

261-263 DELRING AVENUE



Full cut - 920R - hat cut - 920R - TSH
J203R - Full - 9205R



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, February 26, 1952

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ alter ~~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 265 Dearing Avenue (261-263) Within Fire Limits? no Dist. No.

Owner's name and address Teresa D. Powers, 265 Dearing Avenue Telephone 3-5437

Lessee's name and address Telephone

Contractor's name and address Telephone

Architect Specifications Plans no No. of sheets 1

Proposed use of building Apartment house No. families 3

Last use dwelling house No. families 2

Material wood No. stories 2 1/2 Heat Style of roof Roofing

Other buildings on same lot

Estimated cost \$ 450. Fee \$.50

General Description of New Work

To change former ~~two-~~ family dwelling house to 3-family apartment house, one apartment on each floor, and to include construction of a rear addition to the extent of ~~the rear portion of the lot~~ extending an existing one-story shed, which is about 5' x 10', up to provide an extension of the stair: ~~the latter to make safe the rear exit from the 2d third floor,~~

Permit Issued with Letter

3/14/52

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 sewer?

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

Permit Issued with Letter

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

Teresa D. Powers

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

Teresa D. Powers

Signature of owner by:

Teresa D. Powers

INSPECTION COPY

NOTES

4/15/52 - 1st floor window closed
 4/18/52 - 2nd floor G.T. to clear
 4/30/52 - 1st floor window closed
 5-16-52 Work completed (WJH)

Permit No. 551375
 Location 245 Nevada Ave.
 Owner Edward E. Jensen
 Date of permit 4/4/52
 Notif. closing in 11/12/52
 Inspn. closing in 11/18/52 WJH
 Final Inspn. 5-16-52 WJH
 Cert. of Occupancy issued 5/18/52

COPY



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

Issued to **Teresa D. Powers**

Date of issue **May 19, 1952**

This is to certify that the building, premises, or part thereof, indicated below, and ~~was~~ altered—changed as to use at **261-263 Deering Avenue (called 265)** under Building Permit No. **52/375**, 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

3-family Apartment House
First floor—one apartment
Second floor—one apartment
Third floor—one apartment

Limiting Conditions:

Subject to decision of Chief of
Fire Department as to relative loca-
tion of rear and front stairways from 3rd floor.
This certificate supersedes
certificate issued

Approved 5/16/52:

William J. Melton
Inspector

W. A. ...
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.

AP 261-263 Deering Avenue
(called 265)

April 4, 1952

Capt. John F. Powers
265 Deering Avenue
Portland, Maine

Copies to: Captain Powers for contractor
Chief of the Fire Department

Dear Captain Powers:

Building permit to cover alterations of the dwelling house at 261-263 Deering Avenue (called 265) and change of use of the building from a dwelling house to an apartment house of three dwelling units, this change having been granted under the Zoning Ordinance by the Board of Appeals, the building permit is issued to you, herewith, subject to the following. If these conditions are not understood, or, if you find that you cannot comply with them, it is important that you refrain from starting the work and contact this office for an adjustment.

1. The permit is issued and the certificate of occupancy will later be issued without prejudice to any later decision of the Chief of the Fire Department under the Safety Ordinance as to inadequacy of the relative location of the front and rear stairs and the occupants of the living room and the bedroom of the proposed third floor apartment.

2. Electric lights are to be provided at all three levels in front and rear stair halls on the tenants' meters and so arranged, as to switches and to number of lights at each level, that each tenant can turn a single switch just outside of his quarters and light the electric lights, either front or rear, at his own level and at each level below so as to adequately illuminate the means of egress, either front or rear, quickly at any time.

3. Handrails are required on at least one side of each run of stairs, full length of run, this to include the two new risers at the foot of rear stairs from second to third floor, turning onto the new addition. Wherever there are winding treads (a winding tread which tapers down toward one end so that the width at that end is less than 6"), the handrail should be on the side of the stairs where the treads are the widest and run full length on that side.

4. While the Building Code allows the present one story section in the rear to be supported upon the iron pipe posts which are evidently there, the Code does not allow the two story addition, which you will now have, to be supported upon such foundations, but masonry piers will be required. These piers (presumably of concrete) should be no less than 8" square or in diameter at the surface of the ground, no less than 10" square or in diameter at the bottom of the pier, should extend no less than four feet below the surface of the ground and no less than 6" above and the work to bear upon the pier should be anchored in some suitable manner to the concrete.

You are required to notify this office of readiness for closing-in inspection when either new exterior wall exposed on the inside or interior partitions are ready for covering up, and these spaces are not to be covered up until our inspector has left a green tag at the job approving the closing-in. When this notice is given, all electric wiring or plumbing to be concealed in these spaces should be

Capt. John F. Powers-----2

April 4, 1952

in place and should have been inspected and approved by the respective electrical and plumbing inspectors.

When all features controlled by the Building Code have been completed, you are required to notify this office of readiness for final inspection. If all is found in order, the certificate of occupancy for use of the building for three apartments will be issued, and it is not lawful to use the third apartment until this certificate has been issued and is in your possession.

Very truly yours,

Warren McDonald
Inspector of Buildings

Wac3/B

- P. 3. In the confusion of this job we have overlooked until now the fact that you have never given us an estimated cost of the entire job and paid the building permit fee accordingly. Evidently this came about because your first application was for change of use only.

Rather than delay issuance of the permit now, we are relying upon you to compute the total estimated cost, report it in here so that the application can be corrected and pay the small additional fee.

This estimated cost should include everything—all labor and materials, electric wiring, plumbing, if any, and in fact everything.

City of Portland, Maine
Board of Appeals
--ZONING--

Sustained
3/14/52

52/14

March 3, 19 52

To the Board of Appeals:

Your appellant, Teresa D. Powers, who is the owner of property at 261-263 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 18, Paragraph E of said Zoning Ordinance.

Building permit to authorize change of use of the two-family dwelling house at 261-263 Deering Avenue (called 265) to a three-family apartment house with a separate apartment on each of three floors and to include construction of a rear addition to the extent of extending an existing one story shed, which is about 5' x 10', up to provide an extension of the stairhall for the third floor, the latter to make safe the rear exit from the third floor, is not issuable because this property is located in a Residence C Zone where, according to Section 10A of the Ordinance, a three family apartment house is not an allowable use.

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.

Mrs. Teresa D. Powers

By *John F. Powers*
Appellant

After public hearing held on the 14th day of March, 1952, the Board of Appeals finds that 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.

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

William H. O'Brien
Edward J. Colley
BOARD OF APPEALS

DATE: 3/14/52

HEARING ON APPEAL UNDER THE Zoning Ordinance OF Teresa D. Powers

AT 261-263 Deering Avenue

Public hearing on above appeal was held before the 3/14/52

<u>Source of Appeals</u>	<u>VOTE</u>		<u>Municipal Officers</u>
	Yes	No	
H. Merrill Luthe	(x)	()	
Edward T. Colley	(x)	()	
William H. O'Brien	(x)	()	
Robert L. Getchell	(x)	()	
Helen C. Frost	(x)	()	
	()	()	
	()	()	
	()	()	
	()	()	

Record of Hearing:

Mr. & Mrs. Powers for appeal.
Mrs. Stockwell, 146 Brighton Avenue in favor.
Mrs. Whittemore, former owner, spoke in favor.
E. J. Beaulieu, 136 Falmouth Street, not opposed under circumstances surrounding this property.
Mrs. Consins, 113 Fossenden Street, same as Mr. Beaulieu.
Mr. Wilkie, 271 Deering Avenue, expressed much the same opinion as Mr. Beaulieu and Mrs. Consins.

Mr. Yarrington, 108 Fossenden Street, opposed to practice of granting three-family units in the neighborhood. Opposed on this ground.
Letters of opposition in file from Dr. Sclar and Morris Greenberg.

OFFICE HOURS:
9 TO 12 A.M., 1 TO 5 P.M., DAILY

TELEPHONE 3-3738

JOSEPH G. SCLAR, D. D. S.
46 FERRING STREET
PORTLAND, MAINE

March 7, 1941

Chief, Board
Board of Appeals
Portland, Maine

To whom it may concern:

I wish to express my objections to the
appeal of three owners of 201 Ferring Ave.
to convert to a three family house, since I
am paying taxes for a residential zone I do
not care to have it enlarged.

Sincerely yours,

Joseph G. Sclar
Joseph G. Sclar D.D. S.

JW OFFICES
MORRIS GREENBERG
EXCHANGE BUILDING
DIAL 4-0741

102 EXCHANGE STREET
PORTLAND, MAINE

March 6, 1952

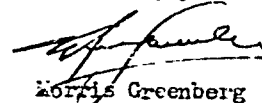
City of Portland
Board of Appeals
Portland, Maine

Gentlemen:

On behalf of Sylvia D. Greenberg, I wish to object to the proposed change of the use of the two family dwelling house at 261-263 Deering Avenue to a three family apartment house, the appeal being on behalf of Theresa D. Powers.

This area is a resident C zone and large amounts of money have been invested in single dwelling homes in this area and to permit or enlarge three family houses or to multiple apartments in this area will seriously affect the valuation of these single houses and will open the door to other possible enlargement of the present restricted zoning.

Very truly yours



Morris Greenberg

MG:mv

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

March 4, 1952

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine on Friday, March 14, 1952 at 10:30 a. m. to hear the appeal of Teresa D. Powers requesting exception to the Zoning Ordinance to permit change of use of the two-family dwelling house at 401-403 Piering Avenue (called 265) to a three-family apartment house with a separate apartment on each of three floors and to include construction of a rear addition to the extent of extending an existing one story shed, which is about 5' x 10', up to provide an extension of the stairwell for the third floor, the latter to make safe the rear exit from the third floor.

This permit is presently not issuable because this property is located in a Residence C Zone where, according to Section 102 of the Ordinance, a three family apartment house is not an allowable use.

This appeal is taken under Section 18E of the Zoning Ordinance which provides that the Board of Appeals, by unanimous vote of its members, may permit exceptions in specific cases so as to grant reasonable use of property 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

H. Merrill Luthé

Chairman

10.8
will
copy
at 261-263 Dearing Ave.,
(called 265 Dearing Ave.,)

February 27, 1932

Mrs. Teresa D. Powers
265 Dearing Avenue
Portland, Maine

Copies to: Corporation Counsel
Chief of the Fire Dept.,

Dear Mrs. Powers:

Building permit to authorize change of use of the two family dwelling house at 261-263 Dearing Avenue (called 265) to a three family apartment house with a separate apartment on each of the three floors, and to include alteration of the rear stairs from third floor to second, construction of a rear outside platform at second floor level over existing one story shed, and construction of a fire escape from this rear platform to the ground, is not issuable under the Zoning Ordinance because the property is in a Residence C Zone where, according to Section 104 of the Ordinance, a three family apartment house is not an allowable use.

Captain Fowert says that you desire to seek an exception from the Board of Appeals; so, there is enclosed an outline of the appeal procedure.

It is realized that this is a belated action, that the building was converted to three apartments by a former owner contrary to the Zoning Ordinance, and that you, as present owner, are trying to clear up the situation including providing safe means of egress from the third floor. It is understood that well before the date of public hearing under the Zoning Ordinance you will file here a plan in detail showing the proposed outside platform arrangement, the rearrangement of the rear stairs inside and the proposed fire escape to the ground.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMD

Enc: Outline of appeal procedure

INTER-OFFICE CORRESPONDENCE

CITY OF PORTLAND, MAINE
CORPORATION COUNSEL

To: Warren MacDonald, Inspector of Buildings DATE: March 18, 1947
From: Edward T. Gignoux, Assistant Corporation Counsel SUBJECT:
Counsel

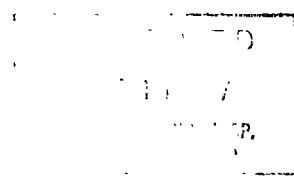
We have today forwarded to Mr. Cole the proposed amendment of the portion of the zoning enabling act relating to appeals (R.S.c. 80, s. 83) which would authorize the Board of Appeals to grant exceptions to the zoning regulations where necessary to avoid "practical difficulty or unnecessary hardship". I believe a copy of this amendment was given to you the other day.

In discussing this matter with the Council last night, the question of how to handle the Whitmore Appeal was brought up. The Council decided informally to leave this proceeding on the table pending clarification of the situation with respect to the above amendment. They, therefore, requested that I return the attached file to you.

We also discussed informally with Mr. Colley the Stockwell situation and he suggested that this matter also be informally tabled pending definite action on the amendment. He is making inquiries through the neighborhood and will let us know if he feels that the situation requires immediate action. I shall retain your memorandum of March 7, 1947 respecting this matter.

STG

ETG:M
Enclosure -- Whitmore File





(RC) RESIDENCE ZONE - C

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, Dec. 20, 1952

02372
DEC 23 1952

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ ~~rebuild~~ ~~alter~~ ~~add to~~ ~~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 called 265 Deering Ave. (261-263) Within Fire Limits? no Dist. No. _____
Owner's name and address Teresa D. Powers, 265 Deering Ave. Telephone 3-5437
Lessee's name and address _____ Telephone _____
Contractor's name and address John Powers, 265 Deering Ave. Telephone _____
Architect _____ Specifications _____ Plans no No. of sheets _____
Proposed use of building apartment house No. families 3
Last use " " No. families 3
Material wood No. stories 2 1/2 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ 75. Fee \$.50

General Description of New Work

~~To extend existing partition at third floor level, using vertical wood sheathing with 2x3 supports top and bottom and at center, maximum height 6'.~~

UP TO ROOF FRAMING

To extend stbd partition at side of efairway at third floor level, using vertical wood sheathing with 2x3 supports top and bottom and at center, maximum height 6'.

CERTIFICATE OF COMPLIANCE
REQUIREMENT IS WAIVED

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 John Powers

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? _____
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

Teresa D. Powers

Signature of owner by: John F. Powers

APPROVED:

OK-12/24/52-agf

INSPECTION COPY

1-5-53
1-4

Permit No. 52/2372
Location 215 Locust Ave.
Owner Edward D. Givens
Date of permit 12/24/52
Notif. closing-in _____
Inspn. closing-in _____
Final Notif. _____
Final Inspn. 3/4/53 WJM
Cert. of Occupancy issued _____

NOTES

1-5-53 - Unable to get in WJM
2/4/53 Work completed WJM

Mrs. Whitmore's
house

Location 265 Dering Avenue

Date 2/18/47.

Permit

Inquiry

Complaint ☒

M.G.L.:-

A Mr. LaGamas
tenant of second story
apartment at the
above address called
on the phone to complain
about third floor
tenant passing thru
his apartment in
using the rear stairs.
He has been told by
Mrs. Whitmore that
he must keep door
at foot of stairs
from third floor
unlocked at all
times, which he ob-
jects to very strenu-
ously and wishes to
know if he would
be within his rights
if he locked the door.
He seemed to know
about Mrs. Whitmore's
attempt to get the
use of the stairs legal-
ized. I told him that

use of building is
unlawful under the
Zoning Ordinance,
and that the D.C.
requires for such a
use that two means
of egress to the ground
without passing
through private quarters
of others be provided.
I told him we can-
not tell him it is
O.K. to back door
to stairway. He
wishes to know def-
initely and left his
telephone no. which
is 3-5589. He is in
only during the
afternoons. He would
like to know by
tomorrow morning.
Q

117-A-20

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

1. Location 265 Deering Avenue Date investigation commenced 2-1-
2. References: Complaints Appl. BP Inq.
3. Present Owner and Address Hazel R. Whittemore - 265 Deering
4. Present Lessee and Address
5. Building Permit Record: 5-23-29 Port 7-5-30 O.B. 7-15-36 ALT
3-21-38 4-16-38 ALT- 5-10-39 ALT- 1-30-41 O.B.

Assessors' Record

6. Survey 1924: Owner Chas. A. Parnas : No. tenants 1
No. rooms 8 ; Class of Use Single - Family
1930 Census 12 beds 12 rooms - 1931 O.B. - 1937 11 beds - real estate 2nd 63-21
7. Assessors' change record since 1924 (see 2) 3-21-38 4-16-38 5-10-39 1-30-41
1938 Census 12 beds 12 rooms - 1939 11 beds 11 rooms 9'x10' 10'x10' 10'x10' 10'x10' 10'x10' 10'x10' 10'x10' 10'x10'
1938 Census 12 beds 12 rooms - 1939 11 beds 11 rooms 9'x10' 10'x10' 10'x10' 10'x10' 10'x10' 10'x10' 10'x10' 10'x10'
8. Change of Owners, 1924 to date Chas. Parnas same (alt?) house - Amend #1
1941- Hazel R. Whittemore Enclose Partum 18 near
Park. (1939 See below)

City Directory Record

1926 <u>Chas. Parnas</u>	1936 <u>same</u>
1927 <u>same</u>	1937 <u>Mrs. Hazel Whittemore</u>
1928 <u>same</u>	1938 <u>Chas. A. Parnas</u>
1929 <u>same</u>	1939 <u>same</u>
1930 <u>same</u>	1940 <u>Chas. Parnas</u> <u>Alfred A. Somerville</u> <u>Susan Payton</u>
1931 <u>same</u>	1941 <u>same</u>
1932 <u>same</u>	1942 <u>Richard D. Roberts</u> <u>Mary M. Louise A. Conner</u> <u>Emilio</u>
1933 <u>same</u>	1943 <u>Robert K. Gannon</u> <u>Frederick C. Hingsburg</u>
1934 <u>same</u>	1944 <u>W.E. Foster</u> <u>Frederick C. Hingsburg</u>
1935 <u>Arthur H. Morrison (Alma D.)</u>	1945 <u>same</u>

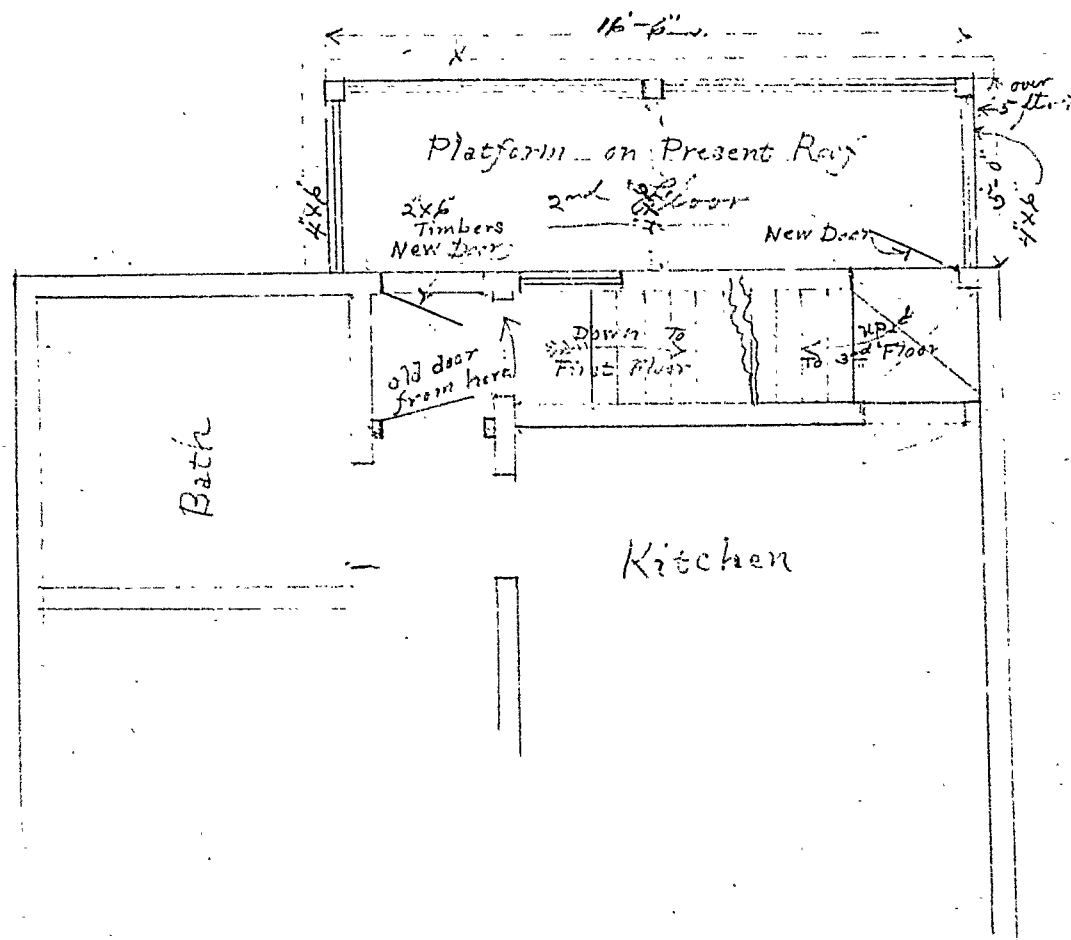
10. Miscellaneous

261-263 - Deering Ave. Call 265

Conclusions and Action

1939 2-Sheds - 2 W.C. - 2 lav. - 2 tubs - 1941 O.B. in existing room

Rear of House at
265 Deering Ave.



AP 265 Deering Avenue

✓ATH
✓RMT
✓PH
✓ANS
✓BS

February 14, 1945

Mrs. Hazel R. Whitmore
265 Deering Avenue
Portland, Maine

Subject: Question as to allowable use of
the dwelling house at 265 Deering Avenue
for three family apartment house.

Dear Madam:

Application for building permit filed for minor alterations in the above building shows the present use of the building as a three family apartment house. This use being nonconforming with the Zoning Ordinance in the General Residence C Zone where the property is located, it became my duty to determine before the permit is issued as to whether or not this apartment house use was commenced under such circumstances that it can lawfully be continued.

According to the Directory Record and our record of building permits issued, it appears that up to sometime in 1936, the building was used as merely a single family dwelling house; in 1936, a permit was secured and a certificate of occupancy was issued from this department to cover the use of the building as a single family dwelling house and a day nursery on the third floor; in 1939, several months after the present Zoning Ordinance became effective another permit was secured to cover some changes and a certificate of occupancy was issued from this department eliminating the day nursery use and certifying the use of a two family dwelling house "with use of third floor by second floor tenant". If the building is now being used for three apartments (three kitchens in the building) then it is clearly being so used in violation of Zoning Ordinance requirement, and it is my duty to see that the violation is made good at the earliest possible date.

Will you be kind enough to let me have your view of this situation, preferably in writing, at the earliest date possible; and if the building is being used in violation of the Zoning Ordinance in that there are three apartments, established in this General Residence C Zone which is primarily intended for two family dwellings, then please accept this letter as a direction to proceed immediately with steps to make the use of the building comply with the law at the earliest possible date, advising me when you think that can be accomplished.

Very truly yours,

Inspector of Buildings

WMCD/L

CC: Googins & Clark
46 Portland Street
Portland, Maine



(RC) GENERAL RESIDENCE ZONE C

APPLICATION FOR PERMIT

Permit No. _____

Class of Building or Type of Structure ThirdPortland, Maine, Feb. 12, 1945

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect alter install the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 265 Deering Avenue Within Fire Limits? no Dist. No. _____Owner's or Lessee's name and address (Mrs.) Hazel R. Whitmore, 265 Deering Ave. Telephone _____Contractor's name and address Geogins & Clark, 46 Portland Street Telephone 2-3168

Architect _____ Plans filed _____ No. of sheets _____

Proposed use of building Tenement No. families 3

Other buildings on same lot _____

Estimated cost \$ 200 Fee \$ 1.00

Description of Present Building to be Altered

Material Wood No. stories 2 1/2 Heat _____ Style of roof pitch Roofing _____Last use Tenement No. families 3

General Description of New Work

To provide platform at 2nd floor level on roof or enclosed one story addition about 5' x 16'. To cut in two new doorways at 2nd floor level leading onto this platform. To reverse winding step in existing stairs 2nd to 3rd floor, and relocate door at head of stairs from 2nd to 1st floor.

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

Details of New Work

Is any plumbing work involved in this work? noIs any electrical work involved in this work? no Height average grade to top of plate _____

Size, front _____ depth _____ No. stories _____ Height average grade to highest point of roof _____

To be erected on 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 _____ Type of fuel _____ Is gas fitting involved? _____

Framing lumber—Kind yellow Dressed or full size? dressed

Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____

Material columns under girders _____ Size _____ Max. on centers _____

Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts 11 one piece in cross section.Joists and rafters: 1st floor _____, 2nd 2 x 6, 3rd _____, roof _____On centers: 1st floor _____, 2nd 16", 3rd _____, roof _____Maximum span: 1st floor _____, 2nd 8', 3rd _____, roof _____If one story building with masonry walls, thickness of walls? 4x6 thru center and at ends height? _____

If a Garage

No. cars now accommodated on same lot _____, to be accommodated _____

Total 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 above work require removal or disturbing of any shade 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? yesINSPECTION COPY
ORIGINALSignature of owner Hazel R. WhitmoreBy Geogins & ClarkBy Out. Clark

Permit No. 45/

Location 265 Deering Ave

Owner Hazel Whitmore

Date of permit 4/1/45

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

NOTES

4/2/45 See appeal
at this location.

*Denial
Refused
4/2/45*



GENERAL RESIDENCE ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED
0579Class of Building or Type of Structure Third ClassPortland, Maine, May 9, 1939 MAY 10 1939

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect alter install the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 265 Daering Avenue Within Fire Limits? no Dist. No. _____Owner's or Lessee's name and address C. A. Rounds, 265 Daering Ave., Telephone _____Contractor's name and address F. F. Ginn, 97 Pitt Street Telephone 2-3Architect _____ Plans filed yes No. of sheets 3Proposed use of building dwelling house No. families 1

Other buildings on same lot _____

Estimated cost \$ 600. Fee \$ 1.00

Description of Present Building to be Altered

Material wood No. stories 2 1/2 Heat _____ Style of roof _____ Roofing _____Last use dwelling house with school No. families 1

General Description of New Work

To make minor alterations to non-bearing partitions, and door openings, to provide rent of four rooms and bath on first floor, also second floor, with use of third floor by second floor tenant (kitchen to be changed from third to second floor), with separate entrances, front and rear to second floor; new bath room on first floor to have an existing window at least three square feet in area for ventilation

To extend present one story rear open piazza about 3'6" to corner of house with open platform 3'6" x 4' on side

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED

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

Details of New Work

yesyes

Height average grade to top of plate _____

Size, front _____ depth _____ No. stories _____ Height average grade to highest point of roof _____

To be erected on solid or filled land? _____ earth or rock? _____

Material of foundation iron columns Thickness, top _____ bottom _____ cellar _____

Material of underpinning _____ Height _____ Thickness _____

Kind of Roof flat Rise per foot _____ Roof covering Asphalt roofing Class C Und. Lab.

No. of chimneys _____ Material of chimneys _____ of lining _____

Kind of heat _____ Type of fuel _____ Is gas fitting involved? _____

Framing Lumber—Kind hemlock Dressed or Full Size? dressedCorner posts 4x4 Sills 4x6 Girt or ledger board? _____ Size _____

Material columns under girders _____ Size _____ Max. on centers _____

Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.

Joists and rafters: 1st floor 2x6, 2nd _____, 3rd _____, roof 2x6On centers: 1st floor 16", 2nd _____, 3rd _____, roof 2'Maximum span: 1st floor 4', 2nd _____, 3rd _____, roof 4'

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

If a Garage

No. cars now accommodated on same lot _____, to be accommodated _____

Total number commercial cars to be accommodated _____

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

Miscellaneous

Will above work require removal or disturbing of any shade tree on a public street? noWill there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes C. A. RoundsSignature of owner. C. A. Rounds

INSPECTION COPY

Permit No. 39/579
Location 265 Deering Ave
Owner C. Q. Brown
Date 5/10/39
Noted g-in
Inspn. closing-in
Final Notif.
Final Inspn. 6/22/39 - OK
Cert. of Occupancy issued 6/23/39

NOTES

5/18/39 - No work started
5/22/39 - Work started
6/5/39 - Work well along
except for additional
near porch - OK



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR
HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, February 14, 1949

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 265 Deering Ave. Use of Building Dwelling No. Stories 2 ~~Neighboring~~ Existing "Existing"
Name and address of owner of appliance Mrs. Hazel Whitmore, 265 Deering Ave.
Installer's name and address Ballard Oil & Equipment Co. Telephone 2-1991

General Description of Work

To install One Fully Automatic Oil Burner under Steam Boiler

IF HEATER, OR POWER BOILER

Location of appliance or source of heat _____ Type of floor beneath appliance _____
If wood, how protected? _____ Kind of fuel _____
Minimum distance to wood or combustible material, from top of appliance or casing top of furnace _____
From top of smoke pipe _____ From front of appliance _____ From sides or back of appliance _____
Size of chimney flue _____ Other connections to same flue _____
If gas fired, how vented? _____ Rated maximum demand per hour _____

IF OIL BURNER

Name and type of burner Ballard 4XR3S Labelled by underwriter's laboratories Yes
Will operator be always in attendance? No Does oil supply line feed from top or bottom of tank? bottom
Type of floor beneath burner concrete
Location of oil storage basement Number and capacity of tanks Present one.
If two 275-gallon tanks, will three-way valve be provided? _____
Will all tanks be more than five feet from any flame? Yes How many tanks fire proofed? none
Total capacity of any existing storage tanks for furnace burners _____

IF COOKING APPLIANCE

Location of appliance _____ Kind of fuel _____ Type of floor beneath appliance _____
If wood, how protected? _____
Minimum distance to wood or combustible material from top of appliance _____
From front of appliance _____ From sides and back _____ From top of smokepipe _____
Size of chimney flue _____ Other connections to same flue _____
Is hood to be provided? _____ If so, how vented? _____
If gas fired, how vented? _____ Rated maximum demand per hour _____

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Amount of fee enclosed? 2.00 (\$1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED:

OK. 2-14-49 AMH

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

Sub
FILE COPY

Signature of Installer

Ballard Oil
Edmund

Permi. No. 491,85

Location 265 Spring, Inc.

Owner Wm. Hazel Whitmore

Date of permit 2/15/49

Approved [Signature]

NOTES

- 1. ~~Foundation~~
- 2. ~~Vertical~~
- 3. ~~Excavation~~
- 4. ~~Excavation & supports~~
- 5. ~~Excavation~~
- 6. ~~Excavation~~
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- 99. ~~Excavation~~
- 100. ~~Excavation~~

Wm. Hazel Whitmore
265 Spring, Inc.
2/15/49
Wm. Hazel Whitmore
265 Spring, Inc.



City of Portland, Maine

*Board of Appeals
memorandum
dated 3/17/45
Hazel R. Whitmore
Chairman Libby*

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

Chairman Libby _____

Inspector of Buildings Relating to the Property Owned

Mrs. H. J. Frost _____

by Hazel R. Whitmore ²⁴³ 265 Deering Avenue

Fred H. Cabbi _____

George A. Harrison _____

Herman B. Libby _____

March 17, 19 45

Board of Appeals
To the ~~Municipal Council~~

Your appellant, Hazel R. Whitmore

who is the owner of property at ²⁴³ 265 Deering Avenue
Board of Appeals

respectfully petitions the ~~Municipal Council~~ of the City of Portland to change the decision of
the Inspector of Buildings relating to this property, as provided by Section ¹⁴ ~~13~~, Paragraph ^d ~~x~~
of the Zoning Ordinance, on the ground that the enforcement of the ordinance in this case
involves unnecessary hardship and because relief may be granted without substantially der-
ogating from the intent and purpose of the Zoning Ordinance.

The decision of the Inspector of Buildings
Denies the building permit to cover conversion of the two-family dwelling house
on this property to a three-family apartment house because the property is located
in a General Residence C Zone where the proposed use is not allowable

*an lot above lot floor = 27 or 28 =
area lot = 500 sq ft*

The reasons for the appeal are as follows:

See attached sheet

Hazel R. Whitmore

I, Hazel Bounds Whitore, wish to make an appeal before this Board, not to convert my residence at 265 Deering Avenue into an ordinary three family dwelling, but, merely to continue to utilize three rooms within the second floor apartment as living quarters for not more than two people.

Such have been the living accommodations at said residence since 1941 and only recently have I been informed that a violation of the zoning Ordinance exists, even though permits have been issued for the division of the electrical wiring system and for the installation of an oil burning furnace to take care of the heating of these rooms.

Originally this residence was constructed to accommodate one large family--the parents of the present owner. Although there are now three families living in this house, there have been no changes whatsoever in the exterior since the days when it was a single family house. The first floor has been made into a separate apartment with its own entrance and exit. The second and third floors cannot be so separated, there being only a front and back stairway, shared jointly. Therefore, a bath and three rooms on the third floor have been utilized to accommodate two people, while the owner retains for her own use the five rooms on the second floor and a storage room on the third. Said rented rooms on the third floor have been as completely furnished as if rented as single rooms.

Appended to this document are letters from my four neighbors, most vitally affected by the condition of my property. The Board will note that each one states that during the past four years he has been in no way annoyed by conditions existing at my residence. In fact, each prefers that the present set-up be continued rather than one large family occupying the second floor apartment.

Gentlemen, I am the widow of a veteran of World War I and am dependent on the income from my residence at 265 Deering Avenue for my livelihood. The discontinuing of this apartment would work a great hardship on me financially and at the same time would, I believe, result in a certain deterioration of the property as it would be necessary to rent the sizeable second and third floor apartment to a large family, in contrast to the three people now occupying the two floors.

In view of these unusual circumstances, I ask the Board that I be allowed to continue the present setup within my residence at 265 Deering Avenue--a two family dwelling, with three furnished rooms on the third floor, sublet for light housekeeping.

PUBLIC HEARING ON THE APPEAL UNDER THE ZONING ORDINANCE OF HAZEL R. WHITMORE AT
265 DEERING AVENUE

March 30, 1945

A public hearing on the above appeal was held before the Board of Appeals was held today. Present for the city were Chairman Libby, Mrs. H. C. Frost, Messrs. Gabbi, Harrison, H. B. Libby, City Manager James E. Barlow, and Inspector of Buildings, Warren McDonald.

Mrs. Whitmore, her son-in-law, Karl Sweitzer, and Mr. Harry Wilkie, one of Mrs. Whitmore's neighbors appeared in support of the appeal.

Mrs. Whitmore explained the situation, and said that if she were allowed to do so she would be glad to continue the building as it is without any alterations such as were contemplated in the application for the permit. She filed a petition signed by four persons living in the neighborhood asking that she be allowed to continue the three apartments as long as the building was under her supervision.

Chairman Libby referred to a letter which each member of the Board had received from W. Mayo Payson, Corporation Counsel, to the effect that there is nothing in the particular case which would show the appeal to be legal granted under the Zoning Ordinance.

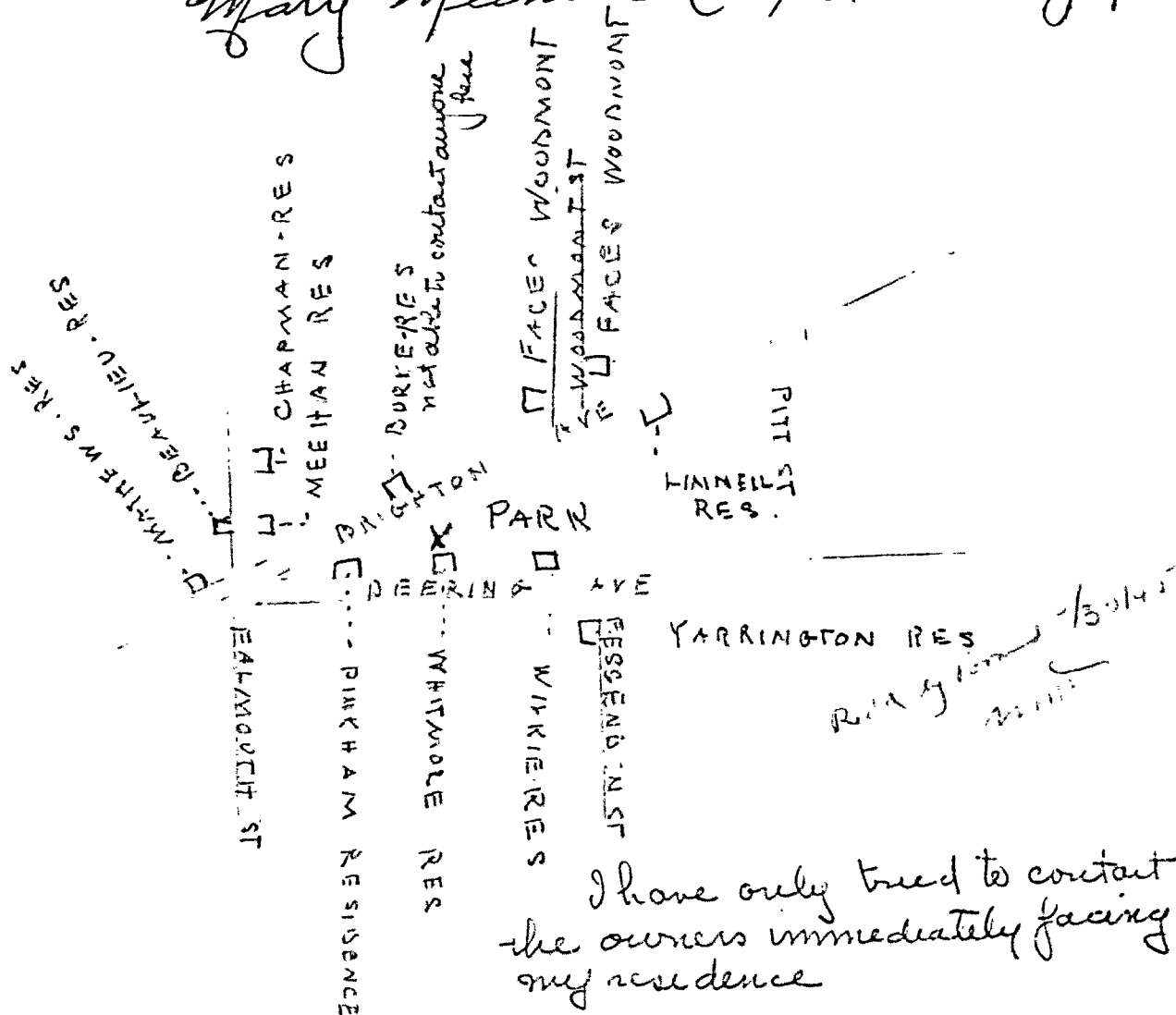
The Board voted unanimously to defer action on the appeal to a later date.

Warren McDonald

Petition: Whereas the house at 265 Deering Avenue owned by Hazel R. Whitmore has been used as three apartments since January 1941, we the undersigned ask that while under her supervision i. remain as it is, in preference to a two family house, the larger apartment alone having five bedrooms with accommodations for eight to ten persons.

Amelia, Jeanine (Thos E. S. G.)

Edwin & Mathew
Mary Meehan (Mrs. Clarence J. Meehan)



I have only tried to contact
the owners immediately facing
my residence

March 16, 1945

ZONING APPEAL BOARD
Portland, Maine

You have for hearing on March 30th at 11:00 A.M. the appeal of Mrs. Whitson, 265 Deering Avenue. I understand that she is asking permission to use her house in a two-family zone for a three-family use. Such an appeal, of course, can only be granted legally in a most extraordinary type of case, - that is, where the house is so located in a zone to which use for such purposes is permitted in that zone is quite impracticable and the actual value of the property would be enhanced by such use of the property.

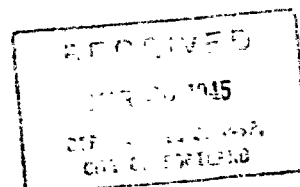
This house, as I understand it, is in a two-family zone facing a single residence zone, and, while a two-family use may not be the most profitable use that Mrs. Whitson can make of the property, there is nothing to indicate that the building under other ownership cannot be very readily used as a two-family house.

In my opinion there is nothing in this case upon which a legal appeal can be granted.

Very truly yours,

W. Warren McDonald
W. Warren McDonald
Chairman of Board

cc: Mr. Warren McDonald, Building Inspector



March 12, 1945

To Whom it may Concern:

I am writing this in the interests of my neighbor, Mrs. W.C. Whitmore of 165 Deering Avenue who has been asked to discontinue her third apartment which has existed since 1940 and which has been now found to be outside the Zoning Laws.

I purchased my home, 108 Fessenden Street in 1942, one back of which adjoins Mrs. Whitmore's property. At that time and for a period of over two years I was unaware of the third apartment in her house. I mention this to point out that the construction of her house is such as to give the outside impression that it is a single house or at most a two family one. In other words, it is not typical of a two or three flat house and therefore not objectionable as such. Also the type of tenants in Mrs. Whitmore's house have been on a scale higher than the apartment type people.

All told there are only five people occupying the whole house, one originally built as a single for a large family.

If Mrs. Whitmore were forced to eliminate her third apartment thus making a two apartment house, which is allowable, one of these would no doubt be rented to a large family which might eventually be much more objectionable than the present set-up.

In my opinion, there has never been any objection to Mrs. Whitmore's operating her house, as is, as a three apartment house.

I would like to appeal to the Board as a neighbor, to allow the exception to continue in the interests of Mrs. Whitmore, a good neighbor, who keeps her property in good repair, inside and out. To do this it is felt that no possible harm can be done the neighborhood.

Respectfully,

H. S. Yarrington

Copy

March 15, 1945

To whom it may concern:

This will advise that I have talked with Mrs. William C. Whitmore with reference to her plans for alteration of her house 325 Seering Avenue to provide for a third apartment which, I understand, would be permitted only upon the allowance of an appeal from the adverse decision in accordance with the terms of the City of Portland Zoning Ordinance.

I have known Mrs. Whitmore for a long time by reason of my residence in the neighborhood at 81 Brighton Avenue and I would have no objection to her remodeling her house to provide, as she proposes, for three apartments as a condition of the dwelling house to continue during her ownership and I am confident the appearance of her house would not be so altered as to make it inconsistent with the standards of the neighborhood and that her management of the property in such altered condition would be entirely satisfactory.

Very truly yours,
William S. Linnell

Copy

Letter from Mr. Harry Wilkie

-To any it may concern-

We have lived at 271 Deering Avenue for approximately thirty years, having as neighbors at 265 Deering Avenue the Rounds family, of which the present occupant owner, Mrs. E. C. Whitmore is a member.

During this time whatever changes in housing arrangements the years may have brought about, have been agreeable and pleasant for us in every way.

We have always been privileged to have fine, friendly, high-grade neighbors.

Present method of tenant arrangement is desirable, as it seems no different than the regular family group of former years.

Should the present owner leave the premises at 265 Deering Avenue and make the home into a two-family apartment, we feel the close supervision of the owner would be removed and the new arrangement thereby detract from the existing congenial method of selection and control.

March 7/45

Harry Wilkie

Letter from Mrs. Margaret M. Pinkham

To Whom it may concern.

I am an owner and live in the adjoining house to Mrs. Hazel Rounds Whitmore and can see no objection to her small third apartment. She has always been very particular as to her tenants. As for using it for two families with more people, it might be objectionable as my garden space runs very close to the back of her house.

The outward appearance of the house is just the same now as it was when my father had it built and sold it to her father about forty years ago.

Mrs. Seldon C. Pinkham

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

March 20, 1945

To Whom It May Concern:

The Board of Appeals will hold a public hearing at the Council Chamber, City Hall, on Friday, March 30, 1945, at eleven o'clock in the forenoon, upon the appeal under the Zoning Ordinance of Hazel R. Whitmore, relating to the use of the building at 265 Deering Avenue.

The property has always been located in a General Residence-C Zone where the ordinance provides that not more than two apartments shall be established.

Having set out in 1941, as a separate tenancy, three rooms and bath on third floor (including cooking facilities in one of the rooms), thus making three apartments in this former two-family dwelling house, the appellant owner seeks from the Board of Appeals a variance of the terms of the law in this particular case, so that a belated building permit for the conversion and certificate of occupancy covering the present use may be secured and the three apartments be allowed to remain.

The appellant owner sets forth in the appeal, among other items of information, that the building, originally the single family dwelling of the owner, was first converted for two families—one family occupying first story and the other occupying second and third floors; that the present arrangement allows renting to three small families thus making a smaller number of persons than would likely be the case if the second and third floors were rented as a single apartment; that the three apartments are necessary if a satisfactory return is to come from the property; and that no change in the outward appearance of the building has been made since it was a single family dwelling house.

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

BOARD OF APPEALS

Harry C. Libby, Chairman



FILL IN COMPLETELY AND SIGN WITH INK

PERMIT ISSUED

Permit No. 0111

JAN 30 1941

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, Jan. 30, 1941

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 255 Dearing Avenue Use of Building Dwelling No. Stories 1 New Building Existing
Name and address of owner of appliance Mrs. Hazel R. Whitmore
Installer's name and address Ballard Oil & Equip. Co. of Me. Telephone 2-1691

General Description of Work

To install Oil Burning Equipment - Steam

IF HEATER, POWER BOILER OR COOKING DEVICE

Is appliance or source of heat to be in cellar? YES If not, which story 1st Kind of Fuel Oil
Material of supports of appliance (concrete floor or what kind) concrete
Minimum distance to wood or combustible material, from top of appliance or casing top of furnace 18"
from top of smoke pipe 18" from front of appliance 18" from sides or back of appliance 18"
Size of chimney flue 14x20 Other connections to same flue 2x4

IF OIL BURNER

Name and type of burner Model BU Rexoil, replacing present burner Labeled and approved by Underwriters' Laboratories? YES
Will operator be always in attendance? YES Type of oil feed (gravity or pressure) gravity
Location oil storage basement No. and capacity of tanks 1 275-Gal. Oil tank
Will all tanks be more than seven feet from any flame? YES How many tanks fireproofed? 1

Amount of fee enclosed? 1.00 (\$1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

Signature of Installer P. H. Johnston

INSPECTION COPY

Permit No. 41/111
Location 265 Deering Ave
Owner Hazel R. Whitmore
Date of Permit 11.30/41
Post Card sent
Notif. for Inspu. INSPECTION NOT COMPLETED
Approval Tag issued
Oil Burner Check List (date)
1. Kind of heat
2. Label
3. Anti-siphon
4. Oil storage
5. Tank distance
6. Vent Pipe
7. Fill Pipe
8. Gauge
9. Rigidity
10. Feed safety
11. Pipe sizes and material
12. Control valve
13. Ash pit vent
14. Temp. or pressure safety
15. Instruction card
16.

NOTES



No

No

Original Permit No. 33/579Amendment No. 1

AMENDMENT TO APPLICATION FOR PERMIT 13 1939

Portland, Maine, June 15, 1939

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for an amendment to Permit No. 33/579 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location 265 Dearing Avenue Ward _____ Within Fire Limits? No Dist. No. _____Owner's or Lessee's name and address C. A. Rounds, 265 Dearing AvenueContractor's name and address E. F. Ginn, 97 Pitt StreetPlans filed as part of this Amendment No No. of Sheets _____Increased cost of work _____ Additional fee .25

Description of Proposed Work

To enclose portion of rear piazza which was originally planned to be left as open piazza.

hemlock
dressed
Approved:

Chief of Fire Department.

Commissioner of Public Works.

Signature of Owner C. A. Rounds

By

Approved:

Inspector of Buildings.

INSPECTION COPY



GENERAL RESIDENCE ZONE PERMIT ISSUED
APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, September 7, 1938

SEP 7 1938

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect alter install the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 255 Deering Ave Within Fire Limits? no Dist. No. _____
Owner's or Lessee's name and address C. A. Rounds, 255 Deering Ave. Telephone _____
Contractor's name and address E. F. Ginn, 97 Pitt Street Telephone 2-0501
Architect _____ Plans filed no No. of sheets _____
Proposed use of building Dwelling house and Day Nursery No. families 1
Other buildings on same lot _____
Estimated cost \$ 80. Fee \$.50

Description of Present Building to be Altered

Material wood No. stories 2 1/2 Heat steam Style of roof _____ Roofing _____
Last use dwelling house and Day Nursery No. families 1

General Description of New Work

To finish off room 9' x 10' on third floor of this building to be used as kitchen in connection with the Day Nursery, cutting in new door to this room from hall - existing floor joists 2x8, - cooking to be done by electricity - new partitions to be 2x8 studs 18" OC, insulation board
To close off the front stairs at third floor level with (stationary door and dutch door)

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

Details of New Work

Height average grade to top of plate _____
Site front _____ depth _____ No. stories _____ Height average grade to highest point of roof _____
To be erected on solid or filled land? _____ earth or rock? _____
Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
Material of masonry _____ Height _____ Thickness _____
Kind of Roof _____ R. per foot _____ Roof covering _____
No. of chimneys _____ Material of chimneys _____ of lining _____
Kind of heat _____ Type of fuel _____ Is gas fitting involved? _____
Framing Lumber—Kind _____ Dressed or Full Size? _____
Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
Material columns under girders _____ Size _____ Max. on centers _____
Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.
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 _____
Total 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 above work require removal or disturbing of any shade 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 thereto are observed? yes
C. A. Rounds

Signature of owner By _____

INSPECTION COPY

NOTES
12/21/36 Worked on - 238

NOTES

NOTES
12/21/36 Worked on - 238

STATEMENT ACCOMPANYING APPLICATION FOR A BUILDING PERMIT BY C. A. ROUNDS FOR
ALTERATIONS IN THE DWELLING HOUSE AT 265 DEERING AVENUE

July 15, 1936

The new rear stairway covered under the permit is for the purpose of providing a second means of egress from the third floor. It is the intention of the undersigned, as a tenant in the building, to conduct a day nursery on the third floor in addition to the use of the building for a dwelling house for one family. Three rooms, one of them a bathroom which is to be merely provided in an existing room, are to be devoted to the nursery on the third floor as indicated on the sketch. The day nursery is to accommodate not more than 12 children around the ages of from 2 to 5 years. There will never be more than 6 children to any single room thus placing the quarters given over to the nursery outside of the school classification as defined in the Building Code.

This statement is to be considered as much a part of the application for the permit as though written on the application form.

Barbara R. Whitmore

GENERAL RESIDENCE ZONE
APPLICATION FOR PERMIT PERMIT ISSUED

Class of Building or Type of Structure Third Class
Portland, Maine, July 14, 1936

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect alter install the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 235 Deering Avenue Ward 8 Within Fire Limits? no Dist. No. _____
Owner's or Lessee's name and address G. A. Rounda, 265 Deering Ave. Telephone _____
Contractor's name and address E. F. Ginn, 97 Pitt St. Telephone 2-0401
Architect's name and address _____ No. families 1
Proposed use of building dwelling house and Day Nursery
Other buildings on same lot _____ No. of sheets _____
Plans filed as part of this application? no Fee \$.50
Estimated cost \$100.

Description of Present Building to be Altered
Material wood No. stories 2 1/2 Heat steam Style of roof _____ Roofing _____
Last use dwelling house No. families 1

General Description of New Work
To provide new rear stairway, second to third floor,
To Change Use of third floor of dwelling house for use as Day Nursery
New bath room, third floor, to be in an existing room which has window at least three square feet in area for ventilation

Chief Read approved the exist and this arrangement 7/15/36
CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED
It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor.

Details of New Work
Size, front _____ depth _____ No. stories _____ Height average grade to top of plate _____
To be erected on solid or filled land? _____ earth or rock? _____
Material of foundation _____ Thickness, top _____ bottom _____
Material of underpinning _____ Height _____ Thickness _____
Kind of Roof _____ Rise per foot _____ Roof covering _____ of lining _____
No. of chimneys _____ Material of chimneys _____ Is gas fitting involved? _____
Kind of heat _____ Type of fuel _____ Size _____
Corner posts _____ Sills _____ Girt or ledger board? _____
Material columns under girders _____ Size _____ Max. on centers _____
Studs: (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.
Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
Maximum span: 1st floor _____, 2nd _____, 3rd _____, height? _____
If one story building with masonry walls, thickness of walls? _____

If a Garage
No. cars now accommodated on same lot _____, to be accommodated _____
Total 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 above work require removal or disturbing of any shade tree on a public street? no
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes
Signature of owner G. A. Rounda

INSPECTION COPY

Ward 8 Permit No. 36/1062

365 Deering Ave

C. A. Pounds.

OWT permit 7/15/36.

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn: 7/25/36

Cert. of Occupancy issued 7/30/36

NOTES

7/15/36 Mrs. Whitmore called and said Chief Sanborn had been out and approved of

7/17/36 - Told Mrs. Whitmore that I did not believe that arrangement whereby a space about 17' wide on outer side of new stairs in third story would be approved but that she might get the fire chief to look it over. I also suggested an alternate method whereby she could accomplish the same

result of using room in which ordinary doors for smoke and toilet for children, but told her this change would have to be covered by an amendment and change in plan. The Dr. Alton also would go along with original scheme in which I had heard further from her. A.D.C.

7/25/36 Arrangement as shown in plan has been followed. O.D.C.

FILL IN COMPLETELY AND SIGN WITH INK

Permit No. _____



APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, May 10, 1950

To the INSPECTOR OF BUILDINGS, Portland, Me.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 265 Deering Avenue Use of Building Residence

Name and address of owner Mr. Charles A. Mounis

Contractor's name and address Ballard Oil & Equipment Co., 124 Telephone W6293
High St., Portland, Me.

General Description of Work

To install Oil burning equipment

IF HEATER, POWER BOILER OR COOKING DEVICE

Is heater or source of heat to be in cellar? Yes If not, which story Kind of Fuel Oil

Material of supports of heater or equipment (concrete floor or what kind) Concrete

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

from top of smoke pipe, from front of heater from sides or back of heater.

IF OIL BURNER

Name and type of burner Supon Gas LG. Approved by Underwriters' Laboratories? Yes

Location oil storage Basement No. and capacity of tanks 1 - 275 gallon

Will all tanks be more than seven feet from any flame? Yes How many tanks fireproofed? None

Amount of fee enclosed? \$1.00 (\$1.00 for one heater, etc. 50 cents additional for each additional heater, etc. in same building at same time) Ballard Oil & Equipment Co.

MF1401

Signature of contractor E. G. Zuber

P. C. sent
7/26/50

250



FILL IN COMPLETELY AND SIGN WITH INK

PERMIT ISSUED
Permit No. 1500
JUL 26 1930

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, July 25, 1930

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 265 Deering Avenue Use of Building dwelling house
Name and address of owner Charles A. Rounds 265 Deering Ave Ward 8
Contractor's name and address Ballard Oil & Equipment Co., 124 High St. Telephone F 6223

General Description of Work

To install Oil Burner

IF HEATER, POWER BOILER OR COOKING DEVICE

Is heater or source of heat to be in cellar? yes If not, which story _____ Kind of Fuel oil
Material of supports of heater or equipment (concrete floor or what kind) concrete
Minimum distance to wood or combustible material, from top of boiler or casing top of furnace, _____
from top of smoke pipe _____, from front of heater _____ from sides or back of heater _____

IF OIL BURNER

Name and type of burner Super Gas Ig. Approved by Underwriters' Laboratories? yes
Location oil storage Basement No. and capacity of tanks 1 - 275 gallon
Will all tanks be more than seven feet from any flame? yes How many tanks fireproofed? none
Amount of fee enclosed? 1.00 (\$1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

Signature of contractor _____

INSPECTION COPY

Ward 8 Permit No. 30/530

Location 265 Deering Ave

Owner Charles A. Pounds

Permit 7/23/30

Notif. closing-in

Inspn. closing-in

Final Notif. 9/2/30 - 10.15 AM.

Fin. pn.

Cert. of Occupancy issued

NOTES

9/4/30 - Rear hand of
terminal on rear fl.
Fasten burner down
What is vent pipe
is coming out of
oil chamber?
Super Automatic Oil
Heater - Model A
Serial no 3202
Super Oil Heater Co.
Hartford Conn.
one screen out of
cover plate of oil ch.

9/5/30 - Pinned in.
Hachem who will
have thermometer
fastened to floor and
cover bolt put in
round.

9/8/3 Completed
M.D.

