

211-217 DEERING AVENUE



2-9201-31

CITY OF PORTLAND, MAINE
Application for Permit to Install Wires

Permit No. 133
Issued 4-26-73

Portland, Maine, 1973

To the City Electrician, Portland, Maine:

The undersigned hereby applies for a permit to install wires for the purpose of conducting electric current, in accordance with the laws of Maine, the Electrical Ordinance of the City of Portland, and the following specifications.

(This form must be completely filled out — Minimum Fee, \$1.00)

Owner's Name and Address Betty O'Connell Tel.
Contractor's Name and Address Manning Elec Co Tel.
Location 215 Hilling Ave Use of Building
Number of Families Apartments Stores Number of Stories
Description of Wiring: New Work Additions Alterations
Aluminum siding
Pipe Cable Metal Molding BX Cable Plug Molding (No. of feet)
No. Light Outlets Plugs Light Circuits Plug Circuits
FITTERS: No. Fluor. or Strip Lighting (No. feet)
SERVICE: Pipe Cable Underground No. of Wires Size
METERS: Relocated Added Total No. Meters
MOTORS: Number Phase H. P. Amps Volts Starter
HEATING UNITS: Domestic (Oil) No. Motors Phase H.P.
Commercial (Oil) No. Motors Phase H.P.
Electric Heat (No. of Rooms)
APPLIANCES: No. Ranges Watts Brand Feeds (Size and No.)
Elec. Heaters Watts
Miscellaneous Watts Extra Cabinets or Panels
Transformers Air Conditioners (No. Units) Signs (No. Units)
Will commence 19..... Ready to cover in 19..... Inspection 19.....
Amount of Fee \$ 1.00

Signed Luigi J. Manning

DO NOT WRITE BELOW THIS LINE

SERVICE METER GROUND
VISITS: 1 2 3 4 5 6
7 8 9 10 11 12
REMARKS:

INSPECTED BY W. H. [Signature]
(OVER)

LOCATION *Deering Av. 215*
 INSPECTION DATE *5/21/73*
 WORK COMPLETED *5/21/73*
 TOTAL NO. INSPECTIONS *1*
 REMARKS:

FEE S FOR WIRING PERMITS EFFECTIVE JULY 31, 1963

WIRING

1 to 30 Outlets	\$ 2.00
31 to 60 Outlets	3.00
Over 60 Outlets, each Outlet	.05
(Each twelve feet or fraction thereof of fluorescent lighting or any type of plug molding will be classed as one outlet).	

SERVICES

Single Phase	2.00
Three Phase	4.00

MOTORS

Not exceeding 50 H.P.	3.00
Over 50 H.P.	4.00

HEATING UNITS

Domestic (Oil)	2.00
Commercial (Oil)	4.00
Electric Heat (Each Room) ..	.75

APPLIANCES

Ranges, Cooking Tops, Ovens, Water Heaters, Disposals, Built-in Dishwashers, Dryers, and any permanent built-in appliance — each unit	1.50
---	------

MISCELLANEOUS

Temporary Service, Single Phase	1.00
Temporary Service, Three Phase	2.00
Circuits, Cables, Fuses, etc.	10.00

COPY



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

Issued to **Wilton L. Goldblatt**

Date of Issue **October 5, 1949**

This is to certify that the building, premises, or part thereof, indicated below, and built—
~~under Building Permit No. 49/100~~ at **211-217 Deering Avenue**
under Building Permit No. **49/100**, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire Building

APPROVED OCCUPANCY

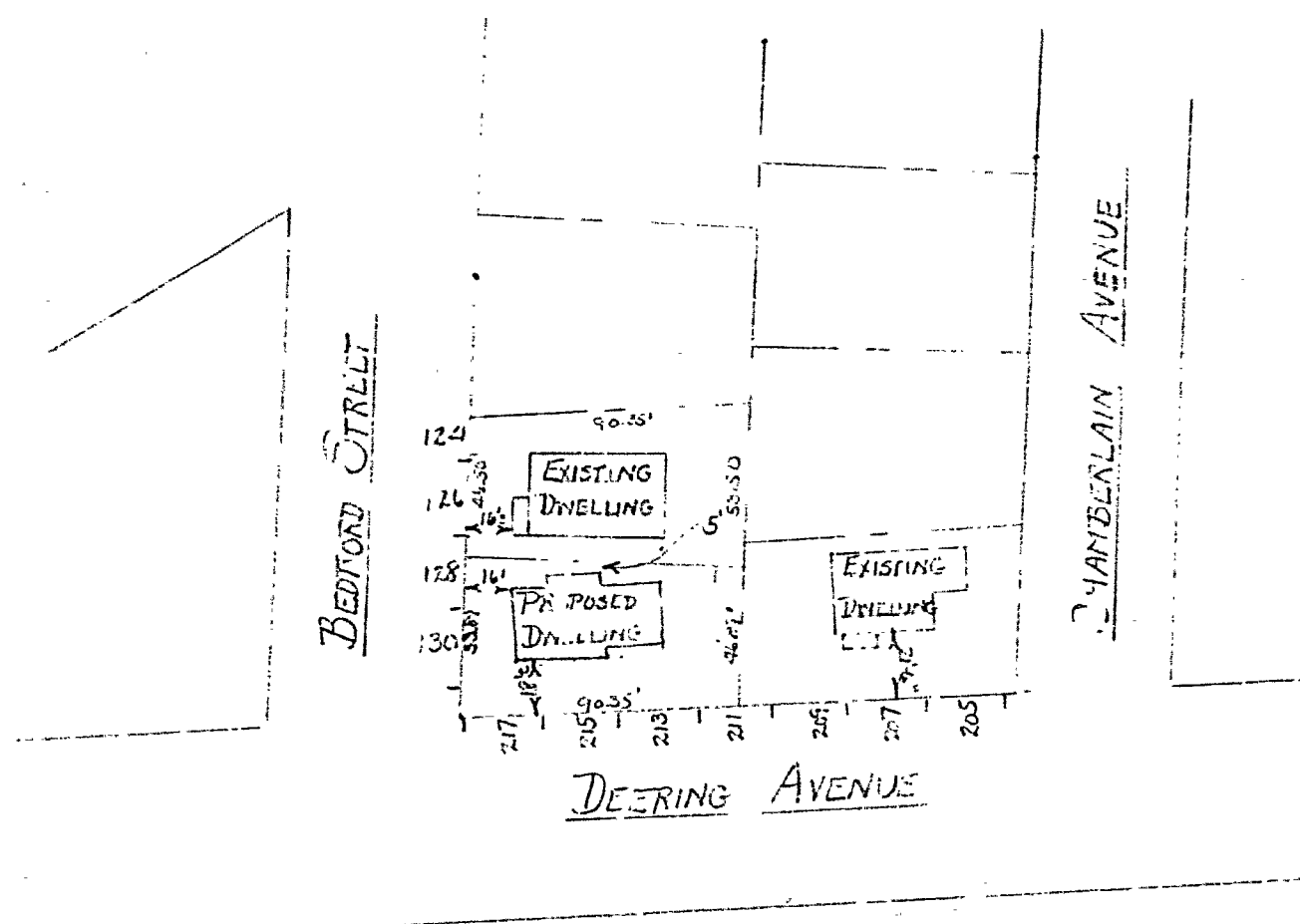
One-family Dwelling House

Limiting Conditions:

This certificate supersedes
certificate issued

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. Cop. will be furnished to owner or lessee for one dollar.



A 211-17 Leaning Avenue,
corner of Bedford Street-I

May 19, 1929

H. C. Johnson Esq.
3 Cliff Street
Portland, Maine

Permit for construction of
new building 47' x 45' at 211-17
Leaning Avenue, corner of Bedford
Street

Gentlemen:

The appeal under the Building Code having been sustained, the
permit for the above work is issued herewith subject to the follow-
ing:

1. The basis on which the appeal was sustained was that the
new building will be so located on the lot that it will be no closer
to Bedford Street than the front wall of the existing dwelling on the
adjoining lot on Bedford Street and so that the rear of the building
will be the minimum allowable distance of five feet from the lot line.

2. No indication of the spacing or kind of ties for the brick
work is indicated on plans. The Building Code specifies that, if
wire ties are used, they are to be no smaller than wire of number six
gauge or if corrugated metal ties are provided, they shall be of steel
a thickness that at a width no greater than seven eighths of an inch
1,000 ties shall weigh no less than 48 pounds. Such ties are required
to be spaced 16" from center to center of every fifth course of brick-
work.

Very truly yours,

Inspector of Buildings

AM/

CC: Mr. Milton H. Goldblatt
47 State Street—Art. 6

Mr. William C. Amittage
40 Mitchell Road
South Portland, Maine

File with
original

AP 211-217 Leering Avenue,
Corner of Bedford Street-1

May 4, 1949

Mr. Milton M. Goldblatt
47 State Street
Portland, Maine

Subject: Application for permit for con-
struction of new dwelling 47' x 49' at
211-217 Leering Avenue, corner of Bedford
Street

Dear Sir:

As explained to your contractor, Mr. Johnson, we are unable to issue a permit for the above work because the wall of the dwelling is proposed closer to the line of Leering Avenue than is the front wall of the existing dwelling on the adjoining lot at Bedford Street, contrary to the requirements of Section 16J of the zoning ordinance applying in the Residential C zone where the property is located. Mr. Johnson has conveyed to us your desire to exercise your appeal rights in this matter because of the fact that, if the building were to be placed on the lot so as to provide the required front yard distance, it would be only about two feet from the lot line at the rear of the building instead of the minimum distance of five feet required. Accordingly we are enclosing an outline of the appeal procedure and are certifying the case to the Assistant Corporation Council, who acts as clerk for the Board of Appeals. Data; etc. should be filed as soon as possible in order that it may be heard at the next meeting of the appeal board.

Very truly yours,

Inspector of Buildings

JS/C

Enclosure: Outline of appeal procedure

cc: E. C. Johnson Company
3 Cliff Street

Mr. William W. Knight
23 Mitchell Road
South Portland, Maine

Edward F. Gignoux
Assistant Corporation Council



RESEARCH ZONE - C

APPLICATION FOR PERMIT

Class of Building or Type of Structure First Class

Portland, Maine, April 29, 1949

PERMIT ISSUED

2-19-1949

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect ~~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 21-217 Leaning Ave Within Fire Limits? no Dist. No. _____
Owner's name and address Hilton K. Goliblatt, 47 State Street Apt. 1 Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address E. G. Johnson Co., 3 Cliff Street Telephone 3-1630
Architect William C. Armitage Specifications _____ Plans yes No. of sheets 6
Proposed use of building Dwelling house No. families 1
Last use _____ No. families _____
Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ 12,000 Fee \$ 17.50

General Description of New Work

To construct 1-story frame dwelling house 27' x 48'.

Appeal sustained 5/13/49

It is understood that the _____ 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 E. G. Johnson Co.

Details of New Work

Is any plumbing involved in this work? yes Is any electrical work involved in this work? yes
Height average grade to top of plate 10'1" Height average grade to highest point of roof 16'1"
Size, front 27' depth 18' No. stories 1 solid or filled land? _____ earth or rock? may be
Material of foundation Concrete at least 4" below grade Thickness, top 10" bottom 12" cellar yes
Material of underpinning " to fill Height _____ Thickness _____
Kind of roof Pitch Rise per foot 6" Roof covering Asphalt Class C Und Lab
No. of chimneys 1 Material of chimneys brick of firing tile Kind of heat h. air fuel oil
Framing lumber—Kind herlock Dressed or full size? dressed
Corner posts 4x6 Sills 4x6 Girt or ledger board? _____ Size _____
Girders yes Size 6x8 Columns under girders Lally Size 3" Max. on centers 6'
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 2x6 3rd _____, roof 2x8
On centers: 1st floor 16" 2nd 20" 3rd _____, roof 20"
Maximum span: 1st floor 11' 2nd _____, 3rd _____, roof 12'
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 AGS

Allancous

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

Hilton K. Goliblatt
E. G. Johnson Co.Signature of owner E. G. Johnson

INSPECTION COPY

NOTES

5/2/49 - [illegible]
 5/31/49 - [illegible]
 6/8/49 - [illegible]
 6/16/49 - [illegible]
 7/22/49 - [illegible]
 7/29/49 - [illegible]

Permit No. 449/700
 Location: 211-217 Sleeping Quarters
 Date: 5/1/49
 Exit: 5/1/49
 Ingress: 5/1/49
 Egress: 5/1/49
 Final: 5/1/49
 Port of Occupancy: 5/1/49

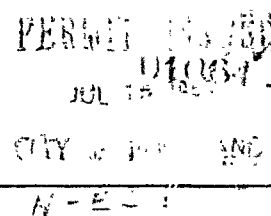
(illegible)



FILE IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR
HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, July 18, 1919



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 211-217 Deering Avenue Use of Building Dwelling No. Stories 1 New Building Existing
Name and address of owner of appliance Hilton Goldblatt, 47 State Street
Installer's name and address R. C. Wakefield, Elm St., Biddeford, Me. Telephone _____

General Description of Work

To install forced warm air heating system including oil burner

IF HEATER, OR POWER BOILER

Location of appliance or source of heat Cellar 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 24"
From top of smoke pipe 42" From front of appliance over 4' From sides or back of appliance over 3'
Size of chimney flue 8x8 Other connections to same flue None
If gas fired, how vented? _____ Rated maximum demand per hour _____

IF OIL BURNER

Name and type of burner Waterman-Waterbury Labelled by underwriter's laboratories? Yes
Will operator be always in attendance? _____ Does oil supply line feed from top or bottom of tank? Bottom
Type of floor beneath Concrete
Location of oil storage Cellar 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

Amount of fee enclosed? 2.00 (\$200 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED:

O. H. E. S. 7/17/19

Will there be in charge of the above work a person who has seen the State and City requirements pertaining to this work observed? Yes

INSPECTION COPY

Signature of Installer R. C. Wakefield

Permit No. 49/1064

Location 211-217 Decima Ave.

Owner Hilton Goldblatt

Date of permit 7/15/49

Approved 10/11/49

9/16/49 - Letter above
above deficiencies - M.D.

10/11/49 D.D. done
E.S.

NOTES

- 1 Fill Pipe ☒
- 2 Vent Pipe ☒
- 3 Kind of Heat Hot Water
- 4 Burner Rigidity & Support Good
- 5 Name & Label Horizontal
- 6 Stack Control ☒
- 7 High Limit Control ☒
- 8 Remote Control ☒
- 9 Piping Support & Protection ☒
- 10 Valves in Supply Line ☒
- 11 Capacity of Tanks 25
- 12 Tank Rigidity & Support ☒
- 13 Tank Distance ☒
- 14 Oil Charge ☒
- 15 Instruction Card ☒
- 16 ☒

9/14/49. Several
of the hot ducts
are closer than 1"
to woodwork without
proper protection.
No valve at burner.
No instruction card.
No shield. E.S.

217-217-1
(217-217 Peering Avenue)

September 15, 1949

Mr. J. C. Wakfield
114 Street
Peering, Maine

Subject: Discrepancies found in heating equip-
ment installation at 217-217 Peering Avenue

Dear Sir:

Upon making a final inspection of this building at 217-217 Peering Avenue the following discrepancies were found in the first division of the heating equipment:

1. Several of the heat ducts are closer than one inch to combustible material without first being covered by 1/2 lb. asbestos. This is required by law.
2. There is only one shutoff valve in the oil supply line to the burner and the oil supply tank. Another shutoff valve is required near the burner assembly.
3. A suggested 3/16" rigid asbestos shield is required to be provided between bottom of burner joints and the top of the so-called "Valence" chamber to extend at least 2" beyond each on all four sides.
4. An instruction card for the operation of the burner is to be supplied and posted near the assembly.

When these features have been completed, it is necessary that you notify this office for another inspection, when, if everything is found in order the certificate of occupancy required by law will be issued to the owner.

Very truly yours,

Warren McDonald
Inspector of Buildings

LS/G

CC: Mr. Milton Goldblatt
417 State Street

New golden

*Sustained
5/13/49
49/45*

City of Portland, Maine
Board of Appeals
—ZONING—

May 4, 1949

To the Board of Appeals:

Your appellant, Hilton M. Goldblatt, who is the owner of property at 211-217 Deering Avenue, 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 for construction of new dwelling 27' x 48' at 211-217 Deering Avenue, corner of Bedford Street, is not issuable because the wall of the dwelling is proposed closer to the line of Deering Avenue than is the front wall of the existing dwelling on the adjoining lot on that street, contrary to the requirements of Section 16J of the Zoning Ordinance applying in the Residence C Zone where this property is located.

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

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

Hilton Goldblatt
Appellant
William O. Amey

49/15

City of Portland, Maine
Board of Appeals
—ZONING—

Decision

Public hearing was held on the 13th day of May, 19 49 ,
on petition of Hilton M. Goldblatt owner of property at
211-217 Deering Avenue, seeking to be permitted an exception to the regulations of
the Zoning Ordinance relating to this property.

Building permit for construction of new dwelling 27' x 48' at 211-217 Deering Avenue, corner of Bedford Street, is not issuable because the wall of the dwelling is proposed closer to the line of Deering Avenue than is the front wall of the existing dwelling on the adjoining lot on that street, contrary to the requirements of Section 16J of the Zoning Ordinance applying in the Residence C Zone where this property is located.

The board finds that an exception is necessary in this case to avoid practical difficulty and unnecessary hardship and desirable relief may 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.

Robert L. Mitchell
William F. O'Brien
Allen C Frost
John W. Lake
Edward J. Cully

Board of Appeals

49/15
DATE: May 13, 1949

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF HILTON M. GOLDELATT
AT 211-217 Deering Avenue

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'Brien	(x) ()	
Mrs. Frost	(x) ()	
Mr. Lake	(x) ()	
Mr. Colley	(x) ()	
	() ()	
	() ()	
	() ()	
	() ()	

Record of hearing:

Armitage for appellant
Richard Chapman, Esq. for Constantine (neighbor) opposed.

Impossible to build a house on or use this lot with either building closer than 5' to side line or nearer to street line than Constantine house which is 75' - 80' away. No substantial hardship to Constantine.

47/15

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

May 9, 1949

Mr. Hilton M. Golchblatt
47 State Street
Portland, Maine

Dear Mr. Golchblatt:

The Board of Appeals will hold a public hearing
in the Council Chamber, City Hall, Portland, Maine on
Friday, May 13, 1949 at 10:30 a. m. Daylight Saving
Time to hear your appeal under the Zoning Ordinance
relating to the premises at 211-217 Deering Avenue.

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

Very truly yours,

Board of Appeals

Robert L. Getchell

Chairman

M

49/45

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

May 9, 1949

Mr. Louis K. Constantine
209 Deering Avenue
Portland, Maine

Dear Sir:

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine on Friday, May 13, 1949 at 10:30 a. m. Daylight Saving Time to hear the appeal of Hilton M. Goldblatt requesting exception to the Zoning Ordinance to permit construction of new dwelling 27' x 48' at 211-217 Deering Avenue.

This permit is presently not feasible because the wall of the dwelling is proposed closer to the line of Deering Avenue than is the front wall of the existing dwelling on the adjoining lot on that street contrary to requirements of Section 16J of the Zoning Ordinance applying in the Residence C Zone where this property is located.

If you wish to be heard either for or against this appeal, please be present or be represented at the above time and place.

Very truly yours,

Robert L. Getchell

Chairman

M

WARREN McDONALD
INSPECTOR OF BUILDINGS

49/15

On reply refer
to file
211-217 Deering Avenue,
corner of Bedford Street-1
Department of Building Inspection

CITY OF PORTLAND, MAINE

May 4, 1949

C
O
P
Y

Mr. Hilton M. Goldblatt
47 State Street
Portland, Maine

Subject: Application for permit for construction of new dwelling 27' x 48' at 211-217 Deering Avenue, corner of Bedford Street

Dear Sir:

As explained to your contractor, Mr. Johnson, we are unable to issue a permit for the above work because the wall of the dwelling is proposed closer to the line of Deering Avenue than is the front wall of the existing dwelling on the adjoining lot on that street, contrary to the requirements of Section 16J of the Zoning Ordinance applying in the Residential C Zone where the property is located. Mr. Johnson has conveyed to us your desire to exercise your appeal rights in this matter because of the fact that, if the building were to be placed on the lot so as to provide the required front yard distance, it would be only about two feet from the lot line at the rear of the building instead of the minimum distance of five feet required. Accordingly we are enclosing an outline of the appeal procedure and are certifying the case to the Assistant Corporation Counsel, who acts as clerk for the Board of Appeals. The appeal should be filed as soon as possible in order that it may be heard at the next meeting of the Appeal Board.

Very truly yours,

(Signed) WARREN McDONALD

Inspector of Buildings

AJS/G

Enclosure: Outline of appeal procedure

CC: E. G. Johnson Company
3 Cliff Street

Mr. William O. Armitage
23 Mitchell Road
South Portland, Maine

✓ Edward T. Gignoux
Assistant Corporation Counsel