

45 DIERING STREET

CHAYAN PUNER

750 CH 920B • 750 CH 920A • 750 CH 9205A • 750 CH 9203A

PERMIT TO INSTALL PLUMBING

PERMIT NUMBER **2197**

Address 45 Deering St.
 Installation For multi-family
 Owner of Bldg William Sharland
 Owner's Address Saryer Rd. Cape Vin
 Plumber Peter Walcker - 14 Jordan Ave. S.P. 11-13-80

Date Issued **11-13-80**
 Portland Plumbing Inspector
 By **ERNOLD R GOODWIN**

App. First Insp.

Date
By

App. Final Insp.

Date
By

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

NEW	REPL	ITEM	NO	FEE
		SINKS		
		LAVATORIES		
		TOILETS		
		BATH TUBS		
		SHOWERS		
		DRAINS FLOOR SURFACE		
	*	HOT WATER TANKS	1	6.00
		TANKLESS WATER HEATERS		
		GARBAGE DISPOSALS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS		
		AUTOMATIC WASHERS		
		DISHWASHERS		
		OTHER		
TOTAL				6.00

Building and Inspection Services Dept.: Plumbing Inspection



FILL IN AND SIGN WITH INK

967

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

PERMIT ISSUED

NOV 14 1980

Portland, Maine, ... NOV. 13, 1980

CITY OF PORTLAND

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 . 45 Deering St. . . . Use of Building multi family No. Stories 2 New Building Existing "
Name and address of owner of appliance William Sharland - Sawyer Rd. Cape Elizabeth
Installer's name and address .. Frank P. Lawrence-50 Jordan Ave. S.P. Telephone 799-6086

General Description of Work

To install gas conversion burner ... replace oil

IF HEATER, OR POWER BOILER

Location of appliance Any burnable material in floor surface or beneath?
If so, how protected? Kind of fuel?
Minimum distance to burnable 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? thru chimney Rated maximum demand per hour 210,000 BTU
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? yes per hour

IF OIL BURNER

Name and type of burner Wayne - gun Labelled by underwriters' laboratories? Yes
Will operator be always in attendance? no Does oil supply line feed from top or bottom of tank?
Type of floor beneath burner concrete Size of vent pipe
Location of oil storage Number and capacity of tanks
Low water shut off Mike No.
Will all tanks be more than five feet from any flame? How many tanks enclosed?
Total capacity of any existing storage tanks for furnace burners

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? 5.00
cost of work 400 5.50
APPROVED: 10.50

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

Frank P. Lawrence

NOTES

12-1-80 Called for usp - but way
worked up - will file file they
but we know when its open

Permit No. 81-967
Location 417 Dorr
Owner William J. [unclear]
Date of permit 11-13-80
Approved 11-14-80

1	IN SHIP
2	...
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FILE AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, April 8, 1963

PERMIT ISSUED 00305 APR 8 1963 CITY OF PORTLAND

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 45 Deering St. Use of Building Offices No Stories 2 New Building Existing " Name and address of owner of appliance Ir. David Brownstone, 45 Deering St. Installer's name and address Randall & McAllister 84 Commercial St. Telephone 4-4554

General Description of Work

To install Steam boiler and oil burner (replacements) central heating system.

IF HEATER, OR POWER BOILER

Location of appliance Basement Any burnable material in floor surface or beneath? none If so, how protected? Kind of fuel? oil Minimum distance to burnable material, from top of appliance or casing top of furnace 4' From top of smoke pipe 4' From front of appliance over 4' From sides or back of appliance over 3' Size of chimney flue 12x12 Other connections to same flue none If gas fired, how vented? Rate of maximum demand per hour Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? YES

IF OIL BURNER

Name and type of burner Thatcher-guntypa Labelled by underwriters' laboratories? yes Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? bottom Type of floor beneath burner concrete Size of vent pipe 1 1/4" Location of oil storage basement Number and capacity of tanks 275 existing Low water shut off yes Make McD-Killer No. 369 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

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: O.K. 4-8-63 [Signature]

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 Randall & McAllister

CS 500

INSPECTION COPY

Signature of Installer M.R. Kellogg

[Handwritten mark]

Permit No.

63/305

Location

HS Downing St

Owner

Dr. Louis B. ...

Date of permit

4/8/63

Approved

NOTES

1	Full Pipe	
2	Valve Pipe	
3	Kind of Pipe	
4	Diameter, Height & Support	
5	Name of Label	
6	Stock Control	
7	Site's Inkant Control	
8	Report Control	
9	Failure Support & Protection	
10	Varies in Supply Line	
11	Capacity of Tank	
12	Tank Height & Support	
13	Tank Diameter	
14	Oil Storage	
15	Insulation Control	
16	Low Water Control	

4-23-63 Completed

Large blank lined area for notes, containing a large handwritten mark resembling a stylized 'Z' or '2'.



R6 RESIDENCE ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED
00036
JAN 13 1961
CITY OF PORTLAND

Class of Building or Type of Structure Second Third
Exit Second Class.
Portland, Maine, December 6, 1960

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 specification: if any, submitted herewith and the following specifications:

Location 45 Deering Street Within Fire Limits? _____ Dist. No. _____
Owner's name and address Dr. David I. Brownstone, 45 Deering St. Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Raymond Legere, 51 Norwood St. Telephone 2-8512
Architect _____ Specifications _____ Plans yes No. of sheets 1
Proposed use of building Doctors' offices and 2 arts. No. families _____
Last use _____ " _____ No. families _____
Material Frame No. stories 3 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ 250. Fee \$ 2.00

General Description of New Work

To construct walkway across roof and to construct outside wooden fire escape third floor to porch as per plan

Permit Issued with Letter

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

Details of New Work

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

If a Garage

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

APPROVED:

D. P. Johnson
H. E. M. W. Letter

Miscellaneous

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

CS 301

INSPECTION COPY

Signature of owner By: Raymond Legere

PH

AP- 45-47 Deering Street

Jan. 12, 1961

Mr. Raymond J. Leger
51 Mywood Street

cc to: Dr. George O. Cummings
47 Deering Street
cc to: Dr. David I. Brownstone
45 Deering Street
cc to: Fire Department

Dear Mr. Leger:

Permit is being issued to construct a walkway and fire escape at the above location subject to letter of 12/17/60 and our discussion as follows:

1. A railing is to be provided to enclose the landing between the two runs of stairs at the porch roof.
2. The 4x8-inch bolsters under the 4x6-inch platform posts are to be supported on a 2x8-inch nailing strip securely spiked or bolted to the house framing at one end and to rest upon a 4x2-inch header at the other end, this header being supported by two 4x6-inch posts set at not over 8 feet on centers and extending down to existing masonry foundations.
3. The rise of all steps, including those in the roof walk, is not to exceed 8 1/2 inches, and the treads are to have a minimum of 9 inch run.
4. All platforms are to have a minimum of 4x6 inch solid sills except where they are entirely spiked or bolted to the building framing.

Very truly yours,

Cerald E. Hayberry
Deputy Director of Building Inspection

CLH:m



R6 RESIDENCE ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED

1540
OCT 11 1960

Class of Building or Type of Structure Third Class
Portland, Maine, October 6, 1960

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 45 Deering St. 47-13-16 Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Dr. David Brownstone, 45 Deering St. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Raymond Leger, 51 Norwood St. Telephone 2-8512
 Architect _____ Specifications _____ Plans no No. of sheets _____
 Proposed use of building (1) Doctor's office and apts. No. families 4
 Last use (2) doctors' offices and apts. No. families 3
 Material frame _____ No. stories 3 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ 700. Fee \$ 4.00

General Description of New Work

To change existing doctor's office, 1st floor, to apartments.
 To remove two non-bearing partitions and to partition off new bathroom - 2nd story,
 16" O.C., sheetrock and cut in new window - first floor
New use will have two apts in first story
one apt + doctor's office in second story
one apt in third story

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** Ray Leger

Details of New Work

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

If a Garage

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

APPROVED:

10/11/60
J. E. M. [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

Dr. David Brownstone

CS 301

INSPECTION COPY

Signature of owner By: _____

[Signature]

NOTES

10/11/60 - See letter to Fire

Chief about inadequate
measures of egress from
kitchen of apartment 9

10/26/60 - noted that inside the

1st floor to be used
one doctor office - no

apartment

2nd floor - doctor's
office & one apartment

3rd floor - one apartment

4th floor - one apartment

5th floor - one apartment

6th floor - one apartment

7th floor - one apartment

8th floor - one apartment

9th floor - one apartment

10th floor - one apartment

11th floor - one apartment

12th floor - one apartment

13th floor - one apartment

14th floor - one apartment

15th floor - one apartment

16th floor - one apartment

17th floor - one apartment

18th floor - one apartment

19th floor - one apartment

20th floor - one apartment

Permit No.	601-15400-01
Location	15th Street, N.W.
Owner	Dr. David B. Brown
Date of permit	10/11/60
Notif. closing-in	
Inspn. closing-in	
Final Notif.	
Final Inspn.	
Cert. of Occupancy issued	
Staking Out Notice	
Form Check Notice	

LOCATION 45 Irving Street

DATE 10/11/16

PERMIT A. I. S.

INQUIRY Have reviewed per

COMPLAINT following basis:

zoning R-6 Set in 14 Parking
 Residential use: 14 B-1

Lot area 4390 ft² < 5000 ft² 1 space req'd.

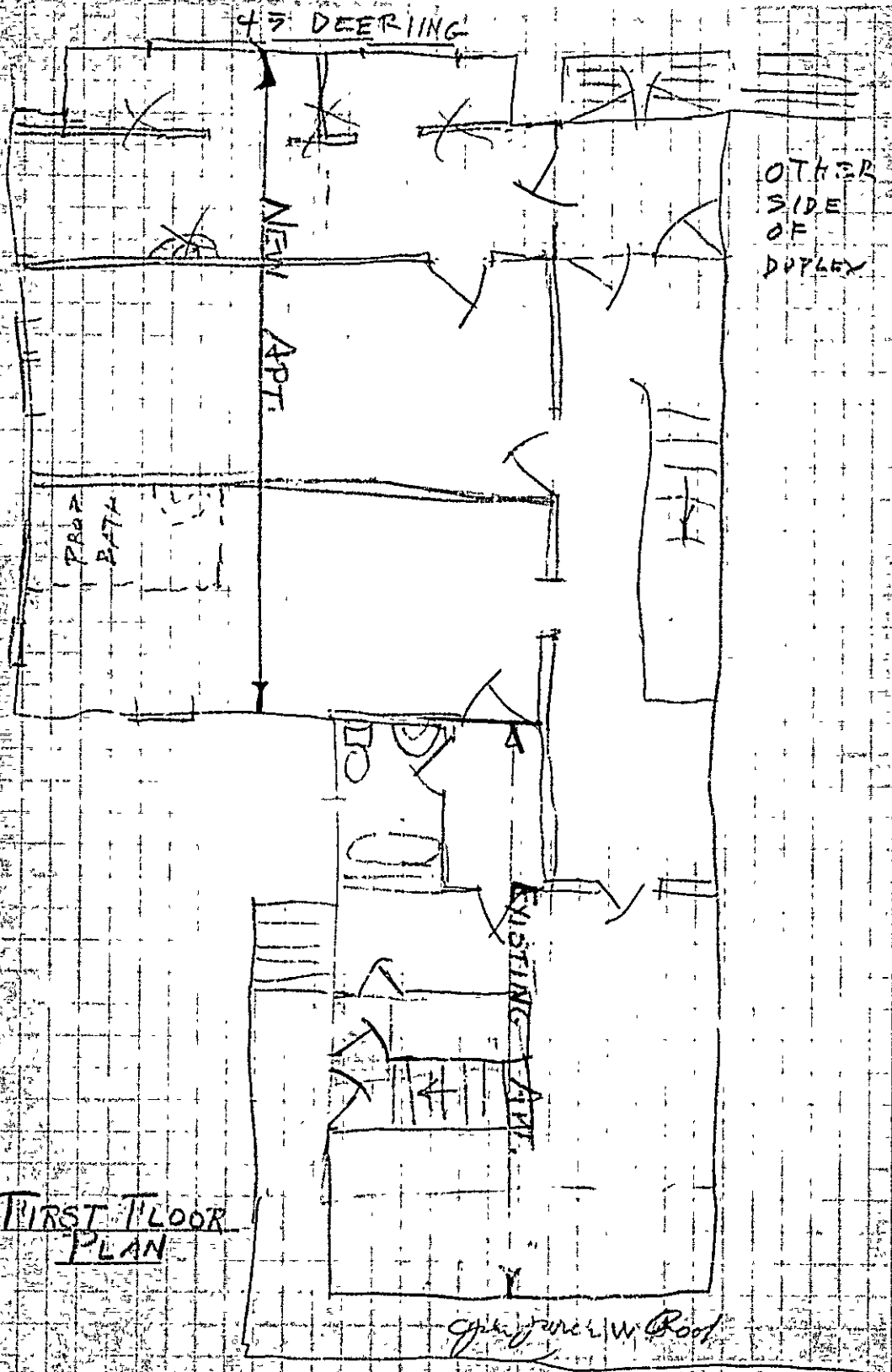
Professional use: 14 B-1

Office < 3000 ft² 1 space req'd.
 2 spaces total

6 cars are parked on this side of
 Dexter House in rear yd.

Note.
 New apartment will be of Gal
 one means of egress. However,
 according to sect 203 e-1 the
 highest portion of first floor
 where apartment will be located
 will be just about 6 ft above
 grade. The rest of the floor is
 less.

M. E. M.



FIRST FLOOR
PLAN

Open June 21st @ 10:00

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Carl P. Johnson, Chief of Fire Department

DATE: Oct. 11, 1960

FROM: Albert J. Sears, Inspector of Buildings

SUBJECT: Insufficient means of egress from third floor apartment at
45 Deering Street

Inspection made in connection with an application for permit for changing suite of doctor's offices in first story of building at this location to an apartment discloses that the existing apartment in third story apparently has only one means of egress. After alterations, there will be two apartments in first story, one apartment and doctor's office in second story, and one apartment in third story. Apparently the apartment in third story has been in existence for many years and, since the new apartment in first story involves no change in the general use of the building, there already being three apartments therein, it appears that the Safety Ordinance is the only control there is over the existing means of egress.

While my inspector was not able to get into the third story apartment, he was told by the receptionist and the owner, Dr. Brownstone, that there is only one means of egress therefrom. In view of these circumstances you may wish to have the building looked over to see if it does conform with Safety Ordinance requirements.

Very truly yours,

Albert J. Sears
Inspector of Buildings

AJS:m



(A) APARTMENT HOUSE ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED

00699
MAY 27 1954

Class of Building or Type of Structure Third Class

Portland, Maine, May 25, 1954

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 45 Deering St. Within Fire Limits? yes Dist. No. _____
 Owner's name and address Dr. David Brownstone, 45 Deering St. Telephone _____
 Lessee's name and address Albert C. Johnson, 45 Deering St. Telephone _____
 Contractor's name and address Joseph Meserva, 69 Huntress St., So. Portland Telephone _____
 Architect _____ Specifications _____ Plans yes No. of sheets 2
 Proposed use of building doctor's offices and apartments No. families _____
 Last use _____ " " " " " " No. families _____
 Material wood No. stories 3 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ 50 Fee \$ 50

General Description of New Work

To remove two non-bearing partitions first floor which form one small room and construct one non-bearing partition. 2x3 studs, 16" on centers, covered with sheetrock on both sides.

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** Albert C. Johnson

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 span over 3 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 letter by GJS

Miscellaneous

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

Dr. David Brownstone
Albert C. Johnson

Signature of owner by: *Albert C. Johnson*

INSPECTION COPY

6/29/54

6/29/54

NOTES

TRANSFER OF PERMIT
Member in Status
C. L. ...

Large section of the form with a large 'X' drawn across it, indicating it is unused or void.

Permit No. 541699
 Location 455 Deering St.
 Owner Albert C. Johnson
 Date of permit 5/27/54
 Notif. closing-in
 Inspn. closing-in
 Final Inspn. - 6/29/54
 Cert. of Occupancy issued
 Staking Out Notice
 Form Check Notice

Ap 45 Deering St.--Alterations

May 27, 1954

Mrs. Albert C. Johnson
45 Deering St.

Copies to: Dr. David Brownstone
45 Deering St.
Mr. Joseph Herve
69 Huntress St. So. Portland

Dear Mrs. Johnson:

Building permit for alteration to non-bearing office partitions in the first story of the building at 45 Deering St. is issued herewith subject to the following conditions:

- ✓ --New partition is to interfere in no way with any required means of egress.
- The block bridging or so called "fire-stopping" between studs of the new partition is not required by the Building Code.
- It is permissible if desired to stop draft to close off the fire place flue or the fire place opening with metal.

Very truly yours,

Warren McDonald
Inspector of Buildings

AJS/B

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

1. Location 45 Deering St. Date Investigation Commenced 1/24/51
2. References: Complaints C-49-4 Appl. BP _____ Inq. _____
3. Present Owner and Address David D. Brownstone, 45 Deering St.
4. Present Lessee and Address _____
5. Building Permit Record: 1925 C. - suspension; 1926 construction; Repair roof; 1933 Oil burners; 1949 oil burners;

Assessors' Record

6. Survey 1924: Owner Frances E. Gilman No. tenants 1
No. rooms 10; Class of Use Dwelling
 7. Assessors' change record since 1924 1926 Mary Letitia Thompson; 1927
1934 W. W. Griffin; 1937 Griffin & Co.; 1939 John V. Ward; 1946 Chas. R. Gissamine
1949 David D. Brownstone; 9. City Directory Record
- | | |
|--|--|
| <p>1926 <u>Vacant</u></p> <p>1927 <u>Barney Vroman; Dr. Isaac Wilson</u></p> <p>1928 <u>Barney S. Vroman</u></p> <p>1929 <u>Ottavia D'Amato</u></p> <p>1930 <u>" no office</u></p> <p>1931 <u>" "</u></p> <p>1932 <u>Eugene C. O'Donnell, Dr.</u></p> <p>1933 <u>Same</u></p> <p>1934 <u>Wm. W. Griffin; Benj. F. MacKen</u></p> <p>1935 <u>Same</u></p> <p>1936 <u>Griffin; Zarek Almaron</u></p> <p>1937 <u>Mrs. Katherine Griffin</u></p> <p>1938 <u>Mrs. Katherine Griffin</u></p> | <p>1939 <u>Mrs. Griffin</u></p> <p>1940 <u>John V. Ward, office</u></p> <p>1941 <u>Dr. Ward & Dr. Kenneth Smith</u></p> <p>1942 <u>Dr. Ward & Dr. Hersh Sulhowitz</u></p> <p>1943 <u>Dr. Ward & Dr. Hersh Sulhowitz</u></p> <p>1944 <u>Henry Kanfer; Oscar Davidson;</u></p> <p>1945 <u>Same</u></p> <p>1946 <u>Davidson; Dr. Albert Johnson;</u></p> <p>1947 <u>Same</u></p> <p>1948 <u>Same</u></p> <p>1949 <u>Wallace Fogg; Dr. Johnson</u></p> <p>1950 <u>David D. Brownstone; Benj. Almaron</u></p> <p>1951 _____</p> |
|--|--|

CONCLUSIONS

Bank Central says building required as a single house in 1913

1937 Wm. O. Sullivan says Mrs. Griffin lived on 1st floor

07/11

1927-

1st floor -

In all 2-3 rooms

There were two sets on 2d floor. He did
in row about 39 floors.

(A) APARTMENT HOUSE ZONE

Complaint No. - 45/4-

Location - 4E Dearing St..

Date Received - 1/13/49

Date Disposed of

NOTES

1/13/49 - No. Brownstone
says Bldg. being used
for 2 distinct offices;
1 distinct office;
1 2nd floor;
1 apt. 3d "
Check done locate
Katherine Griffin
in directory. P.H.

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

1. Location 45 Deering St Date investigation commenced 11/12/49
 2. References: Complaints — Appl. BP — Inq. —
 3. Present Owner and Address Dr. David Brumister, 45 Deering St

4. Present Lessee and Address —

5. Building Permit Record: 1926 - Supplement 1st fl; new bath;
1926 - Bay window 2nd story; 1930 Roofing; 1933 Oil burner

Assessors' Record

6. Survey 1924: Owner James C. Sullivan No. tenants 2
 No. rooms —; Class of Use Dwelling

7. Assessors' change record since 1924 —

8. Change of Owners, 1924 to date 1926 Mary L. Thompson; 1927
Wm. H. Sullivan; 1937 Wm. H. Sullivan; 1939 John V. Ward;

9. City Directory Record

1926	1936
1927	1937
1928	1938
1929	1939 <u>Max Katherine R. Kufel</u>
1930	1940 <u>Dr. John V. Ward</u>
1931	1941 <u>Kenneth L. Pitt</u>
1932	1942 <u>Paul Brumister</u>
1933	1943 <u>Dr. —</u>
1934	1944 <u>G. Davidson & D. Davidson</u>
1935	1945 <u>—</u>

10. Miscellaneous

1946 L. Davidson, Albee St
Dr. Chas. Brumister

Conclusions and Action

Present use - 2 dentists - 1 doctor - 1 special fl. 1 ant.
This bldg. changed to residential office on 11/12/49
by Dr. Ward. no permit for change of use



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, Jan 10, 1949

PERMIT ISSUED

000633
JAN 12 1949

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 45 Deering Street Use of Building Professional Bldg No. Stories _____ New Building Existing " "
Name and address of owner of appliance Dr. David Frownstone-45 Deering Street
Installer's name and address Randall & McAllister, Portland, Maine Telephone 32941

General Description of Work

To install oil burning equipment connection with existing steam heating system

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 Tinker Rotary Burner 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 cement
Location of oil storage in cellar Number and capacity of tanks 1 - 275 gallon
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 275 gallon

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

APPROVED:

OK 1-11-49 [Signature]

RECEIVED

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
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

INSPECTION COPY

Signature of Installer

Randall M. McAllister
Robert Riley

Permit No. 49/63

Location 45 Beeching St.

Owner W. J. Davis & Co. Brownstone

Date of permit 11/12/49

Approved F. J. 49 Perm

NOTES

1. Fill Pipe

2. Vent Pipe

3. Kind of Heat

4. Burner Rating & Support

5. Stack Control

6. Blower Unit Control

7. Updraft Control

8. Protection of Pipe

9. Valves in System

10. Capacity of Tanks

11. Dray Hooking & Supports

12. Stack Clearance

13. Blower

14. Instruction Card

15. _____

16. _____



FILL IN COMPLETELY AND SIGN WITH INK

PERMIT ISSUED

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Oct 4 1933

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

Portland, Maine, Oct 4, 1933

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 45 Deering St Use of Building Dwelling

Name and address of owner W. W. Griffin 45 Deering St Ward 6

Contractor's name and address Paul Farmer 65 70 7-10 St Telephone 3-8152

General Description of Work

To install Oil Burner

NOTIFICATION BEFORE LA... OR CITY REG-IN IS WAIVED

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 _____

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 Petro Nobel W-1-C Labeled and approved by Underwriters' Laboratories? yes

Will operator be always in attendance? no Type of oil feed (gravity or pressure) gravity

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

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, building at same time.)

INSPECTION COPY

Signature of contractor Paul Farmer
E. T. Allen

CERTIFICATE OF INSURANCE REQUIREMENT IS WAIVED

Handwritten initials and number 10

Ward 6 Permit No. 33/481
 Location 45 Deering St.
 Owner W. W. Giff
 Date of permit 10/4/33
 Notif. closing-in _____
 Inspn. closing-in _____
 Final Notif. _____
 Final Inspn. 10/15/33
 Cert. of Occupancy issued None

NOTES

- 1. Kind of heat Steam
- 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 & material
- 12. Control valve
- 13. Ash pit vent
- 14. Temp. or pressure safety
- 15. Instruction card
- 16. _____

11/7/33 - Unable to get
 in - A.G.
 11/15/33 - Oil leak near base

of control stand - A.G.
 11/16/33 - Mr. Allen says
 he will take care of
 leak - A.G.

REGISTRATION COPY

Statement of work done

NOT FOR RECORD

26/260



Location, Ownership and detail must be correct, complete and legible. are responsible for compliance with the law, whether you know the requirements or not. Separate application required for every building. Plans must be filed with this application.

Application for Permit for Alterations, etc.

Get All Questions Settled BEFORE Commencing Work. Failure To Do So May Prove

Portland, Me., April 22, 1926 19

To the INSPECTOR OF BUILDINGS

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

Describe-
tion of
Present
Bldg.

Location 45 Deering Street Ward 6 in fire-limits? no

Name of Owner or Lessee, Mary Little Thompson? Address 211 State Street

“ “ Contractor, C E Johnson “ 21 Grand Street

“ “ Architect, “

Material of Building is wood Style of Roof, pitch Material of Roofing, asphalt

Size of Building is feet long; feet wide. No. of Stories,

Cellar Wall is constructed of is inches wide on bottom and batters to inches on top.

Underpinning: is inches thick; is feet in height.

Height of Building Wall, if Brick; 1st, 2d, 3d, 4th, 5th,

What was Building last used for? dwelling No. of Families? 2

What will Building now be used for? dwelling and office [2 families

PERMIT MUST BE OBTAINED

Detail of Proposed Work

Build bay window on second story over present first story bay window all to comply with the building ordinance

LATHING ON PLASTERING WAIVED

Estimated Cost \$ 100.
.50

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?

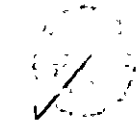
How will the remaining portion of the wall be supported?

Signature of Owner or Authorized Representative ..

Address ..

Mary Little Thompson by Francis P. Folsom City

26/260



45 Deering St

Mary Little Thompson

Apr 22/26

#

RECEIVED

791



Location, Ownership and detail must be correct, complete and legible.

Separate application required for every building.
Plans must be filed with this application.

Responsible for complying with the law, whether you know the requirements or not
This Application and
Get All Questions Settled
BEFORE Commencing Work.
Failure to Do So
To the
INSPECTOR OF BUILDINGS:

Portland, Me., December 4, 1925

Application for Permit for Alterations, etc.

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

Descrip-
tion of
Present
Bldg.

Location 45 Deering Street Ward 6 in fire limits? No.

Name of Owner or Lessee Frank H. Sparrow Address 521 Cottage Rd. S. Port
 " " Contractor, Isa. H. Clark " 374 Cumberland Ave
 " " Architect, "

Material of Building is Wood Style of Roof, Mansard Material of Roofing, Wood
 Size of Building is feet long; feet wide. No. of Stories, 2 1/2
 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 Wall, if Brick; 1st, 2d, 3d, 4th, 5th,
 What was Building last used for? Dwelling No. of Families? One
 What will Building now be used for? Two Family Dwelling

PERMIT MUST BE OBTAINED

Detail of Proposed Work

Build one story sun parlor in front of house; change interior
 partitions; provide one new bathroom with outside window in it all
 to comply with the building ordinance

..... Estimated Cost \$ 2000.00

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
 The above construction will not require the removal or dis-
 turbance of any shade trees on the public street

If Any Portion of the External or Party Walls Are Removed

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

Signature of Owner or Authorized Representative *Frank H. Sparrow*
 Address

2489



45 Deering St

Dec 4/26

Department of Agriculture

Attention: Agricultural and Forest Service

Office of
General
Investigation

Office of General Investigation

Office of General Investigation

PERMIT MUST BE OBTAINED BEFORE BEGINNING



CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 374-6300

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

45 Deering Street

July 3, 1989

First Portland Mortgage Company
22 Free Street
Portland, Maine 04101

Gentlemen:

Records in City Hall show that the building at 45 Deering Street is located in the R-6 Residence Zone, and contains four (4) apartment units based upon the lot size of 4,359 square feet. This is the maximum number of apartment units permitted according to the City Zoning Ordinance which states that 1,000 square feet of land area is required for each apartment in the R-6 Residence Zone.

Sincerely,

Warren J. Turner
Warren J. Turner
Administrative Assistant

cc: P. Samuel Hoffses, Chief, Inspection Services
William D. Giroux, Zoning Enforcement Officer
Kevin Carroll, Code Enforcement Officer



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

November 3, 1989

Barbara & John Ney III
131 Beacon Street
Portland, ME 04103

PARKSIDE 11

DU: 2 plus doctors offices
47-B-16

Dear Mr. & Mrs. Ney:

RE: 45 Deering St.

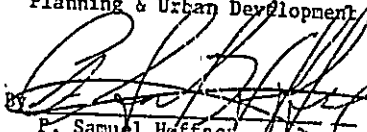
The Housing Inspections Division of the Department of Planning and Urban Development has recently completed an overall inspection of the above referred property.

Congratulations are extended to you for the general condition of your property which was found to meet the standards established by the City's Housing Code.

Good maintenance is the best way to protect the value of your property and neighborhood.

Please feel free to call on us if we can be of assistance to you.

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


BY P. Samuel Hoffacs,
Chief of Inspection Services


Code Enforcement Officer
Kathy Taylor for Kevin Carroll (Area 6)

jmr

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

MARCH 10, 1997

NEY, JOHN M III
131 BEACON ST
PORTLAND ME 04103

Re: 45 DEERING ST
CBL: 047- - B-C16-001-01
DU: 4

Dear Mr. Ney:

You are hereby notified, as owner or agent, that an inspection was made of the above-referenced property. Violations of Article V of the Municipal Ordinance (Housing Code) were found as described in detail on the attached "Housing Inspections Report".


In accordance with the provisions of the above-mentioned Code, you are hereby ordered to correct those defects within sixty (60) days. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within ten (10) days from this date, we will assume the repairs to be in progress and, on reinspection within the time set forth above, will anticipate that the premises have been brought into compliance with the Housing Code Standards.

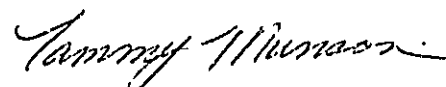
Please Note: You should consult this department to insure that any corrective action you should undertake complies with the building, plumbing, electrical, zoning and other Articles of the City Code.

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

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

Sincerely,


David Jordan
Code Enforcement Officer


Tammy Munson
Code Enfc. Ofcr./ Field Supv.

HOUSING INSPECTION REPORT

Location: 45 DEERING ST

Housing Conditions Date: March 10, 1997

Expiration Date: May 9, 1997

Items listed below are in violation of Article V of the Municipal Codes, "Housing Codes", and must be corrected before the expiration date:

- | | |
|--|--------|
| 1. INT - 2ND FLR - APT #4 - BEDROOM
CEILING FIXTURE HAS ILLEGAL WIRES | 113.50 |
| 2. INT - 2ND FLR - APT #3 - KITCHEN
CEILING TILE IS MISSING | 108.20 |
| 3. INT - 2ND FLR - APT 3 - LIVING ROOM
CEILING GRIDWORK IS DROPPING | 108.20 |
| 4. INT - 1ST & 2ND FLRS - REAR STAIRWAY
REMOVE OBSTACLE FROM THE HALL | 116.30 |
| 5. INT - CELLAR - CHIMNEY
REMOVE THE ASHES FROM THE CLEAN-OUT | 114.30 |

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

MARCH 10, 1997

CITY OF PORTLAND

NEY JOHN M III
131 BEACON ST
PORTLAND ME 04103

Re: 45 DEERING ST
CBL: 047- - B-016-001-01
DU: 4

Dear Mr. Nye:

During a recent inspection of the property owned by you at the above-referred address, it was noted that smoke detectors were missing/inoperable in all of the apartments plus the cellar.

25 MRSA 2464 required that approved smoke detectors be installed in each apartment in the immediate vicinity of the bedrooms. When activated, the detector shall provide an alarm suitable to warn the occupants within the individual unit. Failure to comply with this statute may result in a fine of up to \$500 for each violation.

Reinspection of your property will be made in twenty-four (24) hours. Lack of compliance will result in referral of the matter for legal action.

Loss control is a responsibility of your management. Our observations are intended to assist you. Recommendations are a result of conditions observed at the time of our visits. They do not necessarily include every possible loss potential code violation, or exception to good practice.

Please read and implement the attached formal code interpretation or determination - Number 93-1 - March 10, 1993 - from the State Fire Marshall's office.

Sincerely,

David Jordan
Code Enforcement Officer

Tammy Munson
Code Enfc. Offr./ Field Supv.