

43 DEERING STREET

PERMIT TO INSTALL PLUMBING

PERMIT NUMBER **2118**

Date Issued **7-28-80**
 Portland Plumbing Inspector
 By **ERNOLD R. GOODWIN**

App. First Insp.
 Date **JUL 31 1980**
 By

App. Final Insp.
 Date
 By

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

Address 43 Deering Street		PERMIT NUMBER 2118	
Installation For multi family			
Owner of Bldg Dr. James Mahoney			
Owner's Address name			
Plumber Jing Plumbing & Heating		Date 7-28-80	
NEW	REPL	179 Marrott St. Westbrook	JUG
		SINKS	
		LAVATORIES	
		TOILETS	
		BATH TUBS	
		SHOWERS	
		DRAINS FLOOR SURFACE	
*		HOT WATER TANKS	1 3.00
		PANCKLES WATER HEATERS	
		GARBAGE DISPOSALS	
		SEPTIC TANKS	
		HOUSE SEWERS	
		ROOF LEADERS	
		AUTOMATIC WASHERS	
		DISH WASHERS	
		OTHER	
TOTAL			3.00

Building and Inspection Services Dept.: Plumbing Inspection

Date Issued **4/3/68**
 Portland Plumbing Inspector
 By **ERNOLD R GOODWIN**

App. First Insp.
 Date **APR 4 - 1968**
 By **ERNOLD R. GOODWIN**
PORTLAND PLUMBING INSPECTOR

App. Final Insp.
 Date **APR 11 1968**
 By **ERNOLD R. GOODWIN**
PORTLAND PLUMBING INSPECTOR

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

PERMIT TO INSTALL PLUMBING

Address **43 Deering Street** PERMIT NUMBER **18173**
 Installation For **Doctors' office and home**
 Owner of Bldg: **Dr. Dominico Santoro**
 Owner's Address **43 Deering Street** Date: **4/3/68**
 Plumber: **W. Franklin Blake** NO **4/3/68** YEE

NEW	REPL.	NO	YEE
1		1	2.00
1		1	2.00
TOTAL			4.00

Building and Inspection Services Dept., Plumbing Inspection



(A) APARTMENT HOUSE ZONE
CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

COMPLAINT

INSPECTION COPY

A-I

COMPLAINT NO. 54/54

Date Received 7/8/54

Location

43 Dearing St.

Location 43 Dearing St. Use of Building _____

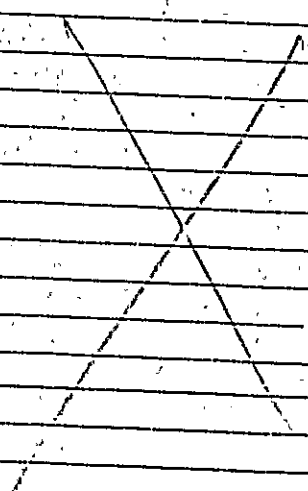
Owner's name and address Dr. Dominic Santoro, 756 Congress St. Telephone _____

Tenant's name and address _____ Telephone _____

Complainant's name and address AJS Telephone _____

Description: Sign advertising parking in rear posted on building.

NOTES: 7/8/54 - Better - Wm



July 8, 1954

C - 43 Deering St.

Dr. Dominic Santoro
756 Congress St.

Copy to: Corporation Counsel

Dear Dr. Santoro:-

At the time of a recent inspection of your building at 43 Deering St. an inspector noted that a sign advertising the rental of parking space for motor vehicles on land at the rear of lot was posted in the corner of the building. Such a use of the premises is not allowable under the zoning Ordinance in the Apartment House Zone in which the property is located and therefore must be discontinued at once if it has been established.

The parking of not more than three motor vehicles, including not more than one commercial vehicle, is permitted, however, as an accessory use to the building on the lot, but parking of more than this number is not allowable unless authorized by the Board of Appeals.

Very truly yours,

Warren McDonald
Inspector of Buildings

AJS/G



**APARTMENT HOUSE ZONE
APPLICATION FOR PERMIT**

Class of Building or Type of Structure Third Class
Portland, Maine, July 7, 1951

PERMIT ISSUED
00343
JUL 9 1951
CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~work~~ alter, ~~repair~~ ~~and~~ ~~improve~~ the following building ~~structure~~ ~~and~~ ~~work~~ 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 43 Deering St. Within Fire Limits? yes Dist. No. 1
Owner's name and address Dr. Dominic Santoro, 756 Congress St. Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Henry Picard, Berry Road, Seco Telephone _____
Architect _____ Specifications _____ Plans yes No. of sheets 1
Proposed use of building 2 suites of Drs. offices in 1st story, single apt in 2nd story No. families _____
Last use 2 suites of Drs. offices in 1st story, single apt in 2nd story No. families _____
Material wood No. stories 2 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ 2,000. Fee \$ 1.00

General Description of New Work

To remove two chimneys down to first floor level.
To provide ceiling over room in cellar.
In second story to
a. Remove two non-bearing partitions between rooms to provide combination kitchen and diningroom.
b. To lower ceiling of rear room of these two.
c. To decrease in height but increase in width to 5 feet two window openings in new kitchen and diningroom, providing 4x8 headers for openings.
d. To remove partition between two bathrooms to make a single bath room and to lower ceiling of same. To shorten existing window furnishing light and air for new bathroom.
To remove existing rear 1-story open piazza 6' x 18'. To construct 2-story rear piazza 10' x 16', to be open in 1st story and enclosed in 2nd story.
To change window to door at second floor level. At least 60' to rear lot line.
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 Henry Picard**

Permit Issued with Letter

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 concrete piers at least 4' below grade Thickness, top _____ bottom 14" cellar _____
Material of underpinning wooden posts 8' on centers Height 6 1/2' Thickness 6x6
Kind of roof pitched Rise per foot _____ Roof covering, Asphalt Class C Und Lab
No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
Framing lumber—Kind hemlock Dressed or full size? dressed
Corner posts 6x6 Sills 4x8 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 2x8 _____, 2nd 2x8 _____, 3rd _____, roof 2x6 _____
On centers: 1st floor 16" _____, 2nd 16" _____, 3rd _____, roof 16" _____
Maximum span: 1st floor 10' _____, 2nd 10' _____, 3rd _____, roof 8' _____
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 P.J.S.

Miscellaneous

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

INSPECTION 6.27

Signature of owner

Henry Picard

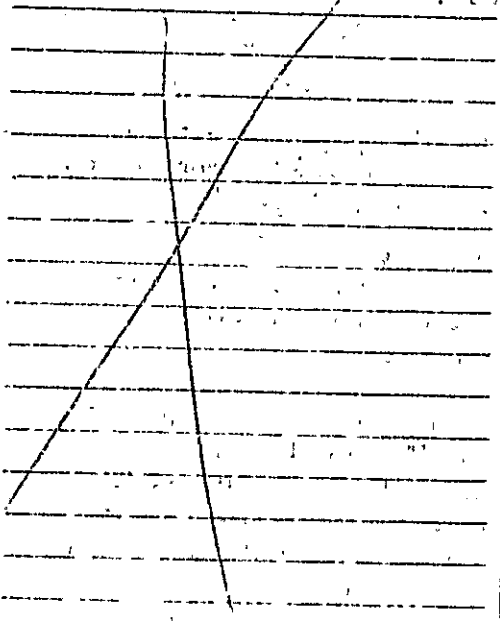
NOTES

8/2/54 - found that they
 was ready for closing in
 inspection. They already had
 some electrical work done
 I would close a G.T. tomorrow
 upon the understanding that
 they had electrical work
 inspected. Will leave note
 to that effect - Allen

8/31/54 - work finished
 type part of program and all
 similar things - Allen

9/19/54 - work the same - Allen

9/15/54 - work finished - Allen



Permit No. 544913
 Location: 43 Downing St.
 Owner: W. Sumner Sanders
 Date of permit: 7/9/54
 Natl. cl. ins. in
 Inspn. closing in: 8/2/54
 Final Notif.
 Final Inspn.: 9/15/54
 Cert. of Occupancy issued: 9/16/54
 Sinking Out Notice
 Form Check Notice

(COPY)

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION 43 Deering St.

Issued to Dr. Dominic Santoro

Date of Issue Sept. 16, 1954

This is to certify that the building, premises, or part thereof, at the above location, ~~has~~—altered—changed as to use under Building Permit No. 54/942, 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

Entire

Limiting Conditions:

APPROVED OCCUPANCY

Two suites of doctor's offices in first story, a single apartment in second story, with attic space occupied for nothing except storage space in connection with other uses in building.

This certificate supersedes certificate issued

Approved:

9/15/54
(Date)

D. Allen
Inspector

Warren
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

July 8, 1954

AP 43 Deering Street

Contractor—Mr. Henry Picard
Berry Road, Saco, Maine

Owner—Dr. Dominic Santoro
756 Congress St.

Building permit for alterations to the building at the above location as indicated in application therefor is issued herewith subject to the following conditions:

1. Permit is issued on the basis that after alterations are completed the building is to be used for two suites of doctor's offices in the first story, a single apartment in the second story, with attic space occupied for nothing except storage purposes in connection with other uses in the building. As soon as work has been completed, it is necessary that this department be notified for a final inspection, at which time a certificate of occupancy covering the new use of the building as outlined above will be issued if everything is found in compliance with requirements.

2. No wall board or other covering is to be applied to new partitions, walls or ceilings until authorization to do so has been given by an inspector from this department on a green tag left at the job. All new electric wiring and plumbing needs to be installed and approved by the proper inspectors before notice is given of readiness for this inspection.

3. Any remaining portions of removed chimneys are to be filled with brick bats or similar material and any openings thereto filled with masonry.

4. Concrete piers supporting new two story porch are to extend at least 4 feet below and 6 inches above the finished grade of the ground around them. Any woodwork of the enclosing walls of space between the ground and first floor is to be kept clear of contact with the ground.

5. Metal pins or dowels over which the 6x6 posts extending from tops of piers to underside of sills may be placed for anchorage are to be set in the piers when poured.

6. The 4x8 sills of first and second floor framing are to extend around the three outer edges of the porch and are to be all one piece in cross section (not made up of two pieces of 2x8). It is understood that the floor timbers are to rest on top of these sills.

7. The 4x6 corner posts are to extend in one length from the top of the sills to the plate supporting rafters, with lapped splices at least 18 inches long allowed if posts long enough to extend the full height cannot be secured.

Warren McDonald
Inspector of Buildings

AJS/B



(A) APARTMENT HOUSE ZONE
APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, June 29, 1954

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to alter ~~and~~ add the following building ~~structure~~ work 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 13 Deering St. Within Fire Limits? yes Dist. No. 1
Owner's name and address Dr. Dominic Santoro, 756 Congress St. Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Henry Picard, Berry Road, Saco Telephone _____
Architect _____ Specifications _____ Plans yes No. of sheets 1
Proposed use of building dwelling and doctor's office No. families _____
Last use _____ " " " " No. families _____
Material wood No. stories 2 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ 2,000. Fee \$ 5.00

General Description of New Work

To remove existing rear 1-story open piazza 6' x 18'.
To construct 2-story rear piazza 10' x 16', to be open in first story and enclosed in second story.
To cover entire roof with Asphalt Class C roofing Underwriters Laboratories.
To change window to door at second floor level.
At least 60' to rear lot line.

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

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
Is connection to be made to public sewer? _____ If not, what is proposed for sewage? _____
Has septic tank notice been sent? _____ Form notice sent? _____
Height average grade to top of plate 27' Height average grade to highest point of roof 30'
Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
Material of foundation concrete piers at least _____ below grade _____
Material of underpinning wooden posts thickness top _____ bottom _____
Kind of roof pitch-gable Rise per foot _____ Roof covering Asphalt Class C Und Lab
No. of chimneys _____ Material of chimney _____ of lining _____ Kind of heat _____ fuel _____
Framing lumber--Kind hemlock Dressed or full size? dressed
Corner posts 6x6 Sills 4x8 Girt or ledger board? _____ Size _____
Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____
Rafters (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 2x8 2nd 2x8 3rd _____ roof 2x6
On centers: 1st floor 16" 2nd 16" 3rd _____ roof 16"
Maximum span: 1st floor 10' 2nd 10' 3rd _____ roof 8'
If one story building with masonry walls, thickness of _____ height? _____

If a Garage

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

APPROVED:

Miscellaneous

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

Dr. Dominic Santoro

INSPECTION COPY

Signature of owner by Henry Picard

NOTES

16/5/54. I found the area
 free from the usual
 with some more
 requirements for a
 not covered by the
 certain judgment all
 with the area and
 and asked the
 and cover the
 work.

There are two
 in the area with
 one at the end of
 field of wood area
 supplied with
 requirements and
 Ordinance
 entire area of
 surface
 plot and
 sign up a
 parking space.

Permit No. 511
 Location: 43
 Owner: W. Deming
 Date of permit: 1/54
 Notif. closing:
 Inspr. closing:
 Final Notif.
 Final Inspr.
 Cert. of Occupancy issued
 Stamp Out Notice
 Form Check Notice



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 1

Portland, Maine, May 1, 1951

PERMIT ISSUED

MAY 22 1951

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE:

The undersigned hereby applies for amendment to Permit No. 2-19120⁹¹ pertaining to the building or structure comprised in the original application in accordance with the Law 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 3 Spring Street Within Fire Limits? Dist. No.
Owner's name and address Theodora Pappas Telephone
Lessee's name and address Telephone
Contractor's name and address Henry Nordstrom 25 Monument Street Telephone 2-5908
Architect Plans filed No. of sheets
Proposed use of building 2001 sq ft No. families
Last use Chilling No. families
Increased cost of work Additional fee 25

Description of Proposed Work

To erect non-bearing partitions as shown on plan to divide living suites of offices, 2x3 studs, 16" on centers, covered on both sides with celotex.

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
Framing lumber- Kind Dressed or full size?
Corner posts Sills Girt or ledger board? Size
Girders Size Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor, 2nd, 3rd, roof
On centers: 1st floor, 2nd, 3rd, roof
Maximum span: 1st floor, 2nd, 3rd, roof

Approved:

OK 5/22/51 - O.P.S.

Signature of Owner

Theodora Pappas

Approved:

Inspector of Building

INSPECTION COPY



(A) APARTMENT HOUSE ZONE
APPLICATION FOR PERMIT

PERMIT ISSUED
DEC 3 1949
CITY OF PORTLAND

Class of Building or Type of Structure Third Class
Portland, Maine, October 24, 1949

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 45 Dearing Street Within Fire Limits? _____ Dist. No. _____
Owner's name and address Theodore Pappas, 460 Ocean Avenue Telephone 4-1125
Lessee's name and address _____ Telephone _____
Contractor's name and address Henry Norden, 95 Lancaster Street Telephone 2-9308
Architect _____ Specifications _____ Plans _____ No. of sheets _____
Proposed use of building Doctors' offices No. families _____
Last use dwelling No. families 1
Material Frame No. stories 2 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ 2000 (Add'l) _____ Fee \$ 3.00 (Add'l)

General Description of New Work

To change use of building from one family dwelling house to 4 suites of doctor's offices.
as per plans.

INSPECTION NOT COMPLETED *5/20/52 WJW*

Permit Issued with Letter

Permit issued 11/18/49

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 Theodore Pappas

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? _____

Miscellaneous

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

APPROVED:

with letter by AGS

Signature of owner

Theodore Pappas

INSPECTION COPY

NOTES

~~FROM FORMER~~

~~8. no~~

~~ist married at Mount Carroll~~

~~inside~~

~~near star~~

~~wide~~

~~12/2/49 - M. J. ...~~

~~2/25/50 - ...~~

Final Insp. Notified	Final Insp. Section Notified	Cert. of Occupancy Issued	Final Insp. Notified	Final Insp. Notified	Final Insp. Notified	Final Insp. Notified	Final Insp. Notified

Date of permit: 12/15/49
 Date of closing-in: 1/1/50
 Date of closing-in: 1/1/50
 Date of closing-in: 1/1/50
 Date of closing-in: 1/1/50
 Date of closing-in: 1/1/50
 Date of closing-in: 1/1/50
 Date of closing-in: 1/1/50
 Date of closing-in: 1/1/50

INSPECTION NOT COMPLETED

- 2-26-52 - Called Mr. Pappas on telephone and said he will come in to see Mr. Mad. at 3 o'clock Thursday afternoon 2-28-52 and try to make some other arrangements other than what is called for. If it can't be done differently, then he will revert to the original plan. *WJM.*
- 4-1-52 - Work not started or finished as agreed Feb 09 1952 with Mr. Mad. *WJM.*
- 4/14/52 - Letter. *WJM.*
- 5-16-52 - Door closer provided on 1st floor only. As says there is to be done apt. upstairs *WJM.*
- 5-27-52 - Door closer provided on 1st floor only. It is believed by tenant that Mr. Pappas plans on making second floor into an apartment. *WJM.*

INSPECTION NOT COMPLETED

6-1-51. Called Mr. Naders house left word that can spit sign over near door but this required. ^{He got called}
6-8-51. Could not get in. All
6-19-51. Put sign not up. Left word for Mr. Naders to call. All
7-5-51. This is one for each apartment & Boston's kitchen 1st floor only. Said Mr. Pappas would contact us as their occupancy. All
7-24-51. Have failed in several attempts to contact Mr. Pappas, left word for him to call. All
7-29-51. Have not heard from Mr. Pappas yet. All
9-5-51. First floor is closed by two Doctors office on second floor vacant although work done except for pipes and chimney of down separately first and second stairs. Hall down from second floor not closed but not necessary especially since second floor not visible. Can issue temporary certificate covering 1st floor. All
C.O.S. says closing of doorway in 1st story is not required by code. All
9/12/51 - see letter - All
9-21-51. Mr. Pappas to have Conts. (Mr. Naders) come to and see what, if any, arrangements can be made to not permanently close second floor door between front wall near door. He said the object of the closed doorway is to hinder fire in sitting area. All
10-9-51. Mr. Naders has not been offered. All
10/12/51 - see letter - All
10-22-51. Same first floor occupancy as before. All
nothing done about second floor door. All Mr. N.D. said same as before. All
11/28/51 - Mr. Pappas in - dancer entered from drug auto
opened door on floor at back. All
2/29/52 - see letter - All

INSPECTION NOT COMPLETED

7500 1010 000 01

BF 43 Deering Street
5/1/52 WJM

April 14, 1952

Mr. Theodore Pappas
460 Ocean Avenue
Portland, Maine

Dear Mr. Pappas:

After our conference in February and my letter following on February 29, I had thought that you were agreeable to and would proceed at once to install the automatic door-closers on the hall doors in first and second stories at 43 Deering Street without further ado.

However, on April 1 our inspector reported that nothing further had been done to clear up this situation.

Even though the second floor continues to be unoccupied, unless before May 1 the job is completed, it will be my duty to ask assistance of the Corporation Counsel to proceed against you without further notice.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMcD/B

BP 43 Deering Street
4/1/52 WJR

February 29, 1952

Mr. Theodore Pappas
150 Ocean Avenue
Portland, Maine

Copy to: Mr. Henry Norden
48-52 Eastlet Ave.,

Dear Mr. Pappas:

With reference to the question of properly safeguarding the means of egress from the second floor of your proposed professional office building at 43 Deering Street, following our conference about the problem, we have talked the matter over and come to the conclusion that it will satisfy the requirements of the Building Code as to separation of the two required means of egress from the second floor if you will provide an automatic liquid door-closer on the existing wooden door without glass panel in the doorway between front and rear halls on the second floor and on the similar door in a similar location between the first story halls.

This automatic liquid door-closer is so devised, as I explained to you, that it closes the door every time it is opened except when the door is opened wide at about 90° or more with the partition in which the door is, in which situation the self-closer does not act to close the door but the door is left standing wide open. However, if the door is in this position and a fire should take place, a fusible element in the closer melts whereupon the closer immediately closes the door automatically.

In our conference I understood you to say that if these two door closers would be acceptable in compliance with Building Code requirements, that you would proceed to provide them as soon as possible after notice.

This is the notice. Please be good enough to have the door-closers provided as soon as possible and notify this office of readiness for final inspection.

The door-closers, of course, are in lieu of the solid partitions indicated to close both doorways on your plan filed with the application for the permit. I understand that this is the only feature not completed in accordance with your application for the permit and the Building Code. When this is found in order, the certificate of occupancy authorizing change of use of the building from dwelling house to office building will be issued from this department. It is unlawful to use any part of the building for offices until this certificate of occupancy is in your possession.

Very truly yours,

Warren McDonald
Inspector of Buildings

WJed/B

INQUIRY BLANK

ZONE "A"

FIRE DIST. _____

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Letter
Verbal
By Telephone

Date 10/4/50

LOCATION 43 Deering St. OWNER Theodore Pappas ^{460 Ocean Ave.}

MADE BY Wm. Noble TEL. _____

ADDRESS 749 West End Ave, New York 25, N.Y.

PRESENT USE OF BUILDING Doctors' Office NO. STORIES 2

LAST USE OF BUILDING Dwelling CLASS CONSTRUCTION 3d

REMARKS There is a recent permit here for change of use to Doctors' Office. Work not completed.

INQUIRY Could this bldg. be used for Connalescent Home?

ANSWER 10/12/50 Mr. Noble in and I told him in general the requirements of Bldg Code would that but only is for present owners to file application for change of use with plans including those of basement.

DATE OF REPLY 10/12/50 REPLY BY W Mad

10/4/50

43 Spring Street

This was a single family dwelling up until March 1949 when D. L. Harrington, Scarborough, Maine appealed for several suites of doctors' offices first and second floors. This work not done and fee refunded.

In October 1949 Theodore Pappas went through the same procedure for same use. Appeal was sustained but this work not completed.

P.H.

P.J.H.
 - 820 grown
 - 9.90 eye make a
 - this one make a
 - 1.10 this one
 - in it's perfect
 - to suit your
 - also make a
 - form and
 - me have
 - 10/4/50

THE NOBLE RESIDENCE
 19 WEST END AVENUE
 NEW YORK 25, N. Y.
 A.C.S. 2 2034

Mr. MacDonald
 Portland Dept. of Buildings
 Portland, Me.

Oct. 2, 1950

RECEIVED
 OCT 3 1950
 DEPT. OF BLD'G. INSP.
 CITY OF PORTLAND

Dear Sir:

I am a former Portlander with half a yen to return
 for a recent visit to the old home town for the first time
 twenty years.

I am interested in the property located at 43 Deering
 Street to be conducted as a Nursing Home and wonder if you
 would be so kind as to inspect this property first hand and
 inform me in detail as to just what will be necessary in order
 to make this building comply in every respect with the City
 Ordinances governing such projects.

I operate in that field here in New York City and it
 is possible here to have any building inspected personally by
 a City Engineer for a fee in order to get specific details
 as to what has to be done, and I trust that you have a similar
 means for determining such things. I will be glad to pay what-
 ever charges are required.

The keys can be obtained from Mrs. MacNeil, Realtor,
 of the Columbia Hotel or from Theodore Pappas, owner, who
 operates a couple of restaurants in Portland, one on Cor-
 mercial Street.

Awaiting an early reply, I remain,

Very truly yours,

Wm L. Noble

INQUIRY BLANK

ZONE 1

FIRE DIST. _____

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Date 9/22/50

Verbal
By Telephone

LOCATION 173 1/2 Leona St. OWNER _____

MADE BY T. L. J. TEL. _____

ADDRESS _____

PRESENT USE OF BUILDING Doctors' Offices NO. STORIES 2

LAST USE OF BUILDING " " CLASS CONSTRUCTION 2d

REMARKS _____

INQUIRY Could this bldg. be used for residential

home?

ANSWER Under zoning Ordinance. Use. Cautioned

has about requirements under Bldg.

Code. For change of use, members of

patrols, etc. Must need a permit for

change of use and possibly plans.

DATE OF REPLY 9/22/50 REPLY BY PH

612
MMF
9/22/50

AP L, Deering St.

December 5, 1949

Mr. Theodore Pappas,
460 Ocean Avenue
Mr. Henry Norden
95 Lancaster St.

Subject: Permit for change of use of
dwelling at 43 Deering Street to
four suites of doctor's offices

Gentlemen:

The permit for the above work is issued herewith based on revised plans filed December 5, 1949 and subject to the following:

1. Vestibule latch sets, without bolts or locks of any other kind, are to be provided on both front and rear entrance doors in first story, if not existing.
2. The exit sign shown on plan over front entrance in first story is not required, but one should be provided in a conspicuous place in the second story rear hall to indicate the rear stairs.

Very truly yours,

AJS/H

Inspector of Buildings

AP 43 Ewing Street-I

November 25, 1949

Mr. Theodore Pappas
460 Ocean Avenue
Mr. Henry Norden
95 Lancaster Street

Subject: Application for permit for change of use
of building at 43 Ewing Street from dwelling to
four suites of doctors' offices

Gentlemen:

A check of the plans filed with the application raises the following questions as to compliance with Building Code requirements:

OK 1. Because of the doorway connecting the front and rear halls in both first and second stories, the two means of egress are not sufficiently separated so that, if one of the stairways were blocked from use by smoke or flames, the other would probably be blocked also. There are at least two ways to overcome this difficulty. The Building Code provides in such a case that an automatic fire detection and alarm system with the detection part of the system located throughout the cellar, all public halls and stair halls and all closets off halls may be installed to compensate for the defective location of the means of egress. However, in this particular case, if the connecting doorways in both stories in the partitions between the two halls were to be studded in and plastered on both sides on incombustible lath and a door cut through from the center room to the rear room in the suite of offices on the easterly side of the building in the second story so that occupants of the rear room could reach the front stairway without going into the rear hall, the exit situation would be solved. Please let us know how you plan to take care of this matter.

? 2. Vestibule latches, without locks or bolts of any other kind, are required on front and rear outside doors in the first story. Such locks are so arranged that anyone may leave the building at any time merely by turning the usual knob or by pressure on the usual thumb lever, even though the locks are set against entrance from the outside.

? 3. Exit signs adequate in number and location to indicate clearly the rear means of egress are required in both stories.

OK 4. To avoid the requirements of enclosure of all stairways in the building and enclosure of the heating plant in the cellar because the building is more than two stories high, it is necessary that the stair well of the attic stairs at the third floor level be framed and boarded in with construction equal to that in the third floor. In such a case the attic may not be used for any purpose whatsoever, but a scuttle should be provided in the floored over space to provide access to this area.

OK 5. Even though not many structural alterations are involved in the change of use of the building, it seems doubtful if the estimated cost of \$200.00 given on the application will cover the actual costs entailed, in view of the fact that the Building Code specifies that such an estimate shall include, besides the general construction, all plumbing, heating, electrical work, and all other built-in structures. Therefore unless you can produce an estimate to support the cost given, the estimated cost will be raised and the fee adjusted accordingly.

Permit 6. We understand that the warm air heater in the cellar is to be replaced by another type of heating plant. The installation of the new heater and any oil burning equipment therewith must be covered by a separate permit issuable only to the applicant.

Mr. Theodore Pappas

Mr. Henry Warden-----2

November 1949

It is necessary before the permit for the work is issued that the plans be revised to show compliance with Building Code requirements in all particulars and filed for checking and approval.

Very truly yours,

Warren McDonald
Inspector of Buildings

AJS/G

CC: Miller & Beal, Inc.
465 Congress Street

Admitted
file copy
43 Dearing Street-1

October 26, 1949

Mr. Theodore Pappas
450 Ocean Avenue
Faitland, Maine

Subject: Application for permit for change of
use of building at 43 Dearing Street from
one family dwelling to four suites of doctors'
offices and Zoning Ordinance appeal in connec-
tion therewith

Dear Sir:

As explained to you, we are unable to issue a permit for the above
work because the proposed use of the building for doctors' offices is not
an allowable one in the Apartment House Zone where the property is located.
You have expressed a desire to exercise your appeal rights and accordingly
we are enclosing herewith an outline of the appeal procedure and are certi-
fying the case to the Assistant Corporation Counsel, who acts as clerk for
the Board of Appeals. In order for the appeal to be heard at the earliest
opportunity, it is important that there be no delay in filing it.

Very truly yours,

Warren McDonald
Inspector of Buildings

AIS/C

Enclosure: Outline of appeal procedure

cc: Mr. Henry Norden
95 Lancaster Street

Mark Barrett
Assistant Corporation Counsel

BF 43 Deering Street-I

10/22/51/ATH

October 12, 1951

Mr. Theodore Pappas
460 Ocean Avenue
Portland, Maine

Copy to: Mr. Henry Norden
48-52 Hamblet Avenue

Dear Mr. Pappas:

With reference to our letter of September 12, and in view of the fact that your building at 43 Deering Street is being used unlawfully in the first story without the required certificate of occupancy and that the second story is evidently ready for occupancy, what do you suggest that we can do, short of starting legal proceedings, to persuade you immediately to have the doorway between the stairs in second story permanently closed to make the two means of egress from the second story comply with the Building Code?

I am aware of the fact that Inspector Hamilton talked with you since our letter was sent and that you are quite averse to closing this doorway. There is no intention to make you do unnecessary things which are distasteful to you, but frankly, Mr. Pappas, this feature should have been brought up before we issued the permit. You, yourself, signed the application for the permit and filed the blueprint with it, the blueprint calling for this doorway to be closed.

This detail is not just one small matter required by the Building Code, but is of importance because under the present situation if a fire should quickly involve the first floor and reach the second story hall, the persons there would have no way to get out at all.

No way of compensating for keeping this doorway open appears unless possibly you feel that you can spend a few hundred dollars to install an automatic fire alarm.

At any rate we shall expect this matter of defective means of egress to be thoroughly cleared up in accordance with the law before October 22, 1951, or I shall be compelled to seek the cooperation of the Corporation Counsel to start legal proceedings without further notice.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMcD/G

RP 43 Deering Street

September 12, 1951

Mr. Henry Nordon
48-52 Hamblet Ave.,
Mr. Theodore Pappas
460 Ocean Avenue

Location 43 Deering Street

Owner Mr. Theodore Pappas

Job Change of use from one family
to Doctor's offices.

Gentlemen:

Upon inspection of the above job on September 9, 1951, our inspector reports that the first floor is occupied. Since no final inspection notice was received and no certificate of occupancy issued, this occupancy is unlawful. Furthermore he reports the following condition which prevents us from issuing, at this time, the certificate of occupancy--required by law to be in possession of the owner before the building may be lawfully occupied.

The top landings of the front and rear stairs, second floor, are close together. In order to provide the two separate means of egress required it is necessary to close the opening connecting them.

The plan filed with your application and upon which the permit was issued called for this opening to be closed.

It is important that the above condition be corrected before September 24, 1951 and that you notify this office of readiness for another inspection, so that, if all is found in order, the certificate of occupancy required by law may be issued.

If additional information relative to the above is desired, please phone Inspector Hamilton at 4-1431, extension 234, any week day but Saturday between 8:00 and 8:30 A. M.

Very truly yours,

Warren McDonald
Inspector of Buildings

ATH/B

Approved:

Inspector



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, November 23, 1949

PERMIT ISSUED 02083 NOV 25 1949 CITY OF PORTLAND

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 43 Daering Street Use of Building Doctor's Offices No. Stories 2 1/2 New Building Existing
Name and address of owner of appliance Theodore Pappas, 460 Ocean Avenue
Installer's name and address Richard Waltz, 17 Clemons Street Telephone 2-3026

General Description of Work

To install oil-fired forced hot water heating system in place of warm air heating system

IF HEATER, OR POWER BOILER

Location of appliance or source of heat basement Type of floor beneath appliance concrete
If wood, how protected? Kind of fuel oil
Minimum distance to wood or combustible material, from top of appliance or casing top of furnace 4'
From top of smoke pipe 5' From front of appliance over 4' From sides or back of appliance over 3'
Size of chimney flue 10x10 Other connections to same flue none
If gas fired, how vented? Rated maximum demand per hour

IF OIL BURNER

Name and type of burner General Electric Labeled by underwriter's laboratories? yes
Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? bottom tap
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?
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

Permit issued with Letter

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: [Signature] 11.23.49

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

Signature of Installer Richard A. Waltz

Permit No. A 49/2033
 Location 43 Reeling St
 Owner Sh. od m. Dabhad
 Date of permit 11/25/49
 Approved 6-1-51. Z.C.

NOTES

- ~~1 Fill Pipe~~
- ~~2 Vent Pipe~~
- ~~3 Kind of Heat~~
- ~~4 Burner, Plecter & Support~~
- ~~5 Name of~~
- ~~6 Stack Cap~~
- ~~7 Control~~
- ~~8~~
- ~~9~~
- ~~10 Valves~~
- ~~11 Capacity~~
- ~~12 Tank Hgt by A-111-444~~
- ~~13 Tank Clearance~~
- ~~14 Oil Gauge~~
- ~~15 Instruction Card~~
- ~~16~~

12/19/49: Could not
 get in
 6-16-50 Same, fill and
 vent installed
 installation in 80

43 Deering Street-I
(Heating system)

November 25, 1949

Mr. Theodore Pappas
460 Ocean Avenue
Mr. Richard Waltz
17 Siemens Street

Subject: Permit for installation of oil-fired
hot water heating boiler at 43 Deering Street

Gentlemen:

The Board of Appeals have just granted a special exception under the Zoning Ordinance to allow the change of this building from a dwelling house to several suites of doctors' offices, but there has not been sufficient time to check the plan against Building Code requirements. This will be done as soon as possible, but this permit for the heater must therefore be issued without prejudice to any questions relating thereto which may arise underspecial requirements of the Building Code pertaining to the new business occupancy.

No particular difficulties in this connection are anticipated, however. I have talked over with Mr. Waltz the question of fire resistive enclosure for the heater because, apparently if the heater required an enclosure, it would be placed in a different location than as though no enclosure were required.

Under the Building Code a building where use for business purposes is to be commenced requires the heater to be in a fire resistive heater room and the stairways in the building to be enclosed, if the building is more than two stories in height. This building is two and one-half stories in height, and, although I understand that the third floor is not very well adaptable for use, precise application of the Code would require these enclosures.

If, however, the owner refrains from using the attic for any purpose whatever, the enclosures may be omitted. To take advantage of this allowance, the third floor stair walls would have to be solidly floored over with the allowance that a hatchway no more than 2' x 3' with cover could be provided at one point to give access to the third floor in case of need, not merely more or less permanently fastening any door which may lead to the third floor.

This will be one of the conditions on the permit for change of use is issued, and if the owner is unwilling to do the necessary work to take care of this allowance, it would be well not to start the installation of the heater, especially if the heater would be in a different location if it were enclosed.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMCD/G

City of Portland, Maine
Board of Appeals

—ZONING—

October 28, 1949

Sustained
11/18/49
4/9/98

To the Board of Appeals:

Your appellant, Theodore Pappas, who is the owner of property at 45 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.

Change of use of building at 45 Deering Street from one family dwelling to four suites of doctors' offices is not permissible because this property is located in an Apartment House Zone where such use is not permissible.

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 where necessary to avoid confiscation and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

Theodore M. Pappas
Appellant

After public hearing held on the 18th day of November, 1949, 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.

Phyllis G. Giddens
B. M. Halliwell
William H. O'Brien
John W. Laska
Edward J. Foley
BOARD OF APPEALS

DATE: November 18, 1949

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF Theodore Pappas
AT 43 Beerling Street

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

<u>Board of Appeals</u>	<u>VOTE</u>		<u>Municipal Officers</u>
	Yes	No	
Mr. Getchell	(x)	()	
Mr. O'Drion	(x)	()	
Mr. Holbrook	(x)	()	
Mr. Lake	(x)	()	
Mr. Colley	(x)	()	
	()	()	
	()	()	
	()	()	
	()	()	

Record of hearing:

Theodore Pappas, pro se.

No opposition

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

November 15, 1949

Mr. Theodore Pappas
460 Ocean Avenue
Portland, Maine

Dear Sir:

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine on Friday, November 18, 1949 at 10:30 a. m. to hear your appeal under the Zoning Ordinance.

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

Very truly yours,

Board of Appeals

Robert L. Getchall

Chairman

M

WARREN McDONALD
INSPECTOR OF BUILDINGS

On reply refer
to file AP 45 Deering Street-1

FU

CITY OF PORTLAND, MAINE

Department of Building Inspection

October 26, 1947

Mr. Theodore Pappas
460 Ocean Avenue
Portland, Maine

Dear Sir:

Subject: Application for permit for change of
use of building at 45 Deering Street from
one family dwelling to four suites of doctors'
offices and Zoning Ordinance appeal in connec-
tion therewith

C
O
P
Y

As explained to you, we are unable to issue a permit for the above
work because the proposed use of the building for doctors' offices is not
an allowable one in the Apartment House Zone where the property is located.
You have expressed a desire to exercise your appeal rights and accordingly
we are enclosing herewith an outline of the appeal procedure and are parti-
cularly referring the case to the Assistant Corporation Counsel, who acts as clerk for
the Board of Appeals. In order for the appeal to be heard at the earliest
opportunity, it is important that there be no delay in filing it.

Very truly yours,

Warren McDonald
Inspector of Buildings

MJS/G

Enclosure: Outline of appeal procedure

CC: Mr. Henry Norden
95 Lancaster Street

Mark Barrett
Assistant Corporation Counsel

CITY OF PORTLAND, MAINE

BOARD OF APPEALS

November 6, 1949

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing, in the Council Chamber, City Hall, Portland, Maine on Friday, November 16, 1949 at 10:30 a. m. to hear the appeal of Theodore Pappas requesting exception to the Zoning Ordinance to permit change of use of building at 45 Leering Street from one family dwelling to four suites of doctors' offices.

This permit is presently not issuable because this property is located in an Apartment House Zone where such use is not allowable.

This appeal is taken under Section 181 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

Robert L. Gatchell

Chairman

INQUIRY BLANK

ZONE "A"

FIRE DIST. _____

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Date 8/19/49

Verbal
By Telephone

LOCATION 43 Deering St OWNER _____

MADE BY Therese Gaffas TEL. _____

ADDRESS _____

PRESENT USE OF BUILDING Apartment NO. STORIES _____

LAST USE OF BUILDING _____ CLASS CONSTRUCTION _____

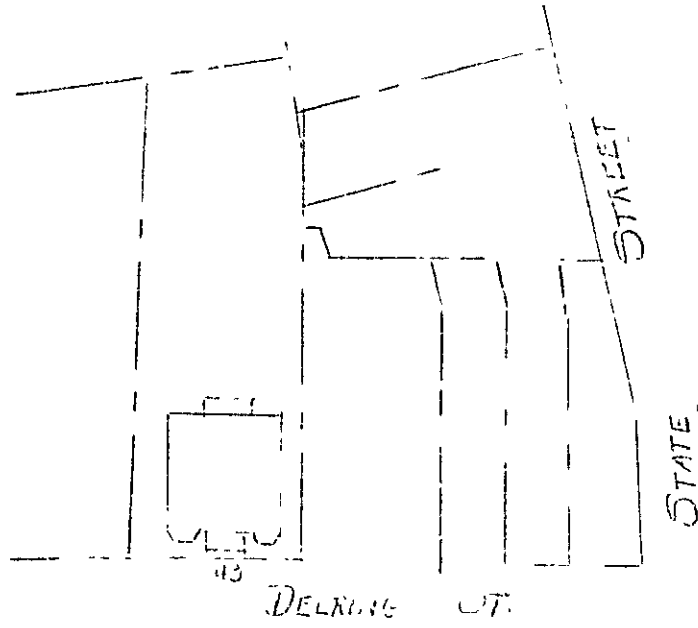
REMARKS _____

INQUIRY How would Zoning Bar or B edge code
at 1 in townships:

- (1) Professional doctors or dentists offices?
- (2) 4 apartments.

ANSWER 1. Professional offices not allowed by Zoning Law except by appeal.
2. 4 apts. allowable under Zoning law, but application for permit must have
with it architectural plans of all floors and basement showing proposed arrange-
ment and improvements to meet Building Code requirements.

DATE OF REPLY August 19, 1949 REPLY BY WMCD.



AP 43 Leering Street-I

March 31, 1949

Mr. D. L. Harrington
Scarborough
Maine

Subject: Application for permit for change
of use of dwelling at 43 Leering Street
to doctor's offices

Dear Sir:

Having tried unsuccessfully to get into the above building to check up on some details concerning which information is needed before we can issue a permit for the proposed changes, we left word by telephone at your home several days ago asking that you get in touch with this office to let us know what arrangements we could make to get into the building. As yet we have heard nothing from you in regard to this matter and wonder whether you received the message or not.

The fact that you have posted a "For Sale" sign on the building leads us to suspect that you may have given up the project. If this is the case and you do not intend to go ahead with the work and will return to this office the receipt for the permit fee, we will authorize the return of the money to you by voucher. However, if you still intend to proceed with the work, there is certain information not shown on the plans which we must have and which we believe can best be obtained by an inspection of the building. In such a case, we will appreciate information as to how we may gain entrance to the building.

Very truly yours,

Inspector of Buildings

AJS/G

22 43 Deering Street-I

February 14, 1949

Mr. D. L. Harrington
Scarborough
Maine

Subject: Application for permit for change of
use of building at 43 Deering Street from
dwelling to doctor's offices

Dear Sir:

Although your zoning appeal has been sustained by the Board of Appeals, we are still lacking revised plans indicating solution of problems noted in our letter of January 28, 1949. Until such plans have been received and upon checking have shown the work proposed to be in compliance with Building Code requirements in all respects, we will be unable to issue the permit for the work. It should be borne in mind that should no work upon this project be started within six months of February 4, the date on which the appeal was sustained, the rights granted by the Appeal Board will expire and it will be necessary to go through the appeal procedure as before to secure them again.

We find that only a preliminary application was filed to get settled the question of zoning appeal and that no fee was paid at time of making this application. It is therefore now necessary to file the regular application and pay the fee, based on the estimated cost of the work involved. This may be done at the same time as the revised plans are brought in for checking.

Very truly yours,

Inspector of Buildings

A15/G

AP 43 Deering Street-I

January 28, 1949

Mr. D. L. Harrington
Scarborough
Maine

Subject: Application for permit for change of use of
building at 43 Deering Street from dwelling to doctor's
offices

Dear Sir:

Aside from the question of zoning which you are attempting to get settled through favorable action by the Board of Appeals, a check of the plans filed with this application raises the following questions as to lack of information on them or as to compliance with Building Code requirements:

OK
each floor
entrance
front to
rear.
42
2x10
Ductwork
OK
not
indicated
not
indicated
not
indicated

1. There are no indications on plans as to the manner and into how many suites the rooms in the building are to be divided. The way in which the rooms are to be grouped together has a great deal of bearing on the adequacy of the exit arrangements of the building. Besides this, it is evident that the location of the existing stairways is such that an emergency involving one of them would almost certainly involve the other, contrary to Building Code requirements. If the problem cannot be adequately solved in any other manner, you may wish to take advantage of the special allowance of the Code that permits in certain cases the installation of an automatic fire detection and alarm system, with the detection part of the system covering the entire basement, all public halls and stair halls and all closets off halls to compensate for this deficiency. However, the arrangement of the suites of offices may cause conditions that will make something more than the installation of such a system necessary to take care of the situation.
2. Information is needed as to the framing of the first and second floors in order to determine if it is such as will take care of the fifty pounds per square foot live load specified by the Building Code for office use, or whether strengthening is necessary. Your architect should investigate this matter, show the framing on the plans and indicate how strengthening is to be done if any is needed.
3. Vestibule latchesets are required on all doors involved in a means of egress wherever they are equipped with a locking device. Such latchesets are so arranged that anyone may leave the building at any time, even though the doors are locked from the outside, by merely turning the usual knob or by pressure on the usual thumb lever.
4. Exit signs are required in adequate number and location to indicate all means of egress except that habitually used for entrance to the building.
5. Handrails, if not existing, are required on at least one side of all stairways and on both sides if stairs are more than 40" wide.
6. No indication is made on plans as to the height of stair risers or width of stair treads. This information is important because, unless the existing stairs have risers not over 8½" high and treads not less than 9" wide, it is likely that alterations will be necessary to meet these specifications of the Building Code. If the plan is correct in showing four winding treads at the head of the front stairs from first floor to second, alterations will be needed at this point because the Code permits no more than three consecutive winders in an existing stairway involved in a change of use of a building. If these treads should happen to have a width of at least six inches at the narrow end, they are tapering instead of winding treads and are allowable.

Mr. D. L. Harrington-----2.

January 28, 1949

*not
with
ted.*

7. Unless the stair well opening in third floor framing is floored over, leaving only a 2' x 3' scuttle for access to the third floor space, thus making it possible to classify the building as two stories high, all of the stairways in the building are required to be enclosed with partitions of one hour fire resistance and with Class "C" labelled fire doors in all openings in the enclosures. Likewise the heater and fuel storage space in the cellar are required to be enclosed with partitions of two hour fire resistance and with a Class "B" labelled fire door in the opening in the enclosure. If you plan to close off the third story as outlined above and not to use it for any purpose in connection with the business use in the first two stories in order to avoid the need for such enclosures, that fact should be indicated on the plans.

It is important that the manner in which answers to these problems are to be provided should be worked out and shown on revised plans that may be available at the time of the public hearing on your zoning appeal on February 4, thus enabling the Board of Appeals to have the benefit of this information when considering your case.

Very truly yours,

Inspector of Buildings

AJS/G

AP 43 Leering Street-I

January 6, 1949

Mr. D. L. Harrington
Scarborough
Maine

Subject: Application for building permit to cover change of use of single family dwelling house at 43 Leering Street to several suites of doctors' offices in first and second stories only (Business & Industrial use), and proposed zoning appeal relating thereto

Dear Sir:

Permit for this change of use is not issuable under the Zoning Ordinance because the property is located in an Apartment House Zone in which, according to Section 8A of the Ordinance, the proposed use is not allowable.

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

According to our conversation, you are aware of the fact that the Building Code also has some requirements for the new use, and that these features cannot be checked until you have furnished architectural floor plans of the cellar and first and second stories. As we talked over this matter, it became evident that, if the third floor were used for any business purpose whatever, the Building Code would require more extensive fire protection features than otherwise by way of fire resistive enclosures around the stairs and around the heating plant.

You were to have prepared the architectural plans showing your proposal, and filed here well in advance of the date of required public hearing. Thus we can check the proposition against Building Code requirements before the hearing, and, also, the Board of Appeals can discover from the plans just what you have in mind.

Very truly yours,

WMCB/C

Inspector of Buildings

Enclosure: Outline of appeal procedure

CC: Edward T. Signoux
Assistant Corporation Counsel

LOCATION 43 Deering St

held for 3/1/49
DATE

PERMIT plumbing

INQUIRY see above

COMPLAINT see above

Mr. Hamington ^{3/1/49}
today and is
to remove plans.

to remove entire
first floor to
two doctors who
will use it in
common without
separation of
suites.

He is not
certain about
no floor but
probably one
suite with
interconnecting
doors will be on
each side of
central hall.

He proposed
a solid partition
across hall

BI-67

(over)

between first
and rear
stairs, and
I told him
that unless
official auto
fire alarm of
he would
show and
provide through
each suite.

my

(A) ARTMENT HOUSE ZONE

APPLICATION FOR PERMIT



Class of Building or Type of Structure Third Class

Portland, Maine, March 9, 1949
Supersedes application of 1/8/49

[Handwritten signature]

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE.

The undersigned hereby applies for a permit to ~~alter~~ ~~repair~~ ~~or~~ ~~rebuild~~ the following building ~~structure~~ ~~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 43 Deering Street Within Fire Limits? yes Dist. No. 3
Owner's name and address D. L. Harrington, Scarborough, Maine Telephone 292-3
Lessee's name and address _____ Telephone _____
Contractor's name and address Owner Telephone _____
Architect _____ Specifications _____ Plans yes No. of sheets 2
Proposed use of building Several suites of doctor's offices No. familie _____
Last use Dwelling No. families 1
Material frame No. stories 2 1/2 Heat hot air Style of roof hip Roofing asphalt
Other buildings on same lot _____
Estimated cost \$ 2,000 Fee \$ 5.00

General Description of New Work

To change use of building from 1 family dwelling to several suites of doctor's offices 1st and 2nd floors only.
To cover entire roof of building with asphalt roofing Class C Und. Lab. roofing.

Appeal sustained 2/4/49

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 D. L. Harrington

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
Height average grade to top of plate _____ Height average grade to highest point of roof _____
Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
Material of underpinning _____ Height _____ Thickness _____
Kind of roof _____ Rise per foot _____ Roof covering _____
No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
Framing lumber—Kind _____ Dressed or full size? _____
Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

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

APPROVED:

Miscellaneous

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

INSPECTION COPY

Signature of owner Donald L. Harrington

*Refund
4/6/49*

Warren McDonald, Inspector of Buildings

City of Portland, Maine

April 6, 1949

Dear Sir:

The receipt for building permit fee of five dollars, intended to cover alteration and change of use at 43 Leering Street having been mislaid or lost, and the issuance of the permit having been denied because of insufficient information on plans and application to show compliance with Building Code requirements, I would like a refund of the fee, as provided by the Building Code in such a case, and request that you accept this letter of acknowledgement in lieu of the return of the receipt.

(Signed D.L. Harrington)

Change of Use of Building to L.S. Offices @ 43 Glenview St.

1/27/49

2- Special + General Use Requirements listed

SECTION 205

SECTION 212

h - O.K.

h - O.K.

i - O.K.

i - O.K.

j - O.K.

j - 2 - Automatic alarm system may be installed to compensate for defective means of egress.

3 - Miscellaneous:

a - How are suites of offices to be divided up? Not indicated on floor plan

b - What is framing of first + second floors? Need for checking if floors are good for 50# per sq ft live load.

Change of Use of Building to Mrs. Officers at 43 Sterling St.
1/27/49

1 - Apartment House zone - Use not allowable so appeal has been filed.				41
				38
				328
				123
2 - Special + General Use Requirements -				1568
				2
SECTION 205	SECTION 212			1 - 31.16
a - O.K.	a - O.K.			31 percent
b-1 - 2' easement wall at least 5' from lot line?	^{OK} b - O.K.			
c - O.K.	c - O.K.			
d - O.K.	d - O.K.			
e-4 - Exit signs?	✓ e-1.2a - Means of egress are not sufficiently separated. ✓ e-2.5 - Vestibule latch set on front and rear outside doors ✓ e-5.2 - Handrail on both sides of stairs more than 40" wide ✓ e-5.3 - Height of risers + width of treads not given. More than three winding treads in front stair.			
f-1 - Enclosure of stairways required unless stairs to public are closed off.	f - O.K.			
f-2 - Easements must be enclosed unless public stairs closed off.				
g - O.K.	g - O.K.			(over)

Sustained
1/49
49/10

City of Portland, Maine
Board of Appeals
—ZONING—

January 18, 19 49

To the Board of Appeals:

Your appellant, D. L. Harrington, who is the owner of property at 43 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 17, Paragraph E of the Zoning Ordinance,

Building permit to cover change of use of single family dwelling house at 43 Deering Street to several suites of doctors' offices in first and second stories only is not issuable under the Zoning Ordinance because this property is located in an Apartment House Zone where a business and industrial use is not permissible.

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 where necessary to avoid confiscation and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

D. L. Harrington
.....
Appellant

49/10

City of Portland, Maine
Board of Appeals

—ZONING—

Decision

Public hearing was held on the 4th day of February, 1949, on petition of D. L. Harrington, owner of property at 43 Deering Street, seeking to be permitted an exception to the regulations of the Zoning Ordinance relating to this property.

Building permit to cover change of use of single family dwelling house at 43 Deering Street to several suites of doctors' offices in first and second stories only is not issable under the Zoning Ordinance because this property is located in an Apartment House Zone where a business and industrial use is not permissible.

The Board 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.

<i>Robert C. Luther</i>	<i>William H. Brown</i>
<i>Gaetano J. Colley</i>	
<i>John W. Lake</i>	
<i>P. William H. H. H.</i>	

Board of Appeals

49/10

February 4, 1949

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF D. J. HARRINGTON

At 43 Deering Street

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

Present for City

Board of Zoning Appeals members:-

VOTE

	Yes	No
Mr. Getchell	(x)	()
Mr. O'Erion	(x)	()
Mr. Holbrook	(x)	()
Mr. Lake	(x)	()
Mr. Colley	(x)	()
	()	()
	()	()
	()	()

Municipal Officers:-

NO OPPOSITION

City officials:-

CITY OF PORTLAND, MAINE

LEGAL DEPARTMENT

49/10

RECEIVED OF D. L. Harrington Jan. 18 1949
FOR APPEAL RELATING TO 43 Sterling St. the sum of \$5.00

Patricia E. Meally

Mr. D. L. Harrington
Searborough
Maine

Dear Mr. Harrington:

The Board of Appeals will hold a public hearing
in the Council Chamber, City Hall, Portland, Maine on
Friday, February 4, 1949 at ten-thirty o'clock in the
forenoon to hear your appeal under the Zoning Ordinance
relating to the premises at 43 Deering Street.

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

Very truly yours,

Robert L. Gatchell

Chairman

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Dear

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CC

WARREN M. DONALD
INSPECTOR OF BUILDINGS

49/10

On reply refer
to File

CITY OF PORTLAND, MAINE
Department of Building Inspection

FU AP 43 Deering Street-I

January 6, 1949

C
O
P
Y

Mr. D. L. Harrington
Scarborough
Maine

Subject: Application for building permit to cover change of use of single family dwelling house at 43 Deering Street to several suites of doctors' offices in first and second stories only (Business & Industrial use), and proposed zoning appeal relating thereto

Dear Sir:

Permit for this change of use is not issuable under the Zoning Ordinance because the property is located in an Apartment House Zone in which, according to Section 8A of the Ordinance, the proposed use is not allowable.

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

According to our conversation, you are aware of the fact that the Building Code also has some requirements for the new use, and that these features cannot be checked until you have furnished architectural floor plans of the cellar and first and second stories. As we talked over the matter, it became evident that, if the third floor were used for any business purpose whatever, the Building Code would require more extensive fire protection features than otherwise by way of fire resistive enclosures around the stairs and around the heating plant.

You were to have prepared the architectural plans showing your proposal, and filed here well in advance of the date of required public hearing. Thus we can check the proposition against Building Code requirements before the hearing, and, also, the Board of Appeals can discover from the plans just what you have in mind.

Very truly yours,

(Signed) WARREN M. DONALD

Inspector of Buildings

WMD/C

Enclosure: Outline of appeal procedure

CC: Edward T. Gignoux
Assistant Corporation Counsel

49/10

CITY OF PORTLAND, MAINE

BOARD OF APPEALS

January 25, 1949

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine on Friday, February 4, 1949 to hear the appeal of D. L. Harrington requesting exception to the Zoning Ordinance to permit change of use of single family dwelling house at 43 Leering Street to several suites of doctors' offices in first and second stories. Time of hearing: 10:30 a. m.

This permit is not issuable under the Zoning Ordinance because this property is located in an Apartment House Zone where a business use is not permissible.

This appeal is taken under Section 17E 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 protecting 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

Robert L. Getchell

Chairman

M

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION D1288
ZONING LOCATION ... R-6 ... PORTLAND, MAINE 10/10/84

OCT 18 1984

CITY of PORTLAND

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 ... 43 Dearing Street ... Fire District #1 #2
1. Owner's name and address James T. Mahoney, same ... Telephone 775-3132
2. Lessee's name and address ... Telephone
3. Contractor's name and address ... Telephone

Proposed use of building ... three family dwelling ... No. of sheets
Last use ... three family dwelling with professional office ... No. families
Material ... No stories ... Heat ... Style of roof ... Roofing

Other buildings on same lot
Estimated contractual cost \$
Change of Use Fees \$ 25.00
Base Fee
Late Fee

FIELD INSPECTOR--Mr. @ 775-5451
Change of use - C of O for 3 aparts.
TOTAL \$ 25.00

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?
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 MISCELLANEOUS
BUILDING INSPECTION--PLAN EXAMINER Will work require disturbing of any tree on a public street?
ZONING:
BUILDING CODE: Will there be in charge of the above work a person competent
Fire Dept. to see that the State and City requirements pertaining thereto
Health Dept. are observed?
Others:

Signature of Applicant Cornelia Kohler Phone #
Type Name of above 1 2 3 4
Other and Address

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



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

Issued to **James T Mahoney**

LOCATION **43 Deering Street**

Date of Issue

October 16, 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 N. 84—, 25, 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 Dwelling

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:
11/21/81
(Date)

Arthur De...
Inspector

[Signature]
Inspector of Buildings

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

APPLICATION FOR PERMIT

PERMIT ISSUED

OCT 18 1984

CITY of PORTLAND

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION 01288

ZONING LOCATION ... R-6 PORTLAND, MAINE 10/10/84

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 ... 3 Deering Street ... Fire District #1 [] #2 []
1. Owner's name and address James T. Mahoney, same Telephone 775-3132..
2. Lessee's name and address Telephone
3. Contractor's name and address Telephone

Proposed use of building ... three family dwelling No. of sheets
Last use ... three family dwelling with professional office No. families
Material ... No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$

FIELD INSPECTOR - Mr. [Signature] @ 775-5451 Change of Use Fees \$ 25.00
Base Fee
Late Fee
TOTAL \$ 25.00
Change of use - C of U for 3 aparts.

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 gable 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

MISCELLANEOUS

BUILDING INSPECTION - PLAN EXAMINER
ZONING: OK 10/10/84 Will work require disturbing of any tree on a public street?
BUILDING CODE: Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?
Fire Dept.:
Health Dept.:
Others:

Signature of Applicant Cornelia Kohler Phone #
Type Name of above Cornelia Kohler [] [] [] []
Other
and Address

FIELD INSPECTOR'S COPY APPLICANT'S COPY OFFICE FILE COPY
[Signature]