57 DEERING STREET

PERMIT TO INSTALL PLUMBING

3/17/70

PERMIT NUMBER 1205

Address 57 Perrin Pl.
Installation For: ~~dwelling~~
Owner of Bldg: ~~Lee Duncan~~ Same
Owner's Address:
Plumber Rowcan Katz Date: 3/17/70

Date Issued March 17, 1970
Portland Plumbing Inspector
By ERNOLD R. GOODWIN

App. First Insp.
Date 5/5/70
By WALTER H. WALLACE
DEPUTY PLUMBING INSPECTOR

App. Final Insp.
Date 5/20/70
By WALTER H. WALLACE
DEPUTY PLUMBING INSPECTOR

Type of Bldg.

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

NEW	REPL		NO		
	2	SINKS			
1	1	LAVATORIES			
1	1	TOILETS			
1	1	BATH TUBS			
1	1	SHOWERS			
		DRAINS FLOOR SURFACE			
		HOT WATER TANKS			
		TANKLESS WATER HEATERS			
		GARBAGE DISPOSALS			
		SEPTIC TANKS			
		HOUSE SEWERS			
		ROOF LEADERS			
		AUTOMATIC WASHERS			
		DISHWASHERS			
		OTHER			
				TOTAL	11.50

Building and Inspection Services Dept.: Plumbing Inspection

PERMIT TO INSTALL PLUMBING

PERMIT NUMBER 1052

Address
Installation for [illegible] 57 Dooring Co.
Owner of Bldg [illegible]
Owner's Address [illegible]
Plumber [illegible] Date: 1/22/70

Date Issued Jan 22, 1970
Portland Plumbing Inspector
By ERNOLD R GOODWIN

App. First Insp.
Date JAN 29 1970
By ERNOLD R GOODWIN

App. Final Insp.
Date FEB 25 1970
By [illegible]

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

NEW	REPL	[illegible]	NO.	FEE
		SINKS		
1		LAVATORIES		
1		TOILETS		
1		BATH TUBS		
1		SHOWERS		
		DRAINS FLOOR SURFACE		
		HOT WATER TANKS		
		TANKLESS WATER HEATERS		
		GARBAGE DISPOSALS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS		
		AUTOMATIC WASHERS		
		DISHWASHERS		
		OTHER		
			TOTAL 4	8.00

Building and Inspection Services Dept.: Plumbing Inspection

PERMIT TO INSTALL PLUMBING

Address 57 Deering Street PERMIT NUMBER 17915

Installation For:

Owner of Bldg.: Fuseman

Owner's Address: 57 Deering Street

Plumber: Reuben Yate Date: 12/12/67

NEW	REPL.		NO.	FEE
	1	SINKS	1	2.00
	1	LAVATORIES	1	2.00
		TOILETS		
		BATH TUBS		
	1	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

Date Issued 12/12/67

Portland Plumbing Inspector

By ERNOLD R. GOODWIN

App. First Insp.

Date DEC 13 '67

By ERNOLD R. GOODWIN

App. Final Insp.

Date SEP 27 '68

By ERNOLD R. GOODWIN

Type of Bldg.:

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

Building and Inspection Services Dept.: Plumbing Inspection

PERMIT ISSUED
OCT 28 1959
CITY of PORTLAND

APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. #1

Portland, Maine, October 28, 1959

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 59/1111 *pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, th. Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any submitted herewith, and the following specifications:*

Location 57 Deering Street — Within Fire Limits? ... Dist. No. ...

Owner's name and address Lewis H. Kussman, 33 Columbia Rd. — Telephone ...

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

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

Architect ... — Plans filed yes — No. of sheets 2

Proposed use of building Doctors' Offices and apts. — No. families ...

Last use " — No. families ...

Increased cost of work ... — Additional fee .50

Description of Proposed Work

To make a ramp in fire escape platform on main part of building as per plans

Details of New Work Hegquier & Jones

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

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

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

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

Material of underpinning ... Height ... Thickness ...

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

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

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

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

Girders ... Size ... Columns under girders ... Size ... Max. on 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: 10/28/59 MTD

Edward Johnson says OK

Hegquier & Jones

Signature of Owner By: ...

Approved: Albert J. Sears
Inspector of Buildings

INSPECTION COPY
CS-105

R6 RESIDENCE ZONE

PERMIT ISSUED
OCT 8 1959
CITY of PORTLAND

APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class

Portland, Maine, September 29, 1959

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

Owner's name and address Lewis H. Mussman, 33 Columbia Rd. Telephone _____

Lessee's name and address _____ Telephone _____

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

Architect _____ Specifications _____ Plans yes No. of sheets 2

Proposed use of building Doctors' Offices and apts. 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 $ 2,700. Fee $ 5.00

General Description of New Work

To erect metal fire escape from third floor to ground on High Street side of building (toward driveway) as per plans

Sent to Fire Dept. 9-30-59
Rec'd from Fire Dept. 10-7-59

Permit Issued with Letter

Approved 9/3/59

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

Details of New Work

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

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

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

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

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

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

Material 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 girders _____ 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: [illegible]

[illegible]
Code Inspector

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

Lewis Mussman
Megquier & Jones

Signature of owner By: [signature]

INSPECTION COPY

Permit No. 59/1414 Lt

Location 57 Dearing St

Owner Leon H. Musaman

Date of permit 10/8/59

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

Utility-Yard door. Alle

RE 57 Deering Street
Metal fire escape for Lewis H. Russman by Mcgquier & Jones

Oct. 8, 1959

Mcgquier & Jones Company
33 Pearl Street

cc to: Mr. Lewis H. Russman
33 Columbia Road

Gentlemen:

Building permit for the above fire escape is issued, herewith, with the understandings that wherever struts to support the balcony has to be built on top of the brackets on account of the projecting cornice, a continuous longitudinal angle will be run horizontally to connect the outer ends of the brackets, thus to afford lateral stiffners; and that all of the welded joints will be done by welding operators holding certificates from this department effective one year prior to the time of doing the welding.

Very truly yours,

Warren McDonald
Acting Deputy Insptr. of Bldgs.

WMcD:m

Enc: permit card & copy of application

RE-RESIDENCE ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED
011240
SEP 18 1959
CITY of PORTLAND

Class of Building or Type of Structure 2nd class

Portland, Maine, Sept. 18, 1959

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 51 Deering St. Within Fire Limits? yes Dist. No.

Owner's name and address Lewis H. Mussman, 33 Columbia Road Telephone 2-5379

Lessee's name and address Telephone

Contractor's name and address Telephone

Architect Specifications Plans yes No. of sheets 2

Proposed use of building Doctor's Offices & Apartment House No. families 5

Last use " " " " No. families 6

Material brick No. stories 3 Heat Style of roof Roofing

Other buildings on same lot

Estimated cost $ 1200.00 Fee $5.00

General Description of New Work

To make minor interior alterations.
Outside metal fire escape to be constructed to afford safe means of egress from 2nd and 3rd floors under separate permit.

Appeal sustained 9/3/59

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

Details of New Work:

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

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

Has septic tank notice been sent? Form notice sent?

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

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

Material of foundation Thickness, top bottom cellar

Material of underpinning Height Thickness

Kind of roof Rise per foot Roof covering

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

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

Size Girder Columns under girders 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 ft.

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: 9/18/59
Niles

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

Lewis H Mussman

by: Lewis H. Mussman

Permit No. 59/

Location 57 Deering St

Owner Lewis J. Bussman

Date of permit 9/ 159

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

NOTES

BP-57 Deering St., Fire escape.

October 30, 1959

Mr. Leslie H. Hussman
33 Columbia Road

cc to: Fire Chief

Dear Mr. Hussman:

When we were checking the plans of your fire escape at 57 Deering Street, it came to attention that some or all of the windows, necessary to give access to the fire escape, are equipped with modern combination storm sash.

The various types of storm sash have different means of unfastening them so that the lower sash may be raised to its full height and fastened in that position. It seems important to request that you see to it that each new tenant be told at the outset how to raise the sash and fasten them in the up-position--for obvious reasons.

It is understood that all of the windows necessary for access to the fire escape are either double-hung and will afford an opening not less than 28 inches high when the lower sash is fully up; or they are swinging windows which will swing so as not to obstruct passage along the fire escape and will afford an opening not less than 24 inches wide and 36 inches high.

Very truly yours,

WMcD/jB

Warren McDonald
Acting Deputy Inspr.
of Bldgs.

AP 57 Deering St.—Construction of metal fire escape and zoning appeal relating thereto:

August 18, 1959

cc to: Mr. Lewis H. Kusman
33 Columbia Road
cc to: Corporation Counsel

Dr. Alvin A. Morrison
57 Deering Street

Dear Dr. Morrison:

Building permit to include construction of a metal fire escape to serve the apartments on upper floors of your combined apartment house and professional building at 57 Deering Street is not issuable because the proposed fire escape would be only about 8'6" from the side lot line (on the right as one faces the building from the street) instead of leaving an unobstructed space along the lot line of at least 10', as required by Sec.783 of the Zoning Ordinance applying in the H-6 Residence Zone where the property is located.

Mr. Lewis H. Kusman, the prospective buyer of the property, has indicated your desire to seek a variation from this provision in this specific case, also indicating that this encroachment upon the required side-yard space is necessary to provide safe means of egress from the living quarters above the first story.

To come before the Board of Appeals at the earliest possible date, the appeal should be filed at the office of the Corporation Counsel, Room 208, City Hall, where a copy of this letter will be found.

Very truly yours,

Albert J. Sears
Inspector of Buildings

AJS:m

AP-57 Deering Street

September 8, 1959

Mr. Lewis H. Musaman
33 Columbia Road

cc to: Dr. Alvin A. Morrison
57 Deering Street

Dear Mr. Musaman:

Although the appeal under the Zoning Ordinance concerning encroachment of proposed fire escape on required side yard of building at the above named location has been sustained, further action cannot be taken by this department until permit application already filed has been completed by furnishing an estimated cost of the installation and paying the permit fee based on that cost.

It is understood that on the basis of the proposed location and arrangement of the fire escape the occupants of all of the apartments will have access to the fire escape without going through the private quarters of others.

Very truly yours,

Albert J. Sears
Inspector of Buildings

AJS/jg

R6 RESIDENCE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure 2nd class

Portland, Maine, August 17, 1959

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 57 Deering St. Within Fire Limits? yes Dist. No.

Owner's name and address ~~Dr. Alvin J. Morrison, 57 Deering St.~~ Telephone

Prospective buyer—Lessee's name and address Lewis H Mussman, 33 Columbia Road Telephone 2-5379

Contractor's name and address Telephone

Architect Specifications Plans yes No. of sheets 2

Proposed use of building Doctor's Offices & Apartment House No. families 5

Last use " " " " No. families 6

Material brick No. stories 3 Heat Style of roof Roofing

Other buildings on same lot

Estimated cost $1200.00 Fee $

General Description of New Work

~~To combine doctor's offices and apartment house.~~
To make minor interior alterations ~~and to construct~~ outside metal fire escape to afford safe means of egress from 2nd to 3rd. floors. to be constructed under supervision

This application as preliminary to get settled the question of zoning appeal. In event the appeal is sustained the applicant will furnish complete information.

application withdrawn

Appeal sustained 9/3/59 cond. 2 & 3

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*** Mr. Mussman

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 girders 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:

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

Lewis H Mussman

INSPECTION COPY

Signature of owner by: Lewis H. Mussman

F.M.

Permit No. 59/1240

Location [illegible]

Owner Lorenzo X Meisenheimer

Date of permit 9/15/59

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

NOTES

10/7/59 - Comment
[illegible]
[illegible]

10/19/59 - Work not started
Allen

11/16/59 - Work started —
Allen

11/25/59 - Same - Allen

12/31/59 - Work still going
on - Allen

1/21/60 - Work done. - Allen

Granted 9/3/59
59/72

DATE: September 3, 1959

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF ALVIN A. MORRISON

AT 57 Deering Street

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

BOARD OF APPEALS	VOTE	
	Yes	No
Franklin G. Hinckley	(5)	( )
Joseph T. Gough	(5)	( )
Harry M. Shwartz	(5)	( )

Record of Hearing:

No opposition.

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

August 19, 1959

MISCELLANEOUS APPEAL

Alvin A. Morrison, owner of property at 57 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 construction of a metal fire escape to serve the apartments on upper floors of the combined apartment house and professional building at this location. This permit is presently not issuable because the proposed fire escape would be only about 8'6" from the side lot line (on the right as one faces the building from the street) instead of leaving an unobstructed space along the lot line of at least 10', as required by Sec. 7B3 of the Zoning Ordinance applying in 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.

Alvin A. Morrison M.D.
APPELLANT

DECISION

After public hearing held September 3, 1959 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 such permit should be issued.

Franklin W. Hinkley
Edward Strong Jr.
Harry M. Stewart
BOARD OF APPEALS

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

August 31, 1959

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Thursday, September 3, 1959, at 4:00 p.m. to hear the appeal of Dr. Alvin A. Morrison requesting an exception to the Zoning Ordinance to permit construction of a metal fire escape to serve the appartments on upper floors of the combined apartment house and professional building at 57 Deering Street.

This permit is presently not issuable under the Zoning Ordinance because the proposed fire escape would be only about 5'6" from the side lot line (on the right as one faces the building from the street) instead of leaving an unobstructed space along the lot line of at least 10', as required by Section 7B3 of the Zoning Ordinance applying in 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 G. Hinckley

Chairman

Copy to: Hannah M. Dolley, Heirs
53 Deering Street

S

ALBERT J. SEARS
INSPECTOR OF BUILDINGS

CITY OF PORTLAND, MAINE

Department of Building Inspection

AP 57 Deering St.-Construction of metal fire escape and zoning appeal relating thereto:

August 18, 1959

cc to: Mr. Lewis H. Mussman
33 Columbia Road
cc to: Corporation Counsel

Dr. Alvin A. Morrison
57 Deering Street

Dear Dr. Morrison:

Building permit to include construction of a metal fire escape to serve the apartments on upper floors of your combined apartment house and professional building at 57 Deering Street is not issuable because the proposed fire escape would be only about 8'6" from the side lot line (on the right as one faces the building from the street) instead of leaving an unobstructed space along the lot line of at least 10', as required by Sec.7B3 of the Zoning Ordinance applying in the R-6 Residence Zone where the property is located.

Mr. Lewis H. Mussman, the prospective buyer of the property, has indicated your desire to seek a variation from this provision in this specific case, also indicating that this encroachment upon the required side-yard space is necessary to provide safe means of egress from the living quarters above the first story.

To come before the Board of Appeals at the earliest possible date, the appeal should be filed at the office of the Corporation Counsel, Room 208, City Hall, where a copy of this letter will be found.

Very truly yours,

Albert J. Sears
Inspector of Buildings

AJS:m

INQUIRY BLANK

ZONE R 6

FIRE DIST. #3

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Date June 11, 1959

Verbal
By Telephone X
By letter

LOCATION 57 Deering street OWNER Dr. Alvin Morrison

MADE BY Mrs. Lewis H. Mussman, 34 Columbia Rd TEL. 2-5379

ADDRESS

PRESENT USE OF BUILDING Apts. & Doctors offices NO. STORIES 3

LAST USE OF BUILDING CLASS OF CONSTRUCTION

REMARKS Mr. & Mrs. Mussman are thinking of purchasing this property and she called up to see what control this dept. had over it. According to the GL Dr. Morrison got the right to use part of the first floor for his own office in 1946. The second doctors office on the rear of first story is evidently irregular, but no question should be raised now.

INQUIRY

INQUIRY:

It is known that a second means of egress is required before the third floor could be used, and the inquirer(prospective purchaser) asked how she should go about what kind of a fire escape would be allowable and where it should be located.

ANSWER

This building has been an apt. and lodging house for a great many years so that the Building Code has no control over the existing situation. In 1946, however, a letter was written to Dr. Morrison advising him of certain deficient features in regards safety and suggesting that he get them corrected--a copy of the letter to the Fire Chief. The inquirer was told of this letter and it was suggested that she consult Chief of the Fire Dept. who has jurisdiction over existing apts. and lodging houses under the Safety Ordinance.

DATE OF REPLY June 11, 1959 REPLY By WMcD

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

COMPLAINT NO. 50/74

COMPLAINT

INSPECTION COPY

Date Received July 10, 1950

Location 57 Deering Street Use of Building

Owner's name and address Dr. Alvin A. Morrison, 57 Deering Street Telephone 34259

Tenant's name and address Telephone

Complainant's name and address WMcD Telephone

Description: First story has been changed to two suites of doctor's offices instead of one.

Complaint No. 50/74 11-17-50

Location 57 Deering Street

Date Received 7/10/50

Date Disposed of

NOTES

Public hearing set for May 2, 1946

City of Portland, Maine

Appeal to the ~~Municipal Officers~~ Board of Appeals to Change the Decision of the

Inspector of Buildings Relating to the Property Owned

by Dr. Alvin A. Morrison at 57 Deering Street

April 16, 19 46

To the Municipal Officers:

Your appellant, Dr. Alvin A. Morrison

who is the owner of property at 57 Deering Street

respectfully petitions the ~~Municipal Officers~~ Board of Appeals of the City of Portland to change the decision of the Inspector of Buildings relating to this property, as provided by Section ~~13x Paragraph xxx~~ 7A of the Zoning Ordinance, on the ground that the enforcement of the ordinance in this case involves unnecessary hardship and because relief may be granted without substantially derogating from the intent and purpose of the Zoning Ordinance.

The decision of the Inspector of Buildings holds that a building permit is not issuable under the Zoning Ordinance because the property is located in an Apartment House Zone where such a business or professional use is not allowable under Section 7A of the Zoning Ordinance

The reasons for the appeal are as follows: Change of use to a doctor's office (this is only for a portion of the building).

Notices returned
Francis V. Stallcight, 493 Cumberland
George E. & Elsie M. Peterman
523 Cumberland

Alvin A. Morrison M.D.

#46/3-

City of Portland, Maine
Board of Appeals

- ZONING -

Decision

May 6, 1946

Public hearing was held on the 3rd day of May, 1946, on petition of Dr. Alvin A. Morrison, owner of property at 57 Deering Street, seeking to be permitted an exception to the regulations of the Zoning Ordinance relating to this property.

This use was not allowable because according to the terms of the Zoning Ordinance such a business or professional use is not permissible.

The hearing shows that there are now many professional offices in existence on this section of Deering Street.

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

Helen C Frost

Frederick H Hall

Edw J Colley

Francis J Moon

Gerald A. Cole

BOARD OF APPEALS

City of Portland, Maine

Board of Appeals

April 20, 1946

Dr. Alvin A. Morrison
57 Deering Street
Portland, Maine

Dear Dr. Morrison:

The Board of Appeals will hold a public hearing at the Council Chamber, City Hall, on Friday, May 3rd, 1946, at 11 o'clock in the forenoon upon your appeal under the Zoning Ordinance relating to your application for building permit to cover change of use of a portion of first story of the apartment house at 57 Deering Street to a suite of doctor's offices. The above change of use is not permissible under the Zoning Ordinance because the property is located in an Apartment House Zone where such a business or professional use is not allowable under Section 7A of the Zoning Ordinance, even though only a single suite of offices is proposed.

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

BOARD OF APPEALS

Helen C. Frost
Chairman

April 17, 1946

Dr. Alvin A. Morrison
165 Glenwood Avenue
Portland, Maine

Re: 57 Deering Street

Dear Dr. Morrison:

You have asked my secretary whether or not it would be necessary for you to make further appeals at some future time if and when you decide to convert other portions of this building to office space for doctors. Under the Zoning Ordinance the work for which the appeal was taken must be commenced within six months from the date of the appeal. Under these circumstances I do not see how future changes of this nature can be made without further appeals.

Enclosed herewith is your copy of the appeal with relation to the property at the above address. Hearing on this appeal will be held on Friday, May 3rd, 1946.

There is a $5.00 fee for appeals of this nature. Would you take care of this matter as soon as possible with the Building Inspector's office.

Very truly yours,

Dave Payson
CORPORATION COUNSEL

WMP:G
Enc.

April 10, 1946

Dr. Alvin A. Morrison
47 Deering Street
Portland, Maine

Dear Dr. Morrison:

I have examined the Zoning Ordinance pertaining to Apartment House Zones, in which your building is located, and find that the use of this property for professional offices is not permissible under the strict terms of the Ordinance.

I understand that the building in which you are interested is opposite the Dirigo Garage. There have been many variance appeals allowed by the Appeal Board on Deering Street for the purpose of legalizing the use of these buildings for doctors' offices. In the case of your building there is additional reason to believe that the Appeal Board would sustain such an appeal because of its location opposite the Garage.

You must understand, of course, that the Appeal Board, composed of five members of the Council, who have to vote unanimously in favor of such a proposition if it is to be permitted, makes the determination. I can only say that it seems to me quite probable that that Board would grant your appeal.

Very truly yours,

W. Mayo Payson
CORPORATION COUNSEL

WMP:G

City of Portland, Maine

Board of Appeals

April 29, 1946

To Whom It May Concern:

The Board of Appeals will hold a public hearing at the Council Chamber, City Hall, on Friday, May 3rd, 1946, at 11 o'clock in the forenoon upon the appeal under the Zoning Ordinance of Dr. Alvin A. Morrison relating to an application for building permit to cover change of use of a portion of first story of the apartment house at 37 Deering Street to a suite of doctor's offices. The above change of use is not permissible under the Zoning Ordinance because the property is located in an Apartment House Zone where such a business or professional use is not allowable under Section 7A of the Zoning Ordinance, even though only a single suite of offices is proposed.

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

BOARD OF APPEALS

Helen C. Frost
Chairman

COPY

This is a temporary certificate issued pending receipt of forms for final certificate.

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

CERTIFICATE OF OCCUPANCY

This is to certify that the building at 57 Deering Street ~~xxiii~~ altered has been finally inspected and the three front rooms, first floor, may now be occupied for the purposes of doctor's office.

Date 5/8/46

Inspector of Buildings

Issued to Dr. Alvin Morrison

47-B-Lot 11

SURVEY AND INVESTIGATION OF TENEMENT AND LODGING HOUSES
QUESTIONABLE AS TO LEGAL AND SAFE USE

1. Location 57 Deering St. Date investigation commenced 4/13/46 RPuff

2. References: Complaints ——— Appl,BP ——— Inq. ———

3. Present Owner and Address

4. Present Lessee and Address

5. Building Permit Record:

Assessors' Record

6. Survey 1924: Owner Marion S. Messer :No.tenants ———

No. rooms 12 ; Class of Use Two Family 1/2

7. Assessors' change record since 1924

8. Change of Owners, 1924 to date

9. City Directory Record

1926	Clayton C Fickett	1936	
1927	Same	1937	Miss. Blanche R. Campbell-Nurse
1928		1938	Mrs. Bertha Kimball
1929		1939	
1930		1940	
1931		1941	
1932		1942	
1933		1943	
1934		1944	
1935		1945	Blanche Campbell

10. Miscellaneous

Conclusions and Action

2 unfurnished rooms used as living & dining (furnished by Clayton C. Fickett-employed Leavitt & Parris 230 Commercial St. (See other side)

AP 57 Deering Street-I

ATK
ESS
RLT
PH
AJS
HL
BG

May 8, 1946

Dr. Alvin A. Morrison
165 Glenwood Avenue
Portland 5, Maine

Subject: Building permit and certificate of occupancy covering the use of the 3-front rooms in first story of the building at 57 Deering Street for doctor's office

Dear Dr. Morrison:

Your zoning appeal having been sustained by the Board of Appeals on May 6, there are enclosed both the building permit and the certificate of occupancy issued simultaneously because no physical changes are contemplated.

As a matter of record, we have found from our search of available records that this half of the duplex building which you now have been used for many years at least before 1927 for a multiple apartment house. Thus, the Building Code has no control over this use as an apartment house until physical change or change of use is made. Therefore the certificate of occupancy covers the use of the doctor's office only.

I am told that the former owner was directed by the Chief of the Fire Department to provide more adequate means of egress from the third floor of the building, that this has not been done but the alternate course has been adopted--that of not using any part of the third floor for living quarters.

After looking the building over, I have the following recommendations which are not requirements of the Building Code but which are called to your attention for what they are worth under the belief that it would be for your best interest to carry them out and make for the safety of the occupants of the building.

Today the rear apartment of two or three rooms was unoccupied but I noted that the only rear exterior door from first floor leads from that apartment. Thus, though there are two stairways from the second floor, the only sure way of reaching the open air by either is through the front entrance door. Thus, if a fire should occur in the front hall or the cellar beneath and obtain considerable headway and occupants of the rear apartment were away from home and their apartment locked up, persons on the second floor could hardly get out--certainly not without breaking their way into the rear apartment and thence to the rear outside door. The demands of safety would be furthered if you could rearrange the rear apartment in some manner so that there would be a public hallway leading from the foot of the rear stairs at first story level directly to the exterior door without passing through intervening private quarters. Of course, a building permit with plan filed with the application therefor would be required before such work is attempted even though it meant improvement of the situation.

I noted a number of conditions in the cellar which would tend to spread a fire which might occur there and I recommend that you have them fixed without delay. There are a number of holes up through the cellar ceiling where pipes or wires have been installed after the ceiling was put up, and in most of these cases there is an opening up through into the concealed spaces of the building directly above the openings in the ceiling. These openings in the ceiling ought to be tightly closed with non-burnable material to prevent any fire that might develop in the cellar being drawn quickly up into the concealed spaces of the building and do a great deal of damage perhaps before the fire was even discovered. In one case I noticed a number of small wires in some confusion passing up through an opening in the ceiling.

In such a case, if the wires are still in use, they can probably be grouped together and passed through comparatively small opening in the patch which would be put on the ceiling and any minor openings closed with mineral wool.

Near the front of the cellar at the east wall there is an opening through the ceiling and one can look up into what looks like a chimney flue, open and extending up into thebuilding. Your workmen said that there are two ventilating flues there and that they are closed tightly at the top. It would be far better to close the opening in the ceiling of the cellar with non-burnable material so that any fire developing there would be more likely to stay there and not find a draft to carry it quickly up into the concealed spaces of the building.

Very truly yours,

Inspector of Buildings

mMcD/b

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

AP 57 Deering Street-I

ATH
ESS
RMT
PH
AJS
HL
BS

April 1[illegible], 1960

Mr. Alvin A. Morrison
165 Glenwood Avenue
Portland 5, Maine

Subject: Application for building permit to cover change of use of a portion of first story of the apartment house at 57 Deering Street to a suite of doctor's offices

Dear Sir:

A building permit for the above change of use is not issuable under the Zoning Ordinance because the property is located in a apartment house zone where such a business or professional use is not allowable under Section 7 of the Zoning Ordinance, even though only a single suite of offices is proposed.

As explained on Saturday, if the building were your own dwelling place, the offices would be allowable as a use customarily incident to a dwelling house.

You have indicated your desire to seek from the Board of Appeals a variance of the precise terms of the ordinance as applied to this case. Accordingly, there is enclosed a brief outline of appeal procedure.

Very truly yours,

Inspector of Buildings

CMcD/3

CC: H. Hayo Hanson
Corporation Counsel

P.S. In view of the fact that only a small number of persons would be in your office at one time, certainly less than 50, question of required means of egress will not come up, and since, you are not to make any physical changes in the partitions, doorways, halls, stairways and the like, the plan that I mentioned to you on Saturday, will not be needed. The question of adequacy of means of egress from the apartment house part of the building is under the jurisdiction of the Chief of the Fire Department according to State Law.

APARTMENT HOUSE ZONE

APPLICATION FOR PERMIT

00797

MAY 6 1946

Class of Building or Type of Structure Second Class

Portland, Maine, April 16, 1946

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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 57 Deering Street Within Fire Limits? yes Dist. No. 1F

Owner's name and address Dr. Alvin Morrison, 165 Glenwood Avenue Telephone 3-4259

Lessee's name and address Telephone

Contractor's name and address Telephone

Architect Specifications Plans no No. of sheets

Proposed use of building Lodging House and suite of doctor's offices No. families

Last use Lodging House No. families

Material brick No. stories 3-2Heat Style of roof Roofing

Other buildings on same lot none

Estimated cost $ Fee $ .50

General Description of New Work

To Change Use of building from Lodging House to Lodging House and suite of doctor's offices - converting ~~two~~ three rooms first floor front, to be used by owner as one office.

Permit Issued with Letter

Appeal sustained 5/6/46

NOTIFICATION BEFORE LATHING OR CLOSING IN REQUIRED

It is understood that this permit does not incl. ' installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor.

Details of New Work

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

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:

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

Signature of owner Alvin A. Morrison

Permit No. 46/792

Location 57 Deering St

Owner Dr. Alvin Morrison

Date of permit 5/8/46

Notif. closing-in

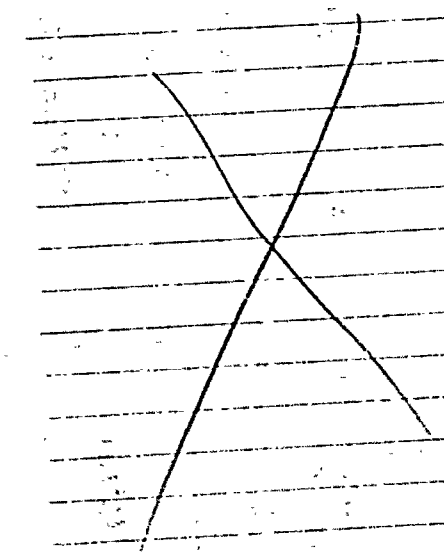
Inspn. closing-in

Final Notif.

Final Inspn 5/9/46

Cert. of Occupancy issued 5/8/46

NOTES



FILL IN COMPLETELY AND SIGN WITH INK

PERMIT No. PERMIT ISSUED

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

AUG 23 1935

Portland, Maine, August 23, 1935

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 57 Deering St. Use of Building Residence

Name and address of owner Mrs. Blanche R. Campbell, 57 Deering St. Ward 6

Contractor's name and address Easternoil Inc., 135 Marginal Way Telephone NOTIFICATION BEFORE LATHS OR CLOSING-IN IS WAIVED

General Description of Work

To install One Model B Easternoil Automatic Oil Burner CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

IF HEATER, POWER BOILER OR COOKING DEVICE

Is heater or source of heat to be in cellar? yes If not, which story Kind of Fuel oil

Material of supports of heater or equipment (concrete floor or what kind) concrete

Minimum distance to wood or combustible material, from top of boiler or casing top of furnace

from top of smoke pipe , from front of heater from sides or back of heater

Size of chimney flue Other connections to same flue

IF OIL BURNER

Name and type of burner Easternoil-gun type Labeled and approved by Underwriters' Laboratories? yes

Will operator be always in attendance? no Type of oil feed (gravity or pressure) pressure

Location oil storage existing 1,000 outside underground No. and capacity of tanks

Will all tanks be more than seven feet from any flame? yes How many tanks fireproofed?

Amount of fee enclosed? $1.60 ($1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

Signature of contractor

INSPECTION COPY

ELECTRICAL PERMIT
City of Portland, Me.

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 City of Portland Electrical Ordinance, National Electrical code and the following specification:

Date 26 January 1996

Permit # 16207

LOCATION: 57-59 Deering St

OWNER Peter Holdsworthy **ADDRESS** Port City Apts

						TOTAL	EACH	FEE
OUTLETS								
	Receptacles	Switches					.20	
FIXTURES	(number of)							
	incandescent	fluorescent					.20	
	fluorescent strip						.20	
SERVICES								
	Overhead Upgrade	2-200 amps		TTL AMPS TO	800		15.00	30.00
	Underground				800		15.00	
TEMPORARY SERV.								
	Overhead			AMPS OVER	800		25.00	
	Underground				800		25.00	
METERS	(number of)					13	1.00	13.00
MOTORS	(number of)						2.00	
RESID/COM	Electric units						1.00	
HEATING	oil/gas units						5.00	
APPLIANCES	Ranges	Cook Tops		Wall Ovens			2.00	
	Water heaters	Fans		Dryers			2.00	
Disposals	Dishwasher	Compactors		Others (denote)			2.00	
MISC. (number of)	Air Cond/win						3.00	
	Air Cond/cent						10.00	
	Signs						5.00	
	Pools						10.00	
	Alarms/res						5.00	
	Alarms/com						15.00	
	Heavy Duty						2.00	
	Outlets							
	Circus/Carnv						25.00	
	Alterations						5.00	
	Fire Repairs						15.00	
	E Lights						1.00	
	E Generators						20.00	
	Panels						4.00	
TRANSFER	0-25 Kva						5.00	
	25-200 Kva						8.00	
	Over 200 Kva						10.00	
				TOTAL AMOUNT DUE				
				MINIMUM FEE		25.00		43.00

INSPECTION: Will be ready ____ or will call xxx

CONTRACTORS NAME Marc Gagne
ADDRESS 527 Blackstrap Rd Falmouth
TELEPHONE 797-7722
MASTER LICENSE No. 16207
LIMITED LICENSE No. ____

SIGNATURE OF CONTRACTOR Marc Gagne

ELECTRICAL INSTALLATIONS —

Permit Number 62207

Location 57-59 Downing St.

Owner Port City Apts.

Date of Permit 1-26-96

Final Inspection 2-12-96

By Inspector Sue Burns

INSPECTIONS: Service 2-12-96 by SB

Service called in 9:00AM

Closing-in _____ by _____

PROGRESS INSPECTIONS: _____ / _____ / _____

_____ / _____ / _____

_____ / _____ / _____

_____ / _____ / _____

_____ / _____ / _____

_____ / _____ / _____

DATE:	REMARKS:

C
BSL
M.F.

CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

November 3, 1989

Peter Adams Assoc.
1415 Forest Avenue
Portland, ME 04103

PARKSIDE

DU: 6

Dear Sir:

RE: 57 Deering St. - 47-B-11

The Housing Inspections Division of the Department of Planning and Urban Development has recently completed an overall inspection of the above referred property.

Congratulations are extended to you for the general condition of your property which was found to meet the standards established by the City's Housing Code.

Good maintenance is the best way to protect the value of your property and neighborhood.

Please feel free to call on us if we can be of assistance to you.

Sincerely yours,
Joseph E. Gray, Jr., Director
Planning & Urban Development

By
P. Samuel Hoffses
Chief of Inspection Services

Code Enforcement Officer
Kathy Taylor for Kevin Carroll (Area 6)

jmr

Ward 6 · Permit No. 35/1302

Location 57 Deering St.

Owner Mrs. Blanche R. Campbell

Date of permit 8/23/35

Post Card sent 8/23/35

Notif. for inspn. 8/26/35 3:52 P.m.

Approval Tag issued 8/27/35 O.K.

Oil Burner Check List (date) 8/27/35

1. Kind of heat	Hot Water
2. Label	✓
3. Anti-siphon	✓
4. Oil storage	✓
5. Tank distance	✓
6. Vent pipe	✓
7. Fill pipe	✓
8. Gauge	—
9. Rigidity	✓
10. Feed safety	✓
11. Pipe sizes and material	✓
12. Control valve	✓
13. Ash pit vent	—
14. Temp. or pressure safety	✓
15. Instruction card	✓
16.	

Smoke pipe out 7" thru lath and plastered ceiling into steel chimney. Shield to be provided for a run of about 6'-0" OK

NOTES

8/27/35. Made to Mrs. Campbell about telephone shut down requirement.

OK

Inspection Services
P. Samuel Hoffses
Chief

Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

FEBRUARY 25, 1997

LORD KERI D
58 DEERING ST
PORTLAND ME 04101

Re: 58 DEERING ST
CBL: 047- - C-008-001-01
DU: 3

Dear Ms. Lord:

I am sending you this letter to request an inspection at the property which you own or manage at the above-referred address.

This is for the City of Portland's program to inspect all multi-family buildings in the City every three years.

Please contact me in this office at 874-8300 x 8709 between 7:00-8:00 a.m. or 3:00-3:30 p.m. to make arrangements to inspect the building.

Sincerely,

David Jordan
Code Enforcement Officer