

526-530 DEERING AVENUE

(COPY)

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION #528 Leering Ave. cor. Revere St.

Date of Issue January 11, 1966

Issued to Vincent G. Grant
528 Deering Ave.

This is to certify that the building, premises, or part thereof, at the above location, built—altered
—changed as to use under Building Permit No. Amendment 65/786, has had final inspection, has been found to conform
substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for
occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire Apartment House

APPROVED OCCUPANCY

Three apartments—first floor.
Two apartments—second floor.
One apartment—third floor.

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

(Date)

Nelson E. Cartwright
Inspector

Herald E. MacKerry
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 -- 528 Deering Ave.

November 2, 1965

Mr. Vincent G. Grant
528 Deering Avenue

cc: Keni Dalanger
RFD #2, Gray, Maine

Dear Mr. Grant:

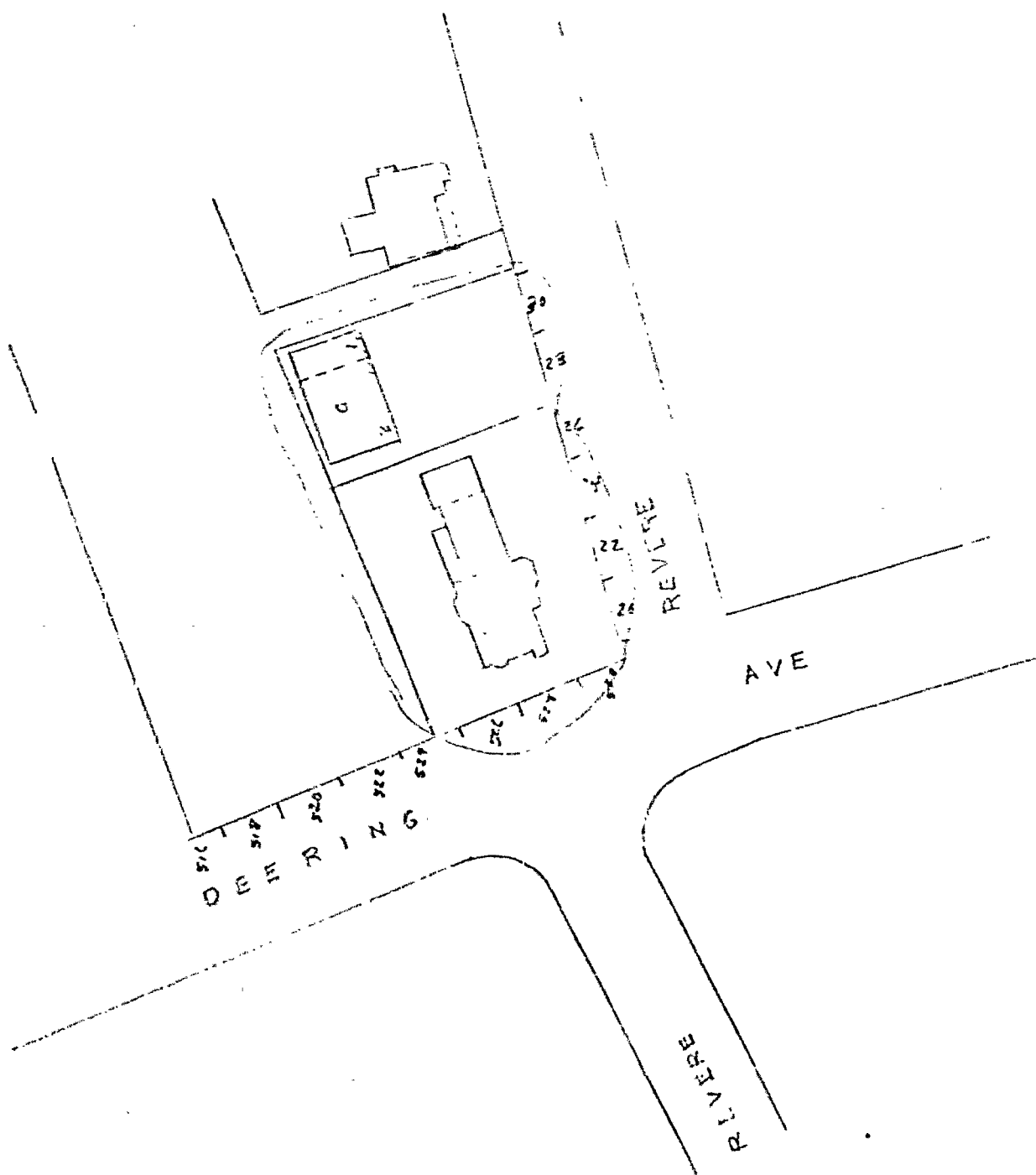
Permit to change use of building at the above named location from two-family and four lodging rooms to a six-family apartment house with three apartments on the first floor, two apartments on the second floor and one apartment on the third floor is being issued subject to plans submitted with application and the following Building Code restrictions:

- OK 1. The stairway from the basement to the first floor, which is located under the stair to the second floor, will need to be cut off from the basement by a separation of no less than one-hour fire resistance with a 1 3/4" solid core door equipped with a self-closing device.
- to door 2. All stairways containing winding treads will require a continuous handrail the full length on the side where maximum width of tread occurs.
- OK 3. Hallways, stairways, and all parts of egress used in common shall be equipped so as to be constantly lighted by electricity from sunset to sunrise or continuously, in cases where there is not adequate natural lighting during daylight hours. Exit lights shall be on the owner's meter.
- OK 4. The platform of the new fire escape serving apartment #4 must not be more than 18 inches below the top of window sill of the window used for access instead of the 30 inches plus as indicated on plan.

Very truly yours,

Archib L. Sowdins
Deputy Director of
Building Inspection

ALS/h





APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 21
Portland, Maine, August 26, 1935

RECEIVED 15
NOV 8 1935
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 65/786 pertaining to the building or structure comprised in the original application 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 528 Leering Ave. cor. Levere St. Within Fire Limits? List. No.
Owner's name and address Vincent Grant, 528 Leering Ave. Telephone
Lessee's name and address Telephone
Contractor's name and address Henri Belanger, 111 D & Gray Maine Telephone
Architect Plans filed No. of sheets
Proposed use of building Apartment house No. families 5
Last use Dwelling and four logging rooms No. families 2
Increased cost of work Additional fee .50

Description of Proposed Work

To Change Use of building from 2-family dwelling and four logging rooms to
6-family apartment house.
first floor-(3) apartments.
second floor-(2) apartments.
Third floor-(1) apartment.

10/28/60

Details of New Work permit to owner.

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

Approved:

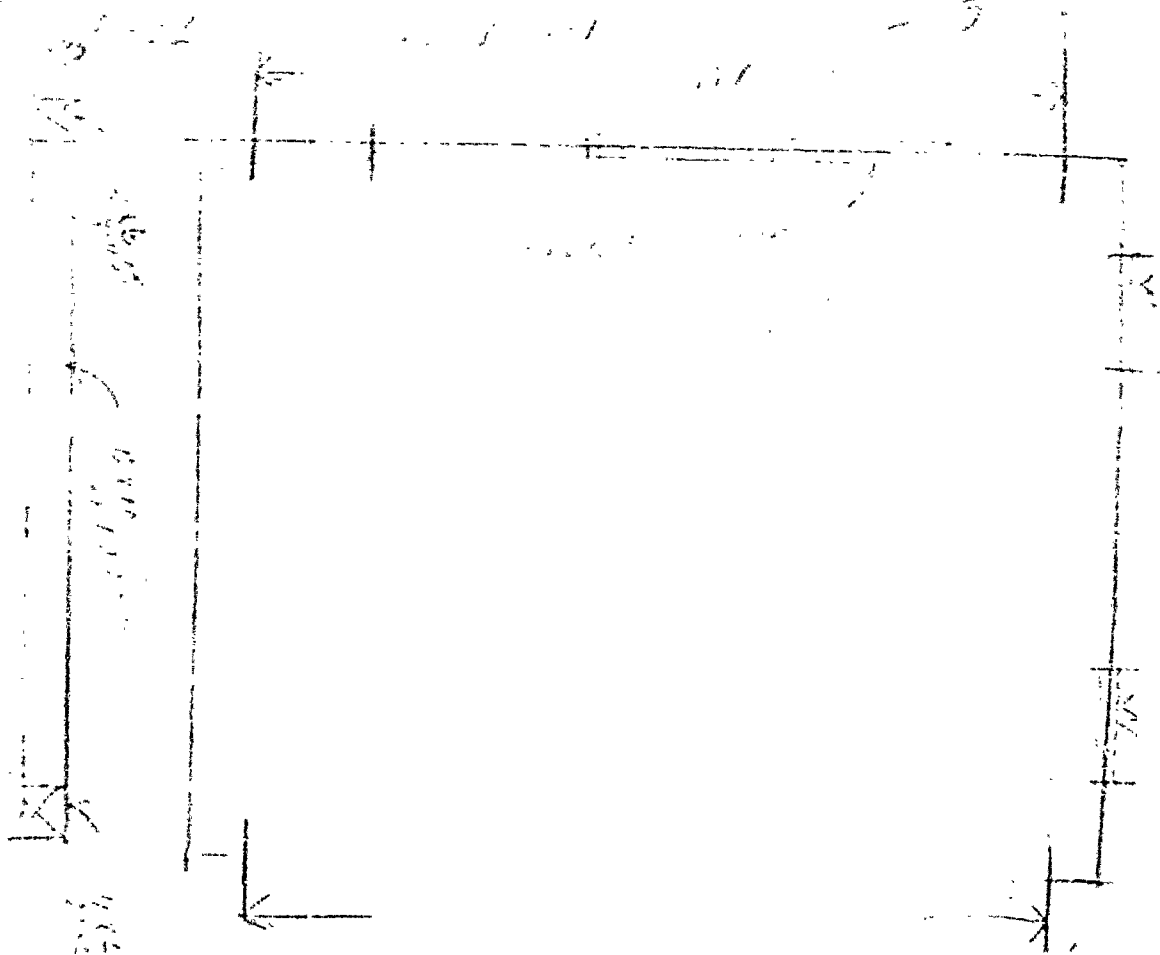
Vincent G. Grant
Henri Belanger

Signature of Owner by: Henri Belanger

Approved: Herald E. Mayberry
Acting Inspector of Buildings

INSPECTION COPY
C. 113

2-6 27
1000 1000
1000 1000





APPLICATION FOR PERMIT

Class of Building or Type of Structure _____

Portland, Maine, _____, 1965

PERMIT ISSUED

DEC 3 1965

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 _____ Within Fire Limits? _____ Dist. No. _____
Owner's name and address _____ Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address _____ Telephone _____
A. architect _____ Specifications _____ Plans _____ No. of sheets _____
Proposed use of building _____ No families _____
Last use _____ No families _____
Material frame _____ Heat _____ Style of roof _____ No. _____
Other buildings on same lot _____ Fee \$ 2.00 _____
Estimated cost \$ 75. _____

General Description of New Work

To cut in 10' opening in rear wall of garage as per plan - rmp roof
only header

Related

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? _____ If not, 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? _____ search 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? _____

Miscellaneous

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

APPROVED:

M. E. M.

CS 301

INSPECTION COPY

Signature of owner

Vincent J. Grant

NOTES

Completed 12/4/55
H. H. H.

Permit No. 457
Location 528 & Irving Ave
Owner Vincent Street
Date of permit 12/1/55
Notif. closing-in
Inspn. closing-in
Final Notif.
Final Inspn.
Cert. of Occupancy issued
Sinking Out Notice
Form Check Notice

24 noted 10/28/65
65/105

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

VARIANCE APPEAL

Vincent J. Grant, owner of property at Revere St.
526-130 Revere Ave., corner
under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals for a variance from the provisions of said Ordinance to permit change of use of the two family dwelling with four loading rooms to an apartment house for six families. This permit is presently not issuable under the Zoning Ordinance for the following reasons: (1) The apartment house use is not allowable under Section 6-A-2 applying to the R-5 Residence Zone in which the property is located; (2) The lot on which the building is located contains only 6478 square feet instead of the 1000 square feet per family or 18,000 square feet required by Section 6-B-3 of the Ordinance.

LEGAL BASIS OF APPEAL: Such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in undue hardship in the development of property which is inconsistent with the intent and purpose of the Ordinance; that there are exceptional or unique circumstances relating to the property that do not generally apply to other property in the same zone or neighborhood, which have not arisen as a result of action of the applicant subsequent to the adoption of this Ordinance whether in violation of the provisions of the Ordinance or not; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance; and that the granting of the variance will not be contrary to the intent and purpose of the Ordinance.

Vincent J. Grant
APPELLANT

DECISION

After public hearing held October 28, 1965, the Board of Appeals finds that all of the above conditions do exist with respect to this property and that a variance should be granted in this case.

It is, therefore, determined that a variance from the provisions of the Zoning Ordinance should be granted in this case.

Frank G. Kibbey
Chairman
Richard R. Kibbey
Secretary
BOARD OF APPEALS

DATE:

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF

AT

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

BOARD OF APPEALS

Franklin G. Hinckley
Ralph L. Young
Harry M. Schwartz

VOTE	
YES	NO
(X)	()
(X)	()
(X)	()

Record of Hearing

Amendment 1 - 526-530 Deering Ave. (corner Levee St.)

Sept. 27, 1965

Vincent C. Grant
528 Deering Avenue

cc to: Ed. Elanger, RFP, City, Police
cc to: Corporation Counsel

Dear Mr. Grant:

Permit amendment for alterations to change the use of the two family dwelling with four lodging rooms at the above named location to an apartment house for six families is not issuable under the zoning ordinance for the following reasons:

1. The apartment house use is not allowable under Section 6-4-2 applying to the R-5 Residence Zone in which the property is located since this section limits residential use to a two family dwelling.
2. The lot on which the building is located contains only 8578 square feet instead of the 3000 square feet per family or 18,000 square feet required by Section 6-4-8 of the ordinance.

As you desire to exercise your appeal rights in this matter we are certifying this case to the Corporation Counsel and you should come to Room 110, City Hall where forms are available for filing this appeal.

If the appeal is granted, you will need to meet building code requirements such as the enclosure of the cellar stairs for one hour, with a 1-3/4 inch solid core wood door with self-closing device on opening to enclosure; lighting of public halls and stairway through the hours of darkness on the owners meter and controlled by an automatic time switch; and completion of fire escape to apartment 4; in order that we may be able to issue a certificate of occupancy, without which it is unlawful to occupy the building for the use proposed.

Very truly yours,

Albert J. Sears
Building Inspection Director

ASJ:m

October 25, 1965

Mr. Vincent G. Grant
528 Deering Ave.

Dear Mr. Grant:

October 22, 1965

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

October 4, 1965

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Thursday, October 14, 1965, at 4:00 p.m. to hear the appeal of Vincent J. Grant requesting an exception to the Zoning Ordinance to permit change of use of the two family dwelling with four lodging rooms to an apartment house for six families at 526-530 Deering Ave., corner Revere Street.

This permit is presently not issuable under the Zoning Ordinance for the following reasons: (1) The apartment house use is not allowable under Section 6-A-2 applying to the R-5 Residence Zone in which the property is located; (2) The lot on which the building is located contains only 8878 square feet instead of the 3000 square feet per family or 18,000 square feet required by Section 6-B-8 of the Ordinance.

This appeal is taken under Section 24 of the Zoning Ordinance which provides such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in undue hardship in the development of property which is inconsistent with the intent and purpose of the Ordinance; that there are exceptional or unique circumstances relating to the property that do not generally apply to other property in the same zone or neighborhood, which have not arisen as a result of action of the applicant subsequent to the adoption of this Ordinance whether in violation of the provisions of the Ordinance or not; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance; and that the granting of the variance will not be contrary to the intent and purpose of the Ordinance.

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

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

October 18, 1965

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Thursday, October 28, 1965, at 4:00 p.m. to hear the appeal of Vincent J. Grant requesting an exception to the Zoning Ordinance to permit change of use of the two family dwelling with four lodging rooms to an apartment house for six families at 526-530 Deering Ave., corner of Revere Street.

This permit is presently not issuable under the Zoning Ordinance for the following reasons: (1) The apartment house use is not allowable under Section 6-A-2 applying to the R-5 Residence Zone in which the property is located; (2) The lot on which the building is located contains only 8878 square feet instead of the 3000 square feet per family or 18,000 square feet required by Section 6-B-8 of the Ordinance.

This appeal is taken under Section 24 of the Zoning Ordinance which provides such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in undue hardship in the development of property which is inconsistent with the intent and purpose of the Ordinance; that there are exceptional or unique circumstances relating to the property that do not generally apply to other property in the same zone or neighborhood, which have not arisen as a result of action of the applicant subsequent to the adoption of this Ordinance whether in violation of the provisions of the Ordinance or not; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance; and that the granting of the variance will not be contrary to the intent and purpose of the Ordinance.

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

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

h

AP - 523 Deering Ave.

August 4, 1965

Mr. Raul Belanger,
RFD #2
Gray, Maine

cc: Vincent G. Grant,
523 Deering Ave.

Dear Mr. Belanger:

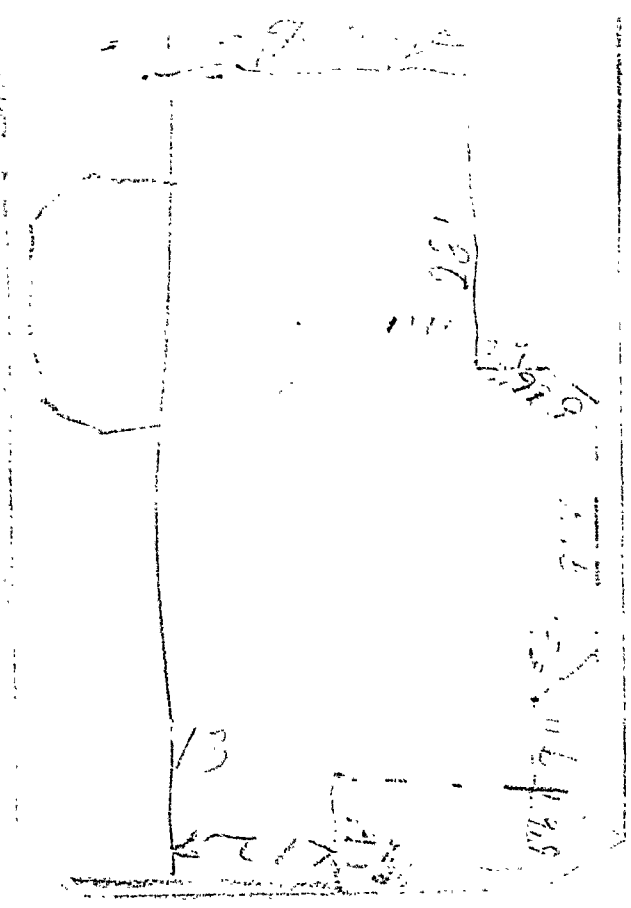
A belated permit to construct a two-story addition to the existing enclosed porch and to construct a block foundation under entire porch is being issued subject to plan received with application and in compliance with Building Code restriction as follows:

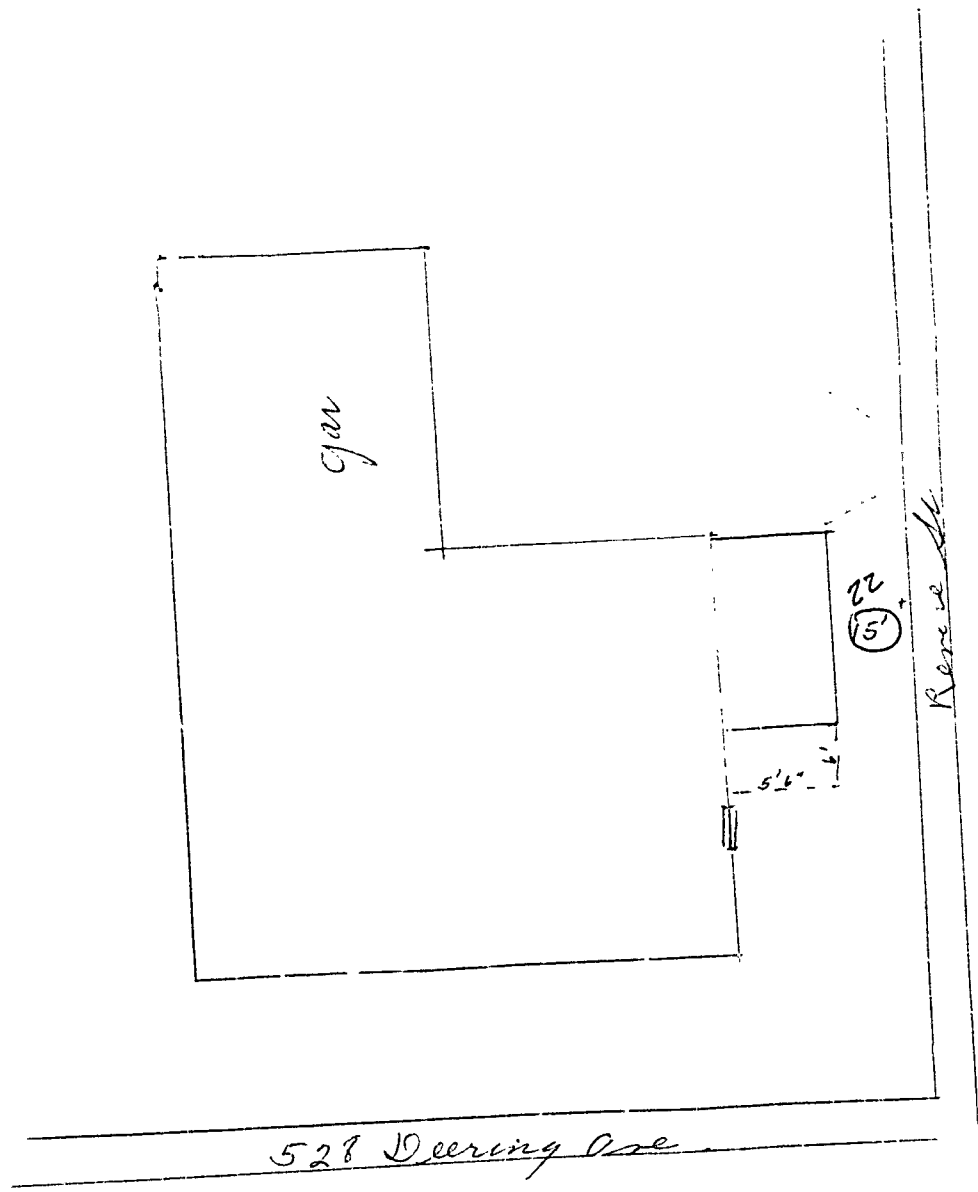
The second floor studs in the exterior walls are to extend down to the double 2x4 plate upon which the second floor joists rest with the second floor joists being spiked to those studs.

Very truly yours,

Archie L. Sedkins
Deputy Director of
Building Inspection

ALS/h





Specializing in Kitchen Cabinets

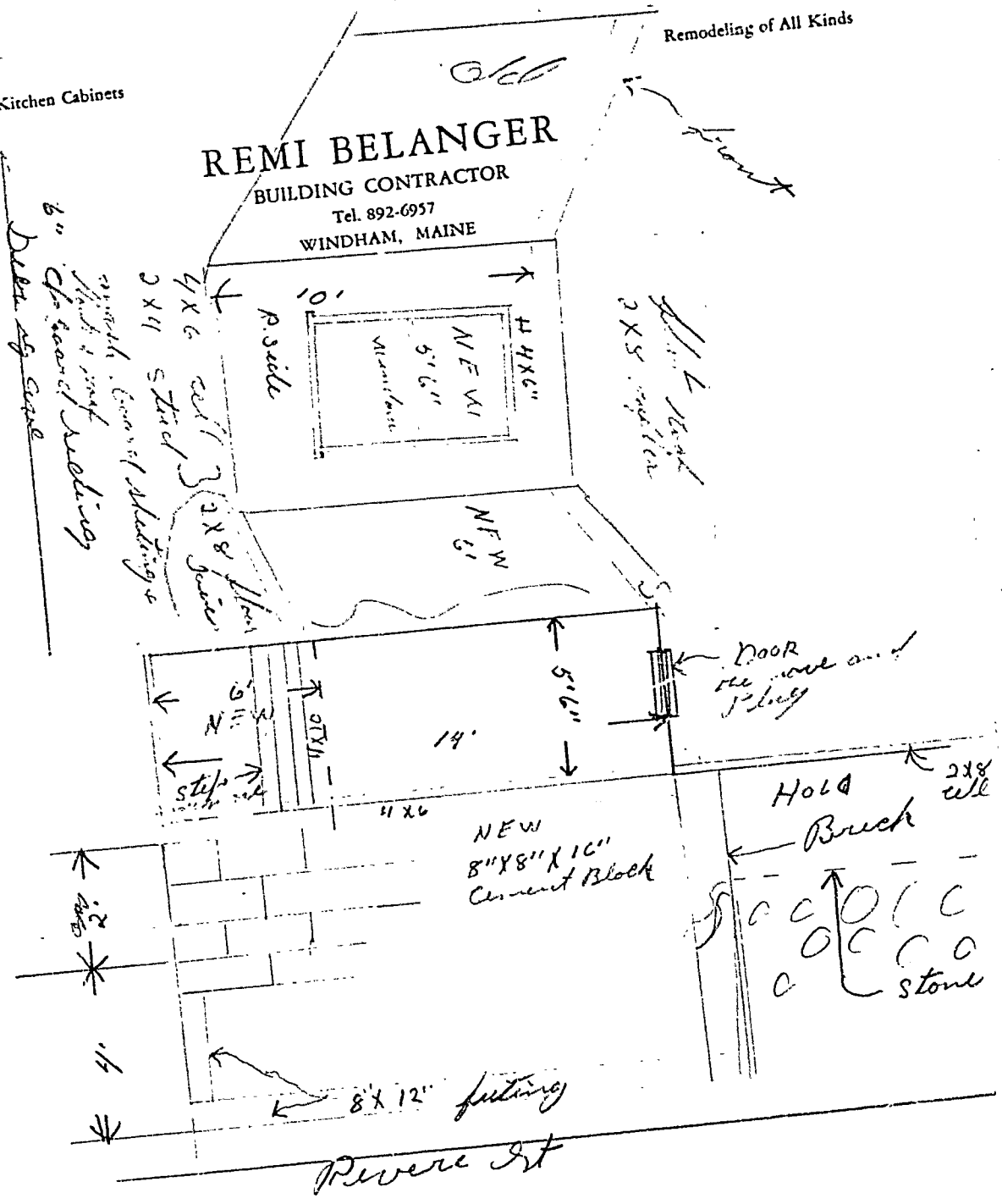
Remodeling of All Kinds

REMI BELANGER

BUILDING CONTRACTOR

Tel. 892-6957

WINDHAM, MAINE





APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, July 28, 1965

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 528 Deering Ave., corner Revere St. Within Fire Limits? Dist
Owner's name and address Vincent G. Grant, 528 Deering Ave. Telephone
Lessee's name and address Telephone
Contractor's name and address Remi Belanger, RFD 2, Gray Telephone
Architect Specifications Plans Yes No. of sheets 1
Proposed use of building Apartment house No. families
Last use No. families
Material frame No. stories 2 1/2 Heat Style of roof Roofing
Other buildings on same lot
Estimated cost \$ 350. Fee \$ 3.00
20. 2.00 pd 8/2/65
670

General Description of New Work

To construct 5'6" x 6' addition to existing side enclosed porch and up one existing door.

To construct concrete block foundation under entire porch

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 Belanger

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 1 solid or filled land? solid earth or rock? earth
Material of foundation concrete block at least 4' below grade Thickness, top 8" bottom 8" cellar no
Kind of roof flat Rise per foot 1" Roof covering metal
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber--Kind hemlock Dressed or full size? dressed Cor. or posts 4x6 ills 4x6
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 2x8, 2nd 2x8, 3rd, roof 2x8
On centers: 1st floor 16", 2nd 16", 3rd, roof 16"
Maximum span: 1st floor 5'6", 2nd 5'6", 3rd, roof 6'
If one story building with masonry walls, thickness of walls? side of exist. joists 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:

[Signature]

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

Vincent Grant

CS 301

INSPECTION COPY

Signature of owner

By:

[Signature]

P.H.

NOTES

8-10-65

Two 1/2 pieces of
addition to be used
as an extra window
only. The kitchen
appliances are to
be installed.

8-16-65 C.H. to close
in as per spec 84

X

Permit No. 681786
Location 528 Denning Ave.
Owner Frederick S. W. Brand
Date of permit 8/4/65
Notif. closing in
Insp. closing in
Final Notif.
Final Insp.
Cert. of Occupancy issued
Sinking On Notice
Form Check Notice

43830
PERMIT NUMBER

By JOSEPH P. WELCH
 CHIEF OF BUREAU OF BUILDING INSPECTION
☒ COMMERCIAL
☐ RESIDENTIAL
 ☐ SINGLE
 ☐ MULTI FAMILY
☐ NEW CONSTRUCTION
☐ REMODELING

TOTAL ▶	\$ 2.00
---------	---------

Laundry Tray

PLUMBING INSPECTION

PLUMBING INSPECTION

PLUMBING INSPECTION

PERMIT
NUMBER 9957

Date
Issued 4/10/61
PORTLAND PLUMBING
INSPECTOR

By J. P. Welch
APPROVED FIRST INSPECTION

Date 4/17/61

By JOSEPH P. WELCH

APPROVED FINAL INSPECTION

Date 4/27/61

By JOSEPH P. WELCH

TYPE OF BUILDING
☐ COMMERCIAL
☐ RESIDENTIAL
☐ SINGLE
☐ MULTI FAMILY
☐ NEW CONSTRUCTION
☐ REMODELING

SM 12-53 ☐

PORTLAND HEALTH DEPT.

SM 12-53 ☐

PORTLAND HEALTH DEPT.

SM 12-53 ☐

PORTLAND HEALTH DEPT.

PERMIT TO INSTALL PLUMBING

Address: 526-530 Searing Avenue
Installation For: Mrs. Hendrickson
Owner of Bldg.: Mrs. Hendrickson
Owner's Address: 528-530 Searing Avenue
Plumber J. A. Jansson Date: 4/10/61

NEW	REPL	PROPOSED INSTALLATIONS	NUMBER	FEE
		SINKS		
1		LAVATORIES	1	\$ 2.00
2		TOILETS	2	4.00
		BATH TUBS		
1		SHOWERS	1	2.00
		DRAINS		
		HOT WATER TANKS		
		TANKLESS WATER HEATERS	3	
		GARBAGE GRINDERS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS (conn. to house drain)		
1		Laundry Tray	1	2.00
		Total	5	\$10.00

PLUMBING INSPECTION

PLUMBING INSPECTION

PLUMBING INSPECTION

Total

PERMIT NUMBER **9887**

By J. P. Welch
 APPROVED FIRST INSPECTION
 Date 3/23/61
 By JOSEPH P. WELCH
 APPROVED FINAL INSPECTION
 Date 7-26-1961
 By JOSEPH P. WELCH

TYPE OF BUILDING
☐ COMMERCIAL
☐ RESIDENTIAL
☐ SINGLE
☐ MULTI FAMILY
☐ NEW CONSTRUCTION
☐ REMODELING

SM 12-53 ☐ PORTLAND HEALTH DEPT.
☐ NEW CONSTRUCTION
☐ REMODELING
 SM 12-53 ☐ PORTLAND HEALTH DEPT.

PERMIT TO INSTALL PLUMBING

Address: 528-530 Deering

Installation For: Mrs. Hendrickson

Owner of Bldg.: Mrs. Hendrickson

Owner's Address: 528-530 Deering

Plumber: Jennison Date: 3/23/61

PROPOSED INSTALLATIONS		NUMBER	FEE
SINKS			
CUPBOARDS			
TOILETS		1	\$ 2.00
BATH TUBS		1	2.00
SHOWERS			
DRAINS		1	2.00
HOT WATER TANKS			
TANKLESS WATER HEATERS	3		
GARBAGE GRINDERS			
SEPTIC TANKS			
HOUSE SEWERS			
ROOF LEADERS (conn. to house drain)			
		3	\$ 6.00
		Total	

PLUMBING INSPECTION

PERMIT
NUMBER

9767

Date: 2/14/61
PORTLAND PLUMBING
INSPECTOR

By: J. P. Welch

APPROVED FIRST INSPECTION

Date: 2-16-61
By: JOSEPH P. WELCH

APPROVED FINAL INSPECTION

Date: 7-26-1961
By: JOSEPH P. WELCH

By: TYPE OF BUILDING
☐ COMMERCIAL
☐ RESIDENTIAL
☐ SINGLE
☐ MULTI FAMILY
☐ NEW CONSTRUCTION
☐ REMODELING

54 12-52

PORTLAND HEALTH DEPT.

PERMIT TO INSTALL PLUMBING

Address: 528-530 Deering Avenue

Installation For: Mrs. Henriksen

Owner of Bldg.: Mrs. Henriksen

Owner's Address: 528-530 Deering Avenue

Plumber: J. A. Jensen

Date: 2/14/61

NEW	REP'L	PROPOSED INSTALLATIONS	NUMBER	FEE
	1	SINKS	1	\$ 2.00
	2	LAVATORIES	2	4.00
	2	TOILETS	2	4.00
	1	BATH TUBS	1	.60
	1	SHOWERS	1	.60
		DRAINS		
		HOT WATER TANKS		
		TANKLESS WATER HEATERS	3	
		GARBAGE GRINDERS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS (conn. to house drain)		
			7	\$11.20
			Total	

PLUMBING INSPECTION



B/ APPLICATION FOR PERMIT

PERMIT ISSUED
FEB 28 1964

CITY of PORTLAND

Class of Building or Type of Structure. . . Third Class

PORTLAND, MAINE, February 28, 1964

To the INSPECTOR OF BUILDINGS, Portland, Me.

The undersigned hereby applies for a permit to repair or renew roof covering of the following described building in accordance with the laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location - 523-530 Deering Ave.

Owner's name and address - Charles Musman, 91 Rocky Hill Rd. Cape Eliz. Telephone -

Contractor's name and address - King Butland, 163 Maine Ave. Telephone -

Use of building—Present—Apt. house Proposed—Apt. house

No. of Stories—2½ Style of roof—pitch Type of present roof covering—asphalt

Type and Grade of roofing to be used—Class 2 Und. Lab. asphalt No. plies—

GENERAL DESCRIPTION OF NEW WORK

To cover portion of roof

Charles Musman

Fee \$.50

INSPECTION COPY

Signature of Owner By: *King Butland*

CS 113-5C 1-64

AP- 528 Deering Avenue

Oct. 9, 1962

Mrs. Doris D. Rykett
528 Deering Avenue

cc to: Boyle & Rowe
912 Riverside Street

Dear Mrs. Rykett:

Permit for installation of a wooden fire escape serving second and third stories of your building at the above named location is being issued to your contractor based on revised plan filed at this office on October 8, 1962, subject to the following conditions:

1. This office is to be notified for inspection of through bolts supporting brackets before they are covered from view inside building. *OK*
2. Double hung window giving access to the fire escape in second story is to afford an opening at least 24 inches wide and 28 inches high when lower sash is raised.
3. Please notify this department for inspection when fire escape has been completed so that, if everything is found in order, the certificate of occupancy for change of use of the building can be issued. *OK*

Very truly yours,

Albert J. Sears
Building Inspection Director

AJS:m

AP - 528 Leering Avenue

September 28, 1962

Boyle & Howe
912 Riverdale Street

cc to Mrs. Doris B. Sykett
528 Leering Ave.

Gentlemen:

Check of plan filed with application for permit for erection of a fire escape from third floor to ground on left hand side of building at the above named location discloses variances from and questions as to compliance with Building Code requirements as listed below. Before a permit can be issued it is necessary that information be furnished indicating compliance with requirements. Details in question are as follows:

1. Minimum width of platforms and stairways is required to be 30 inches instead of the 24 inch width shown.
2. Platforms are required to extend not less than 9 inches beyond each side of the door or window openings giving access to the fire escape and to be located no more than 12 inches below sill of door nor 18 inches below sill of window giving access to them.
3. Top members of brackets are required to be not less than 4x6 on edge instead of the 4x4 indicated.
4. It is not clear from plan whether or not brackets are to be provided for support of upper platform or if it is to be supported otherwise.
5. Runge of fixed ladder on side of house will need to extend at least three feet above lowest step to provide hand hold for persons using fire escape.
6. A hinged bar or similar device is needed across foot of stairway.
7. Pitch of stairs is required to be such that there will be at least 9 inches measured horizontally from the outer edge of one tread to that of the next and not more than 8 1/2 inches from the upper surface of one tread to that of the next.
8. What is the framing of walls and roof of new dormer to be and with what material is it to be covered?
9. What is covering to be of new inside partitions leading to dormer?

Very truly yours,

Director

AP - 522-530 Leering Ave.

May 18 1962

Mrs. Doris B. Pykett,
522 Leering Ave.

cc to: Mr. J. J. Jones, AS.
30 Forest Ave.

Dear Mrs. Pykett:

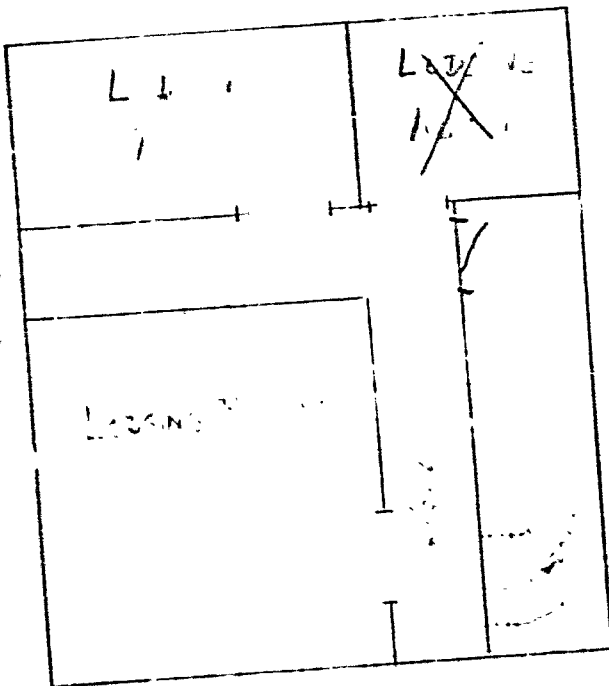
Your appeal under the Zoning Ordinance involving the use of your building at the above named location has been sustained by the Board of Appeals. Before further action can be taken by this department towards issuance of a belated permit for the change of use, it is necessary that the application filed be completed by furnishing an estimated cost of the work involved and paying the permit fee based thereon, and by furnishing information needed to show compliance with Building Code requirements, including plan of fire escape required to serve third floor lodging rooms. Question is also likely to arise concerning adequacy of exit arrangements for lodging room in second story.

Very truly yours,

Albert J. Soars
Director of Building Inspection

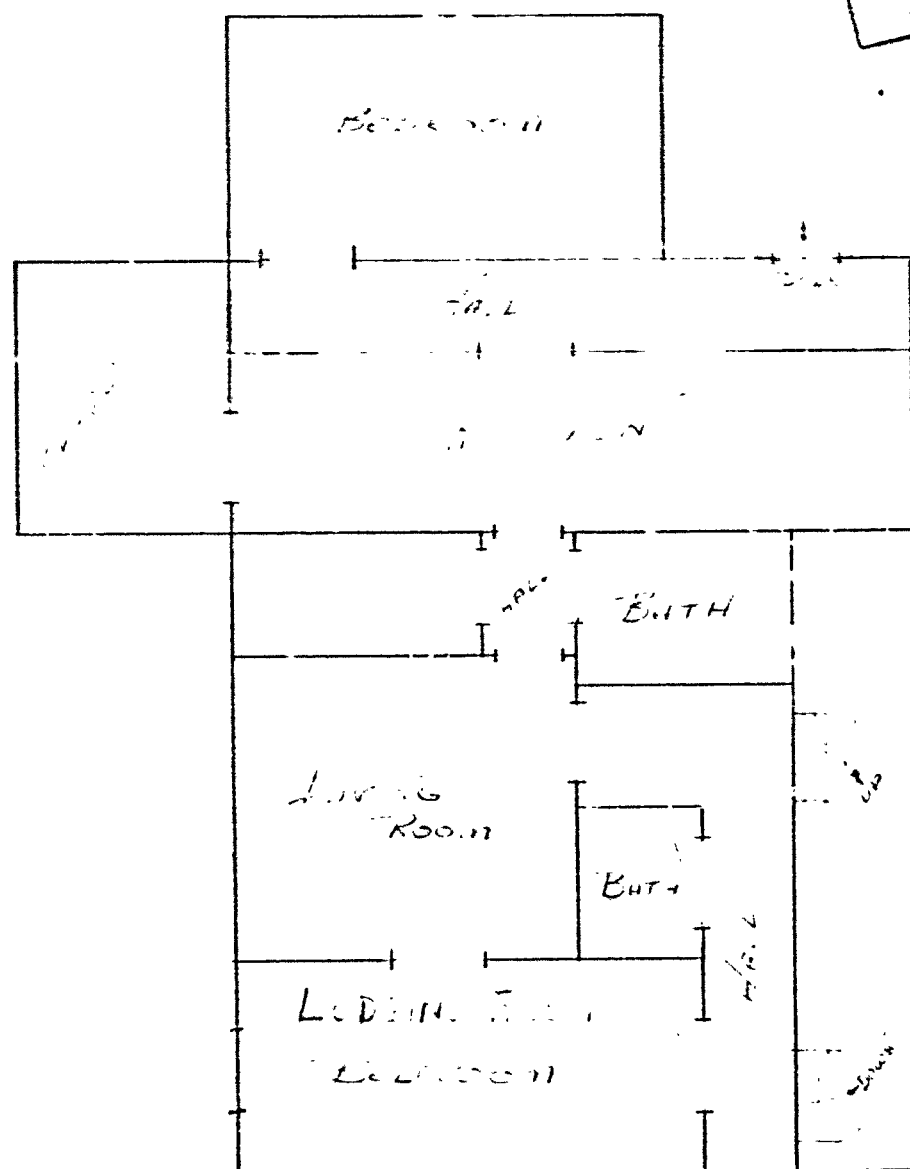
AJS/H

RECEIVED
APR 2 1957
DEPT. OF BLDG. INSP.
CITY OF PORTLAND



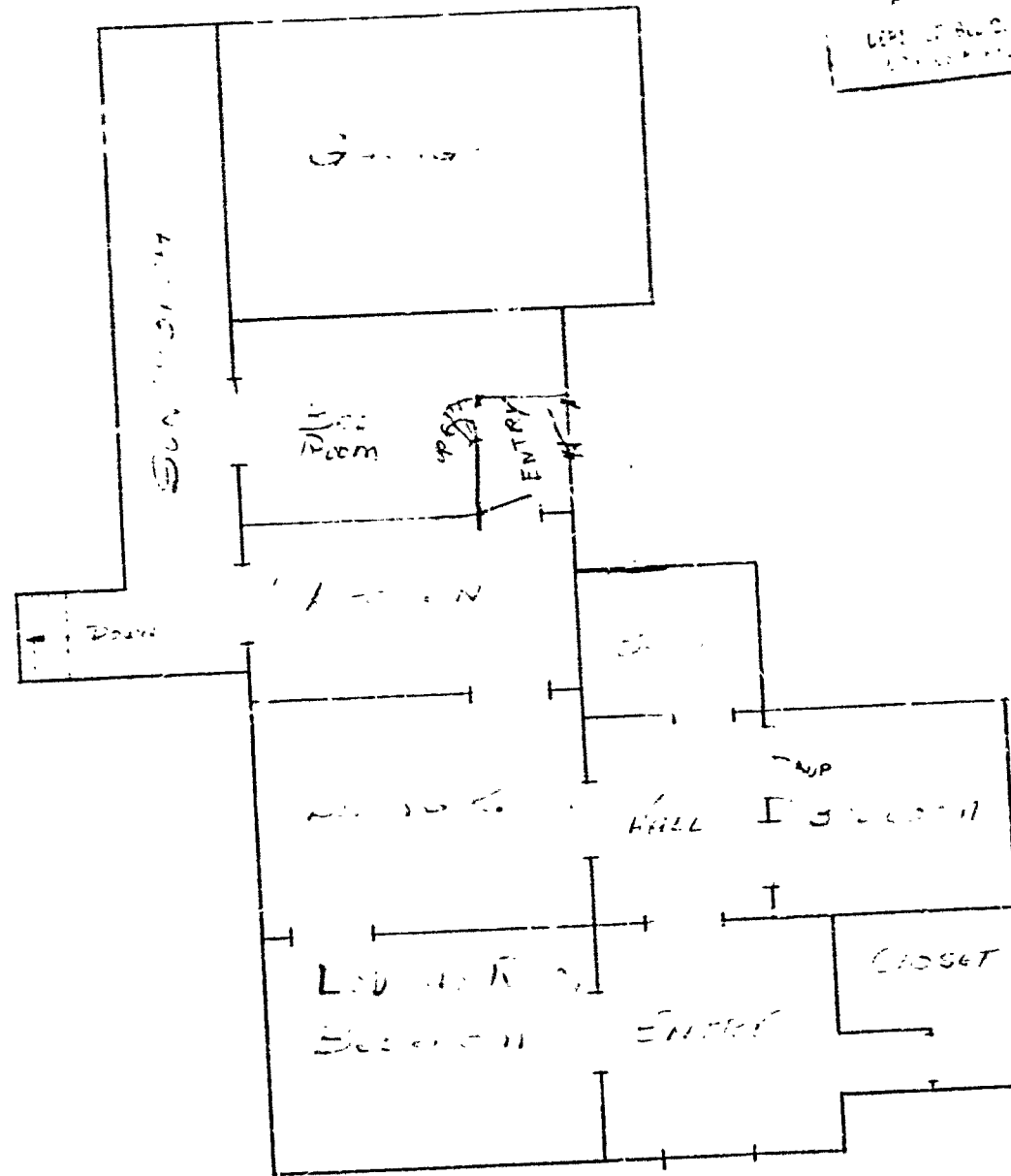
Third Floor

RECEIVED
APR 1961
DEPT OF CORRECTIONS
CITY OF PORTLAND



5000 1/2 Ave.

RECEIVED
DEPT. OF ALL. C. INSP.
CITY OF PORTLAND



First Floor

AP - 528-530 Deering Ave.,
corner Revere St.

May 1, 1962

Mrs. Boris B. Pykett,
528 Deering Ave.

cc to Anna W. Childs, Esq.
650 Forest Ave.
cc to Corporation Counsel

Dear Mrs. Pykett:

Permit and certificate of occupancy for changing the use of the building at the above named location from a two family dwelling to one having one apartment and one lodging room in the first story, one apartment and one lodging room in the second story, and two lodging rooms in the third story (the equivalent of four apartments), are not issuable under the Zoning Ordinance because such a use is not allowable in the R-5 Residence Zone in which the property is located.

We understand that you would like to exercise your appeal rights in this matter. Accordingly we are certifying the case to the Corporation Counsel, to whose office in room 208, City Hall, you or an authorized representative should go to file the appeal. In order to be considered by the Appeal Board at the earliest opportunity, the appeal will need to be filed not later than Friday, May 4th.

Very truly yours,

Albert J. Sears
Director of Building Inspection

AJS/h

(COPY)



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 528 Deering Avenue

Issued to Mrs. Doris B. Pykett

Date of Issue November 20, 1962

This is to certify that the building, premise, or part thereof, at the above location, ~~has~~—altered—changed as to use under Building Permit No. 62/1313, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

2-family dwelling and
four (4) lodging rooms

Limiting Conditions:

One apt. and one lodging room, first floor
One apt. and one lodging room, second floor
Two lodging rooms in third story

This certificate supersedes
certificate issued

Approved:

(Date)

Nelson F. Cartwright
Inspector

Albert J. Sears
Inspector of Buildings



APPLICATION FOR PERMIT

Class of Building or Type of Structure
Portland, Maine,

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 the Ordinance of the City of Portland. plans and specifications, if any, submitted herewith and the following specifications:

Location _____ Within Fire Limits? _____ Dist. No. _____
Owner's name and address _____ Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address _____ Telephone _____
Architect _____ Specifications _____ Plans _____ No. of sheets _____
Proposed use of building _____ Dwelling & Living Room No. families 2
Last use _____ Dwelling (4) No. families 2
Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ _____ Fee \$ _____

General Description of New Work

fire _____
To change use from two family dwelling to two family dwelling with four living rooms.

Permit Issued with Letter _____

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 _____

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? _____
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 _____
Material of underpinning _____ Height _____ Thickness _____
Kind of roof _____ Rise per foot _____ Roof covering _____
No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
Framing Lumber—Kind _____ Dressed or full size? _____ Corner posts _____ Sills _____
Size Girder _____ Columns under girders _____ Size _____ Max. on centers _____
Kind and thickness of outside sheathing of exterior walls? _____
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

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

APPROVED:

Carl P. Johnson
CHIEF OF FIRE DEPT.

Miscellaneous

Will work require disturbing of any tree on a public street? _____
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? _____

INSPECTION COPY

Signature of owner

Lawrence R. Bray

Permit No. 627/318
Location 538 P. E. - - - - -
Owner Thos Lewis B. M. - - -
Date of permit 10 9 62
Notif. closing-in
Inspr. closing-in
Final Notif.
Final Inspr.
Cert. of Occupancy issued 11/20/62
Staking Out Notice
Form Check Notice

NOTES

11-13-62
11-20-60 Five escape
well done

✓

Assestment 11/1/60
Granted 5/17/62 62/43
DATE: MAY 17, 1962

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF DAVID S. HALL
AT 528-530 Heering Avenue

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

BOARD OF APPEALS

Franklin G. Hinckley
Ralph L. Young
Harry M. Shwartz

VOTE	
YES	NO
(X)	()
(X)	()
(X)	()

Record of Hearing

No opposition.

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

VARIANCE APPEAL

May 4, 1962

Doris B. Pykett, owner of property at 528-530 Deering Avenue
under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals for a variance from the provisions of said Ordinance to permit:

Changing the use of the building at this location from a two-family dwelling to one having one apartment and one lodging room in the first-story, one apartment and one lodging room in the second story, and two lodging rooms in the third story. This permit is presently not issuable because such a use is not allowable in the R-5 Residence Zone in which the property is located.

LEGAL BASIS OF APPEAL: Such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in undue hardship in the development of property which is inconsistent with the intent and purpose of the Ordinance; that there are exceptional or unique circumstances relating to the property that do not generally apply to other property in the same zone or neighborhood, which have not arisen as a result of action of the applicant subsequent to the adoption of this Ordinance whether in violation of the provisions of the Ordinance or not; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance; and that the granting of the variance will not be contrary to the intent and purpose of the Ordinance.

Doris B. Pykett
By, James H. Collins Attorney
APPELLANT

DECISION

After public hearing held May 17, 1962, the Board of Appeals finds that all of the above conditions do exist with respect to this property and that a variance should be granted in this case.

It is, therefore, determined that a variance from the provisions of the Zoning Ordinance should be granted in this case.

Harry M. Smith
John H. Jones
Frederick A. Nelson
BOARD OF APPEALS

May 14, 1962

Dana W. Childs, Esquire
650 Forest Avenue
Portland, Maine

Re: Appeal of Doris B. Pykett at 528-530 Deering Avenue

Dear Mr. Childs:

May 17, 1962

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

May 7, 1962

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall on Thursday, May 17, 1962, at 4:00 P. M. to hear the appeal of Doris B. Pykett requesting an exception to the Zoning Ordinance to permit changing the use of the building at 528-530 Deering Avenue from a two-family dwelling to one having one apartment and one lodging room in the first story, one apartment and one lodging room in the second story, and two lodging rooms in the third story.

This permit is presently not issuable because such a use is not allowable in the R-5 Residence Zone in which the property is located.

This appeal is taken under Section 24 of the Zoning Ordinance which provides such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in undue hardship in the development of property which is inconsistent with the intent and purpose of the Ordinance; that there are exceptional or unique circumstances relating to the property that do not generally apply to other property in the same zone or neighborhood, which have not arisen as a result of action of the applicant subsequent to the adoption of this Ordinance whether in violation of the provisions of the Ordinance or not; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance; and that the granting of the variance will not be contrary to the intent and purpose of the Ordinance.

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

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

ALBERT J. SEARS
INSPECTOR OF BUILDINGS

CITY OF PORTLAND, MAINE
Department of Building Inspection

AP - 528-530 Deering Ave.,
corner Revere St.

May 1, 1962

COPY
Mrs. Doris B. Pykett,
528 Deering Ave.

cc to Dana W. Childs, Esq.
650 Forest Ave.
cc to Corporation Counsel

Dear Mrs. Pykett:

Permit and certificate of occupancy for changing the use of the building at the above named location from a two family dwelling to one having one apartment and one lodging room in the first story, one apartment and one lodging room in the second story, and two lodging rooms in the third story (the equivalent of four apartments), are not issuable under the Zoning Ordinance because such a use is not allowable in the R-5 Residence Zone in which the property is located.

We understand that you would like to exercise your appeal rights in this matter. Accordingly we are certifying the case to the Corporation Counsel, to whose office in Room 208, City Hall, you or an authorized representative should go to file the appeal. In order to be considered by the Appeal Board at the earliest opportunity, the appeal will need to be filed not later than Friday, May 4th.

Very truly yours,

Albert J. Sears
Director of Building Inspection

AJS/H

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

May 7, 1962

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall on Thursday, May 17, 1962, at 4:00 P. M. to hear the appeal of Doris B. Pykett requesting an exception to the Zoning Ordinance to permit changing the use of the building at 528-530 Deering Avenue from a two-family dwelling to one having one apartment and one lodging room in the first story, one apartment and one lodging room in the second story, and two lodging rooms in the third story.

This permit is presently not issuable because such a use is not allowable in the R-5 Residence Zone in which the property is located.

This appeal is taken under Section 24 of the Zoning Ordinance which provides such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in undue hardship in the development of property which is inconsistent with the intent and purpose of the Ordinance; that there are exceptional or unique circumstances relating to the property that do not generally apply to other property in the same zone or neighborhood, which have not arisen as a result of action of the applicant subsequent to the adoption of this Ordinance whether in violation of the provisions of the Ordinance or not; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance; and that the granting of the variance will not be contrary to the intent and purpose of the Ordinance.

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

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

528-530 Dearing Avenue

Oct. 10, 1961

Mrs. Doris B. Fykett
528 Dearing Avenue

cc to: Fire Department

Dear Mrs. Fykett:

We have been informed that you have recently purchased the dwelling at this location. It therefore seems best to inform you as to the existing lawful use of this building and the limitations of the Zoning Ordinance applying to it.

The property is located in an R-5 Residential Zone in which a building housing more than two apartments or a lodging house is not allowable. For many years this dwelling has been used as a two family dwelling with rooms in the attic used in connection with the two apartments. This is therefore its lawful use and is one which is conforming in the zone in which it is located.

The letting of separate rooms in the building to lodgers is not allowable unless it is done by the tenants of the apartment and in such a case the rooms so let must be a part of the apartment which they occupy, and not more than two lodgers without the serving of meals may be accommodated in each apartment. Such a use may be lawfully established only after issuance of a certificate of occupancy authorizing it by this department.

Unless the rooms in the attic are used by members of the families living in the two apartments, a use which was established many years ago, it is unlawful to use these rooms for living quarters under the Building Code unless an approved second means of egress therefrom is provided. These matters of application of Zoning Ordinance and Building Code restrictions are being called to your attention so that, if you are now operating the property in violation of any of them, you may have the opportunity to correct the violation without further action by this department becoming necessary. If you have any questions as to the application of the Zoning Ordinance and your right of appeal thereunder, I will be glad to go into the matter further upon request.

Very truly yours,

Albert J. Sears
Building Inspection Director

AJS:R



RS RESIDENCE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, March 1, 1961

PERMIT ISSUED

MAR 6 1961

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 523-530 Deering Ave. Within Fire Limits? _____ Dist. No. _____
Owner's name and address Mrs. Josephine Hendrickson, 528 Deering Ave. Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Clement Farley, 1141 Congress St. Telephone _____
Architect _____ Specifications _____ Plans no No. of sheets _____
Proposed use of building Dwelling No. families _____
Last use _____ " _____ No. families 2
Material frame _____ 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 change out two existing windows in kitchen, first floor, and provide mullion window
5' wide and 52" high - See letter

Permit Issued

RS RESIDENCE ZONE

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 _____
Material of underpinning _____ Height _____ Thickness _____
Kind of roof _____ Rise per foot _____ Roof covering _____
No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
Framing Lumber-Kind _____ Dressed or full size? _____ Corner posts _____ Sills _____
Size Girder _____ Columns under girders _____ Size _____ Max. on center _____
Kind and thickness of outside sheathing of exterior walls? _____
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

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

APPROVED:

with memo by JGH

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. Josephine Hendrickson

Signature of owner

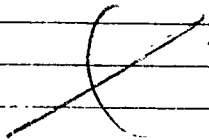
By

Pauline Hendrickson

INSPECTION COPY

NOTES

3-16-61 Working in
good weather to
install foundation
4-20-61 Same
5-8-61 1. RP
9-26-61 Cancelled



9-26-61 New owner
Mrs Davis PyKette

24 5-14 5-21
Permit No. 611/19.3
Location 588-530 Kennedy Ave.
Owner Mrs. Josephine PyKette
Date of permit 3/16/61
Notif. closing-in
Inspn. closing-in
Final Notif.
Final Inspn.
Cert. of Occupancy issued
Staking Out Notice
Form Check Notice

Memorandum from Department of Building Inspection, Portland, Maine

AP- 528-530 Deering Avenue

March 6, 1961

Mrs. Josephine Hendrickson
528 Deering Avenue

cc to: Mr. Clement Farley
1141 Congress Street

Dear Mrs. Hendrickson:

Building permit for replacing two existing windows with million window about 5 feet wide in first story of dwelling at above named location is issued herewith subject to condition that the header over new opening is to be no less than 4x6 or 2x6 instead of the 4x4, specified in application for it.

Very truly yours,

AJS:m

Albert J. Sears
Director of Building Inspection



RESIDENCE ZONE
CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION
COMPLAINT

INSPECTION COPY

COMPLAINT NO. 61/9

Date Received February 20, 1961

Location:

528-530 Deering Ave.

Location 528-530 Deering Ave. Use of Building 2-family

Owner's name and address Mrs. Josephine Hendrickson, 528 Deering Ave. Telephone 4-3564

Tenant's name and address _____ Telephone _____

Complainant's name and address _____ Telephone _____

Description: Changing use to ^{lodging} ~~living~~ house without a permit. H

NOTES: Planning to use building for lodging house with 3 or 4 rooms on second floor;
2 rooms and bath on 1st floor (constructing new outside fire escape). Doing some
plumbing and electrical work on 1st floor has two stairways.

2/21/61 - Letter to Mrs. Hendrickson - A.J.V.

Certifies site is used for change of use 11/20/62.

Cplt. 61/9- 528-530 Deering Ave., corner of Revere St.

Feb. 21, 1961

Mrs. Josephine Hendrickson
528 Deering Avenue

cc to: Dana W. Childs, Esq.
650 Forest Avenue

Dear Mrs. Hendrickson:

It has come to the attention of this department that you have recently purchased the property at the above named location and are presently rehabilitating the building. In order that you may be aware of the limitations placed upon the use of this property by the Zoning Ordinance, it seems best to inform you as to just how the Ordinance does apply to the situation.

Our records indicate that the lawful use of this building is a two-family dwelling house, which it has been for many years. The property is located in an R-5 Residence Zone in which such a use is allowable. Any change of use which would involve the establishment of more than two apartments in the building or the letting of rooms for lodging purposes, unless in conformity with requirements applying to an allowable home occupation, would be unlawful.

The letting of lodging rooms without the providing of meals to not more than two people in a single dwelling unit or apartment by the occupant of that apartment is an allowable home occupation under the Zoning Ordinance, but requires authorization by this department through issuance of a certificate of occupancy before it may lawfully be established. The letting of rooms in the nature of a lodging house except under such conditions is not allowable in the R-5 Residential Zone. All rooms rented for such a purpose would be required to have access to two well separated and lawful means of egress. Increase of the number of apartments or change to a lodging house would also involve compliance with requirements for off-street parking.

If you have plans for changing the use of the building in any of the ways mentioned or otherwise, it is suggested that you consult the undersigned as to the proposed changes so that determination can be made as to the application of the Building Code and Zoning Ordinance to the situation and your rights in connection therewith.

Very truly yours,

Albert J. Sears
Director of Building Inspection

AJS:m



RESIDENCE ZONE - C
APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, May 18, 1954

PERMIT ISSUED

000601

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~alter~~ ~~repair~~ ~~or~~ ~~construct~~ 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 528-530 Deering Ave. Within Fire Limits? no Dist. No. _____
Owner's name and address Maurice L. Herson, 528 Deering Ave. Telephone none
Lessee's name and address _____ Telephone _____
Contractor's name and address owner Telephone _____
Architect _____ Specifications _____ Plans no No. of sheets _____
Proposed use of building dwelling house No. families 2
Last use _____ " " No. families 2
Material wood No. stories 2 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ 10. Fee \$.50

General Description of New Work

To remove existing 5' x 20' sidewalk platform on side toward Revere St. 5' x 5' new stairs
~~to leave 4' x 5' platform in front of door and provide new steps.~~
To leave 4' x 5' platform in front of door and provide new steps.

CERTIFICATE OF INSURANCE
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** 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 _____
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 space 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:

O.R. 5/18/54 - ggs

Miscellaneous

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

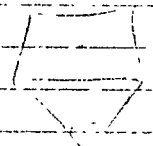
INSPECTION COPY

Signature of owner

Maurice L. Herson

6. 4

Permit No. 544638
Location 528-530 Leaning Ave
Owner Marvies A. Williams
Date of permit 5/19/54
Notif. closing-in _____
Inspn. closing-in _____
Final Notif. _____
Final Inspn. _____
Cert. of Occupancy issued _____
Staking Out No. cc _____
Form Check Notice _____



NOTES

Existing condition.



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine,

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 528 Deering Ave. Use of Building Appl. H. No. Stories 2 1/2 New Building
Existing " "
Name and address of owner of appliance Mr. Benjamin Franklin
Installer's name and address Phil... Telephone 4261

General Description of Work

General Description of Work

To install Refrigerator & Freezer Unit in Kitchen at New York City

Steel Bunker Bureau

IF HEATER, OR POWER BOILER

Location of appliance basement Any burnable material in floor surface or beneath? No
If so, how protected? _____ Kind of fuel? oil
Minimum distance to burnable material, from top of appliance or casing top of furnace 30"
From top of smoke pipe 20' From front of appliance 20' From sides or back of appliance 10-12"
Size of chimney flue 24x18 Other connections to same flue No
If gas fired, how vented? _____ Rated maximum demand per hour _____
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? Yes

DE OH F. FINE

Name and type of burner Fuel Oil Labeled 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 Size of vent pipe 1 1/2
Location of oil storage Basement Number and capacity of tanks 1 - 275
Low water shut off _____ Make _____ No. _____
Will all tanks be more than five feet from any flame? Yes How many tanks enclosed? _____
Total capacity of any existing storage tanks for furnace burners 1 - 275

IF COOKING APPLIANCE

Location of appliance Any burnable material in floor surface or beneath?

If so, how protected? Height of Legs, if any

Skirting at bottom of appliance? Distance to 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? Forced or gravity?

If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

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

APPROVED:

PROVED: 07/12.30.53. Am

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

Signature of Installer

INSPECTION COPY

NOTES

12/24/54 Test Run
 1st run - 15.1 sec
 2nd run - 15.1 sec
 3rd run - 15.1 sec
 4th run - 15.1 sec
 5th run - 15.1 sec
 6th run - 15.1 sec
 7th run - 15.1 sec
 8th run - 15.1 sec
 9th run - 15.1 sec
 10th run - 15.1 sec

12-54 1000
 12-54 1000
 Permit No. 53/5405
 Location 528 Leaning Lane
 Owner Mr. Benoit
 Date of permit 12/31/53
 Approved 12/31/53

8-1954
 This report was
 prepared at the
 request of the
 City of St. Louis
 and is for their
 use only.

INQUIRY BLANK

ZONE RC

FIRE DIST.

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Date March 27, 1950

Verbal
By Telephone

LOCATION Corner of Forest Street
528-530 Deering Avenue, OWNER Lead

MADE BY H. DeMatteo, TEL.

ADDRESS 679 Forest Avenue

PRESENT USE OF BUILDING 2-family dwelling NO. STORIES

LAST USE OF BUILDING CLASS CONSTRUCTION 3rd

REMARKS

(1)
INQUIRY How would Zoning Law and Building Code apply to changing front room in
first story to retail service such as shoe repair, barber shop or beauty parlor?
(2) Can the land in front of dwelling house be graded down and that
space or any other part of the lot be used for parking cars as accessory to the
business use on the lot?

ANSWER (1) The property is in a Residence C Zone where none of these uses are
allowable. Explained appeal rights and that the answer could be received before
the property is purchased.

(2) This is contrary to the Zoning Ordinance whether in front of the house
or anywhere else on the lot; cars parked or stored on the lot are only to be
accessory to the dwelling house use.

DATE OF REPLY 2/27/50 REPLY BY WMcD

INQUIRY BLANK

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

ZONE RC

FIRE DIST. 215

Date 11/21/41

Verbal
By Telephone

LOCATION 528 D. Carey Ave. OWNER Mrs. Read

MADE BY Josiah Tully TEL. _____

ADDRESS _____

PRESENT USE OF BUILDING 2 Family dwg.

CLASS OF CONSTRUCTION 2 1/2 NO. OF STORIES _____

REMARKS: Compliance required

INQUIRY: How would zoning laws apply to existing building?

ANSWER: Explain the allowance is what Bd of A.L. feel can be done and also what is left of zoning and what is the result of the same.

DATE OF REPLY 11/21/41 REPLY BY WMD

INQUIRY BLANK

ZONE "RC"

FIRE DIST. _____

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Verbal
By Telephone

Date 10/12/48

LOCATION 528 Deering Ave OWNER _____

MADE BY Rutter & Finner, Real Est. TEL. _____

ADDRESS 465 Congress St.

PRESENT USE OF BUILDING Dwelling

CLASS OF CONSTRUCTION frame NO. OF STORIES _____

REMARKS: _____

INQUIRY: Could this building be used for

business purposes?

ANSWER: Located in RC zone - business use
not permissible.

DATE OF REPLY 10/12/48 REPLY BY G.H.



FILL IN COMPLETELY AND SIGN WITH INK

PERMIT ISSUED
0092
FEB 10 1944

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, 2/9/44

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 528 Duran Ave Use of Building Residence No. Stories 2 New Building Existing

Name and address of owner of appliance Mrs. Marion Beale, 528 Duran Ave

Installer's name and address Smith-Fisher Co. of Me. Inc., 70 Free Telephone 3-8187

To install Petrol Oil Burner General Description of Work O.K. 2/10/44. 000

IF HEATER, POWER BOILER OR COOKING DEVICE

Is appliance or source of heat to be in cellar? If not, which story Kind of fuel
Material of supports of appliance (concrete floor or what kind)
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 OIL BURNER

Name and type of burner Petrol P-9-70 Labeled and approved by Underwriters' Laboratories? Yes
Will operator be always in attendance? No Type of oil feed (gravity or pressure) Pressure
Location oil storage cellar No. and capacity of tanks 1 - 275 gal.
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 Installer Smith-Fisher Co. of Me. Inc.

INSPECTION COPY

Permit No. 4492
Location 528 Deering Ave
Owner Mrs. Marion Peadi
Date of Permit 2/10/44
Post Card sent _____
Notif. for insp. _____
Approval Tag-issued 3-14-45 P.M.
Oil Burner Check List (date) _____
1. Kind of heat Hot water
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

3-14-45 Hot water P.M.



Location, Ownership and detail must be correct, complete and legible.
Separate application required for every building.
Plans must be filed with this application.

Application for Permit for Alterations, etc.

To the Portland, February 19, 1917 191
INSPECTOR OF BUILDINGS:

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

Descrip-
tion of
Present
Bldg.

Location 528 Deering Avenue Ward, 8 in fire-limits? No
Name of Owner or Lessee, A. R. Bailey Address 528 Deering Ave.
" " Contractor, Owner by day " "
" " Architect, " "
Material of Building is wood Style of Roof, pitch Material of Roofing, shingles
Size of Building is 50 feet long; 25 feet wide. No. of Stories, 2½
Cellar Wall is constructed of stone is _____ inches wide on bottom and batters to _____ inches on top.
Underpinning is brick is _____ inches thick; is _____ feet in height.
Height of Building, 30 ft. Wall, if Brick; 1st, _____ 2d, _____ 3d, _____ 4th, _____ 5th, _____
What was Building last used for? dwelling No. of Families? two
Building to be occupied for dwelling Estimated Cost, \$ 1000.00

DETAIL OF PROPOSED WORK

Taking out old bath room and putting in new one; changing partitions to
make different arrangement of rooms inside; bay window on front continued
up to second story same as it is on first story
To comply with Building Ordinance

IF EXTENDED ON ANY SIDE

Size of Extension, No. of feet long? _____; No. of feet wide? _____; No. of feet high above sidewalk? _____
No. of Stories high? _____; Style of Roof? _____; Material of Roofing? _____
Of what material will the Extension be built? _____ Foundation? _____
If of Brick, what will be the thickness of External Walls? _____ inches; and Party Walls _____ inches.
How will the extension be occupied? _____ How connected with Main Building? _____

WHEN MOVED, RAISED OR BUILT UPON

No. of Stories in height when Moved, Raised or Built upon? _____ Proposed Foundations? _____
No. of feet high from level of ground to highest part of Roof to be? _____
How many feet will the External Walls be increased in height? _____ Party Walls _____

IF ANY PORTION OF THE EXTERNAL OR PARTY WALLS ARE REMOVED

Will an opening be made in the Party or External Walls? _____ in _____ Story.
Size of the opening? _____ How protected? _____
How will the remaining portion of the wall be supported? _____

Signature of Owner or
Authorized Representative.

A. R. Bailey

Address _____

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK

528 Deering Ave
526.530

14300

X

PERMIT GRANTED

February 20, 1917 191

Permit filled out by _____

Permit number _____

Location 528 Deering Avenue

0

H

40

FINAL REPORT

191

Has the work been completed in accordance with
this application and plans filed and approved?

Law been violated? _____ Doc. No. _____ of 191

Nature of violation? _____

X

Violation removed, when? _____ 191

Estimated cost of alterations, etc., \$ _____

Inspector of Buildings.

528 Deering Ave.
526-530

FINAL REPORT

191
Has the work been completed in accordance with
this application and plans filed and approved?

Law been violated? Doc. No. of 191

Nature of violation?

PERMIT GRANTED

Permit filled out by

Permit number

Location 528 Deering Ave

Violation removed, when?

191

Estimated cost of alterations etc., \$

Inspector of Buildings.