47 DEERING STREET



SPARROWLKER

Fifth cut #9201R - Half cut #9202R - Third cut #9203R - Fifth cut #9205R

PERMIT TO INSTALL PLUMBING

PERMIT NUMBER 0458

Address 47 Deering St.
Installation For 1 family dwelling
Owner of Bldg Carl Selborg
Owner's Address 12 Carlisle Rd.
Plumber Larry E. Shaw 23 Longfellow Date. 9-28-76

Date Issued 9-28-76
Portland Plumbing Inspector
By ERNOLD R GOODWIN

App. First Insp.
Date SEP 29 1976
By ERNOLD R. GOODWIN

App. Final Insp.
Date
By

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

NEW	REPL			
		SINKS	2	4.00
	x	LAVATORIES	2	4.00
	x	TOILETS	2	4.00
	x	BATH TUBS	2	4.00
x		SHOWERS		
		DRAINS FLOOR SURFACE		
		HOT WATER TANKS		
		TANKLESS WATER HEATERS		
		GARBAGE DISPOSALS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS		
		AUTOMATIC WASHERS		
		DISHWASHERS		
		OTHER base fee		3.00
			TOTAL	19.00

Building and Inspection Services Dept.: Plumbing Inspection

APPLICATION FOR PERMIT 0343

PERMIT ISSUED
MAY 5 1976
CITY of PORTLAND

B.O.C.A. USE GROUP .....
B.O.C.A. TYPE OF CONSTRUCTION .....
ZONING LOCATION R-6 PORTLAND, MAINE, March 31, 1976

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

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

LOCATION ..47. Deering. Street..... Fire District #1 ☐, #2 ☐
1. Owner's name and address .Carl .Selberg, .121 .Carlisle .Rd..... Telephone ..772-4256
2. Lessee's name and adddress ..... Telephone .....
3. Contractor's name and address Carl. E.. Selberg ..... Telephone .....
4. Architect ..... Specifications ..... Plans ..... No. of sheets ..2..
Proposed use of building ..... No. families .....
Last use ..... No. families .....
Material ..... No. stories ..... Heat ..... Style of roof ..... Roofing .....
Other buildings on same lot .....
Estimated contractural cost $.....

Fee $.5.00 appeal fee paid #12. paid

FIELD INSPECTOR—Mr. 3, 600..... @ 775-5451 Ext. 234

GENERAL DESCRIPTION
Change of use from three apartments, one on the third, two on the second, and two doctor's offices on the first, to five apartments, one on the third, two on the second and two on the first

Stamp of Special Conditions

This application is for:
Dwelling .....
Garage .....
Masonry Bldg. .....
Metal Bldg. .....
Alterations .....
Demolitions .....
Change of Use .....
Other .....

Appeal sustained 4-28-76

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

PERMIT IS TO BE ISSUED TO 1☐ 2☐ 3☐ 4☐
Other: .....

DETAILS OF NEW WORK

Is any plumbing involved in this work? ..... Is any electrical work involved in this work? .....
Is connection to be made to public sewer? ..... If not, what is proposed for sewage? .....
Has septic tank notice been sent? ..... Form notice sent? .....
Height average grade to top of plate ..... Height average grade to highest point of roof .....
Size, front ..... depth ..... No. stories ..... solid or filled land? ..... earth or rock? .....
Material of foundation .... Thickness, top ..... bottom ..... cellar ....
Kind of roof ..... Rise per foot ..... Roof covering .....
No. of chimneys ..... Material of chimneys ..... of lining ..... Kind of heat ..... fuel .....
Framing Lumber—Kind ..... Dressed or full size? ..... Corner posts ..... Sills .....
Size Gird. ..... Columns under girders . ... Size ..... Max. on centers .....
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor ....., 2nd ....., 3rd ..... , roof .....
On centers: 1st floor ....., 2nd ....., 3rd ...., roof .....
Maximum span: 1st floor ....., 2nd ....., 3rd ....., roof .....
If one story building with masonry walls, thickness of walls? ..... height? .....

IF A GARAGE

No. cars now accommodated on same lot ...., to be accommodated ... number commercial cars to be accommodated ...
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? .....

APPROVALS BY: *DATE*
BUILDING INSPECTION—PLAN EXAMINER .....
ZONING: O.K. Mac 5/3/76...
BUILDING CODE: O.K. E.S. 5/4/76...
Fire Dept.: .....
Health Dept.: Clement O. Dodd .....
Others: .....

MISCELLANEOUS

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

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

Signature of Applicant ..Carl E. Selberg..... Phone #.....
Type Name of above ....Carl .Selberg..... 1☒ 2☐ 3☒ 4☐
Other .....
and Address .....

FIELD INSPECTOR'S COPY

Permit No. 76 [illegible] 3

Location 412 [illegible]

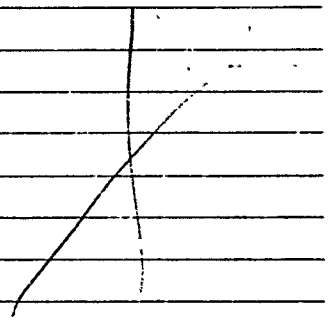
Owner [illegible]

Date of permit 5-14-76

Approved [illegible]

NOTES

5-14-76 Started front 2pt - digging
Cavity etc - MS
5-24-76 Still working MS
6-7-76 Backed up - No one working
6-8-76 SAme - MS
9-9-76 Started working again - Not much more
done Sewer Last time - MS
10-22-76 Front 2pt. finished - Still working on
REAR 2pt (None working at The time) - MS
3-1-77 Completed REAR Apt - MS



47 Deering Street

April 29, 1976

Carl Selberg
121 Carlisle Road
Portland, ME 04103

Following is the decision of the Board of Appeals regarding your petition to change the use of the 3 family apartment house and 2 doctor's offices to a 5 family apartment house, with the 2 new apartments on the first floor. Please note that the appeal was granted.

Also, before your permit can be issued, you must pay the permit fee itself. Fee is based on estimated contractor cost.

Very truly yours,

A. Allan Soule
Assistant Director

AAS/mt

47 Deering Street

April 6, 1976

Carl Selberg
121 Carlisle Road
Portland, ME 04103

Building permit and Certificate of Occupancy to change the use of the 3 family apartment house and 2 doctor's offices to a 5 family apartment house, with the 2 new apartments on the first floor, are not issuable under the Zoning Ordinance because the area of the lot on which this building is located is only about 4,221 sq. ft., instead of the minimum of 5,000 sq. ft. (1,000 sq. ft. per family) required by Section 602.7.B.8 of the Zoning Ordinance applying to the R-6 Residential Zone.

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

Very truly yours,

Malcolm G. Ward
Plan Examiner

MGW/mt

Ext.
3/31/76

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

APPLICATION FOR VARIANCES FOR DWELLING UNIT CONVERSIONS

Carl Selberg, owner of property at 47 Deering Street

under the provisions of Section 602.24 C of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to permit: the change of use of the 3 family apartment house and 2 doctor's offices to a 5 family apartment house, with the 2 new apartments on the first floor. This permit is not issuable under the Zoning Ordinance because the area of the lot on which this building is located is only about 4,221 sq. ft., instead of the minimum of 5,000 sq. ft. (1,000 sq. ft. per family) required by Section 602.7.B.8 of the Zoning Ordinance applying to the R-6 Residential Zone.

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

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

Carl E. Selberg
APPELLANT

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

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

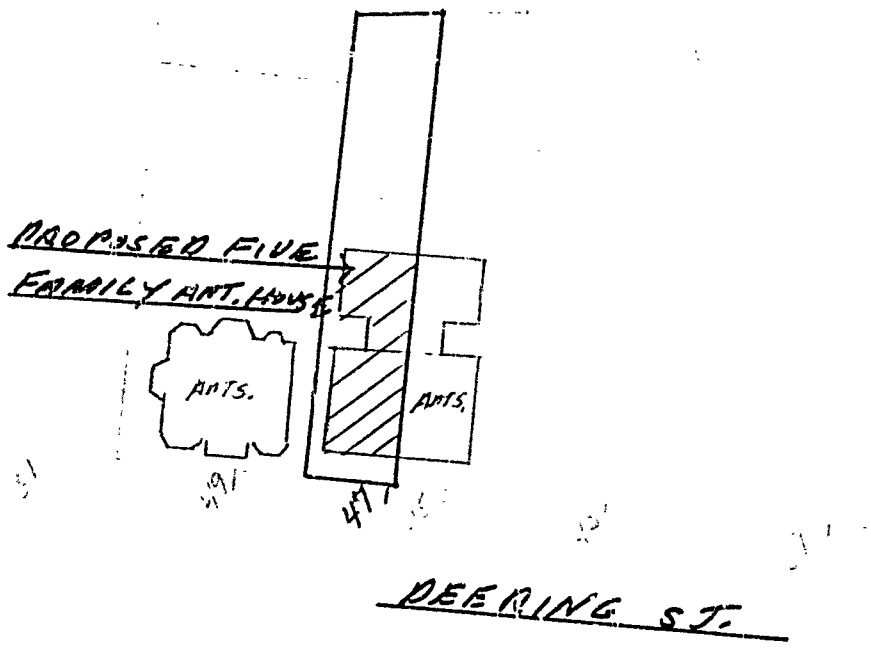
(b) By reason of its age, condition or marketability, the structure cannot be economically used or maintained if used for no more than the number of dwelling units permitted in the residential zone where it is located.

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

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

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

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


PROPOSED FIVE
FAMILY APT. HOUSE
APTS.
APTS.
91'
47'
DEERING ST.

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

All persons interested either for or against this Dwelling Unit Conversion Variance appeal will be heard at a public hearing in Room 209, City Hall, Portland, Maine on Wednesday, April 28, 1976 at 3:00 p.m. This notice of required public hearing has been sent to the owners of property directly abutting, and directly across a street or alley from the subject property as required by Ordinance.

Carl Selberg, owner of property at 47 Deering Street, under the provisions of Section 602.24.C of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to permit the change of use of the 3 family apartment house and 2 doctor's offices to a 5 family apartment house, with the 2 new apartments on the first floor. This permit is not issuable under the Zoning Ordinance because the area of the lot on which this building is located is only about 4,221 sq. ft., instead of the minimum of 5,000 sq. ft. (1,000 sq. ft. per family) required by Section 602.7.B.8 of the Zoning Ordinance applying to the R-6 Residential Zone.

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

Thomas J. Murphy
Secretary

Abutters:

45 Deering St / Elsie & William Sharland, Sawyer Road, Cape Elizabeth
49 Deering St / Eugene McCann, 49 Deering Street
44 Deering St / George Crockett, 45 Thomas Street
488 Congress Street / Phyllis & Laurence Lord, 400 Congress st.
486 Congress Street / Bernice & William Sturgeon, Oak Hill Road, Scarboro (returned 4-20)

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

VARIANCE FOR DWELLING UNIT CONVERSIONS

Findings of Fact

The applicant is [illegible] Selberg and he is interested in the property located at 47 Deering Street as owner. The owner of the property is same and his address is 121 Carlisle Road. The property is located in a R-6 Zone. The present use of the property is 3 dwellings and doctor's office.

The applicant respectfully petitions the Board of Appeals for a variance from the provision of Section 602.7.B.8 of the Ordinance to permit the change of use of the 3 family apartment house and 2 doctor's offices to a 5 family apartment house, with the 2 new apartments on the first floor.

Further Findings of Fact

photo, blueprint, Sanborn map, overlay

Appearances

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

;

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

Exhibits

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

_____

_____

_____

_____

REASONS FOR DECISIONS

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

_____

_____

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

_____

_____

_____

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

_____

_____

_____

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

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

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

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

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

SPECIFIC RELIEF GRANTED

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

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

W. Earle Eskilson

Jacqueline Cohen

Earl Wahl

(COPY)

CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION #47 Deering St.

Date of Issue February 25, 1971

Issued to Carl Selberg
121 Carlyle Road

This is to certify that the building, premises, or part thereof, at the above location, built—altered —changed as to use under Building Permit No. 70/827, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES	APPROVED OCCUPANCY
Entire	One Doctor's office and three apartments (new apartments on second floor.)

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

(Date) Nelson F. Cartwright
Inspector

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.

PERMIT TO INSTALL PLUMBING

Address 47 Daering St. PERMIT NUMBER 17105

Installation For: dwelling

Owner of Bldg.: Carl Selberg

Owner's Address: 121 Carlyle St.

Plumber: John Jensen Date: August 25, 1970

NEW	REP'L		NO	FEE
x		SINKS	1	
x	x	LAVATORIES	2	
x	x	TOILETS	2	
x	x	BATH TUBS	2	
		SHOWERS		
		DRAINS FLOOR SURFACE		
		HOT WATER TANKS		
		TANKLESS WATER HEATERS		
		GARBAGE DISPOSALS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS		
		AUTOMATIC WASHERS		
		DISHWASHERS		
		OTHER		
		TOTAL	7	11.20

Date Issued August 25, 1970

Portland Plumbing Inspector

By ERNOLD R. GOODWIN

App. First Insp.

Date 12/5/70

By WALTER H. WALLACE
DEPUTY PLUMBING INSPECTOR

App. Final Insp.

Date 10/1/70

By WALTER H. WALLACE
DEPUTY PLUMBING INSPECTOR

Type of Bldg.

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

Building and Inspection Services Dept.; Plumbing Inspection

CITY OF PORTLAND, MAINE

Application for Permit to Install Wires

Permit No. 56166
Issued 7/29/70

Portland, Maine 7/29, 19.70

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 Carl Selberg Tel.

Contractor's Name and Address Al Ames Tel.

Location 47 Deering St. Use of Building Comm. Number of Stories

Number of Families Apartments Stores

Description of Wiring: New Work Additions Alterations

Pipe Cable Metal Molding BX Cable Plug Molding (No. of feet)

No. Light Outlets Plugs 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 1 Added 6 Total No. Meters 7

MOTORS: Number Phase H. P. Amps Volts Starter

HEATING UNITS: Domestic (Oil) No. Motors Phase H.P.

Commercial (Oil) No. Motors Phase H.P.

Electric Heat (No. of Rooms)

APPLIANCES: No. Ranges Watts Brand Feeds (Size and No.)

Elec. Heaters Watts

Miscellaneous Watts Extra Cabinets or Panels

Transformers Air Conditioners (No. Units) Signs (No. Units)

Will commence 7 19 Ready to cover in will call 19 Inspection 19.

Amount of Fee $ 2.00

Signed Al Ames

DO NOT WRITE BELOW THIS LINE

SERVICE ✓ METER GROUND ✓

VISITS: 1 2 3 4 5 6

7 8 9 10 11 12

REMARKS:

INSPECTED BY JW Hutton

CS 263

(OVER)

MISCELLANEOUS

Temporary Service, Single Phase 1.00

Temporary Service, Three Phase 2.00

LOCATION Deerns of ST 47
INSPECTION DATE 8/14/70
WORK COMPLETED 8/14/70
TOTAL NO. INSPECTIONS 1
REMARKS:

FEES 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	
Temporary Service, Single Phase	1.00
Temporary Service, Three Phase	2.00
Circuses, Carnivals, Fairs, etc.	10.00

Re: 47 Deering Street

July 22, 1970

Mr. Carl Solberg
121 Carlyle Road

Dear Mr. Solberg:

Permit is enclosed herewith to make alterations and change use of building at 47 Deering Street.

Your plan shows the 4x8 sills of outside stairway "let-in" to the upright posts. Please use an alternate method of support for these sills which will not weaken the posts.

Very truly yours,

Earle S. Smith
Plan Examiner II

ESS/h

R6 RESIDENCE ZONE

PERMIT ISSUED 827

JUL 22 1970

CITY of PORTLAND

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, July 15, 1970

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 47 Deering Street Within Fire Limits? ____ Dist. No. ____

Owner's name and address Carl Selberg, 121 Carlyle Rd. Telephone ____

Lessee's name and address ____ Telephone ____

Contractor's name and address owner Telephone ____

Architect ____ Specifications 3 Plans yes No. of sheets 2

Proposed use of building 1 Doctor's Office and 2 apts No. families 2 3

Last use 3 doctors' offices and 1 apt. No. families 1

Material frame No. stories 3 Heat ____ Style of roof ____ Roofing ____

Other buildings on same lot ____

Estimated cost $ 3000. Fee $ 9.00

General Description of New Work

To Change Use of second from from 2-doctors' offices to 2 apts. as per plans

To demolish existing 1-story fear porch and to construct 2-story rear porch in jog of building

To construct outside stairway as per plan

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

Details of New Work

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

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:

Zoning ok 7/17/70 E.A.

B.C. o.k. 7/21/70 E.S.S.

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

CS 301

INSPECTION COPY

Signature of owner Carl E. Selberg

Permit No. 70/8x7

Location 47 Deering St

Owner Carl Lebrun

Date of permit 7/29/70

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

NOTES

7-29-70 Removing partitions

8-18-70 Ready to close front 2 rooms

9-21-70 OK to occupy front apt.

2-25-71 Completed

R6 RE... E ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED
00035
JAN 13 1961
CITY of PORTLAND

Class of Building or Type of Structure Third Class

Portland, Maine, December 6, 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 47 Deering ~~Ave.~~ St. Within Fire Limits? ..... Dist. No. .....

Owner's name and address Dr. Robert C. Cummings, 47 Deering St. Telephone .....

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

Contractor's name and address Raymond Legere, 51 Norwood St. Telephone 2-8512

Architect ..... Specifications ..... Plans ..... No. of s' s .....

Proposed use of building Doctor's office and 2 apts. No. families .....

Last use " No. families .....

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

Other buildings on same lot .....

Estimated cost $ 250. Fee $ 2.00

General Description of New Work

To construct walkway across roof to connect with new fire escape on No. 35 Deering St. as shown on plan filed.

Permit Issued with Lette

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

Details of New Work

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

If a Garage

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

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

APPROVED:

L. P. Johnson

W. E. Ing w/ letter

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. Robert Cummings

CS 301

INSPECTION COPY

Signature of owner By: Raymond J. Legere

9/6

Permit No. 61/335 - R

Location 47 Kenney St

Owner K.S. Park Co. (Remodeling)

Date of permit: 1/13/61

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

NOTES

2/6/61 - Work not started.
Allan

3/6/61 - Same - Allan

3/27/61 - Same - Allan

4/17/61 - Same - Allan

5/22/61 - Same - Allan

6/12/61 - Railings needed -
Allan

7/17/61 - Same - Allan

8/28/61 - Job completed -
Allan

AP-45-47 Deering Street

December 12, 1960

cc to: Dr. George O. Cummings
47 Deering Street
cc to: Dr. David I. Brownstone
45 Deering Street
cc to: Fire Department

Mr. Raymond J. Legere
51 Norwood Street

Dear Mr. Legere:

Check of plan filed with applications for permits to construct wooden fire escapes to serve third story rooms in each half of duplex building at the above named location discloses variances from and questions as to compliance with Building Code requirements as listed below. Before a permit can be issued it is necessary that a revised plan showing compliance with requirements be furnished for checking and approval by this department. Details in question are as follows:

1. Unless the lower sash of windows serving as a means of egress will furnish an opening not less than 24 inches wide and 28 inches high when open, entire window will need to be made swinging or otherwise made to comply with Code requirements.

2. Platforms are required outside of exit windows. These are required to extend not less than 9 inches beyond each side of the window openings and to be located not more than 18 inches below the window sills. Framing and supports of these platforms need to be indicated.

3. Indication is needed that width of treads will be not less than 9 inches, this measurement to be taken from face of riser to face of riser where these are used or from the outer edge of one tread to the outer edge of the next where risers are not used. Height of risers may not exceed 8½ inches.

4. Framing of platform at head of stairs needs to be shown. Supports of platform are required to be not less than 4x6.

5. Height of handrails on stairs is required to be not less than 34 inches instead of the 30 inches shown.

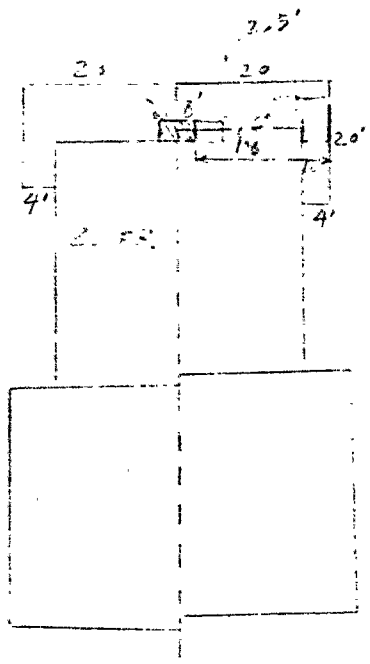
6. Use of a metal ladder to reach floor of porch from porch roof is not permissible since ladders used for a means of egress are not permissible from levels more than 10 feet above the ground.

It will be necessary for revised plan to be in duplicate or in the form of a blueprint in order that we may be sure that you have a copy of what has been approved to follow in erecting the structure.

Very truly yours,

AJS/jg

Albert J. Sears
Inspector of Buildings



$\frac{8.5"\text{ rise}}{9"\text{ run}} = \frac{144"}{x}$ $\frac{1296}{8.5} = 152.5" = 12.7'$

$\frac{8.5}{10} = \frac{144}{x}$ $\frac{1440}{8.5} = 1695" = 14.1'$

2.5
14
2.5
17.5

Seat width - min 10'

$\frac{8.5}{5'} = \frac{120"}{x} = 12.7'$

(A) APARTMENT HOUSE ZONE

PERMIT ISSUED
JUL 1956
DEPT. OF BUILDING INSP.

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, July 9, 1956

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 47 Deering Street Within Fire Limits? yes Dist. No.

Owner's name and address Mrs. George Cummings Telephone

Lessee's name and address George Cummings, Jr., 47 Deering St. Telephone

Contractor's name and address Walter Hale, Gorham, Maine Telephone

Architect Specifications Plans no No. of sheets

Proposed use of building Doctor's office No. families

Last use " No. families

Material frame No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated cost $ 750. Fee $ 4.00

General Description of New Work

To erect non-bearing partition to divide one large room into two - 2x3 studs, 16" O.C. sheetrock both sides

To close up existing window in outside wall.

To cut in new door between two existing rooms.

All work to be done on first floor.

CERTIFICATE OF OCCUPANCY
ISSUANCE IS WAIVED

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

Details of New Work

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

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

Has septic tank notice been sent? Form notice sent?

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

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

Material of foundation Thickness, top bottom cellar

Material of underpinning Height Thickness

Kind of roof Rise per foot Roof covering

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

Framing lumber—Kind Dressed or full size?

Corner posts Sills Girt or ledger board? Size

Girders Size Columns under girders Size Max. on centers

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

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

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

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

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

If a Garage

No. cars to be 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 7/10/56 -agS

Miscellaneous

Will work require disturbing of any tree on 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

agS
INSPECTION COPY

Signature of owner George O. Cummings, M.D.

Permit No. 56/978

Location 47 Deering St

Owner Dr. George Cummings, Jr.

Date of permit 7/10/56

Notif. closing-in

Inspn. closing-in

Final Notif

Final Inspn.

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

NOTES

OFFICE HOURS
1.30 TO 4.00 P. M
AND BY APPOINTMENT

PRACTICE LIMITED TO
THE DISEASES OF
THE EAR, NOSE AND THROAT

GEORGE O. CUMMINGS, M. D.
47 DEERING STREET
PORTLAND, - MAINE

March 27, 1951

Mr. Warren McDonald
Building Inspector
City Hall
Portland, Maine

Dear Mr. McDonald:

You will recall that both Albert Willis Cummings and myself have talked to you about the possibility of cutting a door through from 47 Deering Street to 45 on the first floor. You have stated that a fire escape is necessary. I have an idea which may work: Suppose that a door was cut through on the third floor also; this would allow two stairways. This door could have a full length glass panel. The door could be locked. There could be a metal object to break the glass to get through from one building to the other, or to break the door. I believe this has been done between two houses, one owned by Dr. MacVane at 209 or 211 State Street. Will you call me at your convenience either Thursday or Friday and let me know if this would be a possible way out. I am anxious to keep Dr. Geyerhahn in the front office for his sake and it would be possible for my son to use the two offices in the rear corsponding to mine if we had the door.

Very truly yours,

George O. Cummings, M.D.

2-1568

Phoned Dr Cummings that matters of egress must be attended to before permit issued
Mar 29 1951

RECEIVED
MAR 28 1951
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

INQUIRY BLANK

ZONE Apartment House

FIRE DIST.

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Verbal
By Telephone

Date January 23, 1951

LOCATION 45-47 Deering Street OWNER #45--Dr. Brownstone #47--Dr. Cummings

MADE BY Dr. Cummings - TEL.

ADDRESS

PRESENT USE OF BUILDING

CLASS OF CONSTRUCTION NO. OF STORIES

REMARKS: Refer to complaint in 1949 about change of use of no. 45 to Doctors' offices.

Dr. Cummings says that the no. 45 side was used for doctors' offices for a term of years prior to 1938, these offices being subsequently used as a part of single family dwelling of Mrs. W. W. Griffin who owned the 45 side in 1938 and lived there.

INQUIRY: Can a door be provided first story in the rear part of the central dividing wall between the two ownerships in approximately the location shown on first floor plan at no. 47 in the C. L. attached to permit issued 10/19/45--this coorway to allow Dr. Cummings to rent two rooms at the rear of no. 45 to use in connection with his own office on the 47 side? (1/24/51)--Next day I phoned Dr. C. to tell him that cutting through this doorway in the central wall would increase the hazard to the occupants of the apartments on the 3rd floor of his side and Dr. B.'s side, probably making necessary a fire escape from the 3rd floor.

ANSWER: The Building Code will allow the doorway and door to be provided, but the question of change of use to doctors' offices at no. 45 will have to be investigated and settled both as regards the Zoning Ordinance and Building Code requirements.

2/13/51--Dr. C. phoned me and asked me to definitely go into this matter of a fire escape, saying that if a fire escape were required he would probably give up his plan of cutting in the doorway.

2/26/51--I phoned Dr. C. that the Building Code certainly would require a fire escape from the 3rd floor serving apartments on both sides of the building, and suggested that he try to get together with the other owner to make a combination fire escape.

Warren McDonald

DATE OF REPLY 1/23/51 REPLY BY [illegible]

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

1. Location [illegible] Date Investigation Commenced 1-24-51
2. References: Complaints Appl.BP Inq.
3. Present Owner and Address [illegible] Geo. O. Cummings
4. Present Lessee and Address
5. Building Permit Record: [illegible]

Assessors' Record

6. Survey 1924: Owner [illegible] No. tenants 1
No. rooms 10 ; Class of Use [illegible]
7. Assessors' change record since 1924 [illegible]

9. City Directory Record

1926	Dr. Geo. O. Cummings	1939	[illegible]
1927	"	1940	"
1928	Dr. Geo. O. Cummings	1941	"
1929	"	1942	"
1930	"	1943	"
1931	"	1944	"
1932	"	1945	"
1933	"	1946	Richard Hawkes Alex. A. Morrison Geo. O. Cummings
1934	"	1947	Hawkes, a. Nellie Cummings
1935	"	1948	a. H. Hawkes Geo. Dyerbahn Geo. O. Cummings
1936	"	1949	
1937	"	1950	
1938	"	1951	

CONCLUSIONS

FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

PERMIT ISSUED
025283 1959

Portland, Maine, December 27, 1959

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 47 Deering Street Use of Building Doctors' offices & dwelling No. Stories 3 New Building "Existing"

Name and address of owner of appliance Dr. George Cummings, 47 Deering Street

Installer's name and address E. A. Hood, 479 Auburn Street. Telephone 2-0272

General Description of Work

To install steam boiler and oil burning equipment (replacement)

IF HEATER, OR POWER BOILER

Location of appliance or source of heat basement Type of floor beneath appliance concrete

If wood, how protected? Kind of fuel oil

Minimum distance to wood or combustible material, from top of appliance or casing top of furnace 3'

From top of smoke pipe 1' From front of appliance over 4' From sides or back of appliance over 3'

Size of chimney flue 8x12 Other connections to same flue none

If gas fired, how vented? Rated maximum demand per hour

IF OIL BURNER

Name and type of burner Gilbarco Labelled by underwriters' laboratories? yes

Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? bottom

Type of floor beneath burner concrete

Location of oil storage basement Number and capacity of tanks 1-275 gal. existing

If two 275-gallon tanks, will three-way valve be provided?

Will all tanks be more than five feet from any flame? yes How many tanks fire proofed?

Total capacity of any existing storage tanks for furnace burners none

IF COOKING APPLIANCE

Location of appliance Kind of fuel Type of floor beneath appliance

If wood, how protected?

Minimum distance to wood or combustible material from: top of appliance

From front of appliance From sides and back: From top of smokepipe

Size of chimney flue Other connections to same flue

Is hood to be provided? If so, how vented?

If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Amount of fee enclosed? 2.00 ($2.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED: OK-12-28-59 [illegible]

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 Installer E. A. Hood

INSPECTION COPY

Permit No. 50/25528 1-12-51

Location 470 Cranwell Dr.

Owner Dr. Engell Agreement to

Date of permit 12/29/50

Approved _____

NOTES

1 Fill Pipe
2 Vent Pipe
3 Size of Heat
4 Burner Blocks & Supports
5 Nozzle & Inlet
6 Strainer and
7 Heat Limit Control
8 Burner Motor
9 Ignition Transformer
10 Valves, Supply
11 Capacity of Burner
12 Tank Safety Supports
13 Tank Distance
14 Oil Gauge
15 Instruction Card

LOCATION 47 Deering St

DATE 12/20/47

PERMIT —

INQUIRY

COMPLAINT

Held for
decision of
Zoning appeal
See letter
Dowz

Little likelihood that the owner will appeal or construct this fire esc ape. Dr. Cumings phoned me and asked if the Bldg. Code compelled him to put on this fire escape, and I was compelled to tell him that it does not, because his situation represents an existing condition concerning which the Code is not retroactive.

I reminded him that the owner has a definite personal responsibility in renting such apartments as this in third story without safe means of egress according to well established and well known standards, and that the mere fact that an appeal is necessary to get the permit could not relieve that owner of that responsibility.

mmcd 2/10/48

81-67

47 47 Deering Street

December 30, 1947

Hegnuer & Jones Co.
33 Pearl Street
Mr. George O. Cummings
47 Deering Street

Subject: Application for building permit for erection of metal fire escape on westerly side of building at 47 Deering Street

Gentlemen:

We are unable to issue the permit for the above work because the fire escape would constitute an unlawful encroachment upon the side yard (space between the building and the side lot line), which is required by the Zoning Ordinance in this Apartment House Zone where the property is located to be at least 20' and to be open from the ground to the sky without encroachment by such a structure. The proposed fire escape would project to within a distance of 6" from the side lot line.

Realizing the undesirability of a second means of egress from [illegible] the fifth story of this building and the possibility of difficulty in [illegible] the fire escape in any other location, we are enclosing an outline of the appeal procedure so each of you in case the owner wishes to exercise his rights and seek to secure from the Appeal Board an exception from the peculiar requirements of the ordinance.

Very truly yours,

Inspector of Buildings

AJG/S

Enclosure to each: Outline of appeal procedure

CC: Edward T. Gignoux
Assistant Corporation Counsel

(A) APARTMENT HOUSE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, December 24, 1947

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 47 Deering Street Within Fire Limits? yes Dist. No. 4

Owner's name and address Dr. George O. Cummings, 47 Deering St. Telephone

Lessee's name and address Telephone

Contractor's name and address Megquier & Jones Co., 33 Pearl St. Telephone 3-6471

Architect Specifications Plans yes No of sheets 1

Proposed use of building Offices and dwelling No. families 1

Last use " No. families

Material frame No. stories 3 Heat Style of roof Roofing

Other buildings on same lot

Estimated cost $ 430. Fee $ 1.00

General Description of New Work

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

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

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?

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

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

Material of foundation Thickness, top bottom cellar

Material of underpinning Height Thickness

Kind of roof Rise per foot Roof covering

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

Framing lumber—Kind Dressed or full size?

Corner posts Sills Girt or ledger board? Size

Girders Size Columns under girders Size Max. on centers

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

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

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

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

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

If a Garage

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

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

APPROVED:

Miscellaneous

Will work require disturbing of any tree on a public street? no

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. George O. Cummings
Megquier & Jones

INSPECTION COPY

Signature of owner By: P. L. Farmer, Jr.

Permit No. 471

Location 47 Deering St

Owner Dr. George O. Cummings

Date of permit 12/ 142

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

NOTES

Painted

1345

RE 47 Deering St.-I

Warren Cutler
c/o Thorndike Boothby Bldg

October 16, 1945

Dr. George O. Cummings
47 Deering Street
Portland 4, Maine

Subject: Building permit to cover minor alterations and change of use of first and second stories of dwelling house at 47 Deering Street to suites of doctor's offices

Dear Sir:

Your zoning appeal relating to the use of this property having been sustained by the Board of Appeals on October 15, 1945, the building permit is herewith, subject to the following, the zoning appeal having been sustained subject to full compliance with all terms of the Building Code:

1. It is not known just how the various rooms on second floor are to be used, which for a waiting room etc., but suitable directional exit signs should be provided indicating the direction to be taken to reach the rear stairs from all rooms where patients or any other persons not familiar with the building might be waiting.

2. If the rear stairs from first to second floors are not already equipped with handrails, a handrail is required, full length of stairs on at least one side. Similar handrail is required full length on side of the cellar stairs if the public using the building have any occasion to go down there or employees either.

3. Now that this dwelling is to be used for professional offices--in other words a business use, the closet evidently existing beneath the rear stairs and proposed to be adjusted as to entrance doorway to the closet, is not allowable under these stairs which have to be counted as a means of egress from the second floor. The present door in the closet should be closed up as indicated on the plan, finishing the partition on the room side in the same general manner as the balance of the walls of the room, and leaving the wall, indicated as to be removed to provide doorway, in place, so that there is no access to this space under the stairs. Or, if desired the partitions of the room on the side toward the stairs could be removed and the space under the stairs left free and open, being a part of the office.

4. No doubt the contractor will take care of the required notice of readiness for covering up framing of new partitions etc. so that inspection can be made and closing-in certificate (green tag) issued when everything is found in order. Notice of readiness for final inspection is also necessary and when essentials covered by the Building Code are ready, contractor or owner should notify this office of readiness for final inspection, when everything is found in order, the certificate of occupancy covering the new use of first and second floors will be issued from this department, that certificate being required before either floor is actually put into use in the new way intended.

Very truly yours,

Inspector of Buildings

WMcD/S

APPLICATION FOR PERMIT

1385
OCT 17 1945

Class of Building or Type of Structure ~~Second~~ Third Class

Portland, Maine, October 5, 1945

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect alter remove install the ing building structur quipment in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of th of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 47 Deering Street Within Fire Limits? Yes Dist. No. 1

Owner's name and address Sybil M. Cummings, 47 Deering Street Telephone

Lessee's name and address Telephone

Contractor's name and address Albert Knight, 38 Ryfield Road Telephone

Architect Specifications Plans No. of sheets

Proposed use of building Dwelling house and professional offices No. families 1

Last use frame 2 family dwelling No. families 2

Material brick No. stories 3 Heat Style of roof Roofing

Other buildings on same lot

Estimated cost $ 2006. Fee $3.75

General Description of New Work

To make minor physical alterations and to change the use of first and second stories from living quarters to suites of doctors' offices.

This application is preliminary to get settled question of appeal. In event the appeal is sustained the applicant will furnish complete information, the estimated cost of the work and will pay legal fee.

Appeal sustained 10/15/45

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.

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:

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

Sybil Cummings

Signature of owner By: Wm. D. Eaton, Agt.

INSPECTION COPY

Permit No. 45/1385

On 4910 Deering St

Owner Lybil Cummings

Date of permit 10/17/45

Notif. closing-in 10/23/45

Inspn. closing-in 10/23/45 GT

Final Notif.

Final Inspn. INSPECTION NOT COMPLETED

Cert. of Occupancy issued

NOTES

10/23/45 - Gave G.T. to close in except around chimney where to be replaced with new brick provided at bottom. Roof then another inspn. should be called for before closing in. G.T.

10/25/45 - Chg. never came around to finish up.

City of Portland, Maine

Sustained 10/15/45 11/4/45

Chairman Libby Yes
Mrs. H.C. Frost Yes
Fred H. Gabbi Yes
~~George A. Harrison~~
Herman B. Libby Yes

Appeal to the Board of Appeals to Change the Decision of the Inspector of Buildings Relating to the Property Owned by Sybil M. Cummings at 47 Deering St reet

October 5, 1945

To the Board of Appeals:

Your appellant, Sybil M. Cummings

who is the owner of property at 47 Deering St.

respectfully petitions the 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 14, Par. d.2 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 to cover alterations in the dwelling house on this property and to change the use of first and second stories from living quarters to suites of doc tor's offices, because the proposed use of first and second stories is not an allowable use in the Apartment House Zone where the property is located.

The reasons for the appeal are as follows: The return of many medical men from service in the armed forces has created a somewhat acute situation as to suitable office space for them in suitable locations in the city. This area is largely used for doctors' offices at the present time, there being several so-called "professional buildings" in the immediate neighborhood. Thus the character of the neighborhood is such that it is the belief of the appellant that this change may be allowed without substantial departure from the intent and purpose of the ordinance.

45/47

City of Portland, Maine

IN BOARD OF APPEALS

October 15, 1945

Public hearing having been duly held on October 15, 1945, upon appeal under the Zoning Ordinance of Sybil M. Cummings at 47 Deering Street, relating to a proposal to make minor alterations and change the use of first and second stories of the westerly half of this duplex building owned by the appellant from single family dwelling house to suites of doctor's offices, the proposed use not being ordinarily allowed in the Apartment House Zone where the property is located, it is adjudged and action is decreed according to vote of members of the Board determined by their several signatures affixed below.

A vote to sustain is subject to full compliance with the Building Code and all other laws relating to the same subject matter; and holds that variation from the precise terms of the Ordinance in this particular case is necessary for reasonable development and use of the building, and may be permitted without substantially departing from the intent and purpose of the Ordinance in that use of buildings in the neighborhood for suites of doctor's offices is a common one and has been so for many years

TO DENY

_____ Chairman

_____

_____

_____

TO SUSTAIN AS ABOVE

Harry C. Libby Chairman

Herman E. Libby

Frederick H. Gahli

Helen C. Frost

My dear Mr. Harry C. Libby, Chairman

Who am I to participate in the public hearing at the council chamber concerning such cases where public health, safety, convenience and welfare is concerned it does not include where I am situated as there is the Maine Central Bus Garage and Taxi garage across the street with is terribly noisy twenty-four hours a day, beside the sleeping rooms fills up with gas fumes at night - also the abuse we receive from the employees which I reported to the Chief of police, and nearly got thrown out of his office for it.

I love my home and keep it as clean and attractive as possible.

To my estimation the city ordinance should have more respect for doctor's offices as to a Bus Garage.

Yours Truly

Bertha H. Hinds

Rec'd 10/5/43
Com

CITY OF PORTLAND, MAINE

BOARD OF APPEALS

October 5, 1945

To Whom It May Concern:

The Board of Appeals will hold a public hearing at the Council Chamber, City Hall, on Monday, October 15, 1945, at eleven o'clock in the forenoon on the appeal under the Zoning Ordinance of Sybil M. Cummings at 47 Deering Street, relating to a proposed change of use of the two lower stories of the 3-story dwelling house on that property.

A building permit is not issuable to include change of use of the first and second stories of the two-family dwelling house on the lot to that of suites of doctors' offices, because the property is located in an Apartment House Zone where the proposed use is not an allowable one.

The appellant cites reasons for the appeal as follows:

"The return of many medical men from service in the armed forces has created a somewhat acute situation as to suitable office space for them in suitable locations in the city. This area is largely used for doctors' offices at the present time, there being several so-called "professional buildings" in the immediate neighborhood. Thus the character of the neighborhood is such that it is the belief of the appellant that this change may be allowed without substantial departure from the intent and purpose of the Ordinance."

This appeal is taken under Section 14d.2 of the Zoning Ordinance which provides that the Board of Appeals, by unanimous vote of its membem, after a public hearing, may permit exceptions to or variations from the regulations in specific cases so as to grant reasonable use of property where necessary to avoid confiscation and without substantially departing from the intent and purpose of the Ordinance, subject always to the rule that said Board shall give due consideration to promoting public health, safety, convenience and welfare, encouraging the most appropriate use of the land and conserving property values, and that the Board shall permit no building or use injurious, noxious, offensive or detrimental to a neighborhood.

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

BOARD OF APPEALS

Harry C. Libby, Chairman

45/44

City of Portland, Maine

IN BOARD OF APPEALS

October 11, 1945

Mrs. Sybil Cummings
47 Deering Street
Portland 3, Maine

Dear Madam:

The Board of Appeals will hold a public hearing at the Council Chamber, City Hall, on Monday, October 15, 1945, at eleven o'clock in the forenoon on the appeal under the Zoning Ordinance relating to change of use of part of the dwelling house at 47 Deering Street to professional offices.

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

BOARD OF APPEALS

Harry C. Libby, Chairman

CC: Warren D. Eddy
Maine Savings Bank
244 Middle Street
Portland 3, Maine

105/45

CITY OF PORTLAND, MAINE

BOARD OF APPEALS

October 5, 1945

To Whom It May Concern:

The Board of Appeals will hold a public hearing at the Council Chamber, City Hall, on Monday, October 15, 1945, at eleven o'clock in the forenoon on the appeal under the Zoning Ordinance of Sybil M. Cummings at 47 Deering Street, relating to a proposed change of use of the two lower stories of the 3-story dwelling house on that property.

A building permit is not issuable to include change of use of the first and second stories of the two-family dwelling house on the lot to that of suite of doctors' offices, because the property is located in an Apartment House Zone where the proposed use is not an allowable one.

The appellant cites reasons for the appeal as follows:

"The return of many medical men from service in the armed forces has created a somewhat acute situation as to suitable office space for them in suitable locations in the city. This area is largely used for doctors' offices at the present time, there being several so-called "professional buildings" in the immediate neighborhood. Thus the character of the neighborhood is such that it is the belief of the appellant that this change may be allowed without substantial departure from the intent and purpose of the Ordinance."

This appeal is taken under Section 14d.2 of the Zoning Ordinance which provides that the Board of Appeals, by unanimous vote of its members, after a public hearing, may permit exceptions to or variations from the regulations in specific cases so as to grant reasonable use of property where necessary to avoid confiscation and without substantially departing from the intent and purpose of the Ordinance, subject always to the rule that said Board shall give due consideration to promoting public health, safety, convenience and welfare, encouraging the most appropriate use of the land and conserving property values, and that the Board shall permit no building or use injurious, noxious, offensive or detrimental to a neighborhood.

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

BOARD OF APPEALS

Harry C. Libby, Chairman

INQUIRY BLANK

ZONE "A"

FIRE DIST. 1

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

DATE 9/29/45

~~Verbal~~
By Telephone

LOCATION 47 Fleering Street OWNER Mr. George O. Cummings

MADE BY Warren Eddy TEL. 2-4691

ADDRESS Maine Savings Bank

PRESENT USE OF BUILDING Dwelling and doctor's office.

CLASS OF CONSTRUCTION Third NO. OF STORIES 3

REMARKS: This building, half of a duplex house, was formerly used by Mr. Cummings for his home with room or rooms in first story for his office. He now lives out to the Cape, but still has his office there.

INQUIRY:

1.- Can more rooms in rear of first story be converted for use as another suite of offices for Mr. Cummings son, who is setting up practice?

2- Could this be done, if an appeal were taken and sustained?

ANSWER: 1-This is not a permissible use in the Apartment House Zone where property is located, thus being an extension of a non-conforming use, established when Mr. Cummings removed his living quarters from the building.

OK
mmp
10/1/45

2- Yes

DATE OF REPLY 9/29/45 REPLY BY A.J.S.

FILL IN COMPLETELY AND SIGN WITH INK

PERMIT ISSUED
Permit No. 0479
APR 28 1939

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

Portland, Maine, April 26, 1939

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 47 Deering St., Portland, Me. Use of Building Dwelling

Name and address of owner Dr. Geo. O. Cummings, 47 Deering Street Ward 6

Contractor's name and address Ballard Oil & Equipment Co. of Me. Telephone 2-1991

General Description of Work

To install Oil Burning Equipment - Steam & Hot Air Heater

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 GBOB Gilbarco Labeled and approved by Underwriters' Laboratories? Yes

Will operator be always in attendance? Type of oil feed (gravity or pressure) Pressure

Location oil storage Basement No. and capacity of tanks 1 - 275-Gal.

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

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

INSPECTION COPY

Signature of contractor By: Ballard Oil & Equip. Co. of Me.
R N Barton

Ward 6 Permit No. 39/479

Location 47 Deering St.

Owner Dr. Geo. O. Cummings

Date of permit 4/28/39

Post Card sent

Notif. for inspn. None

Approval Tag issued 5/6/39. OK

Oil Burner Check List (date) 5/6/39.

1. Kind of heat	Warm Hot Air
2. Label	✓
3. Anti-siphon	✓
4. Oil storage	✓
5. Tank distance	✓
6. Vent pipe	✓
7. Fill pipe	✓
8. Cauge	✓
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. Draft Control Stat in smoke pipe	

NOTES

Application for Permit for Alterations and Miscellaneous Structures

CLASS OF BUILDING OR TYPE OF STRUCTURE 3rd

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

Portland, Maine, December 14, 1926

The undersigned hereby applies for a permit to alter the following described building erect the following described structure according to the following specifications, the Laws of the State of Maine, and the Building Ordinance of the City of Portland:

Location 47 Deering Street Ward 6 Within Fire Limits? no

Owner's name and address? Dr George Cummings, 47 Deering Street

Contractor's name and address? Blackstone & Smith, Fidelity Bldg

Architect's name and address?

Last use of building? dwelling No. Families? 1

Proposed use of building? dwelling & office No. Families? 1

Description of Present Building

Material wood No. of Stories 2½ Style of Roof mansard Roofing slate

General Description of New Work

Build addition two stories high 5x15foot with flat tar & gravel roof, partition on first floor

Size of New Framing Members

Corner posts? 4x6 Sills? 4x8 Rafters or roof beams? 2x8 on center? 20

Material and size of columns under girders? no on center?

Ledger board used? no Size? . Studs (outside walls and carrying partitions) 2 x 4 16" O. C.

Girders 6" x 8" or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts will be all one piece in cross section.

Floor timbers: 1st floor 2x8, 2nd 2x8, 3rd , 4th

On centers: 1st floor 16, 2nd 16, 3rd , 4th

Span: 1st floor 14ft, 2nd 14ft, 3rd , 4th

If 1st or 2nd Class Construction

External walls / Party walls } thickness { 1st story , 2nd story

{ 1st story , 2nd story

Other Details New Construction

To be erected on solid or filled land? solid earth or rock?

Material of foundation? concrete Thickness, top? 10 bottom? 10 (trench wall

Material of underpinning? brick over 4 ft. high? 3ft thickness? 8in

Kind of roof (pitch, hip, etc.)? flat Kind of roofing? tar & gravel

No. of new chimneys? no Material of chimneys? of lining?

If a Private Garage

No. cars now accommodated on lot? Total number to be accommodated?

Other buildings on same lot?

Distance from nearest present building to proposed garage?

All parts of garage, including eaves, will be at least 2 ft. from all lot lines.

Garage will be at least feet from nearest windows of adjoining property.

Miscellaneous

Will the above construction require the removal or disturbing of any shade tree on the public street? no

Plans filed as part of this application? no No. sheets?

Estimated total cost $ 1000.

Fee? 1.50

Signature of owner or authorized representative?

26/9/18

6

47 Deering St
Dr Jos Cummings
Sept 14/28

1/12

27/6

Inspection Services
P. Samuel Hoffses
Chief

Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

August 30, 1995

ZIMBLE ANDREA J
& PAUL C FARRAR
46 DEERING ST APT #2
PORTLAND ME 04101

Re: 46 Deering St
CBL: 047- - C-012-001-01
DU: 3

Dear Ms Zimble & Mr Farrar:

You are hereby notified, as owner or agent, that an inspection was made of the above referenced property. Violations of Article V of the Municipal Ordinance (Housing Code) were found as described in detail on the attached "Housing Inspections Report".

In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects within sixty (60) days. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within ten (10) days from this date, we will assume the repairs to be in progress and, on re-inspection within the time set forth above, will anticipate that the premises have been brought into compliance with the Housing Code Standards.

Please Note: You should consult this department to insure that any corrective action you should undertake complies with the building, plumbing, electrical, zoning and other Articles of the City Code.

Please contact this office if you have any questions regarding this order.

Your cooperation will aid this department in it's goal to maintain decent, safe, and sanitary housing for all of Portland's residents.

Sincerely,

Marland Wing
Code Enforcement Officer

Tammy Munson
Code Enfc. Offr./ Field Supv.

HOUSING INSPECTION REPORT

Location: 46 Deering St
Housing Conditions Date: August 30, 1995
Expiration Date: October 29, 1995

Items listed below are in violation of Article V of the Municipal Codes, "Housing Codes", and must be corrected before the expiration date:

1.	EXT - FRONT -	108.40
	PORCH STAIRS ARE TILTED	113.50
2.	INT - CELLAR -	
	JUNCTION BOX IS MISSING A COVER	116.60
3.	INT - CELLAR -	
	PIPES APPEAR TO FRIABLE ASBESTOS	108.20
4.	INT - 3RD FLR - KITCHEN	
	CEILING IS MISSING PLASTER	

389 CONGRESS STREET • PORTLAND MAINE 04101 • TELEPHONE (207) 874-8300

Jan

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

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

By: Samuel Hoffses
Chief of Inspection Services

Sincerely yours,

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

Good maintenance is the best way to protect the value of your prop-
erty and neighborhood.

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.

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

RE: 47 Deering St. - 47-B-12

Dear Mr. & Mr. Seipert:

DU: 2

PARKSIDE

November 3, 1989

Carl & Helen Seipert
151 Cartyle Road
Portland, ME 04103

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

G 82 M.E.