56-56 DEERING STREET

SHAW-WALKER

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

APPLICATION FOR PERMIT

DEPARTMENT OF BUILDING INSPECTIONS SERVICES

ELECTRICAL INSTALLATIONS

Date November 4, 1982, 19__
Receipt and Permit number A92363

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: 58 Deering Street

OWNER'S NAME: Carrie Lord ADDRESS: same

	FEES
OUTLETS:	
Receptacles Switches Plugmold _____ ft. TOTAL ___	
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 _____ Water Heaters _____	
Cook Tops _____ Disposals _____	
Wall Ovens _____ Dishwashers _____	
Dryers _____ Compactors _____	
Fans _____ Others (denote) _____	
TOTAL _____	
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 _____	2.00
Repair after fire _____	
Emergency Lights, battery ___	
Emergency Generators _____	
INSTALLATION FEE DUE:	3.00 Min.
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT ..... DOUBLE FEE DUE:	
FOR REMOVAL OF A "STOP ORDER" (304-16.b)	
TOTAL AMOUNT DUE:	3.00

INSPECTION
Will be ready on _____, 19__; or Will Call X

CONTRACTOR'S NAME: Darling Electric
ADDRESS: PO Box 8582 Ptld
TEL.: 773-9769
MASTER LICENSE NO.: 2832
LIMITED LICENSE NO.: _____
SIGNATURE OF CONTRACTOR: Darling Electric

INSPECTOR'S COPY — WHITE
OFFICE COPY — CANARY
CONTRACTOR'S COPY — GREEN

ELECTRICAL INSTALLATIONS —

Permit Number 92363

Location 58 Deering St.

Owner C. Lord

Date of Permit 11-4-82

Final Inspection 1-11-83

By Inspector Tibby

Permit Application Register Page No. 132

INSPECTIONS: Service ..... by .....

Service called for ..... / .....

Closing-in ..... by .....

PROGRESS INSPECTIONS: 1-11-83 / .....

..... / .....

..... / .....

..... / .....

CODE COMPLIANCE COMPLETED

DATE 1-11-83

DATE: REMARKS:

CERTIFICATE OF APPROVAL

CERTIFICATE OF APPROVAL

FOR INTERNAL PLUMBING

THE TOWN/CITY OF

TOWN/CITY CODE

LPI NUMBER 00

DATE PERMIT ISSUED Month Day 8 Year

№ 63492 IC

Certificate of App Number

Installer's Name Last Name F I M I

Owner

Address St/Lot Number Street, Road Name Subdivision

(Location where plumbing was done and inspected)

Installer Code

1 Owner
2 Licensed Master Plumber
3 Licensed Oil Burnerman
4 Employee of Public Utilities
5 Manufactured Housing Dealer
6 Manufactured Housing Mechanic
7 Limited License

THE INTERNAL PLUMBING INSTALLED PURSUANT TO THE ABOVE CERTIFICATE OF APPROVAL NUMBER HAS BEEN TESTED IN MY PRESENCE, FOUND TO BE FREE FROM LEAKS, AND WAS INSTALLED IN COMPLIANCE WITH THE MUNICIPAL AND STATE PLUMBING RULES.

Signature of LPI

Date Inspected JUN 3 - 1982

ORIGINAL—To be sent to Department of Human Services
Division of Health Engineering

OWNER'S COPY

Town/City Code

LPI Number 00

Date Issued Month Day 8 Year

License No

№ 63492 IP

PERMIT NUMBER

1 Owner
2 Licensed Master Plumber
3 Licensed Oil Burnerman
4 Employee of Public Utilities
5 Manufactured Housing Dealer
6 Manufactured Housing Mech
7 Limited License

Address of Where Plumbing Is Done St/Lot Number Street/Road Name Subdivision Installer Code

Name of Owner Last Name F I M I Mailing Address Zip Code

Type of Construction: 1 New; 2 Remodeling; 3 Addition; 4 Remodeling & Addition; 5 Replacement of Hot Water Heater; 6 Hook-up of Mobile Home; 7 Hook up of Modular Home; 8 Other (Specify)

Plumbing To Serve: 1 Single (Res); 2 Multi-Fam (Res); 3 Mobile Home; 4 Modular Home; 5 Commercial; 6 School; 7 Other (Specify)

Number of Fixtures or Hook-Ups: Sink(s); Toilet(s); Bathtub(s); Lavatories(s); Shower(s); Urinal(s); Clothes Washer(s); Dish Washer(s); Hot Water Heater(s); Floor Drain(s); Hook-Up(s)

TOWN'S COPY

JUN 3 - 1982

IMPORTANT Note the following conditions

1 This Permit is non transferable to another person or party
2 If construction has not started within 6 months from the Date of Issue, this Permit becomes invalid

Dept of Human Services
Div of Health Engineering

Fixture Fee

Hook Up Fee 00

Total Fee

If Double Fee Check Box

Signature of LPI

HHE 211 Rev 7/80

Granted 12/31/59

59/113

DATE: December 21, 1959

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF Mr. & Mrs. James Cohen

AT 58 Deering Street

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

BOARD OF APPEALS	VOTE	
	Yes	No
Franklin G. Hinckley	(Y)	( )
Joseph F. Gough	(Y)	( )
Harry A. Shwartz	(Y)	( )

Record of Hearing:

No opposition.

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

CONDITIONAL USE APPEAL

Dec. 17, 1959

Dr. B. James C[illegible], owner of property at 58 Deering Street, under the provisio[illegible] of Section 24 of [illegible]he Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to: Permit changing the use of the second story of the building at this location from living quarters to one suite of doctor's offices in addition to the existing doctor's offices in first story. This permit is presently not issuable because the property is located in an R-6 Residence Zone where under Section 7-A-7c of the Zoning Ordinance such a use is not allowable unless authorized by the Board of Appeals.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that such use of the premises will not adversely affect property in the same zone or neighborhood and will not be contrary to the intent and purpose of the Zoning Ordinance.

B. James Cohen
APPELLANT

DECISION

After public hearing held December 31, 1959, the Board of Appeals finds that such use of the premises will not adversely affect property in the same zone or neighborhood and will not be contrary to the intent and purpose of the Zoning Ordinance.

It is, therefore, determined that permit should be issued in this case.

Fredd[illegible] H. Hinckley
[illegible]
[illegible]

BOARD OF APPEALS

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

December 21, 1959

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Thursday, December 31, 1959, at 4:00 p.m. to hear the appeal of Dr. B. James Cohen requesting an exception to the Zoning Ordinance to permit changing use of the entire second story of the building at 58 Deering Street from living quarters to one suite of doctor's offices in addition to the two suites of offices already authorized in the first story.

This permit is presently not issuable because the property is located in an R-6 Residence Zone where under Section 7-A-7c of the Zoning Ordinance such a use is not allowable unless authorized by the Board of Appeals.

This appeal is taken under Section 24 of the Zoning Ordinance which provides such permit may be granted only if the Board of Appeals finds that such use of the premises will not adversely affect property in the same zone nor neighborhood and will not be contrary to the intent and purpose of the Zoning Ordinance.

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

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

S

December 23, 1959

Dr. S. James Cohen
704 Congress Street
Portland, Maine

Dear Dr. Cohen:

December 31

ALBERT J. SEARS
INSPECTOR OF BUILDINGS

CITY OF PORTLAND, MAI
Department of Building Inspection

..-53 Deering Street

December 17, 1959

cc to: Corporation Counsel
cc to: Burnett I. Shur, Esq.
143 Congress Street

Dr. B. James Coren
704 Congress treet

Dear Dr. Coren:

Confirming conversation with you, building permit for changing the use of the entire second story of building at the above named location from living quarters to the suite of doctor's offices in addition to the two suites of offices already authorized in the first story is not issuable because the property is located in an R-6 Residence Zone where under Section 7-.-7c of the Zoning Ordinance such a use is not allowable unless authorized by the Board of Appeals. I understand that you have elected to pursue your appeal rights in this matter and that appeal has duly been filed.

As discussed with you, before a permit can be issued, it is necessary that floor plans prepared of first and second stories of the building showing among other details location and width of stairways, height of risers, width of treads, handrails, and all other details needed to show compliance with Building Code requirements for checking and approval. If apartment in third story is to be occupied, it is necessary that layout plan of that floor indicating location of means of egress be furnished so that their adequacy to meet requirements may be determined. Some method of providing access from rear stairway to outside rear doorway without going through office quarters in first story will also need to be worked out.

It would be well to have these plans prepared and problems solved while public hearing for your zoning appeal is pending so that, if or when appeal is sustained, we may be able to issue permit as soon as possible.

Very truly yours,

Albert J. Sears
Inspector of Buildings

AJS/jg

COPY

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

December 21, 1959

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City hall, Portland, Maine, on Thursday, December 31, 1 59, at 4:00 p.m. to hear the appeal of Dr. B. James Cohen requesting an exce tion to the Zoning Ordinance to permit changing use of the entire second story of the building at 58 Deering Street from living quarters to one suite of doctor's offi s in addition to the two suites of offices already authorized in the first s

This permit is presently not issuable because the property is located in an R-6 Residence Zone where under Section 7-A-7c of the Zoning Ordinance such a use is not allowable unless authorized by the Board of Appeals.

This appeal is taken under Section 24 of the Zoning Ordinance which provides such permit may be granted only if the Board of Appeals finds that such use of the premises will not adversely affect property in the same zone nor neighborhood and will not be contrary to the intent and purpose of the Zoning Ordinance.

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

BOARD OF APPEALS

Franklin G. Pinckley

Chairman

S

APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Floor

Portland, Maine, December 31, 1957

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 25 Deering Street Within Fire Limits? Dist. No.

Owner's name and address Dr. Dennis B. Cohen, 25 Deering St. Telephone

Lessee's name and address Telephone

Contractor's name and address King Butland, 24 Elmira Ave. Telephone 2-7768

Architect Specifications Plans yes No. of sheets 2

Proposed use of building Three suites of doctor's offices and one apartment. No. families

Last use Two apartments & doctor's offices No. families

Material Brick No. stories 2 Heat Style of roof Roofing

Other buildings on same lot

Estimated cost $ 1,000. Fee $ 2.00

General Description of New Work

To relocate existing partitions; remove one office space; close doorway of corridor partition (second floor)

2x4, studs, 16" O.C., sheetrock

To change use of entire second story from living quarters to one suite of doctor's offices (dentist)

Permit Issued with Letter

Street number 12/31/57

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 King Butland

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 no. Approved?

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

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

Material of foundation Thickness, top bottom cellar

Material of underpinning Height Thickness

Kind of roof Rise per foot Roof covering

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

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

Size Girder Columns under girders Size Max. on centers

Kind and thickness of outside sheathing of exterior walls?

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

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

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

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

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

If a Garage

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

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

APPROVED:

E. P. Johnson

Inspector of Buildings

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. James Cohen

INSPECTION COPY

Signature of owner By: Dr. James Cohen

Permit No. 609 [illegible]

Location 58 [illegible]

Owner [illegible]

Date of permit 1/15/60

Notif. closing-in

Inspn. closing-in

Final Notif. [illegible]

Final Inspn. [illegible]

Cert. of Occupancy issued [illegible]

Staking Out Notice

Form Check Notice

NOTES

[illegible]

[illegible]

[illegible]

1st [illegible]

[illegible]

[illegible]

[illegible] 2nd [illegible]

3rd [illegible]

[illegible]

[illegible] oil [illegible]

[illegible]

1/20/60 work started

[illegible]

2/24/60 - Job completed

[illegible]

(COPY)

CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 58 Deering St.

Issued to Dr. James Cohen
58 Deering St.

Date of Issue February 24, 1960

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. 60/2 , 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
First floor	Doctor's office
Second floor	Doctor's office
Third floor	Apartment

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

2/24/60 C. Ellis Jr. C.
(Date) *Inspector*

Albert J. Sears
Inspector of Buildings

CS 147

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

AP- 58 Deering Street

Jan. 5, 1960

Dr. B. James Cohen
58 Deering Street

cc to: Mr. King Butland
163 Maine Avenue

Dear Mr. Cohen:

Appeal under the Zoning Ordinance having been sustained, building permit authorizing change of use of second story of building at the above named location from living quarters to one suite of doctor's offices, thus providing doctor's offices in first and second stories and an existing apartment in third story, is issued herewith to your contractor, Mr. Butland, by whom original permit application was filed. Issuance of permit is based on plans filed by you and your letter dated Dec. 31, 1959 outlining how certain details are to be cared for. Unless your contractor has already a set of these plans and a copy of this letter, he should be furnished with them for use in making the alterations.

Before the new suite of offices is occupied it is necessary that a Certificate of Occupancy authorizing the new use be issued by this department. Notification for a final inspection should be given as soon as all essential work has been completed and as far as possible in advance of the date on which you wish to occupy the second story.

Very truly yours,

Albert J. Sears
Inspector of Buildings

AJS:m

B. JAMES COHEN, D. M. D.
704 CONGRESS STREET
PORTLAND, MAINE

December 31, 1959

Mr. Albert J. Sears
City Hall

Dear Mr. Sears:

I want to thank you for your kindness and consideration in helping me make plans to meet the Building Code. I will meet the following requirements:

1. Room in rear of first story now used as a laboratory will be made a public hall for reaching rear outside exit door, and door on opening between rear stair hall and this room will be removed.

2. A solid wood door equipped with a liquid closer will be provided on opening in the first story between waiting room and rear stair hall.

3. A solid wood door equipped with a liquid closer will be provided in second story on opening between the two stair halls.

4. Electric lighting will be provided in both front and rear halls to serve the third story apartment and so controlled that the tenant may light his way down through the building by either stairway to out-of-doors by turning single switch near the entrance door to the appartment.

B. JAMES COHEN, D. M. D.
704 CONGRESS STREET
PORTLAND, MAINE

5. A passageway will be provided through eave closet between bed room and living room in third story apartment.

6. Handrails will be provided on at least one side of all inside stairways and, where there are winding treads in stairways, a handrail is to be provided full length on side where greatest width of treads occurs.

7. As there will be only two Doctors occupying building there will never be more than 20 people in entire building at any one time.

Very truly yours,

B. James Cohen

B. JAMES COHEN D.M.D.
MCB

AI-58 Deering Street

December 29, 1959

cc to: Dr. Cohen for plan maker
cc to: Barnett I. Shur, Esq.
443 Congress Street

Dr. B. James Cohen
58 Deering Street

Dear Dr. Cohen:

Examination of plans filed with application for permit for changing use of second story of building at the above named location from living quarters to a suite of doctor's offices discloses the following requirements necessary to meet Building Code requirements:

1. Room in rear of first story now used as a laboratory is to be made a public hall for reaching rear outside exit door, and door on opening between rear stair hall and this room is to be removed.

2. A solid wood door equipped with a liquid closer is to be provided on opening in first story between waiting room and rear stair hall.

3. A solid wood door equipped with a liquid closer is to be provided in second story on opening between the two stair halls.

4. Electric lighting is to be provided in both front and rear halls to serve the third story apartment and so controlled that the tenant may light his way down through the building by either stairway to out-of-doors by turning single switch near the entrance door to the apartment.

5. If not available at present a passageway is to be provided through eave closet between bed room and living room in third story apartment.

6. Handrails are to be provided on at least one side of all inside stairways and, where there are winding treads in stairways, a handrail is to be provided full length on side where greatest width of treads occurs.

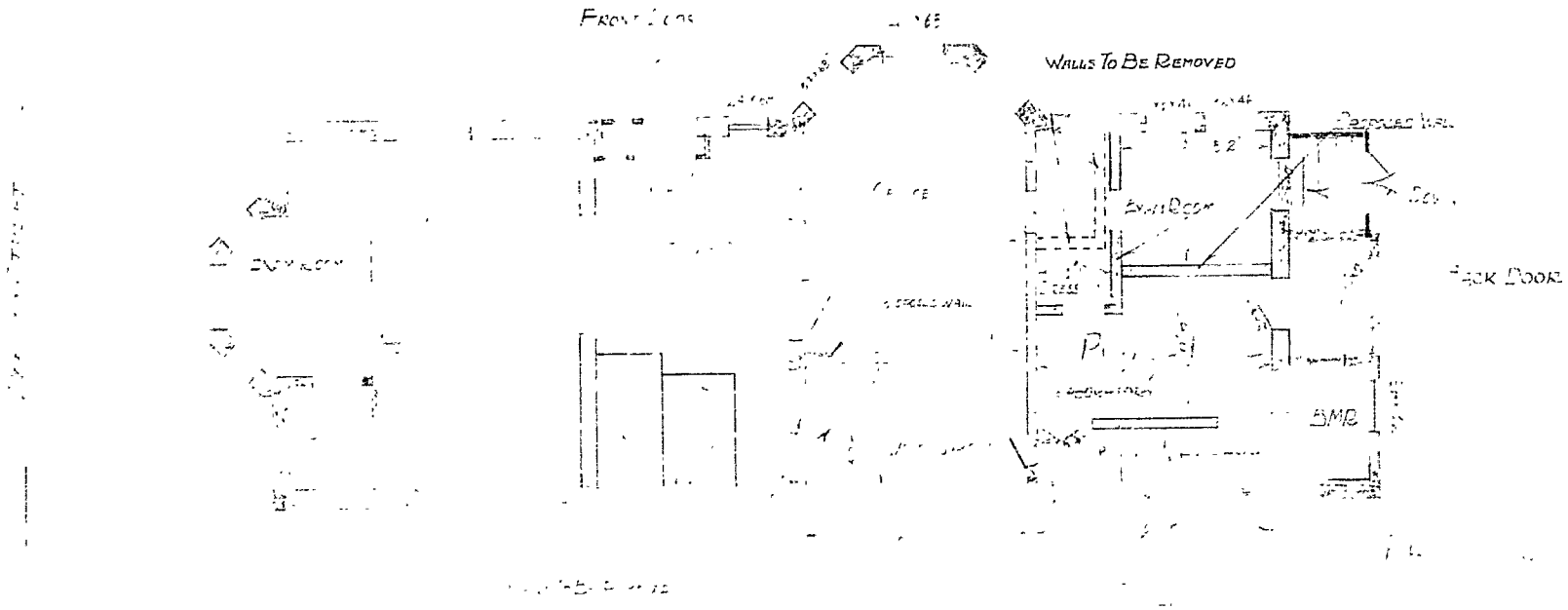
7. If there will ever be more than 20 people in entire building at any one time, vestibule latch sets so installed that anyone may leave the building even though the doors are locked against entrance from the outside are required on front and rear outside doors unless they are already so equipped.

If or when zoning appeal is sustained before a permit can be issued information will be needed either on revised plans or detailed in writing that all of the above items are to be cared for so as to provide compliance with building Code requirements.

Very truly yours,

Albert J. Sears, Inspr. of Bldgs.

AJS/jg



ALTERATIONS TO 55 SELDEN STREET E.H. DRAKE M.D.

1/4"=1'-0" Albert W Knight Contr.

ESSENTIAL ALTERATIONS ARE CHANGING THE WAITING ROOM TO CHARTLEANING THE BACK PORCH, CHANGING THE PROPOSED DOOR TO THE SIDE LANE FOR A DRESS ROOM, AND ADDING A WALL ACROSS THE BACK PORCH FOR AN EXAMINING ROOM AND LABORATORY.

AP - 58 Deering Street

Dec. 15, 1959

Mr. King Cutland
163 Maine Avenue
Dr. B. James Cohen
704 Congress Street

Gentlemen:

Building permit for alterations in second story of building at the above named location to provide doctor's offices there is not issuable under the Zoning Ordinance because the property is located in an R-6 Residence Zone where such a use is not allowable unless authorized by the Board of Appeals. The present doctor's offices in first story were authorized by an appeal a number of years ago, but no authorization has been given for use of the upper stories of the building for any purpose except living quarters. Therefore establishment of offices in the second story involves a change of use which cannot lawfully be made without issuance of a certificate of occupancy authorizing it by this office. This cannot be done unless and until authorization for such a change has been given by the Board of Appeals and all necessary alterations to provide compliance with Building Code requirements for the new use have been made.

To this end it is necessary that the application for permit already filed be changed to request a change of use of the second story and that a plan be furnished indicating location of two satisfactory means of egress therefrom including rise and tread of stairways, handrails, etc. Information is also needed as to the total number of suites of offices there will be in the entire building and how the third story, if any, of the building is to be used. Indication should be made as to the framing of the second floor of the building, which according to Building Code standards is required to have a safe live load carrying capacity of 50 pounds per square foot for office use. We will then write a certification letter on which a zoning appeal can be based so that the matter can be placed before the Board of Appeals for consideration. It is unlawful, of course, to proceed with any of the proposed alterations until it is possible for this department to issue a permit authorizing them.

Very truly yours,

Albert J. Sears
Inspector of Buildings

AJS:m

AP-58 Deering Street

December 17, 1959

cc to: Corporation Counsel
cc to: Barnett I. Shur, Esq.
443 Congress Street

Dr. B. James Cohen
704 Congress Street

Dear Dr. Cohen:

Confirming conversation with you, building permit for changing the use of the entire second story of building at the above named location from living quarters to one suite of doctor's offices in addition to the two suites of offices already authorized in the first story is not issuable because the property is located in an R-6 Residence Zone where under Section 7-A-7c of the Zoning Ordinance such a use is not allowable unless authorized by the Board of Appeals. I understand that you would like to exercise your appeal rights in this matter and that appeal has already been filed.

As discussed with you, before a permit can be issued, it is necessary that floor plans be filed of first and second stories of the building showing among other details location and width of stairways, height of risers, width of treads, handrails, and all other details needed to show compliance with Building Code requirements for checking and approval. If apartment in third story is to be occupied, it is necessary that layout plan of that floor indicating location of means of egress be furnished so that their adequacy to meet requirements may be determined. Some method of providing access from rear stairway to outside rear doorway without going through office quarters in first story will also need to be worked out.

It would be well to have these plans prepared and problems solved while public hearing for your zoning appeal is pending so that, if or when appeal is sustained, we may be able to issue permit as soon as possible.

Very truly yours,

AJS/jg

Albert J. Sears
Inspector of Buildings

a - Combustible [illegible]	
b - O.K.	b - O.K.
c - O.K.	c - O.K.
d - O.K.	d - O.K.
e - Joint [illegible]	[illegible]
f O.K.	f - O.K.
g - O.K.	g - O.K.
h - O.K.	h - O.K.
i - O.K.	i - O.K.
j - O.K.	j - O.K.

Building Inspectors Office
Portland City Hall
Congress Street
Portland, Maine.

Att. Mr. Sears

Re. Proposed Alterations
58 Deering Street
Dr. B. J. Cohen

In regard to your letter informing me that enough information was not given you in order that I may start the proposed alterations at 58 Deering Street. I am now able to furnish the needed items.

Drawings number 1., 2., and 3. will furnish you with the stair dæminsions desired; the number and sizes of the rooms; and the proposed alterations I wish to make.

The second floor has been inspected. The floor joists are 2 x 10 spruce timbers spaced 16 inches on centers. With a mas of 1,200 f, and spaced 16 inch on center, the timbers will support a 50 pound live load on a 14' - 8'' span. By inspecton of the building it is found that the maximum span is twelve feet.

Very truly yours,
B James Cohen.
B. J. Cohen, D. M. D.

City of Portland, Maine

approved
sustained
2/6/46

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

Inspector of Buildings Relating to the Property Owned

by Effie I. Drake at 58 Deering Street

January 16, 1946

Board of Appeals
To the ~~Municipal~~ Officers:

Your appellant, Effie I. Drake

who is the owner of property at 58 Deering Street

Board of Appeals
respectfully petitions the ~~Municipal~~ Officers of the City of Portland to change the decision of the Inspector of Buildings relating to this property, as provided by Section 13, Paragraph C, 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 physical alterations in the single family dwelling house there and to cover change of use of the building from a single family dwelling house with the office of the doctor living in the building in first story to two suites of doctor's offices in first story with a single apartment on floors above, because the proposed use is not an allowable one in the Apartment House Zone where the property is located.

The reasons for the appeal are as follows: Changes in two partitions in order to make office space for Dr. Ralf Martin who took Dr. Drake's practice during his absence on military duty. The house will still be a single family dwelling. The rooms being remodelled on the first floor have been used for office purposes for the past five years.

.....(signed)..... Effie I. Drake.....

City of Portland, Maine

BOARD OF APPEALS

February 4, 194[illegible]

Public hearing having been duly held on February 1, 1946, upon appeal under the Zoning Ordinance of Effie I. Drake at 58 Deering Street, relating to a proposal to change the use of the single family dwelling house there so that there would be two suites of doctor's offices in the first story, contrary to the provisions of the ordinance 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 of the precise terms of the ordinance in this particular case is necessary for reasonable use of the building and development of the property, and may be permitted without substantially departing from the intent and purpose of the ordinance because the neighborhood is quite largely given over to doctor's offices at the present time.

TO DENY:	TO SUSTAIN AS ABOVE:
_____ Chairman	_____ Chairman
_____	_____
_____	_____
_____	_____
_____	_____

February 1, 1937

Present from City:

Police Department

P C.O.Frost, Chairman
C. L. Cole
P S. F. Colley
P J... A. Ei
P W. A. J...rm
A. E. Tollmark
H. S. Libby
City Manager J. E. [illegible]
Corp. Counsel H. M. Payson
City Clerk S. [illegible]
P I of P. [illegible] McDonald

xxxxxxxxxxxxxxxxxxxxxx
BOARD OF [illegible]

January 23, 1946

Mrs. Effie I. Drake
55 Deering Street
Portland 5, Maine

Dear Madam:

The Board of Appeals will hold a public hearing at the Council Chamber, City Hall, on Friday, February 1, 1946, at 11 O'clock in the forenoon upon your appeal under the Zoning Ordinance relative to a proposal to make a certain change in the use of the first story of the dwelling house at 55 Deering Street.

You are to be present or be represented at this hearing in support of your appeal.

BOARD OF APPEALS

Louis C. Frost, Chairman

.. 58 L..ring Street-I

January 13, 1948

Mrs. Alice T. Rowe
58 Deering Street
Portland 3, Maine

Subject: Application for building permit to cover alterations and change of use of the single family dwelling house at 58 Deering Street so that the first story may be used for the suites of doctor's offices and proposed zoning appeal relating thereto

Dear Madam:

At your request there is enclosed original and one carbon copy of application form to Board of Appeals for variance zoning appeal relating to the above change of use, with any part of it filled in--why the building permit is not issuable under the precise terms of the zoning ordinance.

To file the appeal with the Board of Appeals, it is necessary that you have filled in (typed if possible) in the blank provided the reasons why you think the Board of Appeals should allow this variance from the precise terms of the ordinance as applied to the particular case. The original should be signed by the true title holder and returned to this office with the zoning appeal fee of five dollars, to be filed with the Board of Appeals, the carbon copy to be kept for your own files.

Prior to the schedule of hearings of the Board of Appeals, if this appeal is to be heard at a public hearing, set by the Chairman, for Friday, February 1, it should be completed and filed at this office with the stipulated fee of five dollars no later than January 17.

Very truly yours,

Inspector of Buildings

LWCB/J

CC: Mrs. Helen C. Frost
450 Westbrook Street

CITY OF PORTLAND, MAINE

BOARD OF APPEALS

January 22, 1946

To Whom It May Concern:

The Board of Appeals will hold a public hearing at the Council Chamber, City Hall, on Friday, February 1, 1946, at eleven o'clock in the forenoon upon the appeal under the Zoning Ordinance of Mrs. Effie I. Drake relating to a proposed change of use of the first story of the single family dwelling house at 58 Deering Street.

A building permit is not issuable to cover minor alterations in the building and change of use from a single family dwelling house, with the office of the doctor living in the building in first story, to two suites of doctors' offices in the first story with a single apartment on the floors above, the property being located in an Apartment House Zone where the use proposed for the first story is not an allowable one.

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

BOARD OF APPEALS

Helen C. Frost, Chairman

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

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

CERTIFICATE OF OCCUPANCY

This is to certify that the building at 58 Deering Street ~~xxiix~~ altered under Building Permit No. 40/15 has been finally inspected and may now be occupied for the purposes of two offices and a dwelling.

Date 2/10/46

Inspector of Buildings

Issued to Mrs. Effie I. Drake

. 69 Dearing Street-I

February 7, 1947

. . Office I. Clerke
69 Dearing Street
Mr. Albert . Wright
63 Byfield Road

Subject: Building Permit for alterations and partial change of use of the Building at 69 Dearing Street

Dear Madam & Sir:

The Owner's application dated March 4, 1946, subject to full compliance with all terms of the Building Code, the building permit for the above work is issued to the Owner, hereunto, subject to the following:

1. The minimum allowable superimposed load per square foot as noted by the Building Code for a office floor is 40 pounds, while the similar figure for offices is 50 pounds. This difference is small, but we should not undertake to have the framing of first floor investigated; but it is assumed that the owner will have the contractor go over the framing and supports of the first floor both as to their condition to make reasonably sure that they are sound and also as to general spacing of columns or supports, size of girders and location of spans of floor joists with relation to the size of the joists to see to it that there are no wide discrepancies between the load strength and the usually desired-for strength.

2. Framing plan of first floor is not shown, but I should judge from the arrangement of the partitions that the floor joists run at right angles to Dearing Street and are probably supported by girders on posts or piers running across the building at suitable intervals. Wherever the new plastered partitions will run in the same direction as the floor joists, the contractor should look into the proposition of strength of the floor joists to support the added weight of the partitions plastered on both sides which will add about 20 pounds per square foot of partitions to the dead weight on the floor joists. Thus, a partition eight feet high would add about 160 pounds per running foot of the partition on the joist below. Usual method of strengthening the joists is to double them up, but that may be difficult due to existing conditions and some other method may appear more desirable.

3. No doubt the contractor is aware of the requirement for notification to this office before closing-in any of the work, and of not closing it in until the closure certificate (green tag) is on the job; but in addition to that, as a change of use of part of the first story is involved, the new offices should not be ready to occupy until the required certificate of occupancy has been issued from this department. Notification of readiness for final inspection is required to this department, but the contractor need not wait untill all of the painting and decorating and things of that nature are completed--only the things which are controlled by the Building Code and we can then give the certificate before the finishing up jobs and thus not delay the use of the offices.

Very truly yours,

Inspector of Buildings

JMcD/3

PART

APPLICATION FOR PERMIT

Class of Building or Type of Structure

Portland, Maine,

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect alter repair demolish one story *to the attached building structure* according to *in accordance with the Laws of the State of Maine, the Building Code and the Ordinances of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:*

Location

Within Fire Limits? Dist. No.

Owner's name and address

Telephone

Lessee's name and address

Telephone

Contractor's name and address

Telephone

Architect

Specifications

No. of sheets

Proposed use of building

No. families

Last use

No. families

Material Brick No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated cost $

Fee $

General Description of New Work

To

To construct general

This application is withdrawn if the work authorized is not commenced within six months after issuance of permit. Any permit issued becomes invalid if work is suspended or abandoned for a period of six months at any time after work is commenced. I hereby agree to pay the fee specified by the Building Code for the estimated cost of the work, which is $

Permit Issued with Letter

7/4/46

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 center

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?

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

INSPECTION COPY

Signature of owner Effie J. Drake

Permit 401 167

Location 55 Decatur St

Owner Effie J. Drake

Date of permit 2/7/46

Const. closing-in

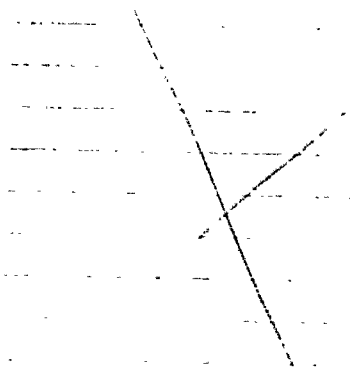
Instn. closing-in

Final Notif

Final Insp

Cert. of Occupancy issued

NOTES



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.

Portland, Me., May 15,1926 *19*

To the
INSPECTOR OF BUILDINGS:

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

Description of Present Bldg.

Location 5 Deering Street Ward ... in the limits? yes
Name of Owner or Lessee, S. L. Drake & Joseph Drummond Address 5 Deering Street
" " Contractor, A. E. Kennedy " 41 Pine Street
" " Architect, " "
Material of Building is brick Style of Roof, pitch Material of Roofing, asphalt
Size of Building is 20ft feet long; ... 20ft feet wide. No. of Stories, 1
Cellar Wall is constructed of ... is ... inches thick from bottom and batters to ... inches on top.
Underpinning is ... is ... inches thick; is ... ft in height.
Height of Building ... Wall, if Brick: 1st, ... 2d, ... 3d, ... 4th, ... 5th, ...
What was Building last used for? priv te g r g e 2 cars No. of Families? ...
What will Building now be used for? private garage 2 cars

Detail of Proposed Work

The present building is a brick two car priv t garage on Dr. Drummond's prop rty. It is proposed to erect a brick addition 10x20ft for one additional car space. This new part will extend across the devi ding line between the two properties and is to be the property of Dr. Drake. The present brick side wall of the garage will remain so that there will be a brick wall between the old and new parts. All is to be made to comply with the building ordinance. Estimated Cost $ 900.

If Extended On Any Side

Size of Extension, No. of feet long?.....; No. of feet wide?.....; No. of feet high abo 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 o. External Walls? ..... inches; and Party Walls ..... 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 S. L. Drake & Jos. Drummond
Address 5 Deering St

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK

CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 58 Deering Street

Issued to Keri D Lord

Date of Issue August 17, 1984

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. 84-1005, 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	3 Family & 1 Office

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

8-17-84 (Date) — Inspector

Inspector of Building

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.

APPLICATION FOR PERMIT

PERMIT ISSUED
AUG 17 1984
CITY of PORTLAND

B.O.C.A. USE GROUP .....
B.O.C.A. TYPE OF CONSTRUCTION ..... 01005 .....
ZONING LOCATION ..... PORTLAND, MAINE ..... August 16, 1984

To the CHIEF 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 ...58 Deering Street..... Fire District #1 ☐, #2 ☐

1. Owner's name and address ....K. Keri D Lord - same..... Telephone 774-8473....
2. Lessee's name and address ..... Telephone .....
3. Contractor's name and address ..... Telephone .....

..... No. of sheets .....

Proposed use of building ..3 family and 1 office ..... No. families .....
Last use ..... No. families .....
Material ..... No. stories ..... Heat ..... Style of roof ..... Roofing .....
Other buildings on same lot .....
Estimated contractural cost $.....

Appeal Fees $ .....
Base Fee ch of use 25.00
Late Fee .....
TOTAL $ .....

FIELD INSPECTOR—Mr. .....
@ 775-5451

Change of use to make legal existing
3 family and 1 office building

Stamp of Special Conditions

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

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? .....

APPROVALS BY: *DATE*

BUILDING INSPECTION—PLAN EXAMINER .....
ZONING: .....
BUILDING CODE: .....
Fire Dept.: .....
Health Dept.: .....
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 ..... Ken D. Lord ..... Phone # same .....
Type Name of above ..... Keri D Lord ..... 1 ☒ 2 ☐ 3 ☐ 4 ☐
Other .....
and Address .....

6

FIELD INSPECTOR'S COPY APPLICANT'S COPY OFFICE FILE COPY

D.M. MacIsaac

Permit No. 84/1005

Location Kent D Ford

Owner 58 Daisy St.

Date of permit 8-16-84

Approved 8-17-84

Dwelling Change of use

Garage

Alteration

NOTES

OK - Office

APPLICATION FOR PERMIT

PERMIT ISSUED
AUG 17 1984
CITY of PORTLAND

B.O.C.A. USE GROUP .....
B.O.C.A. TYPE OF CONSTRUCTION ..... 01005 .....
ZONING LOCATION ..... PORTLAND, MAINE ....August 16, 1984

To the CHIEF 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 ...58 Deering Street..... Fire District #1 ☐, #2 ☐

1. Owner's name and address ...C. Keri D.Lord - same..... Telephone 774-8473
2. Lessee's name and address ..... Telephone .....
3. Contractor's name and address ..... Telephone .....

..... No. of sheets .....

Proposed use of building ..3 family and 1 office..... No. families .....
Last use ..... No. families .....
Material ..... No. stories ..... Heat ..... Style of roof ..... Roofing .....
Other buildings on same lot .....
Estimated contractural cost $.....

Appeal Fees $ .....
Base Fee ch of use 25.00
Late Fee .....
TOTAL $.....

FIELD INSPECTOR—Mr. .....
@ 775-5451

Change of use to make legal existing
3 family and 1 office building

Stamp of Special Conditions

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

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? .....

APPROVALS BY: *DATE*
BUILDING INSPECTION—PLAN EXAMINER .....
ZONING: .....
BUILDING CODE: .....
Fire Dept.: .....
Health Dept.: .....
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 ..... Keri D. Lord ..... Phone # same .....
Type Name of above ..... Keri D Lord ..... 1 ☒ 2 ☐ 3 ☐ 4 ☐
Other .....
and Address .....

6

FIELD INSPECTOR'S COPY APPLICANT'S COPY OFFICE FILE COPY

CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 58 Deering Street

Issued to Keri D Lord

Date of Issue August 17, 1984

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. 84-1005, 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	3 Family & 1 Office

Limiting Conditions:

This certificate supersedes certificate issued

Approved: 8-17-84 (Date) 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.

FINANCIAL ANALYSIS STATEMENT

	Yearly Expenses Before Conversion* *PRESENT OWNER*	Yearly Expense After Conversio *NEW OWNER*
Yearly mortgage or loan debt service (exclude equity)		
Amount of Mortgage	none	$ 65,000
Dates of Term	none	25 yrs.
Interest Rate	none	11%
Total Cost of Conversion	--	$ 7,000
Real Estate Taxes	$ 1500	$ 1500
Insurance (exclude personal property)	150	400
Water and Sewer (only renter(s) costs)	200	600
Heat (only if you pay tenant(s) heat costs)	2000	2000
Electricity (only if you pay tenant(s) electricity costs).	500	500
Legal	300	300
Audit	--	--
Trash removal	--	--
Maintenance	200	700
Repairs	--	--
Snow Removal	56	56
Lawn Care	--	--
Supplies	--	--
Payroll	--	--
Reserve for replacement	--	--
Reserve for vacancy	466	700
Advertising	50	50
Management and bookkeeping	--	100
TOTAL YEARLY COST	$ 5,622	$ 7,106
TOTAL RENTAL INCOME	$ 6,960	$11,760

	PRESENT	*PROPOSED*	
No. of Apartments	3	4	
Rents Apartment 1		$ 300	
Apartment 2		$ 250	*proposed unit*
Apartment 3		$ 300	
Apartment 4		$ 280	

*All figures must include only the costs or percentage of costs attributable to the rental units and not the personal living costs of the owner's unit. If this is a 2-family house, only 50% of cost is eligible if the owner occupies one unit.

Permit No. 84/1005

Location Rear 0 Lloyd

Owner 50' Driveway Only

Date of permit 8-16-84

Approved 8-17-84

Dwelling

Garage Change Location

Alteration

NOTES

OK —

Issue C of O

930886 City of Portland BUILDING PERMIT APPLICATION

Permit # _____ Fee 45.00 Zone _____ Map # _____ Lot# _____

Please fill out any part which applies to job. Proper plans must accompany form.

PERMIT ISSUED
SEP 29 1993
PORTLAND

Owner: Keri Lord Phone # _____

Address: 58 Deering St

LOCATION OF CONSTRUCTION 58 Deering St

Contractor: John McCann Sub.: _____

Address: _____ Phone # 879-0344 - John

Est. Construction Cost: 5,000.00 Proposed Use: 3-fam w/office or Lori

Past Use: 3-fam w/office

# of Existing Res. Units _____ # of New Res. Units _____

Building Dimensions L _____ W _____ Total Sq. Ft. _____

Stories: _____ # Bedrooms _____ Lot Size: _____

Is Proposed Use: Seasonal _____ Condominium _____ Conversion _____

Explain Conversion Demo & rebuild roof to existing 1 car garage.

Pick-up truck 047-C-008

For Official Use Only

Date Sept 29, 1993

Inside Fire Limits _____

Bldg Code _____

Time Limit _____

Estimated Cost _____

Subdivision: _____

Name _____

Lot _____

Ownership: Public / Private

Zoning: R6

Street Frontage Provided: _____

Provided Setbacks: Front _____ Back _____ Side _____ Side _____

Review Required:

Zoning Board Approval: Yes ____ No ____ Date: _____

Planning Board Approval: Yes ____ No ____ Date: _____

Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____

Shoreland Zoning Yes ____ No ____ Floodplain Yes ____ No ____

Special Exception _____

Other _____ (Explain) _____

WDH 9-29-93

Foundation:

1. Type of Soil: _____
2. Set Backs - Front _____ Rear _____ Side(s) _____
3. Footings Size: _____
4. Foundation Size: _____
5. Other _____

Floor:

1. Sills Size: _____ Sills must be anchored.
2. Girder Size: _____
3. Lally Column Spacing: _____ Size: _____
4. Joists Size: _____ Spacing 16" O.C.
5. Bridging Type: _____ Size: _____
6. Floor Sheathing Type: _____ Size: _____
7. Other Material: _____

Exterior Walls:

1. Studding Size _____ Spacing _____
2. No. windows _____
3. No. Doors _____
4. Header Sizes _____ Span(s) _____
5. Bracing: Yes _____ No. _____
6. Corner Posts Size _____
7. Insulation Type _____ Size _____
8. Sheathing Type _____ Size _____
9. Siding Type _____ Weather Exposure _____
10. Masonry Materials _____
11. Metal Materials _____

Interior Walls:

1. Studding Size _____ Spacing _____
2. Header Sizes _____ Span(s) _____
3. Wall Covering Type _____
4. Fire Wall if required _____
5. Other Materials _____

Ceiling:

1. Ceiling Joists Size: _____
2. Ceiling Strapping Size _____ Spacing _____
3. Type Ceilings: _____
4. Insulation Type _____ Size _____
5. Ceiling Height: _____

Roof:

1. Truss or Rafter Size _____ Span _____
2. Sheathing Type _____ Size _____
3. Roof Covering Type _____

Chimneys:

Type: _____ Number of Fire Places _____

Heating:

Type of Heat: _____

Electrical:

Service Entrance Size: _____ Smoke Detector Required Yes ____ No ____

Plumbing:

1. Approval of soil test if required Yes _____ No _____
2. No. of Tubs or Showers _____
3. No. of Flushes _____
4. No. of Lavatories _____
5. No. of Other Fixtures _____

Swimming Pools:

1. Type: _____
2. Pool Size : _____ x _____ Square Footage _____
3. Must conform to National Electrical Code and State Law.

Permit Received By Mary Gresik

Signature of Applicant Lori E. Rohr Date Sept 29, 1993

Lori Rohr

Signature of CEO _____ Date _____

Inspection Dates _____

E Maryland Wms

White-Tax Assesor Yellow-GPCOG White Tag -CEO

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APPLICATION FOR PERMIT

DEPARTMENT OF BUILDING INSPECTIONS SERVICES

ELECTRICAL INSTALLATIONS

Date 8/4/93 19

Receipt and Permit number 2182

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: 58 Deering St.

OWNER'S NAME: Keni Lord ADDRESS: _____

	FEES
OUTLETS:	
Receptacles 2 Switches 1 Plugmold _____ ft. TOTAL 3	.60
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 _____ Water Heaters _____	
Cook Tops _____ Disposals _____	
Wall Ovens _____ Dishwashers _____	
Dryers _____ Compactors _____	
Fans _____ Others (denote) _____	
TOTAL _____	
MISCELLANEOUS: (number of)	
Branch Panels _____	
Transformers _____	
Air Conditioners Central Unit _____	
Separate Units (windows) _____	
Signs 20 sq. ft. and under _____	
Over 20 sq. ft. _____	
Swimming Pools Above Ground _____	
In Ground _____	
Fire/Burglar Alarms Residential _____	
Commercial _____	
Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____	
over 30 amps _____	
Circus, Fairs, etc. _____	
Alterations to wires _____	
Repairs after fire _____	
Emergency Lights, battery _____	
Emergency Generators _____	
INSTALLATION FEE DUE:	
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT ..... DOUBLE FEE DUE:	
FOR REMOVAL OF A "STOP ORDER" (304-16.b)	
TOTAL AMOUNT DUE:	15.00

minimum fee

INSPECTION:

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

CONTRACTOR'S NAME: A to Z Elect

ADDRESS: RFD 2- Buckfield, ME

TEL.: 336-2529

MASTER LICENSE NO.: Brian LaCroix #12182 SIGNATURE OF CONTRACTOR: Brian LaCroix C.M

~~EMPLOYEE LICENSE~~ NO.: _____

INSPECTOR'S COPY — WHITE

OFFICE COPY — CANARY

CONTRACTOR'S COPY — GREEN

ELECTRICAL INSTALLATIONS

Permit Number 2182

Location 58 Deraluci St

Owner Kori Lorro

Date of Permit 8-9-93

Final Inspection 6/16/94 VOIDED

By Inspector [signature]

Permit Application Register Page No. computer

INSPECTIONS: Service ____________ by ____________

Service called in ____________

Closing-in ____________ by ____________

PROGRESS INSPECTIONS: ______ / ______ / ______

DATE:	REMARKS:

930886

Permit # 930886 City of Portland BUILDING PERMIT APPLICATION Fee 45.00 Zone ____ Map # ____ Lot# ____

Please indicate any part which applies to job. Proper plans must accompany form.

PERMIT ISSUED
SEP 30 1993
CITY OF PORTLAND

Owner: Keri Lord Phone #
Address: 58 Deering St
LOCATION OF CONSTRUCTION: 58 Deering St
Contractor: John McCann Sub.:
Address: Phone # 879-0344 - John or Lori
Est. Construction Cost: 5,000.00 Proposed Use: 3-fam w/office
Past Use: 3-fam w/office
# of Existing Res. Units # of New Res. Units
Building Dimensions L W Total Sq. Ft.:
Stories: # Bedrooms Lot Size:
Is Proposed Use: Seasonal Condominium Conversion
Explain Conversion: Demo & rebuild roof to existing 1 car garage.

For Official Use Only
Date: Sept 29, 1993
Inside Fire Limits
Bldg Code
Time Limit
Estimated Cost
Subdivision: Name Lot
Ownership: Public / Private

Zoning: R6
Street Frontage Provided:
Provided Setbacks: Front Back Side Side
Review Required:
Zoning Board Approval: Yes No Date:
Planning Board Approval: Yes No Date:
Conditional Use: Variance Site Plan Subdivision
Shoreland Zoning Yes No Floodplain Yes No
Special Exception
Other (Explain) WDH 9-29-93

Pick-up truck 047-C-008

Foundation:
1. Type of Soil:
2. Set Backs - Front Rear Side(s)
3. Footings Size:
4. Foundation Size:
5. Other

Floor:
1. Sills Size: Sills must be anchored.
2. Girder Size:
3. Lally Column Spacing: Size:
4. Joists Size: Spacing 16" O.C.
5. Bridging Type: Size:
6. Floor Sheathing Type: Size:
7. Other Material:

Exterior Walls:
1. Studding Size Spacing
2. No. windows
3. No. Doors
4. Header Sizes Span(s)
5. Bracing: Yes No
6. Corner Posts Size
7. Insulation Type Size
8. Sheathing Type Size
9. Siding Type Weather Exposure
10. Masonry Materials
11. Metal Materials

Interior Walls:
1. Studding Size Spacing
2. Header Sizes Span(s)
3. Wall Covering Type
4. Fire Wall if required
5. Other Materials

Ceiling:
1. Ceiling Joists Size:
2. Ceiling Strapping Size Spacing
3. Type Ceilings:
4. Insulation Type Size
5. Ceiling Height:

Roof:
1. Truss or Rafter Size Span
2. Sheathing Type Size
3. Roof Covering Type

Chimneys:
Type: Number of Fire Places

Heating:
Type of Heat:

Electrical:
Service Entrance Size: Smoke Detector Required Yes No

Plumbing:
1. Approval of soil test if required Yes No
2. No. of Tubs or Showers
3. No. of Flushes
4. No. of Lavatories
5. No. of Other Fixtures

Swimming Pools:
1. Type:
2. Pool Size : x Square Footage
3. Must conform to National Electrical Code and State Law.

Permit Received By: Mary Geekk

Signature of Applicant: Lori Rohr Date: Sept 29, 1993

Signature of CEO Date

Inspection Dates

White-Tax Assesor / Yellow-GPCOG White Tag -CEO

©Copyright GPCOG 1988

EST $5,000 Marland Towers

PLOT PLAN

N

FEES (Breakdown From Front)

Base Fee $
Subdivision Fee $
Site Plan Review Fee $
Other Fees $
(Explain)
Late Fee $

Inspection Record

Type	Date
Footer	11/04/93
Complete	11/04/93
Final	

COMMENTS

Signature of Applicant Lisa E. Cohn **Date** September 29, 1993

HISTORIC PRESERVATION COMMITTEE
CITY OF PORTLAND, MAINE

PUBLIC HEARING
58 Deering Street

TO: Chair Weiss and the Historic Preservation Committee

FROM: Philip L. Meyer, Urban Designer
Gary Hamilton, Historic Preservation Officer

DATE: July 16, 1993

RE: July 21, 1993 Agenda Item - New Business

Application For: Certificate of Appropriateness - Garage Renovations

Address: 58 Deering Street - Contributing Building
(Deering Street District)

Applicant: Keri Lord

Background:

The applicant proposes to repair the existing garage at 58 Deering Street. As the top photo and caption on Attachment #3 indicate, the existing garage is actually the remaining section of 3-bay garage, the balance of which was demolished some time ago. The remaining portion's roof is oddly shaped, clearly indicating the fact that it is a fragment.

As Attachment #2 illustrates, the applicant proposes a new gable roof, to be sheathed in asphalt shingles. The open gable facing Deering Street is to be sheathed in cedar shingles, similar in detail to the main house's dormers. Trim colors are to match that of the main house. The new wood garage door will feature 16 panels, the top four of which will be glass.

Staff Recommendations:

Staff recommends approval of the proposed construction.

Proposed Findings:

The proposed alteration is consistent with standards for alteration of Section (4-65) of the City's Historic Preservation Ordinance.

Attachments:

1. Application
2. Proposed New Garage Detail
3. Applicant Photographs

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
SEP 29 1993
RECEIVED

City of Portland
Department of Planning and Urban Development
Room 211 City Hall, 389 Congress Street
Portland, Maine 04101 207-874-8300

HISTORIC PRESERVATION

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Pursuant to review under the City of Portland's Historic Preservation Ordinance (Chapter 14, Article IX of the Portland City Code), application is hereby made for a Certificate of Appropriateness for the following work on the specified historic property:

Property Name and Address: Keri D. Lord 58 Deering St.

Applicant: (name) Keri D. Lord (telephone) 774-8473
(company) NA
(address) 58 Deering St

Property Owner, if different: (name)
(address)
(telephone)

Architect (if any): Klassen
Contractor or Builder (if any):

Local Designation: ___ within historic district: (name) Deering Street
___ Landmark. X Contributing. ___ Non-contributing.
National Register Status: ___ Landmark. ___ District. ___ Not Applicable.

Description of Proposed Work (Use additional sheets as necessary. Submit architectural sketches, plans, scale drawings, photographs, specifications, or other supporting documentation as required. All submission materials will be retained by the City. In the case of demolition or removal of a structure, the following indicates the proposed condition and appearance of the property thereafter): See plan attached drawings

Work is proposed in conjunction with: X Major site plan application. ___ Minor site plan application.
X Building permit application. ___ None of the above.

Keri D. Lord
Applicant's Signature

Owner's Signature (if different)

Note. No application fee. Applicant is responsible for costs of sending notices and placement of legal ad. Such costs shall be paid prior to issuance of Certificate/Building Permit or upon denial of Application.

FOR CITY USE ONLY
Historic Resource Inventory Number: Assessor's Chart/Block/Lot:

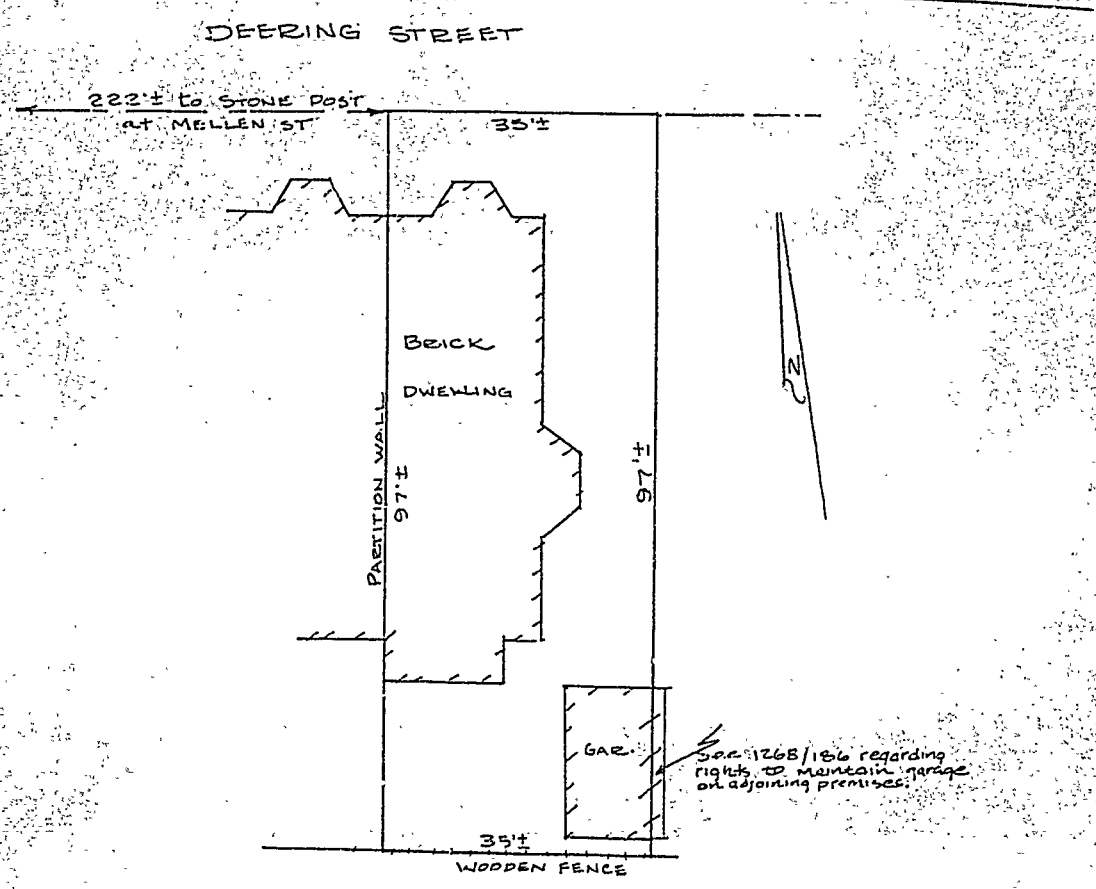
Date Application Submitted: 6/93 Date Application Complete

attachment

RECEIVED
SEP 29 1992
DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

MORTGAGE LOAN INSPECTION
THIS IS NOT A LAND BOUNDARY SURVEY

CURRENT OWNER: KERI LORD
PURCHASER: n/a
LOCATION: 58 DEERING ST PORTLAND ME



BOOK-PLAN 4901 PAGE 6 COUNTY CUMBERLAND SCALE 1"=20'

I hereby certify to the Bank & its Title Insurer that the location of the dwelling shown on this plan does ~~not~~ conform with the local zoning laws in effect at the time of construction. The improvements do not fall within a special flood hazard zone.

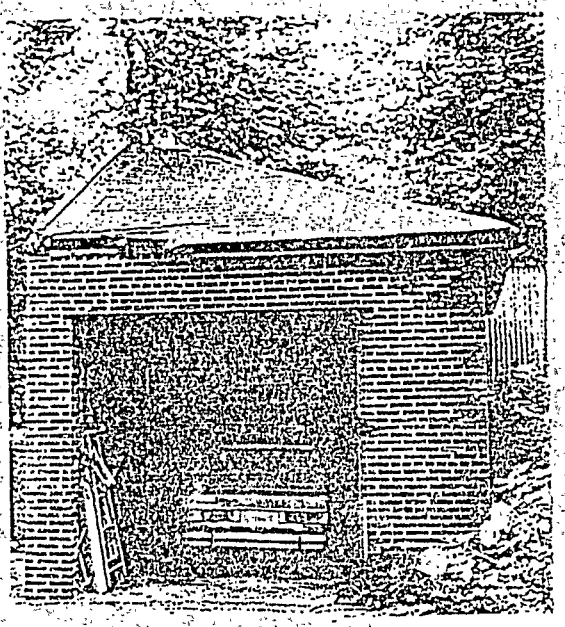
This plan was not made from an instrument survey. The certifications are for mortgage purposes only. This plan applies only to conditions existing as of the date shown hereon, and does not show any possible conflicts with abutting deeds. This plan is not for recording.

STATE OF MAINE
JOHN COTHERN
1006
REGISTERED LAND SURVEYOR

7-23-86

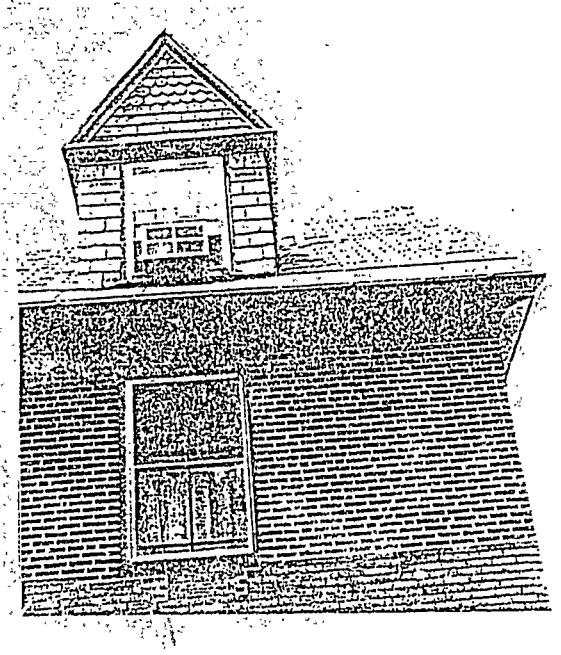
JOHN L. COTHERN, R. L. S. 142 High Street, Room #223, Portland, Maine 04101 207-761-2837

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CITY OF PORTLAND, ME
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EXISTING GARAGE

REMAINING GARAGE IS THE LAST SECTION OF A 3 BAY GARAGE. CURRENT ROOF IS THE REMAING OF A HIP ROOF APPROPRIATE TO ORIGINAL STRUCTURE.



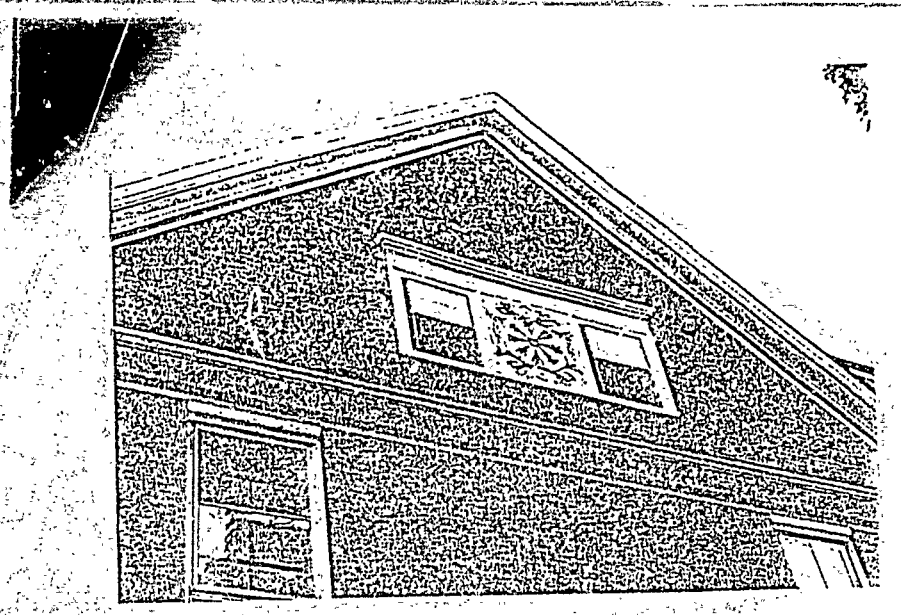
DORMER ON MAIN HOUSE

SMALL DORMER ON MAIN HOUSE WHICH IS REFERENCE FOR GABLE END OF NEW GARAGE ROOF.

RECEIVED
2015

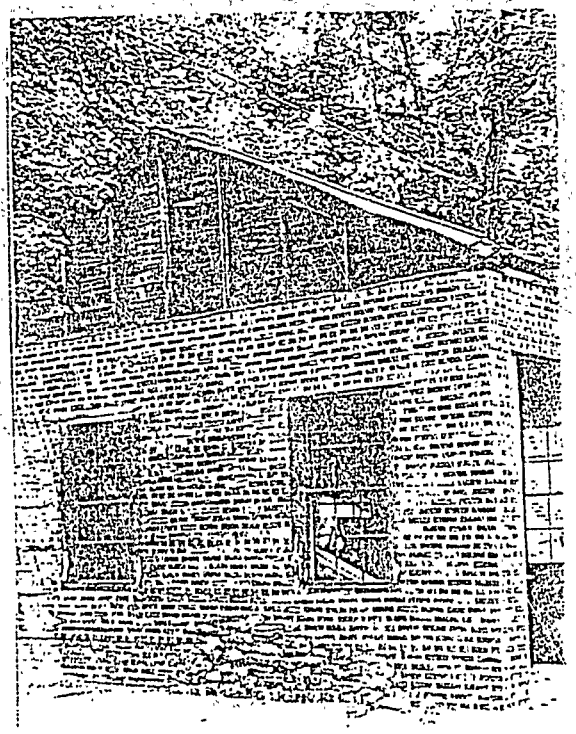
GARAGE STUDY
FOR
[illegible] BLOCK
[illegible] DEERING STREET
OWNED BY
ALBERT D. LORD

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CITY OF PORTLAND, ME
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FRONT ELEVATION OF HOUSE

GABLE END OF HOUSE FACING DEERING ST. SAME COLORS TO BE USED ON WOOD TRIM OF NEW ROOF AND GARAGE DOOR.



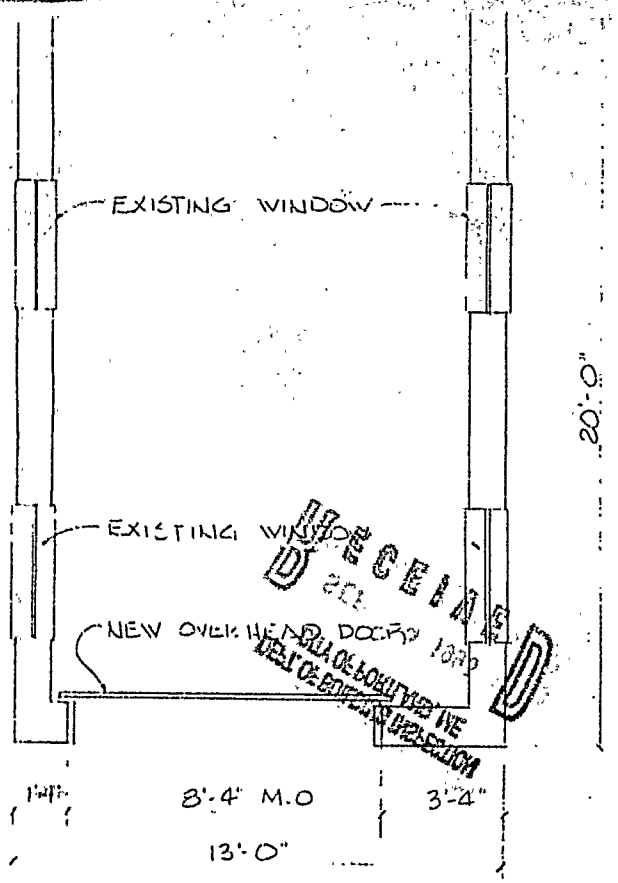
LEFT SIDE OF GARAGE

SIDE ELEVATION OF EXISTING GARAGE. ROOF KELLY TO BE REPLACED TO ACHIEVE WEATHER TIGHT STRUCTURE

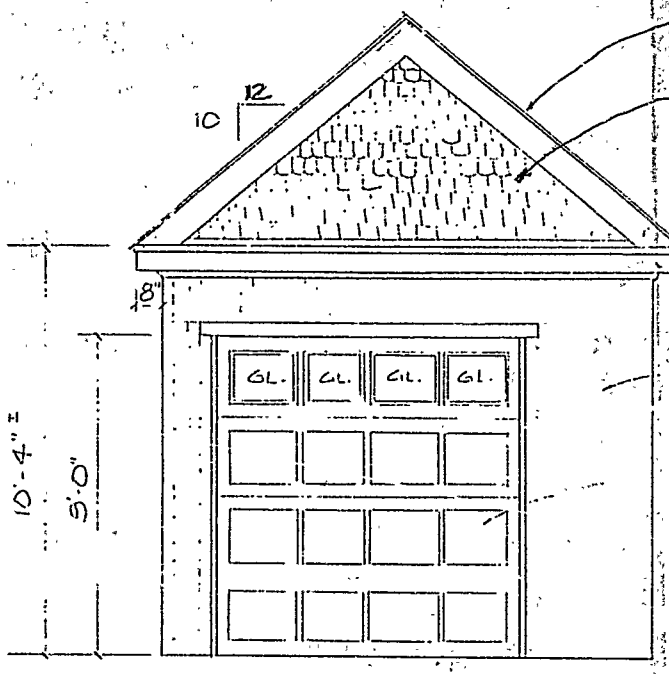
RECEIVED
BY MAR 08 '95
PLANNING & ZONING DEPT.
CITY OF PORTLAND, ME

GARAGE STUDY
FOR
[illegible] DEERING ST.
PORTLAND, MAINE
DRAWN BY
KENNETH D. LORD

RECEIVED
SEP 29 1993
DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME



EXISTING PLAN



FRONT ELEVATION

ASPHALT SHINGLES, SLATE GRAY

CEDAR SHINGLES W/SEVERAL R'ws OF SCALLOPED SHINGLES, STAIN. SLATE GRAY TO MATCH DORMER

WOOD TRIM PAINTED TO MATCH TRIM ON HOUSE

EXISTING BRICK GARAGE

NEW WOOD OVERHEAD DOORS FILLING EXISTING OPENING; DO PAINTED TO MATCH HOUSE TRIM

FRAMING: 2x8, 16" O.C.
9/8" CDX PLYWOOD SHEATHING

GARAGE STUDY
FOR
THAXTER - HOBBS
59 DEERING ST
OWNED BY

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
SEP 29 1993
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