counsel, Room 208, City Hall, where you will find a copy of this letter and will be assisted in filing the appeal.

If you desire consideration by the Board at the earliest possible date, it would be well to file the appeal before noon on Monday Oct. 10th.

Very truly yours,

Albert J. Sears
Inspector of Buildings

WACD:m

Act + Chg use to Grant Apt Ho
for Dr. Thompson

Joining: R6. Use OK.
Present side yard

8'-2'-8" = 5'-4"

Reg. side yard under pce. old
10' + 2' for 6' depth of bldg

Reg. side yard under old
6' + 5' = 10 + 2 = 12'
All over 12" for present eaves
+ 2'-6" for proposed fire
3'-6" projection from side
wall of bldg which equals
or 4'-6" from lot line

Parking - 3 car garage

Area of 1st floor offices = 1174 sq'

2 res etc apts Sect 14 B1 plus
more offices because
not exceeding 3000 sq'

① 10/7/60

11 Working for
Mrs. Thompson

Actual owner
was Helene G.
Thompson

outside area
1st floor: 1348

36 x 22 = 792

19 x 18 = 342

5 x 8 = 40

1174

Bldg. Code

Sec. 203

OK a
OK b - see 203b3
OK c

OK a
OK b - see 203b3
OK c

OK a
OK b - see 203b3
OK c

OK a
OK b - see 203b3
OK c

OK a
OK b - see 203b3
OK c

Sec. 211

OK a
OK b - see 203b3
OK c

OK a
OK b - see 203b3
OK c

OK a
OK b - see 203b3
OK c

OK a
OK b - see 203b3
OK c

act. log of Use for St. Thomas

11 Dec 1973
M.D. 1973

203 cont'd

212 cont'd

- X 3. Provide hall light etc. ok f.
- X on curbs in museum ok g.
- X 2. on main prof area ok h.
- X stain enamel some ok i.
- offerings and so. ok j.
- fire alarm. ok k.
- ok g.
- ok h.
- ok i.
- ok j. see 203 b3

AF- 11 Deering Street

Minor alterations and change of use of the building presently housing one dwelling unit and professional offices on first and second floors to professional offices in the first story and three apartments on the floors above, and Building Code appeal relating thereto

Oct. 7, 1960

Dr. Alvah C. Thompson
11 Deering Street

cc to: Mr. Gordon Evans, 27 Hastings Street
cc to: Corporation Counsel

Dear Dr. Thompson:

Check of the above proposal against Building Code requirements for a combination professional and apartment building, has been completed, and certain deficiencies have been found which you felt, yesterday, would work unnecessary hardship under the circumstances, if you were to make them good; and from which you would like to seek the relief from the Board of Municipal Officers. To avoid considerable delay in appeal proceedings, this letter is written in advance of the general letter explaining all of the requirements, to set the matter up for your application to the Municipal Officers.

The Building permit intended to authorize minor alterations and change of use of the building at 11 Deering Street from professional offices in first and second story and one dwelling unit on third floor to professional offices in first story, two dwelling units in the second story and one (existing) on the third floor, is not presently issuable under the Building Code because:

- (1) The fire resistive ceiling and fire resistive enclosure on both stairways in the first story required by Sec. 203b3 of the Code for the protection of the occupants of the three apartments above, and the fire resistive partitions and fire door required by Sec. 203f1 to enclose the cellar stairs in the cellar, are not to be provided.
- (2) The second story public hall has no window in it, nor can one or a suitable skylight be provided, as required by Sec. 203d5.5.

It is understood that you would like to offer to compensate for the omission of (1), a standard automatic fire detection and alarm system with detectors to cover completely the entire cellar and entire first story and with an approved 3-inch alarm gong in each of the three dwelling units. Because the second story public hall (2) is very small and is not adjacent to any exterior wall, it is understood you offer in lieu of the required facilities, a gravity ventilation duct, controlled by a suitable damper and no less than 50 square inches in area, to extend through the roof of the building.

Such an appeal is to be filed in the office of Corporation Counsel, Room 208, City Hall, where you will find a copy of this letter and will be assisted in filing the appeal.

Very truly yours,

Albert J. Sears
Inspector of Buildings

WMcD:m



APPLICATION FOR PERMIT

Class of Building or Type of Structure 2nd class
 Portland, Maine, October 5, 1960

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 11 Deering St. Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Dr. Alvah Thompson, 11 Deering St. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Gordon Evans, 27 Hastings St. Telephone 3-7147
 Architect _____ Specifications _____ Plans yes No. of sheets 1
 Proposed use of building Doctor's office and Apartment No. families 1
 Last use _____ " " " Apartments No. families 3
 Material brick No. stories 3 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____ Fee \$ 4.00
 Estimated cost \$ 750.00

General Description of New Work

To change use of building from (1) doctor's office on first floor and (1) apartment on third floor to (1) doctor's office on first floor (2) apartments on second floor and apartment on third floor with alterations: (2nd fl. only)

To erect (1) non-bearing partition on second floor to provide a bathroom and kitchenette.

Referred - 1-5-61
Work not being done

Young appeal sustained 10/13/60

B.C. appeal sustained 10/17/60

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? _____

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
 Dr. Alvah Thompson
 Gordon Evans

APPROVED:

CS 204

INSPECTION COPY

Signature of owner

by: [Signature]

Permit No.

601

Location

11 Decree St.

Owner

D. Albert Thompson

Date of permit

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

NOTES

OK PERMIT

*Sustained 10/13/60
60/123*

DATE: October 13, 1960

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF DR. ALVAH C. THOMPSON

AT 11 Deering Street

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

BOARD OF APPEALS

VOTE

Franklin G. Hinckle,
Ralph L. Young
Harry W. Swartz

Yes
SSJ

No
()
()
()

Record of Hearing:

No opposition.

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

MISCELLANEOUS APPEAL

October 10, 1960

Alvah C. Thompson, owner of property at 11 Deering Street,
under the provisions of Section 23 of the Zoning Ordinance of the City of Portland, hereby
respectfully petitions the Board of Appeals to permit changing use of the combination dwelling
and professional offices at this location and to include construction of a fire escape to
serve second and third floors of the building on the side toward High Street. This permit is
presently not issuable because the proposed fire escape would constitute an unlawful projection
into the required side yard, in that the escape would be only about 4 feet 6 inches from the
side lot line instead of 12 feet specified by Section 7B2 of the Ordinance applying to the
R-6 Residence Zone where the property is located.

LEGAL BASIS OF APPEAL:

Such permit may be granted only if 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.

Alvah C. Thompson
APPELLANT

DECISION

After public hearing held October 13, 1960, 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 should be issued.

Franklin G. Miller
Chairman
Joseph J. [unclear]
BOARD OF APPEALS

CITY OF PORTLAND, MAINE
Department of Building Inspection

AP- 11 Deering Street
Alterations for change of use of building owned by Helen L. Thompson and zoning appeal
relating thereto

Oct. 7, 1960

Dr. Alvah C. Thompson
11 Deering Street

cc to: Mr. Gordon Evans, 27 Hastings Street
cc to: Corporation Counsel

Dear Dr. Thompson:

The building permit intended to authorize change of use of the combination dwelling and professional offices at 11 Deering Street, and to include construction of a fire escape to serve second and third floors of the building on the side toward High Street, is not issuable under the Zoning Ordinance because the proposed fire escape would constitute an unlawful projection into the required side yard, in that the escape would be only about 4 feet 6 inches from the side lot line instead of 12 feet stipulated by Sec. 7B2 of the Ordinance applying in the R-6 Residence Zone where the property is located.

It is understood that you desire to seek from the Board of Appeals a variation from the provisions of the Ordinance in this specific case under Sec. 21E3, holding that the fire escape is proposed in the best location for the safety of the occupants of the building, and that it would not unduly restrict the open spaces since there is a wide permanent driveway on the next lot adjoining this same lot line.

Such an appeal is to be filed at the office of Corporation Counsel, Room 208, City Hall, where you will find a copy of this letter and will be assisted in filing the appeal.

If you desire consideration by the Board at the earliest possible date, it would be well to file the appeal before noon on Monday Oct. 10th.

Very truly yours,

Albert J. Sears
Inspector of Buildings

ALJ:DM

October 10, 1960

Dr. Alvan C. Thompson
11 Deering Street
Portland, Maine

Dear Dr. Thompson:

October 13, 1960.

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

October 10, 1960

Dr. Richard Goduti
9 Deering Street
Portland, Maine

Dear Dr. Goduti:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Thursday, October 13, 1960, at 4:00 p.m. to hear the appeal of Dr. Alvah C. Thompson requesting an exception to the Zoning Ordinance to permit changing use of the combination dwelling and professional offices at 11 Deering Street and to include construction of a fire escape to serve second and third floors of the building on the side toward High Street.

This permit is presently not issuable because the proposed fire escape would constitute an unlawful projection into the required side yard, in that the escape would be only about 4 feet 6 inches from the side lot line instead of 12 feet specified by Section 782 of the Ordinance applying to the R-6 Residence Zone where 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 C. Hinckley

Chairman

City of Portland, Maine
Municipal Officers
BUILDING CODE

Granted 10/17/60
60/124

October 10, 1960

To the Municipal Officers:

Your appellant, Dr. Alvah C. Thompson, who is the owner of property at 11 Deering Street, respectfully petitions the Municipal Officers of the City of Portland to permit an exception to the provisions of the Building Code relating to this property, as provided by Section 115, Paragraph A of said Building Code.

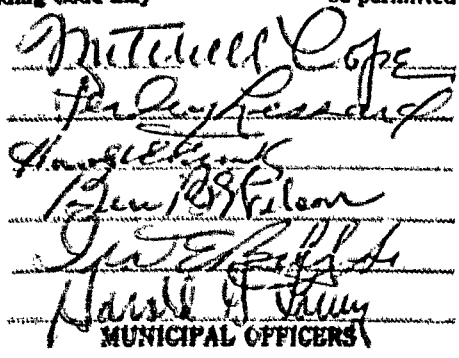
Building permit intended to authorize minor alterations and change of use of the building at the above location from professional offices in first and second story and one dwelling unit on third floor to professional offices in first story, two dwelling units in the second story and one (existing) on the third floor, is presently not issuable because: (1) The fire resistive ceiling and fire resistive enclosure on both stairways in the first story required by Sec. 203b3 of the Code for the protection of the occupants of the three apartments above and the fire resistive partitions and fire door required by Sec 203f1 to enclose the cellar stairs in the cellar, are not to be provided. (2) The second story public hall has no window in it, nor can one or a suitable sky light be provided as required by Section 203d5.5.

The facts and conditions which make this exception legally permissible are as follows: An exception may be granted if the Municipal Officers find that enforcement of the Building Code would involve practical difficulty and desirable relief may be granted without substantially departing from the intent and purpose of the Code.


Appellant

After public hearing held on the 17th day of October, 1960, the Municipal Officers find that an exception is necessary to avoid practical difficulty and desirable relief may be granted without substantially departing from the intent and purpose of the Building Code.

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


MUNICIPAL OFFICERS

INQUIRY BLANK

ZONE R-6

FIRE DIST. _____

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Date September 27, 1960

- Verbal
- By Telephone
- By letter

LOCATION 11 Deering Street OWNER Dr. Alvin^{nc} Thomson

MADE BY Gordon Evans TEL. 3-7147

ADDRESS 27 Hastings Street

PRESENT USE OF BUILDING _____ NO. STORIES _____

LAST USE OF BUILDING Professional offices in first & second stories & 1 apt on 3rd floor. CLASS OF CONSTRUCTION _____

REMARKS This is the building where the question has come up under the Zoning Ordinance of providing a dental laboratory to be associated with dentist offices in the building and neighborhood.

and Building Code
INQUIRY How does the Zoning Ordinance apply to providing two apartments on the second floor in place of the former professional offices and using the first story for one suite of Dr.'s offices, thus making three dwelling units and one suite of offices in the building?

ANSWER By Letter.

DATE OF REPLY September 27, 1960 REPLY YXCJ

AP-11 Dearing St., Tentative proposal to provide two apartments on second floor thus to accommodate one suite of doctor's offices in first story and three dwelling units on second and third floors above.

September 27, 1960

Dr. Alvah C. Thompson
11 Dearing Street
Mr. Gordon Evans
27 Hastings Street

cc to: Fire Chief

Gentlemen:

The Zoning Ordinance would allow the above proposal in the R-6 Residence Zone where the property is located.

Two important questions arise under the Building Code. When the number of dwelling units is increased to three the occupancy above the first story becomes an apartment house, and Section 207-b-3 of the Code requires one-hour fire-resistive separations between the professional occupancies and the living quarters above. These separations would consist of a fire-resistive ceiling over the entire first story and probably fire-resistive partitions around both stairways in first story with fire doors at the foot of each stairs.

This construction would of course prove difficult and costly. Under these circumstances of change to apartment house use, however, the Code allows appeal to the Municipal Officers seeking relief from any requirement in a particular situation. In somewhat similar cases the owner has been successful in such an appeal by offering as compensation for the omission of the separations, an automatic fire alarm with detectors covering entire basement and first story and alarm gongs in appropriate places in the living quarters, thus to warn the occupants of an incipient fire before it had reached such headway as to block the exits.

If Dr. Thompson should desire to resort to such an appeal, the building permit should be applied for in the usual way, and the applicant should explain the desire for an appeal and the intent to offer as an alternative the automatic fire alarm.

Another difficulty is the proposed arrangement of an apartment in front of second story so arranged with relation to the front stairs that a fire traveling front stairs would block passage to the rear stairs. It is likely that this defect may be compensated for, by the same automatic fire alarm, if the exception were allowed by the Board. In that case it is likely that the Fire Chief would require detectors above the first story as well as covering the entire basement and entire first story.

The record of the building shows that the fire escape originally planned in 1936 to provide a rear exit for the third floor apartment was not built. Instead a doorway was provided through the central wall to the other side of the building (of other ownership), a glass panel to be inserted in the door on the basis that a person in the third floor apartment could break the glass, unlock the door and pass through the other side of the building and thence to safety.

11 Deering Street

(2)

September 27, 1960

This arrangement of glass panel and passage into the quarters of others than the person trying to escape is now prohibited by the Building Code. Since no change is proposed in the third floor apartment, the question of this means of egress may not come up. Should it come up in connection with the fire alarm, the decision as to the continuance of this exit will be in the hands of the Fire Chief.

Very truly yours,

W McD/JG

Albert J. Sears
Inspector of Buildings



APARTMENT HOUSE ZONE
APPLICATION FOR PERMIT

1069

PERMIT ISSUED

Class of Building or Type of Structure Second Class

Portland, Maine July 20, 1939 JUL 30 1939

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 11 Deering Street Within Fire Limits? Yes Dist. No. 1
 Owner's or Lessee's name and address Dr. Alvin Thompson 11 Deering St. Telephone _____
 Contractor's name and address Brown & Dixey, Inc. 22 Monument Sq. Telephone 3-2492
 Architect _____ Plans filed no. _____ No. of sheets _____
 Proposed use of building Doctors' offices and dwelling No. families 1
 Other buildings on same lot _____
 Estimated cost \$ 195. Fee \$.75

Description of Present Building to be Altered

Material brick No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Last use Doctors' offices and dwelling No. families 1

General Description of New Work

To put in two 13' partitions to divide former kitchen, first floor rear, into two treatment rooms - to lower ceiling in this room 30", leaving 9' height of room, - with wainscot tile

CERTIFIED CORP. REPORT MADE 8-17-39

OF NEW WORK

Height average grade to top of plate _____
 Size, front _____ depth _____ No. stories _____ Height average grade to highest point of roof _____
 To be erected on solid or filled land? _____ 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 _____ Type of fuel _____ Is gas fitting involved? _____
 Framing Lumber - Kind _____ Dressed or Full Size? _____
 Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
 Material columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.
 Joints 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 _____
 Total number commercial cars to be accommodated _____
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

Miscellaneous

Will above work require removal or disturbing of any shade tree on a public street? Yes
 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

Dr. Alvin Thompson

Signature of owner

Edward C. Dixey

1069

Permit No. 39/1069 ~~4~~

Location 11 Dering St.

Owner Dr. Edwin Thompson

Date of permit 7/20/39

Notif. closing-in 7/26/39

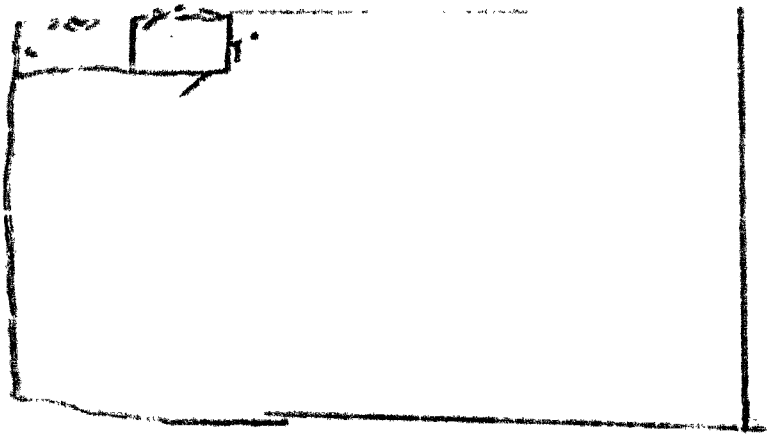
Inspr. closing-in 7/26/39 - G.T.

Final Notif.

Final Inspr. 7/26/39

Cert. of Occupancy issued 7/26/39

NOTES



2

11 Downing St.
D

RECEIVED
DEC 20 1911
OFFICE OF THE
SECRETARY OF STATE



(A) APARTMENT BUILDING

APPLICATION FOR PERMIT

PERMIT ISSUED

Class of Building or Type of Structure Second Class

Portland, Maine, December 20, 1937

DEC 20 1937

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 11 Deering Street Ward 5 Within Fire Limits? yes Dist. No. 1
 Owner's or Lessee's name and address Dr. A. C. Thompson, 11 Deering St. Telephone _____
 Contractor's name and address Moss Arnold, Cumberland, Maine Telephone 123
 Architect _____ Plans filed yes No. of sheets 1
 Proposed use of building Offices and tenement No. families 1
 Other buildings on same lot _____
 Estimated cost \$ 10. Fee \$ 20

Description of Present Building to be Altered

Material brick No. stories 2 1/2 Heat _____ Style of roof _____ Roofing _____
 Last use Offices and tenement No. families 1

General Description of New Work

To put roof over portion 8' x 7' of existing rear platform

NOTIFICATION NOT TO BE ISSUED
ON CLOSING IN IS WAIVED
CERTIFICATE OF OULDERING
REQUIREMENTS

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

Details of New Work

block crossed Height average grade to top of plate _____
 Size, front _____ depth _____ No. stories 1 Height average grade to highest point of roof _____
 To be erected on solid or filled land? _____ earth or rock? _____
 Material of foundation existing concrete foundation Thickness, top _____ bottom _____
 Material of underpinning _____ Height _____ Thickness _____
 Kind of Road road Size per foot 8" Road covering asphalt ingles Class C Dist. 1st
 No. of chimneys _____ Material of chimneys _____ of lining _____
 Kind of head _____ Type of fuel _____ Is gas firing involved? _____
 Corner posts cast stone Girt or ledger board? _____ Size _____
 Material columns under girders _____ Size _____ Max. on centers _____
 Stairs (outside walls and curbs, partitions) 2x4-10" O. C. Girders cast or larger Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.
 Joints and fasteners? 1st floor _____, 2nd _____, 3rd _____, roof _____
 On centers 1st floor _____, 2nd _____, 3rd _____, roof _____
 Maximum spans 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 _____
 Total number commercial cars to be accommodated _____
 Will automobile repairing be done other than minor repairs to cars individually stored in the proposed building? _____

Miscellaneous

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

Signature of owner Dr. A. C. Thompson

Moss Arnold

INSPECTION COPY

12-20-37

Ward 5 Permit No. 37/2176

Location 11 Deering St.

Owner W. A. C. Thompson

Date of permit 12/20/37

Not closing in

Insps. closing in

Final Notif.

Final Insps. 12/27/37

Cert. of Occupancy issued None

NOTES

12/27/37 - Deering con
filed - J.G.S.

Original Permit No. _____

Amendment No. 2

DEC 1 1936

AMENDMENT TO APPLICATION FOR PERMIT

Portland, Maine, November 10, 1936



To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for an amendment to Permit No. 26/1641 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location 11 Leving Street With E With the Fire Limits? Y Dist. No. 1

Owner's or tenant's name and address Malcolm L. Thompson, 11 Leving St.

Contractor's name and address Ernest Arnold, Gurnee St. Con'ty

Plans filed as part of this Amendment 12 No. of Sheets _____ Additional fee .15

Increased cost of work _____

Description of Proposed Work

Instead of providing outside wooden fire escape on rear of building, a door will be cut into the kitchen from the other half of the building, third floor. These doors to be provided with glass panels so they may be used from either side in case of emergency.

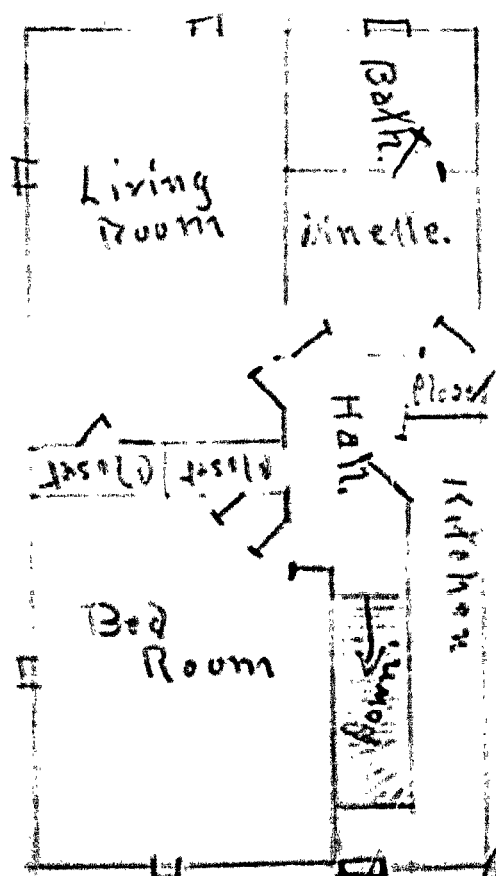
Malcolm L. Thompson

Signature of Owner: M. L. Thompson

Approved: Oliver A. [Signature]

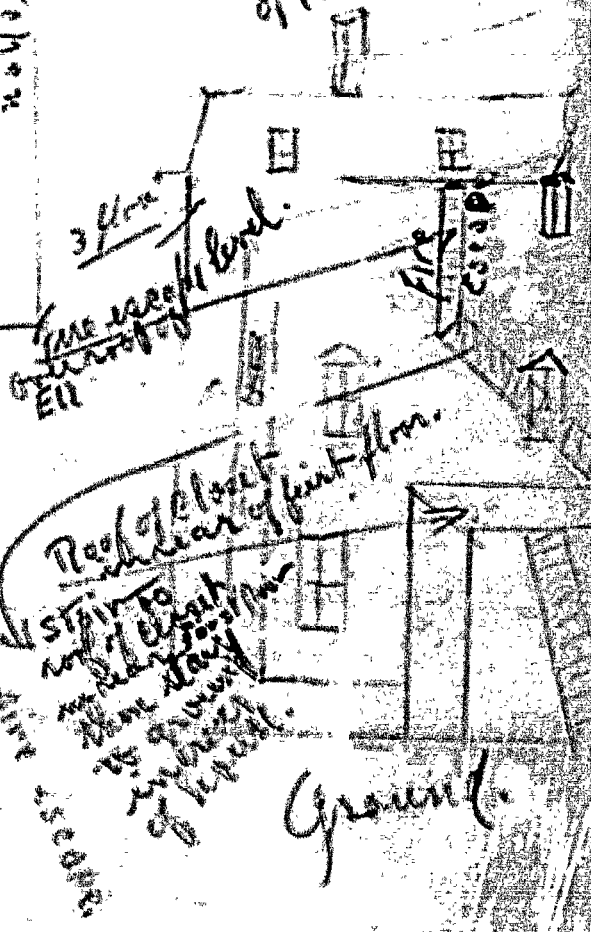
12/1/36

No 11 Beerling St. 1/2 Double brick west
 East → 3rd floor



This is not to scale.

Rear sketch of fire escape.

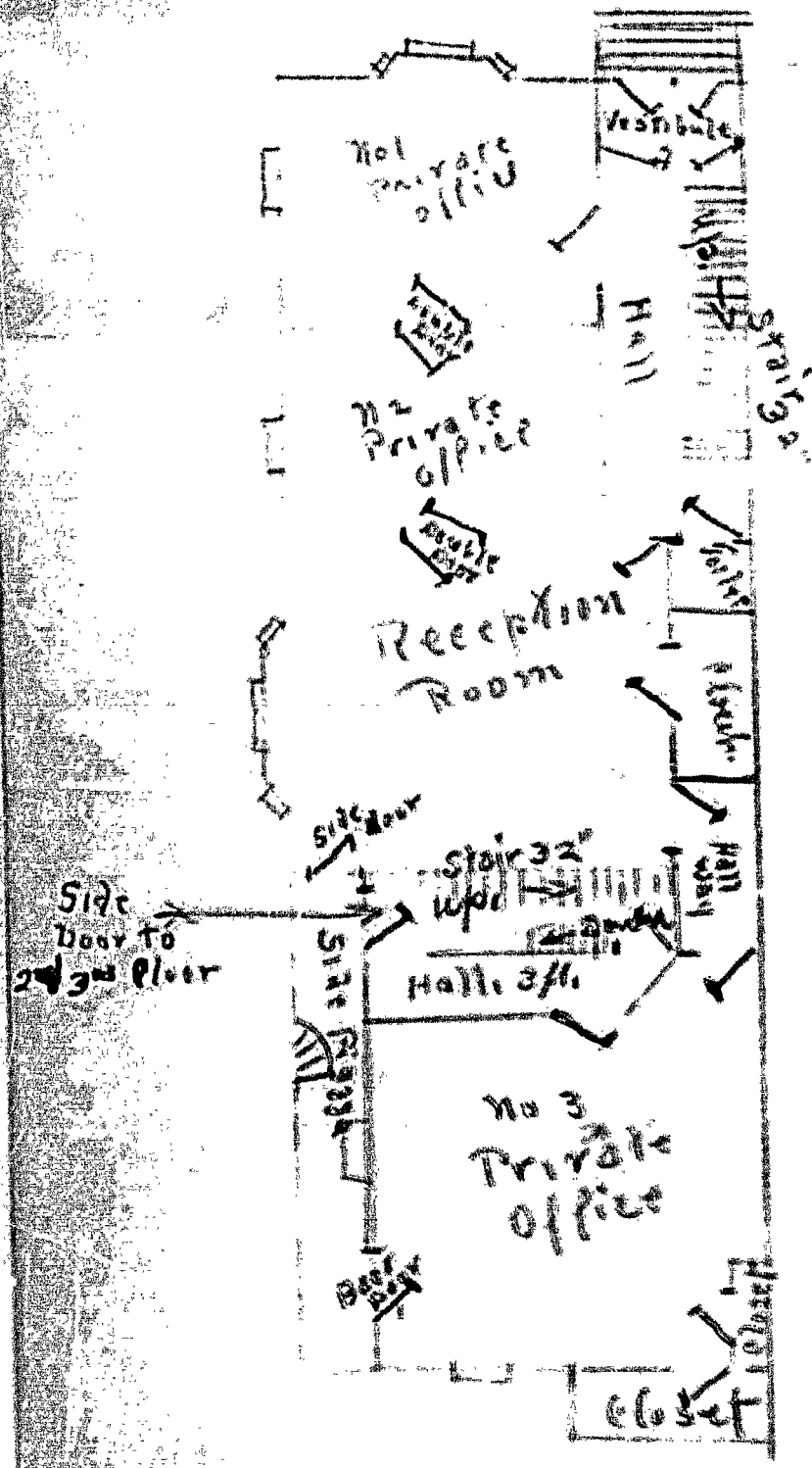


Window of fire escape

Roof of flat
 Stair to roof of flat
 Main stairway to ground level
 of flat.

Ground.

Car. No 11 Deering St. 1/2 double brick, 1st floor wash.



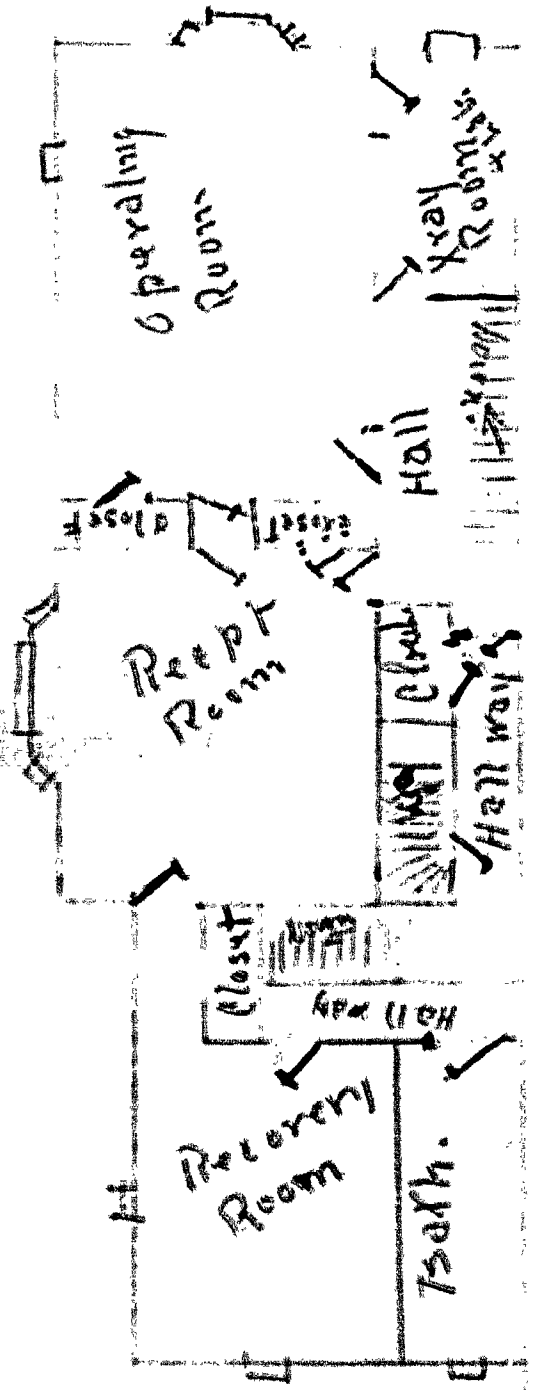
This is our head,

no 11
Exit

Deering St.

1/2 Double brick
west.

2nd
Floor



This is not in scale

File: P.56/1649-I

October 29, 1936

Dr. Alvah C. Thompson,
45 Kinnells Street
Portland, Maine

Dear Sir:

Enclosed is approved amendment to building permit issued for the building at 11 Deering Street, covering converting the use of this building from that of a dwelling house to that of a mercantile or professional building or offices in the first and second stories and a single apartment in the third story, your appeal under the Zoning Law having been sustained by the Board of Municipal Officers on October 19, 1936.

Your plans and specifications filed with the application are not in sufficient detail to indicate fully whether or not you are aware of some of the requirements of the Building Code as apply to such a case as yours. For that reason the following detailed requirements are called to your attention, not with the idea of covering all of the detailed requirements of the Building Code in such a case, of course, but so that you may be advised of the principle requirements not fully indicated in your application.

1. No closet for storage is permissible under any of the stairs in the building.

2. You evidently propose to use wooden outside stairs for the necessary emergency means of egress. After casually examining the rear of your building, I have considerable doubt if there is room enough to get in wooden stairs as required by the Building Code and by the Board of Fire Engineers in the location indicated. Those stairs of wood are required to be at least 30 inches in width, to have hand-rails, to have no riser more than 8½ inches high and to have no treads less than 9 inches wide. If this stairway is to be supported from the walls of the building, the supports are required to be fastened to the wall by means of bolts running through the wall with placed washers on the inside. If this stairway were to be made of metal, it could be 20 inches wide and run at an angle of not more than 60 degrees with the horizontal. If you should decide to make the fire escape of metal, an amendment to the permit should be applied for and with the application a plan supplied showing the arrangement and details of the fire escape. In either case care should be exercised to see that the window leading to the fire escape is easily operated at all times.

Dr. Alvah C. Thompson-----2

3. Fire extinguishers of a type approved by the Chief of the Fire Department are required-- one in the cellar and one each in the first and second stories, fastened in a conspicuous place and always ready for use.

4. It is noted that there is to be at least one toilet in the first story and one toilet in the second story. Separate toilets are required for the exclusive use of either men or women and they are required to be not more than one story removed from any story used or occupied by employees or the public. This would exclude the use of either men's or women's toilets in the basement or in the third story. The separate toilets, of course, should be appropriately marked.

5. Exit signs of appropriate size are required indicating the front and rear stairs in the second story.

6. Because of the change of use of the building covered in this amendment, a certificate of occupancy is required from this department before the building may be legally used as indicated in the amendment. If you will notify this office when all of the important features are completed, a final inspection will be made, and, if everything is found in order, this certificate will be issued.

Plans to be governed accordingly.

Very truly yours,

Inspector of Buildings

Mal/H
CC: Chief Sanborn



Original Permit No. 15415

Amendment No. 1

OCT 29 1938

AMENDMENT TO APPLICATION FOR PERMIT

Portland, Maine, October 18, 1938

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for an amendment to Permit No. 28/1649 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted, herewith, and the following specifications:

Location 11 Leaning Street Ward 4 With the Fire Limits? YES Dist. No. 1

Owner's or Lessee's name and address Helene L. Thompson, 44 Bronnells St., 2 2778

Contractor's name and address Roger Arnold, Cumberland

Plans filed as part of this Amendment YES No. of Sheets 5

Increased cost of work _____ Additional fee 25

Description of Proposed Work

- To change use of building from two family dwelling house, to doctor's offices on first and second floors, with an apartment on third floor
- To provide new outside rear roof fire escape on rear of building from this third floor apartment, framing of fire escape to in accordance with requirements of Building Code
- To put in new 2' partition to provide new bath room, third floor front, existing window at least three square feet in area for ventilation of same

Approval sustained and amendment to Permit Granted by Special Order of Board of Municipal Officers 10/18/38

Helene L. Thompson

Signature of Owner Helene L. Thompson

Approved _____

Approved [Signature]

FILE

File: Rec. 733E-1

October 23, 1936

Dr. Alvah C. Thompson,
45 Kennells Street,
Portland, Maine

Dear Sir:

On October 13, 1936 the Board of Municipal Officers voted to sustain your appeal under the Zoning Ordinance with relation to the use of the property at 14 Peering Street, subject to full compliance with all terms of the Building Code.

That we may soon be in a position to issue the building permit covering alterations and change of use of this building, will you be kind enough to furnish a simple plan showing the arrangement of two suites of offices in the first and second stories and the location and width of stairs with relation to the exit doors in the first story. It is understood that you propose to provide an additional stairway or fire escape from the proposed third story apartment. Please show the location and details of this arrangement also so that the approval of the Board of Fire Engineers may be secured upon the permit before it is issued.

Very truly yours,

Inspector of Buildings

R:2/1