37 DEERING STREET

SHAW-WALKER

Full cut - 9206R - Half cut - 9202R - Third cut - 9203R - Fifth cut - 9205R

APPLICATION FOR PERMIT

DEPARTMENT OF BUILDING INSPECTIONS SERVICES

ELECTRICAL INSTALLATIONS

Date Oct. 29, 19 79
Receipt and Permit number A 34897

To the CHIEF ELECTRICAL INSPECTOR, *Portland, Maine*

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

LOCATION OF WORK: 37 Deering Street

OWNER'S NAME: Richard McLeod ADDRESS: Falmouth, Me.

		FEES
OUTLETS:		
Receptacles _____ Switches _____ Flugmold _____ ft. TOTAL 1-30		3.00
FIXTURES: (number of)		
Incandescent _____ Flourescent _____ (not strip) TOTAL _____		
Strip Flourescent _____ ft.		
SERVICES:		
Overhead _____ Underground _____ Temporary _____ TOTAL amperes _____		
METERS: (number of) _____		
MOTORS: (number of)		
Fractional _____		
1 HP or over _____		
RESIDENTIAL HEATING:		
Oil or Gas (number of units) _____		
Electric (number of rooms) _____		
COMMERCIAL OR INDUSTRIAL HEATING:		
Oil or Gas (by a main boiler) _____		
Oil or Gas (by separate units) _____		
Electric Under 20 kws _____ Over 20 kws _____		
APPLIANCES: (number of)		
Ranges X / Water Heaters ✓		
Cook Tops / Disposals		
Wall Ovens / Dishwashers		
Dryers / Compactors		
Fans / Others (denote)		
TOTAL _____		1.50
MISCELLANEOUS: (number of)		
Branch Panels _____		
Transformers _____		
Air Conditioners Central Unit _____		
Separate Units (windows) _____		
Signs 20 sq. ft. and under _____		
Over 20 sq. ft. _____		
Swimming Pools Above Ground _____		
In Ground _____		
Fire/Burglar Alarms Residential _____		
Commercial _____		
Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____		
over 30 amps _____		
Circus, Fairs, etc. _____		
Alterations to wires change circuit panel to breaker panel		2.00
Repairs after fire _____		
Emergency Lights, battery _____		
Emergency Generators _____		
INSTALLATION FEE DUE:		
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT ..... DOUBLE FEE DUE:		
FOR REMOVAL OF A "STOP ORDER" (304-16.b)		
TOTAL AMOUNT DUE:		6.5[illegible]

INSPECTION:

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

CONTRACTOR'S NAME: Ames Electric

ADDRESS: Auburn Street

TEL.: 774-0604

MASTER LICENSE NO.: 2336

LIMITED LICENSE NO.: _____

SIGNATURE OF CONTRACTOR: Danny Landry

INSPECTOR'S COPY — WHITE

OFFICE COPY — CANARY

CONTRACTOR'S COPY — GREEN

ELECTRICAL INSTALLATIONS—

Permit Number 34897

Location 37 Deering St.

Owner R. Grace Reed

Date of Permit 10-29-79

Final Inspection 10-30-79

By Inspector Libby

Permit Application Register Page No. 40

INSPECTIONS: Service ______ by ______

Service called in ______

Closing-in 10-30-79 by Libby

PROGRESS INSPECTIONS: ______ / ______ / ______

CODE COMPLIANCE COMPLETED DATE 10-30-79

DATE:	REMARKS:

APPLICATION FOR PERMIT

DEPARTMENT OF BUILDING INSPECTIONS SERVICES

ELECTRICAL INSTALLATIONS

Date May 4, 1978 19__

Receipt and Permit number A 10659

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

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

LOCATION OF WORK: 37 Deering St.

OWNER'S NAME: Richard McCloud ADDRESS: same

		FEES
OUTLETS: (number of)		
Lights		
Receptacles		
Switches		
Plugmold	(number of feet)	
TOTAL		
FIXTURES: (number of)		
Incandescent		
Fluorescent	(Do not include strip fluorescent)	
TOTAL		
Strip Fluorescent, in feet		
SERVICES:		
Permanent, total amperes		
Temporary		
METERS: (number of)	1	.50
MOTORS: (number of)		
Fractional		
1 HP or over		
RESIDENTIAL HEATING:		
Oil or Gas (number of units)		
Electric (number of rooms)		
COMMERCIAL OR INDUSTRIAL HEATING:		
Oil or Gas (by a main boiler)		
Oil or Gas (by separate units)		
Electric (total number of kws)		

APPLIANCES: (number of)

Ranges		Water Heaters	
Cook Tops		Disposals	
Wall Ovens		Dishwashers	
Dryers		Compactors	
Fans		Others (denote)	
TOTAL			

MISCELLANEOUS: (number of)		
Branch Panels		
Transformers		1.00
Air Conditioners		
Signs		
Fire/Burglar Alarms		
Circus, Fairs, etc.		
Alterations to wires		
Repairs after fire		
Heavy Duty, 220v outlets		
Emergency Lights, battery		
Emergency Generators		
	INSTALLATION FEE DUE:	
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT	DOUBLE FEE DUE:	
FOR REMOVAL OF A "STOP ORDER" (304-16.b)		
FOR PERFORMING WORK WITHOUT A PERMIT (304-9)		
	TOTAL AMOUNT DUE:	1.50
		min fee 3.00

INSPECTION:

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

CONTRACTOR'S NAME: Curran Electric

ADDRESS: 49 Dartmouth St.

TEL.: 772-5424

MASTER LICENSE NO.: 1292

LIMITED LICENSE NO.: _____

SIGNATURE OF CONTRACTOR: Curran Electric Supply Co (P.P.)

INSPECTOR'S COPY

ELECTRICAL INSTALLATIONS —

Permit Number 16453

Location 317 Deerfield St.

Owner Richard Hubbard

Date of Permit 5-4-78

Final Inspection _____

By Inspector _____

Permit Application Register Page No. 138

INSPECTIONS: Service ✓ by E.H. Herbert

Service called in 5-11-78

Closing-in _____ by _____

PROGRESS INSPECTIONS: 5-5-78 / " " / _____

5-8-78 / " " / _____

5-10-78 / " " / _____

_____ / _____ / _____

_____ / _____ / _____

_____ / _____ / _____

CODE COMPLIANCE COMPLETED DATE 5-11-78

DATE:	REMARKS:

PERMIT TO INSTALL PLUMBING

15393 PERMIT NUMBER

Date Issued 7/8/65

PORTLAND PLUMBING INSPECTOR

By [illegible]

APPROVED FIRST INSPECTION

Date 9/12/65

ERNOLD R. BOOTH

By [illegible]

APPROVED FINAL INSPECTION

Date 9/12/65

ERNOLD R. BOOTH

By [illegible]

TYPE OF BUILDING
- ☐ COMMERCIAL
- ☐ RESIDENTIAL
  - ☐ SINGLE
  - ☐ MULTI FAMILY
- ☐ NEW CONSTRUCTION
- ☐ REMODELING

Address 37 Deering Street

Installation For: Western Union

Owner of Bldg. Dr. Charles Giannire

Owner's Address: 30 Deering Ave., South Portland, Maine

Plumber: [illegible] Date: 7/8/65

NEW	REPL	PROPOSED INSTALLATIONS	NUMBER	FEE
		SINKS		
		LAVATORIES		
		TOILETS		
1		BATH TUBS	1	2.00
		SHOWERS		
		DRAINS		
		HOT WATER TANKS		
		TANKLESS WATER HEATERS		
		GARBAGE GRINDERS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS (Conn. to house drain)		

PORTLAND HEALTH DEPT. PLUMBING INSPECTION TOTAL ▶ 2.00

3

PERMIT TO INSTALL PLUMBING

13482 PERMIT NUMBER

Date Issued 11-15-63

PORTLAND PLUMBING INSPECTOR

By J. P. Welch

APPROVED FIRST INSPECTION

Date 11-19-63

By [signature]

APPROVED FINAL INSPECTION

Date

JOSEPH P. WELCH

By

TYPE OF BUILDING
- ☐ COMMERCIAL
- ☐ RESIDENTIAL
  - ☐ SINGLE
  - ☐ MULTI FAMILY
- ☐ NEW CONSTRUCTION
- ☐ REMODELING

Address 37 Deering Street

Installation For: Dr. Stewart Herick

Owner of Bldg. Dr. Stewart Herick

Owner's Address: RFD #1, Scarboro, Maine

Plumber: George P. Frederick Date: 11-15-63

NEW	REPL	PROPOSED INSTALLATIONS	NUMBER	FEE
		SINKS		
		LAVATORIES		
		TOILETS		
		BATH TUBS		
		SHOWERS		
		DRAINS		
		HOT WATER TANKS		
	1	TANKLESS WATER HEATERS	1	2.00
		GARBAGE GRINDERS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS (Conn. to house drain)		

PORTLAND HEALTH DEPT. PLUMBING INSPECTION TOTAL ▶ 2.00

3

FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, Nov. 15, 1963

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 37 Deering St. Use of Building Dr.office & apt. No Stories 3 ~~New Building~~ Existing "

Name and address of owner of appliance Dr. Stuart Herrick, RFD 1, Scarboro, Maine

Installer's name and address George B. Frederick Co., RFD 1, Scarboro Telephone 883-4493

779-5877

General Description of Work

To install ~~alteration~~ oil burning equipment and oil-fired boiler in existing steam heating system (replacement) central heating-

IF HEATER OR POWER BOILER

Location of appliance basement Any burnable material in floor surface or beneath? no

If so, how protected? Kind of fuel? oil

Minimum distance to burnable material, from top of appliance or casing top of furnace 4'

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

Size of chimney flue 10x12 Other connections to same flue no

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

Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion?

IF OIL BURNER

Name and type of burner American standard gun type 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 cement Size of vent pipe 1¼"

Location of oil storage basement Number and capacity of tanks

Low water shut off yes Make McDonnell Miller No. 67

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

Total capacity of any existing storage tanks for furnace burners 275 gal.

IF COOKING APPLIANCE

Location of appliance Any burnable material in floor surface or beneath?

If so, how protected? Height of Legs, if any

Skirting at bottom of appliance? Distance to 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? Forced or gravity?

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 11-15-63 GE

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

Geo. B. Frederick Co.

CS 300

INSPECTION COPY

Signature of Installer By: Geo B Frederick

7 Nov.

Permit No. 63/1522

Location 37 Keesing Rd

Owner Mr Vincent Allenwick

Date of permit 11/15/63

Approved

NCTES

12-10-63 O.K. Bannon

O.K

Tank old.

Bottom painted with junk pt

Pioneer Fredericks to

call Mr

Fegley 985 Woodlawn Ave

Guarantees above for

20 years.

MAINE PRINTING CO., PORTLAND

CITY OF PORTLAND
HEALTH DEPARTMENT
HOUSING DIVISION

Loc. [illegible] Spring St.
Loc w/i [illegible]2505 [illegible]
Bldg x Fire Elec Other
Issued December 26, 1957
Expires January 26, 1958

Pauline F. Ciarys
145 Sherman St.
Portland, Me.

Dear Sir:

On November 7, 1957 an examination was made of the premises located at 37 Spring St. Portland, Me.

Non-compliance with the ordinances relating to housing conditions was found as detailed below.

In accordance with the provisions of the above ordinance, you are hereby ordered to correct these defects according to specifications within the time limits allowed. Failure to comply with this notice will necessitate legal action.

Some repairs or improvements required will necessitate permits which are to be obtained from the Building Inspector, Health Fire or other City departments. These must be obtained before the work is started.

If any additional information is desired visit or telephone the Housing Supervisor at this Office, telephone 4-1431, extension 226. Kindly notify this office as soon as all corrections have been completed.

Very truly yours,
Edward W. Colby, M.D.
Health Director

By _____
Housing Supervisor

VIOLATIONS & SPECIFICATIONS

Responsibility of Owner or Agent ** Responsibility of Occupant

EXTERIOR STRUCTURE

Repair or replace the loose, worn and hazardous parts of the exterior structure as follows:

a) Repair and replace the missing bricks and point up the loose joints and missing mortar on the foundation.

b) Repair and replace the disconnected rear drain pipe.

The above mentioned conditions are in violation of the City Ordinances, WHICH STATUTES ARE CONTINUED GUIDANCE AND AUTHORITY TO VACATE BUILDING and must be corrected on or before JANUARY 26, 1958.

OJK

... APARTMENT HOUSE ZONE

00798

APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class

Portland, Maine, May 11, 1951

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair demolish 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 37 Deering Street Within Fire Limits? yes Dist. No.

Owner's name and address Dr. Vernon Lowell, 37 Deering Street Telephone 4-1593

Lessee's name and address ~~Probably~~ Telephone

Contractor's name and address Not let Charles Berry, 2 Moody Street Telephone

Architect Specifications Plans no No. of sheets

Proposed use of building 4 suites of doctor's offices and dwelling No. families 1

Last use No. families

Material brick No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated cost $ 100. Fee $ .50

General Description of New Work

To close up large door opening between front room and room in the rear, 2x3 studs, 16" on centers, covered on both sides with ~~plaster~~ Wallboard.

To construct 8' high partition dividing front room. 2x3 studs, 16" on centers, covered on both sides with wallboard.

5-29-51 This work not to be done, EC.

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

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:
OK - 5/12/51 - AJJ

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 Vernon Lowell DO

SPECTION COPY

Permit No. 51/798

Location 37 Fleming St.

Owner Dr. Vinson Lowell C

Date of permit 5/12/51

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn. 5-29-51 C.E.C.

Cert. of Occupancy issued 7/22/51

NOTES

37 Deering Street-f

August 31, 1950

Dr. Vernon H. Lowell
37 Deering Street
Portland, Maine

Dear Sir:

A check of the plans filed with the application for a change of use of the first two stories of the building at 37 Deering Street from a dwelling to doctors' offices raises the following questions as to compliance with Building Code requirements:

1. The exit arrangement of rear stairs in the first story whereby it is necessary to pass through a room marked laboratory and thence down the cellar stairs to the outside door at grade level does not comply with the requirements of Section 212-i-1.4 that inside stairways serving as a means of egress shall lead to the outside exit doors without intervening private quarters.

2. There are four winding treads at the foot of the rear stairs from the second story contrary to the requirements of Section 212-e-5.3.

3. The pitch of these rear stairs is too steep, the height of risers being 9" whereas the maximum allowable height is 8½" as specified by Section 212-e-5.3.

4. If the cellar stairs are to be used in connection with the means of egress from the building, the existing closet beneath them is forbidden by Section 212-e-5.5.
To be used for [illegible]

5. The arrangement of exits for the apartment in the third story is such that it is necessary to pass through the hall by the head of the stairs to second story in order to reach the room in which the fire escape is located, contrary to Section 212-e-1.2 (a). It is therefore necessary that either doorways be cut between the kitchen and the living room and the living room and the bedroom so that chance for passage will be provided through all the rooms of the apartment to reach the fire escape without going out into the hall or else that an automatic fire detection and alarm system be installed throughout the building.

6. How is the front room in the first story to be used. While the plans indicate it as a doctor's office, the application for permit excludes it from such use.

7. Are the suites of offices in the second story to consist of one suite of two rooms in the main building and another of two rooms in the ell? If so, what is to be done about the existing door leading from the front to rear suite and will the two rooms in the rear suite have an [illegible] connecting doorway or will the arrangement remain as at present? The arrangement decided upon will have a bearing upon the adequacy of the exits from t[illegible]

8. Vestibule latches, [illegible]ding, are required on the front and rear outside doors in the fi[illegible] hardware is such that the doors may be opened from the inside at any ti[illegible]ough locked against entrance from the outside, by merely turning the usual knob or by pressure on the usual thumb lever.

9. A cast iron cleanout door is required in the furnace chimney in the cellar as specified by Section 304-b-1.

10. Handrails are required full length of all stairs, if not existing, as specified by Section 212-e-5.2.

Dr. Vernon H. Lowell---------- ? August 31, 1950

We shall be unable to issue a permit for the change of use of the building until plans have been revised to show compliance with Building Code requirements in all particulars. You may have the paper tracings which have been filed here to have the additions and corrections made thereon and then to have blueprints made of the amended drawings to file at this office. It should be borne in mind that the rights granted by the Board of Appeals will become void unless work on the change of use is started within six months of August 4, 1950, the date on which the appeal was sustained, or unless the work has been substantially completed within a period of one year from that date.

Very truly yours,

Warren McDonald
Inspector of Buildings

AJS/G

AP 37 Deering Street-I

July 7, 1950

Dr. Vernon Lowell
37 Deering Street
Portland, Maine

Copy to:
Mark Barrett, Assistant Corporation Counsel

Dear Dr. Lowell:

The building permit for which you have applied to cover change of use of the 2-family dwelling house at 37 Deering Street so that the entire first floor except one large front room may be used immediately for a suite of doctor's offices and sometime later the large front room in first story and the entire second floor may be used for several suites of doctors' or dentists' offices, is not issuable under the Zoning Ordinance because the property is located in an Apartment House Zone where the proposed business or professional use is not allowable, according to Section 8A' of the Ordinance applying to this type of zone.

You have indicated your desire to seek an exception from the Board of Appeals; so, there is enclosed an outline of the appeal procedure.

As explained to you the Building Code contains a number of requirements as to this change of use, and should your appeal be successful, architectural plans of the floors of the building and the cellar, showing all features controlled by the Building Code will be needed with your application for the building permit, so that the proposal may be checked against the safety and fire protection requirements of the Code. Should your appeal be successful, it is still not lawful to use the building for any of the proposed uses, until you have furnished sufficient information to show compliance with the Building Code, until that information has been checked and found in compliance with the Building Code, the building permit issued and after any required improvements made, the certificate of occupancy issued from this department.

I understand that your only certain plans are with regard to the first story with the exception of the one large room in front and with regard to the proposed laboratory and dark room in the basement; that as soon as these areas are settled as to allowable use, you will complete your application for that much of the building with the idea of securing the certificate of occupancy for that much on the basis that the balance of first story, all of the second story will remain vacant until further authorization by building permit and certificate of occupancy has been secured.

Of recent years the building has been used with one apartment occupying first and second floors and a separate apartment on the third floor. No objection is raised to occupying the third floor apartment while these proceedings are going on, since that is an existing use, but there are likely to be special requirements for safety and fire protection in connection with the full development of the first and second stories for professional offices because of this separate apartment on the third floor. Those will develop when you have furnished your final plans.

Not long ago the former owner joined with owners of buildings in the same block to have a rear fire escape provided from the third floor of your building to the ground. At that time our inspector reported that the window leading to the fire escape platform was not large enough to meet the requirements of the Code, and I believe nothing has been done since to improve the situation. For a double hung window (one that pushes up and down) the least opening required for escape purposes is 24" wide and 28" high

from the window sill to the lower edge of the bottom sash when way up. For a swinging window (casement sash) the least requirement is 24" wide and 3' high. The window sill is not permitted to be more than 18" above the fire escape platform. Inasmuch as this work already done under a permit does not comply with the Building Code, I suggest that you proceed as soon as possible to have the change made so that this opening will comply in view of the fact that you intend to rent the third floor apartment soon. If there is any doubt about this requirement as to size and location, please take the matter up with this office before starting that small alteration.

Very truly yours,

Warren McDonald
Director of Buildings

WMcD/G

Enclosure: Outline of appeal procedure

FWJ

FILL IN AND SIGN WITH INK

RECEIVED
AUG 14 1950
DEPT OF BLD'G. INSP.

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

PERMIT ISSUED
01406
AUG 15 1950
CITY OF PORTLAND

Portland, Maine, 8/14/50

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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 37 Deering St. Use of Building Dwelling No. Stories ... ~~New Building~~ Existing "

Name and address of owner of appliance Dr. Vernon Towell, 37 Deering St.

Installer's name and address Jacob Farmer Co, 10 Free St Telephone 3-8187

General Description of Work

To install Oil burner in steam heating plant.

IF HEATER, OR POWER BOILER

Location of appliance or source of heat ... Type of floor beneath appliance ...

If wood, how protected? ... Kind of fuel ...

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

From top of smoke pipe ... From front of appliance ... From sides or back of appliance ...

Size of chimney flue ... Other connections to same flue ...

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

IF OIL BURNER

Name and type of burner Silent Glow, 1200 Labelled by underwriter's laboratories? Yes

Will operator be always in attendance? No 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

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? None

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 ($1.00 for one heater, etc., 50 cents additional for each additional building at same time.)

APPROVED: OK 8-14-50 FWJ

Will there be in charge of the above work see that the State and City requirement observed? Yes

Signature of Installer Jacob Farmer Co by F.W. Jr Pres

INSPECTION COPY

Permit No. 50/1406 8350 2 room apartment in the rear of

Location 370 Jersey St

Owner Dr. Vesper Lowell

Date of permit 8/15/50

Approved 8-30-50 IFM

NOTES

1 Fill Pipe

2 Vent Pipe

3 Kind of Heat Steam

4 Burner Rotary & Supports

5 Name of Tank

6 Stack Metal

7 High Limit Control

8 Pump

9 Piping Suction Line Gauge

10 Valves Type, Make

11 Capacity of Tanks

12 Tank Right or Left Hand

13 Tank Protection

14 Oil Gauge

15 Instruction Card

16

8" Sch 30 Black Pipe
Heater over tank
in Physical Laboratory.

8.30.50

A firm operated trucks many from Salem,
Dixie

Lowell

150

Firms

Contract

Lyn

Lobster

City of Portland, Maine
Board of Appeals
—ZONING—

Sustained 8/14/50

50/80

July 11, , 19 50

To the Board of Appeals:

Your appellant, Dr. Vernon Lowell, who is the owner of property at 37 Deering Street, respectfully petitions the Board of Appeals of the City of Portland to permit an exception to the regulations of the Zoning Ordinance relating to this property, as provided by Section 18, Paragraph E of said Zoning Ordinance.

Building permit to cover change of use of the 3-family dwelling house at 37 Deering Street so that entire first floor except one large front room may be used immediately for a suite of doctor's offices and sometime later the large front room in first story and entire second floor may be used for several suites of doctors' or dentists' offices is not issuable under the Zoning Ordinance because the property is located in an Apartment House Zone where proposed business or professional use is not allowable.

The facts and conditions which make this exception legally permissible are as follows:

An exception is necessary in this case to grant reasonable use of property and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

Vernon H. Lowell
Appellant

After public hearing held on the 4th day of August, 19 50 the Board of Appeals finds that an exception is necessary in this case to grant reasonable use of property and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

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

Edward J. Colley
John W. Lake
Wm Hoeft
Colley & Frost
Fyman L. Moore
BOARD OF APPEALS

DATE: August 4, 1950

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF DR. VERNON LOWELL

AT 37 Deering Street

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

Board of Appeals	VOTE		Municipal Officers
	Yes	No	
Mr. Colley	(X)	( )	
Mr. Lake	(X)	( )	
Mr. Moore	(X)	( )	
Dr. Holt	(X)	( )	
Mrs. Frost	(X)	( )	
	( )	( )	
	( )	( )	
	( )	( )	
	( )	( )	

Record of Hearing:

WARREN McDONALD
INSPECTOR OF BUILDINGS

On reply refer
to File AP 37 Deering Street-I

FU

CITY OF PORTLAND, MAINE
Department of Building Inspection

July 7, 1950

Dr. Vernon Lowell
37 Deering Street
Portland, Maine

Copy to:
Mark Barrett, Assistant Corporation Counsel

Dear Dr. Lowell:

The building permit for which you have applied to cover change of use of the 2-family dwelling house at 37 Deering Street so that the entire first floor except one large front room may be used immediately for a suite of doctor's offices and sometime later the large front room in first story and the entire second floor may be used for several suites of doctors' or dentists' offices, is not issuable under the Zoning Ordinance because the property is located in an Apartment House Zone where the proposed business or professional use is not allowable, according to Section 8A of the Ordinance applying to this type of zone.

You have indicated your desire to seek an exception from the Board of Appeals; so, there is enclosed an outline of the appeal procedure.

As explained to you the Building Code contains a number of requirements as to this change of use, and should your appeal be successful, architectural plans of the floors of the building and the cellar, showing all features controlled by the Building Code will be needed with your application for the building permit, so that the proposal may be checked against the safety and fire protection requirements of the Code. Should your appeal be successful, it is still not lawful to use the building for any of the proposed uses, until you have furnished sufficient information to show compliance with the Building Code, until that information has been checked and found in compliance with the Building Code, the building permit issued and after any required improvements made, the certificate of occupancy issued from this department.

I understand that your only certain plans are with regard to the first story with the exception of the one large room in front and with regard to the proposed laboratory and dark room in the basement; that as soon as these areas are settled as to allowable use, you will complete your application for that much of the building with the idea of securing the certificate of occupancy for that much on the basis that the balance of first story, all of the second story will remain vacant until further authorization by building permit and certificate of occupancy has been secured.

Of recent years the building has been used with one apartment occupying first and second floors and a separate apartment on the third floor. No objection is raised to occupying the third floor apartment while these proceedings are going on, since that is an existing use, but there are likely to be special requirements for safety and fire protection in connection with the full development of the first and second stories for professional offices because of this separate apartment on the third floor. Those will develop when you have furnished your final plans.

Not long ago the former owner joined with owners of buildings in the same block to have a rear fire escape provided from the third floor of your building to the ground. At that time our inspector reported that the window leading to the fire escape platform was not large enough to meet the requirements of the Code, and I believe nothing has been done since to improve the situation. For a double hung window (one that pushes up and down) the least opening required for escape purposes is 24" wide and 28" high

from the window sill to the lower edge of the bottom sash when way up. For a swinging window (casement sash) the least requirement is 24" wide and 3' high. The window sill is not permitted to be more than 18" above the fire escape platform. Inasmuch as this work already done under a permit does not comply with the Building Code, I suggest that you proceed as soon as possible to have the change made so that this opening will comply in view of the fact that you intend to rent the third floor apartment soon. If there is any doubt about this requirement as to size and location, please take the matter up with this office before starting that small alteration.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMcD/G

Enclosure: Outline of appeal procedure

CITY OF PORTLAND, MAINE

BOARD OF APPEALS

July 25, 1950

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine on Friday, August 4, 1950 at 10:30 a. m. Daylight Saving Time to hear the appeal of Dr. Vernon Lowell requesting exception to the Zoning Ordinance to permit change of use of the 2-family dwelling house at 37 Deering Street so that entire first floor except one large front room may be used immediately for a suite of doctor's offices and sometime later the large front room in first story and entire second floor may be used for several suites of doctors' or dentists' offices.

This permit is presently not issuable because this property is located in an Apartment House Zone where proposed business or professional use is not allowable.

This appeal is taken under Section 18E of the Zoning Ordinance which provides that the Board of Appeals, by unanimous vote of its members, may permit exceptions 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 Zoning 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 land and conserving property values, that it shall permit no building or use injurious, noxious, offensive or detrimental to a neighborhood, and that it shall prescribe appropriate conditions and safeguards in each case.

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

BOARD OF APPEALS

Edward T. Colley

Chairman

M

OJH (A) APARTMENT HOUSE ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED
JUL 18 1950
CITY OF PORTLAND

Class of Building or Type of Structure Second Class

Portland, Maine, July 3, 1950

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ alter ~~repair demolish move~~ 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 37 Deering Street Within Fire Limits? yes Dist. No.

Owner's name and address Dr. Vernon Lowell, 37 Deering Street Telephone 4-1593

Lessee's name and address Telephone

Contractor's name and address Telephone

Architect Specifications Plans no No. of sheets

Proposed use of building 4 SUITES OF DOCTOR'S OFFICES & 1 APT. No. families

Last use No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated cost $ 500. Fee $ 2.00

General Description of New Work

To change entire first floor except one large front room to one suite of doctor's offices and also included in suite one room in basement to be used as laboratory. The large front room and entire second floor is to be change from present living quarters to several suites of doctors' and dentists' offices, the precise arrangement to be decided upon later according to tenants' desires.

Permit Issued with Letter

appeal sustained 8/4/50

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

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

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:
with letter by JJ

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 Vernon H. Lowell

INSPECTION COPY

Permit No. 50/1029

Location 37 Decatur St.

Owner [illegible]

Date of permit 7/29/50

Notif. closing-in

Insp'n. closing-in

Final Notif. 10/5/50 - 9:30 A.M.

Final Insp'n. 10-5-50 [illegible]

Cert. of Occupancy issued 10/7/50

NOTES

[illegible]

10-5-50 Front & vestibule doors ok. Side bath w/ bs
[illegible] ok. Wiring fixtures ok. Lobby [illegible]
ok. Plumbing fixtures ok. [illegible]

COPY

CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

Issued to Dr. Vernon H. Lowell

Date of Issue October 7, 1950

This is to certify that the building, premises, or part thereof, indicated below, and ~~[illegible]~~ altered—changed as to use at 37 Deering Street under Building Permit No. 50/1825, 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, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES	APPROVED OCCUPANCY
Entire Building	First floor—2 suites of doctor's offices Second floor--2 " " " Third floor—1 apartment

Limiting Conditions:

This certificate supersedes certificate issued

Approved 10/5/50:

Wm. F. Hamilton
Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and should be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

AP 37 Deering Street-I

September 29, 1950

Dr. Vernon H. Lowell
37 Deering Street
Portland, Maine

Dear Sir:

The permit for the change of use of the dwelling at 37 Deering Street to provide two suites of doctor's offices in each of the first and second stories of the building with living quarters for one family in the third story is issued herewith based on the revised plans filed September 25, 1940, but subject to the following:

1. It is understood that the use of the enclosed space beneath the stairs in the basement is to be discontinued as a closet, but is to be used as a dark room in connection with the laboratory adjoining.

2. A vestibule latchset is to be provided on the rear outside door from the basement. The dead bolts on both sets of doors at the front entrance are to be made inoperative, thus leaving only locks on these doors which can be operated at any time from the inside by merely turning the usual door knobs thereof.

3. A cast iron cleanout door is to be provided in the cellar in the furnace chimney and the flue thoroughly cleaned out.

4. As soon as all work in connection with Building Code requirements has been completed, notice is to be given this department for a final inspection of the building when, if everything is found in compliance with law, the certificate of occupancy will be issued.

Very truly yours,

Warren McDonald
Inspector of Buildings

AJS/G

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

1. Location [illegible] Date investigation commenced [illegible]
2. References: Complaints [illegible] Appl.BP [illegible] Inq. [illegible]
3. Present Owner and Address [illegible]
4. Present Lessee and Address [illegible]
5. Building Permit Record: [illegible]

Assessors' Record

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

8. Change of Owners, 1924 to date [illegible]

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9. City Directory Record

1926	[illegible]	1936	[illegible]
1927	[illegible]	1937	"
1928	[illegible]	1938	"
1929	[illegible]	1939	"
1930	[illegible]	1940	"
1931	[illegible]	1941	"
1932	[illegible]	1942	"
1933	[illegible]	1943	"
1934	[illegible]	1944	"
1935	[illegible]	1945	[illegible]

10. Miscellaneous [illegible]

Conclusions and Action

[illegible]

Location, Ownership and detail must be correct, complete and legible.
Separate application required for every building.
Plans must be filed with this application.

Application for Permit for Alterations, etc.

To the INSPECTOR OF BUILDINGS:

Portland, [illegible] 191

The undersigned applies for a permit to alter the following-described building:—

Location [illegible] Ward, [illegible] in fire-limits? [illegible]

Name of Owner or Lessee, [illegible] Address [illegible]

" " Contractor, [illegible] " [illegible]

" " Architect, [illegible] "

Description of Present Bldg.

Material of Building is [illegible] Style of Roof, [illegible] Material of Roofing, [illegible]

Size of Building is [illegible] feet long; [illegible] feet wide. No. of Stories, [illegible]

Cellar Wall is constructed of [illegible] is [illegible] inches wide on bottom and batters to [illegible] inches on top.

Underpinning is [illegible] is [illegible] inches thick; is [illegible] feet in height.

Height of Building, [illegible] Wall, if Brick; 1st, [illegible] 2d, [illegible] 3d, [illegible] 4th, [illegible] 5th, [illegible]

What was Building last used for? [illegible] No. of Families? [illegible]

What will Building now be used for? [illegible] Estimated Cost, $[illegible]

DETAIL OF PROPOSED WORK

Restore building that was demaged by explosio[illegible] to [illegible]

To e[illegible] [illegible] b[illegible]

IF EXTENDED ON ANY SIDE

Size of Extension, No. of feet long? [illegible]; No. of feet wide? [illegible]; No. of feet high above sidewalk? [illegible]

No. of Stories high? [illegible]; Style of Roof? [illegible]; Material of Roofing? [illegible]

Of what material will the Extension be built [illegible] Foundation? [illegible]

If of Brick, what will be the thickness of External Walls? [illegible] inches; and Party Walls [illegible] inch

How will the extension be occupied? [illegible] How connected with Main Building? [illegible]

WHEN MOVED, RAISED OR BUILT UPON

No. of Stories in height when Moved, Raised or Built upon? [illegible] Proposed Foundations [illegible]

No. of feet high from level of ground to highest part of Roof to be? [illegible]

How many feet will the External Walls be increased in height? [illegible] Party Walls [illegible]

IF ANY PORTION OF THE EXTERNAL OR PARTY WALLS ARE REMO

Will an opening be made in the Party or External Walls? [illegible] in [illegible]

Size of the opening? [illegible] How protected? [illegible]

How will the remaining portion of the wall be supported? [illegible]

Signature of Owner or Authorized Representative F W Cummings

Address Portland Me.

PERMIT MUST BE OBTAINED

37 Deering St.

FINAL REPORT

.... 191 ....

Has the work been completed in accordance with this application and plans filed and approved?

....

Law been violated? .... Doc. No. .... of 191 ....

Nature of violation? ....

....

....

....

....

....

....

....

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....

....

....

....

Violation removed, when? .... 191 ....

Estimated cost of alterations, etc., $.......................

....
Inspector of Buildings.

PERMIT GRANTED

June 18, 1919 .... 191 ...

Permit filled out by ....

Permit number ....

Location 37 Deering St ....

Location, Ownership and detail must be correct, complete and legible.
Separate application required for every building.
Plans must be filed with this application.

Application for Permit for Alterations, etc.

To the *Portland,* 8-12 1915

INSPECTOR OF BUILDINGS:

The undersigned applies for a permit to alter the following-described building: —

Location, 37 Deering St. Ward, 5 In fire-limits? No

Name of Owner or Lessee, Lewis Pierce Address,

" " Contractor, Jacob Cox " Parris St.

" " Architect, "

Description of Present Bldg.

Material of Building is Brick Style of Roof, Pitch Material of Roofing, slate

Size of Building is feet long; feet wide. No. of Stories,

Cellar Wall is constructed of is inches wide on bottom and batters to inches on top.

Underpinning is is inches thick; is feet in height.

Height of Building, Wall, if Brick; 1st, 2d, 3d, 4th, 5th,

What was Building last used for? Dwelling No. of Families? one

Building to be occupied for Dwelling Estimated Cost, $.125

DETAIL OF PROPOSED WORK

Raise bay window one more story. New floors.

IF EXTENDED ON ANY SIDE

Size of Extension, No. of feet long? ; No. of feet wide? ; No. of feet high above sidewalk?

No. of Stories high? ; Style of Roof? ; Material of Roofing?

Of what material will the Extension be built? Foundation?

If of Brick, what will be the thickness of External Walls? inches; and Party Wal's inches.

How will the Extension be occupied? How connected with Main Building?

WHEN MOVED, RAISED OR BUILT UPON

No. of Stories in height when Moved, Raised or Built upon? Proposed Foundations?

No. of feet high from level of ground to highest part of Roof to be?

How many feet will the External Walls be increased in height? Party Walls

IF ANY PORTION OF THE EXTERNAL OR PARTY WALLS ARE REMOVED

Will an opening be made in the Party or External Walls? in Story.

Size of the opening? How protected?

How will the remaining portion of the wall be supported?

Signature of Owner or Authorized Representative

Address J. Cox

1-15-8.0. : 8481.

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK

37 Deering St.

FINAL REPORT

_____ 191

Has the work been completed in accordance with this application and plans filed and approved?

Law been violated? ___ Doc. No. ___ of 191

Nature of violation? ___

PERMIT GRANTED

8-12 1915

Permit filed out by _____

Permit number _____

Location 37 Deering St

Violation removed, when? _____ 191

Estimated cost of alterations etc., $ _____

_____
Inspr. of Buildings.

C
BSL
M. F.

CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

November 3 , 1989

Barbara & Richard McLeod
82 Brook Road
Falmouth, ME 04105

PARKSIDE

DU: 5

Dear Mr. & Mrs. McLeod:

RE: 37 Deering St. 47-B-21

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