

## Contents

Date of Document	Name of Document	Relevance
20-Jun-60	Application for Permit	Specifies 3 apartments in first story 2 apartments on 2nd story with part of 3rd story used for living quarters
20-Jun-60	Certificate of Occupancy	Approved occupancy listed as 5 apartments
5-Jun-79	RE: 65 Pine Street, Portland, Maine 55-B-28	Lists living quarters on first, second, and third floors
7-Nov-79	RE: 65 Pine Street, Portland, Maine 55-B-28, Vacant third floor apartment	Shows that the third floor was to be kept vacant without dual egress
13-Dec-79	RE: 65 Pine Street, Portland, Maine 55-B-28, Vacant third floor apartment	Letter stating third floor may be occupied
25-Jun-60	RE: Premises Located at 65 Pine Street 55-B-28 WR-Third Floor Apartment	Inspection of third floor was conducted and no major code deficiencies existed
26-Apr-88	Notice of Housing Conditions	Lists DU as 5
26-Apr-88	Housing Inspection Report	Shows first, second, and third floor was inspected
1-Jul-92	Historic Preservation Application for Certificate of Appropriateness	Request for sky lights to be added to third floor apartment
13-Jul-92	Building Permit Application	shows building as 5 unit dwelling



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class  
Portland, Maine, June 14, 1960

JUN 20 1960

CITY of PORTLAND

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 65 Pine St. Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_  
 Owner's name and address Mrs. Bertrand E Cobb, 28 Hollis Road Telephone \_\_\_\_\_  
 Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Contractor's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans no No. of sheets \_\_\_\_\_  
 Proposed use of building Apartment House No. families 5  
 Last use \_\_\_\_\_ " " \_\_\_\_\_ No. families 4  
 Material frame \_\_\_\_\_ No. stories 3 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
 Other buildings on same lot \_\_\_\_\_  
 Estimated cost \$ \_\_\_\_\_ Fee \$ 1.00

General Description of New Work

To change use of building from 4-family to 5-family apartment house (no alterations) (new apartment on first floor)

*This will make 3 apartments in first story and two in second with no part of 3rd story used for living quarters - AGS*

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

Details of New Work

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

If a Garage

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

APPROVED:  
P.D. - 6/20/60 - AGS

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  
Mrs. Bertrand E Cobb

CS 301

INSPECTION COPY

Signature of owner

by:

Phyllis M. Cobb  
Mrs. Bertrand E Cobb

(COPY)

CITY OF PORTLAND, MAINE  
Department of Building Inspection



# Certificate of Occupancy

Issued to Mrs. Bertrand Cobb  
65 Pine St.

LOCATION 65 Pine St.

Date of Issue June 20, 1960

This is in certifying that the building, premises, or part thereof, at the above location, built—altered  
—changed to use under Building Permit No. 60/746, 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  
First and second stories

APPROVED OCCUPANCY  
FIVE APARTMENTS

Limiting Fooding: second story partly over  
stairway and no part of third story  
to be used for living quarters.

This certificate superseded  
certificate issued February 16, 1958  
Approved:

(Date)

Inspector

Inspector of Buildings

*Albert J. Davis*

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.

June 5, 1979

Mr. Ronald Stephens  
161 Pine Street  
Portland, Maine 04101

Dear Mr. Stephens:

Re: 63 Pine Street, Portland, Maine 55-B-28 WK

As owner or agent of the above referred property, you were notified to correct certain substandard conditions in violation of Chapter 307 of the City of Portland Municipal Code "Minimum Standards for Housing". Several reinspections have been made and we find that you have not complied with our request.

A final reinspection was made on May 31, 1979, by Housing Inspector Leary and, as a result, you are hereby ordered to correct the violations listed below on or before June 19, 1979.

Failure to comply with this order may result in a complaint being filed for prosecution in District Court.

Sincerely yours,

Joseph E. Gray, Jr. Director  
Neighborhood Conservation

Inspector

*M. Leary*  
M. Leary

By

*Lyle D. Moyes*  
Lyle D. Moyes  
Chief of Housing Inspections

EXISTING VIOLATIONS OF CHAPTER 307 of the City of Portland Municipal Code      Section(s)

- ~~2/17 1. LEFT REAR PORCH - repair or replace the broken ceiling. 3-d~~
  - ~~2. RIGHT REAR PORCH - repair the tilting support posts on the carrying timbers. 3-d~~
  - ~~3. FIRST FLOOR LEFT REAR HALL - wall - secure the loose and hanging light fixture. 3-c~~
  - ~~4. ONE TALL SECOND MEANS OF EGRESS from the Third Floor Apartment. 10-2~~
  - ~~5. REAR EXTERIOR ROOF - replace missing shingles. 3-a~~
  - ~~6. INSTALL FIRE DOOR in accordance with the Building Code. 2-a~~
- First Floor - front
- ~~7. LIVING ROOM - wall and ceiling - install duplex outlet or ceiling light. 3-c~~
  - ~~8. BATHROOM - window - replace missing putty bead. 3-c~~
- First Floor - rear
- ~~9. KITCHEN AND BATHROOM - ceilings - remedy the leaking conditions. 3-b~~
  - ~~10. BATHROOM - ceiling - repair or replace the broken tile. 3-b~~
  - ~~11. BATHROOM - ceiling - replace the missing light fixture. 3-b~~

continued -

65 Pine Street - continued

Second Floor - front

~~12. BATHROOM - bathtub - determine the reason and remedy the condition causing the leaking conditions. 6-d~~

Second Floor - rear

12/2 ~~13. LIVING ROOM - wall - repair or replace inoperative light switch. 6-c~~

Third Floor

7/12 ~~14. KITCHEN - window - repair or replace broken window sill. 3-c~~

7/12 ~~15. FRONT HALL - ceiling - remedy the condition causing leaking conditions. 1-b~~

November 7, 1979

Mr. Ronald Stephens  
161 Pine Street  
Portland, Maine 04102

Re: 65 Pine Street NEF-NE 55-8-26  
Vacant third floor apartment

Dear Mr. Stephens:

As owner or agent of the property located at 65 Pine Street, Portland, Maine, you are hereby notified that as the result of a recent inspection the vacant apartment is hereby declared unfit for human occupancy.

The above mentioned apartment is to be kept vacant so long as the following conditions continue to exist thereon:

Lack of dual egress.

14b

Therefore, you will not occupy, permit anyone to occupy, or rent the above mentioned without the written consent of the Health Officer or his agent, certifying that the conditions have been corrected.

Sincerely yours,  
Joseph E. Gray, Jr., Director  
Neighborhood Conservation

By \_\_\_\_\_  
Lyle D. Noyes,  
Chief of Housing Inspections

Inspector \_\_\_\_\_  
H. Leary

dlb

Send Copy

December 13, 1979

Mr. Ronald Stephens  
161 Pine Street  
Portland, Maine 04102

Re: 65 Pine Street 33-B-28 WK  
Third Floor Apartment

Dear Mr. Stephens:

This is to inform you, as owner or agent of the property located at 65 Pine Street, Portland, Maine, that we have released the third floor apartment from posting.

Therefore, you may rent the apartment to others or occupy it yourself.

If any additional information is desired, visit or call this office.

Sincerely yours,  
Joseph E. Gray, Jr., Director  
Neighborhood Conservation

By Lyle D. Moyes  
Lyle D. Moyes,  
Housing Code Administrator

Inspector M. Laary

M. Laary

dld

CERTIFICATE OF INSPECTION

DATE March 23, 1950

City of Portland  
Housing Inspections Division  
Department of Neighborhood Conservation  
Tel: 775-5451 Ext. 448 - 358

Mr. Ronald Stephens  
161 Pine Street  
Portland, Maine 04102

Re: Premises Located at 65 Pine Street 55-B-28 WR - Third Floor Apartment

Dear Mr. Stephens:

An inspection of the above referred premises was recently completed by Housing Inspector M. Leary.

Although the structure does not meet the minimum standards as described in the Housing Code, it has been determined that no major code deficiencies exist at this time.

Items included on the enclosed list should be corrected as part of your normal maintenance procedures in order to avoid extensive repairs in the future and to prolong the useful life of the building.

Thank you for your cooperation and your efforts to help us maintain decent, safe, and sanitary housing for all Portland residents.

Please do not hesitate to call this office if you have any questions regarding this notice.

Sincerely yours,  
Joseph E. Gray, Jr., Director  
Neighborhood Conservation

Inspector M. Leary  
M. Leary

By Lyle A. Noyes  
Lyle A. Noyes,  
Housing Code Administrator





# CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

C 02  
05L  
M.F.

## NOTICE OF HOUSING CONDITIONS

DU: 5  
CHART-BLOCK-LOT - 55-A-2  
LOCATION: 65 Pine Street

DISTRICT: 5  
ISSUED: April 26, 1988  
EXPIRES: June 26, 1988

Adams Management Co.  
215 State Street  
Portland, ME 04101

Dear: Sir:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 65 Pine Street by Code Enforcement Officer Merlin Leary (5). Violations of Article V of the Municipal Ordinance (Housing Code) were found as described in detail on the attached "Housing Inspection Report".

In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects on or before June 26, 1988. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within ten (10) days from this date, we will assume the repairs to be in progress and, on re-inspection within the time set-forth above, will anticipate that the premises have been brought into compliance with the Housing Code Standards.


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

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

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

Very truly yours,

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

By:   
F. Samuel Hoffman  
Chief of Inspection Services

  
Merlin Leary (5)  
Code Enforcement Officer

Attachments

# HOUSING INSPECTION REPORT

OWNER: Adams Management Co.

LOCATION: 65 Pine Street

CODE ENFORCEMENT OFFICER: Merlin Leary (5)

HOUSING CONDITIONS DATED: April 26, 1988

EXPIRES: June 26, 1988

ITEMS LISTED BELOW ARE IN VIOLATION OF ARTICLE V OF THE MUNICIPAL CODES, "HOUSING CODE", AND MUST BE CORRECTED ON OR BEFORE THE EXPIRATION DATE.

	<u>SEC. (S)</u>
*1. FURNACE ROOM ENCLOSURE FOR WALLS - missing	114-2
FIRST FLOOR	
*2. REAR BEDROOM - window - rotted sash	108-3
*3. BATHROOM - floor - rotted and damaged boards	108-2
4. BEDROOM - wall - inoperative detector	25 MRSA 2464
SECOND FLOOR	
5. BATHROOM - ceiling - loose and peeling paint	108-2
THIRD FLOOR	
*6. FRONT HALL - stairway - missing railing	108-4
7. HALL - ceiling - inoperative detector	25 MRSA 2464

\*When making your repairs, first priority is to be given to items with asterisks, as they constitute extreme hazards to the health of safety of the occupants of this structure.

NOTE: At the time of the survey, I was unable to gain access to the First Floor Rear Apartment. I suggest that if there is any conditions which need correcting in this apartment, that you make the repairs while doing the work on the rest of the structure.



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

Form 2.21.90

**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: 65 Pine St. Thomas Edwards House

Applicant: (name) Leland Bruce Courtois (telephone) 473-4220 874-8766  
 (company) \_\_\_\_\_  
 (address) 55 Montrose Ave.  
Portland Me. 04103

**RECEIVED**

Property Owner, if different: (name) Same  
 (address) \_\_\_\_\_ JUL - 1 1992  
 (telephone) \_\_\_\_\_

DEPT. OF BUILDING INSPECTION  
 CITY OF PORTLAND

Architect (if any): \_\_\_\_\_  
 Contractor or Builder (if any): Dave Repan

Local Designation:  within historic district: (name) Western Prom  
 Landmark.  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):

To install Sky lights in Third Floor rear of Building as in attached sketch and larger windows end of North Gable. The work is needed to bring more light and air to the third floor apartment

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

Leland Bruce Courtois 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: 7/1/92 Date Application Complete \_\_\_\_\_

First Choice Part B

Add a Skylight to Kitchen  
Velux Approx 30" x 37"

RECEIVED

JUL - 1 1992

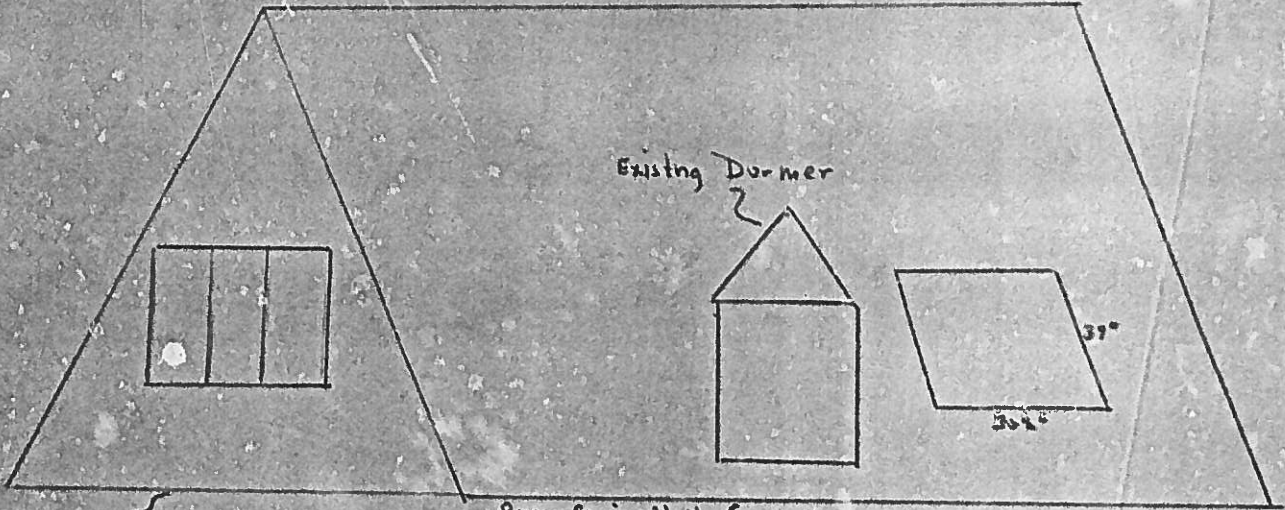
DEPT OF BUILDING INSPECTION  
CITY OF PORTLAND

Permit #

884022

City of Portland

DEPT OF BUILDING INSPECTION



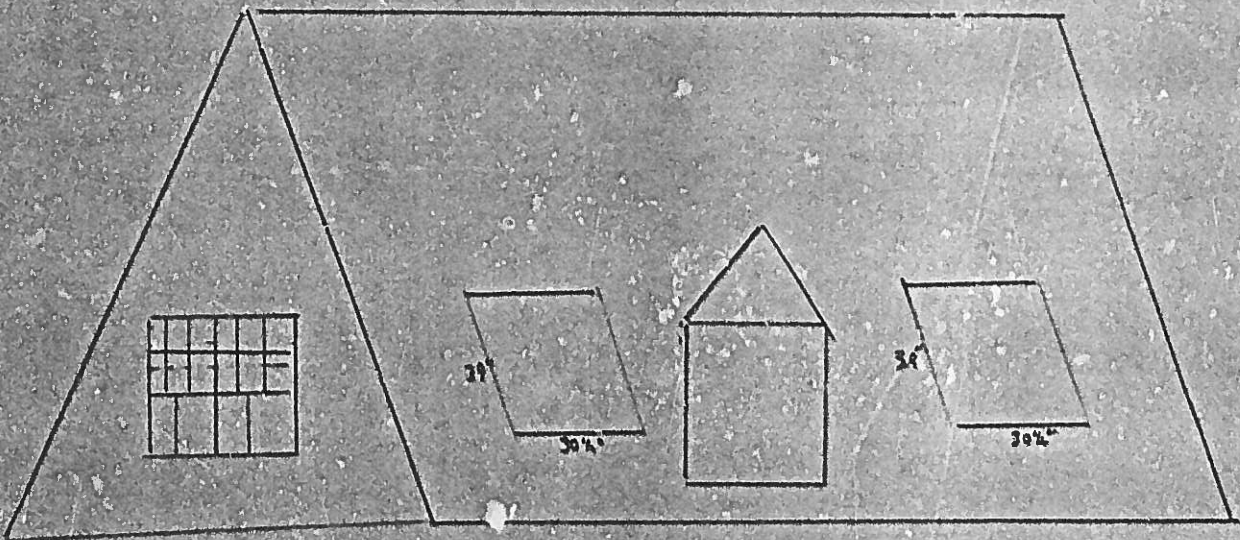
North Gable Part A

Rear facing Blk the Court Facing West

Not Drawn To Scale

Second Choice

Add Skylights to Kitchen  
and living room  
Velux Opening Type



924022

Permit # \_\_\_\_\_ City of Portland BUILDING PERMIT APPLICATION Fee \$30 Zone \_\_\_\_\_ Map # \_\_\_\_\_ Lot# \_\_\_\_\_

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

Owner: L. Bruce Courtois Phone # X8766 (cityhall)

Address: 55 Montrose Ave- Ptd, NE 04103

LOCATION OF CONSTRUCTION 65 Pine St.

Contractor: OWNER Sub: \_\_\_\_\_

Address: \_\_\_\_\_ Phone # \_\_\_\_\_

Est. Construction Cost: 2,000 Proposed Use: 5-unit dwelling

# 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: Exterior renovations - windows - third floor

Foundation: \_\_\_\_\_

1. Type of Soil: \_\_\_\_\_

2. Set Backs - Front \_\_\_\_\_ Rear \_\_\_\_\_ Side(s) \_\_\_\_\_

3. Footings Size: \_\_\_\_\_

4. Foundation Size: \_\_\_\_\_

5. Other \_\_\_\_\_

Notes: \_\_\_\_\_

1. Sills Size: \_\_\_\_\_ Sills must be anchored.

2. Girder Size: \_\_\_\_\_

3. Lally Column Spacing: \_\_\_\_\_ Size: \_\_\_\_\_ Spacing 16" O.C.

4. Joist Size: \_\_\_\_\_ Size: \_\_\_\_\_

5. Bracing Type: \_\_\_\_\_

6. Floor Sheathing Type: \_\_\_\_\_ Size: \_\_\_\_\_

7. Other Material: \_\_\_\_\_

Exterior Walls: \_\_\_\_\_ Spacing \_\_\_\_\_

1. Studding Size \_\_\_\_\_

2. No. windows \_\_\_\_\_

3. No. Doors \_\_\_\_\_

4. Header Sizes \_\_\_\_\_ Yes \_\_\_\_\_ No \_\_\_\_\_ Spacing \_\_\_\_\_

5. Bracing \_\_\_\_\_

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: \_\_\_\_\_ Spacing \_\_\_\_\_

1. Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_

2. Header Sizes \_\_\_\_\_ Spacing \_\_\_\_\_

3. Wall Covering Type \_\_\_\_\_

4. Fire Wall if req'd \_\_\_\_\_

5. Other Materials \_\_\_\_\_

For Official Use Only

Date: 7/1/92

Book: \_\_\_\_\_

Page: \_\_\_\_\_

Sheet: \_\_\_\_\_

Scale: \_\_\_\_\_

Project: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_

Year: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_

Year: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_

Year: \_\_\_\_\_

Street Frontage Provided: \_\_\_\_\_

Provided Subgrade: Front \_\_\_\_\_ Back \_\_\_\_\_ Side \_\_\_\_\_

Review Required: \_\_\_\_\_

Zoning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_

Planning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_

Conditional Use: \_\_\_\_\_

Special Exception: \_\_\_\_\_

Special Exception: \_\_\_\_\_

Callings: \_\_\_\_\_

1. Ceiling Joist Size: \_\_\_\_\_ Spacing \_\_\_\_\_

2. Ceiling Strapping Size: \_\_\_\_\_ Spacing \_\_\_\_\_

3. Type Ceiling: \_\_\_\_\_ Size \_\_\_\_\_

4. Insulation Type: \_\_\_\_\_

5. Ceiling Height: \_\_\_\_\_

Roofs: \_\_\_\_\_

1. Truss or Rafter Size \_\_\_\_\_ Span: \_\_\_\_\_

2. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_

3. Roof Covering Type \_\_\_\_\_

4. Chimneys: \_\_\_\_\_

5. Heating: \_\_\_\_\_

6. Electrical: \_\_\_\_\_

7. Plumbing: \_\_\_\_\_

8. Service Entrance Size: \_\_\_\_\_

9. Smoke Detector Required: Yes \_\_\_\_\_ No \_\_\_\_\_

10. Approval of soil test if required: \_\_\_\_\_

11. No. of Fixtures: \_\_\_\_\_

12. No. of Tubs or Showers: \_\_\_\_\_

13. No. of Lavatories: \_\_\_\_\_

14. No. of Other Fixtures: \_\_\_\_\_

Swimming Pools: \_\_\_\_\_

1. Type: \_\_\_\_\_

2. Pool Size: \_\_\_\_\_ Square Footage \_\_\_\_\_

3. Must conform to National Electrical Code and State Law.

PERMIT ISSUED WITH LETTER

PERMIT ISSUED WITH LETTER

PERMIT ISSUED WITH LETTER

Permit Issued By: *[Signature]*

Address: 601 S. E. Chase

Date: 7-1-92

CONTINUED TO REVERSE SIDE

Ivory Tag - CEO

3 Mrs. Lowe