

68 DEERING STREET



Fall cut • 920R • Hair cut • 921R • Thrd cut • 920JR • Filh cut • 920SR

CITY OF PORTLAND, MAINE
Application for Permit to Install Wires

Permit No. 55621

Issued

Portland, Maine

MAR. 3.

1967

To the City Electrician, Portland, Maine:

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

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

Owner's Name and Address DR. S. THOMAS CYR. 68 DEERING ST. Tel.

Contractor's Name and Address HARRIS GIL G 708 COMM. ST. Tel. 772-830X

Location 68 DEERING ST Use of Building DWELLING

Number of Families Apartments Stores Number of Stories V

Description of Wiring: New Work Additions Alterations

REPLACE GUN TYPE OIL FIRED BURNER IN EXISTING BOILER STEAM

Pipe Cable Metal Molding BX Cable Plug Molding (No. of feet)

No. Light Outlets Plugs Light Circuits Plug Circuits

FIXTURES: No Light Switches Fluor. or Strip Lighting (No. feet)

SERVICE: Pipe Cable Underground No. of Wires Size

METERS: Relocated Added Total No. Meters

MOTORS: Number 1 Phase S H. P. 1/4 Amps Volts 110 Starter

HEATING UNITS: Domestic (Oil) V No. Motors 1 Phase S H. P. 1/4

Commercial (Oil) No. Motors Phase H. P.

Electric Heat (No. of Rooms)

APPLIANCES: No. Ranges Watts Brand Feeds (Size and No.)

Elec. Heaters Watts

Miscellaneous Watts Extra Cabinets or Panels

Transformers Air Conditioners (No. Units) Signs (No. Units)

Will commence 19 Ready to cover in 19 Inspection MAR. 15 1967

Amount of Fee \$ 2.00

Signed

Harris Gil G
D. P. Harris

DO NOT WRITE BELOW THIS LINE

SERVICE

METER

GROUND

VISITS: 1

2

3

4

5

6

7

8

9

10

11

12

REMARKS:

INSPECTED BY

710. Hec. J. D.
(OVER)

LOCATION *Dorming ST 68*
 INSPECTION DATE *3/17/67*
 WORK COMPLETED *2/17/67*
 TOTAL NO. INSPECTIONS
 REMARKS:

FEES FOR WIRING PERMITS EFFECTIVE JULY 31, 1963

WIRING

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

SERVICES

Single Phase	2.00
Three Phase	4.00

MOTORS

Not exceeding 50 H.P.	3.00
Over 50 H.P.	1.00

HEATING UNITS

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

APPLIANCES

Ranges, Cooking Tops, Ovens, Water Heaters, Disposals, Dishwashers, etc. — Each Unit	1.50
--	------

TEMPORARY WORK (Limited to 6 months from date of permit)

Service, Single Phase	1.00
Service, Three Phase	2.00
Wiring, 1-50 Outlets	1.00
Wiring, each additional outlet over 50	.02
Circuses, Carnivals, Fairs, etc.	10.00

MISCELLANEOUS

Distribution Cabinet or Panel, per unit	1.00
Transformers, per unit	2.00
Air Conditioners, per unit	2.00
Signs, per unit	2.00

ADDITIONS

5 Outlets, or less	1.00
Over 5 Outlets, Regular Wiring Rates	



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR
HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, March 31, 1967

PERMIT ISSUED
MAR 07 1967
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 68 Deering St. Use of Building Office Bldg. & No Stories 2 1/2 New Building
Name and address of owner of appliance Dr. Thomas C. 68 Deering St. Existing
Installer's name and address Harris Oil Company 202 Commercial St. Telephone

General Description of Work

To install Oil burner (replacement) in connection with existing steam heat. - Central heating.

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? Rated maximum demand per hour
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion?

IF OIL BURNER

Name and type of burner Wayne-Runtz 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 1/2
Location of oil storage existing Number and capacity of tanks 275 existing
Low water shut off yes Make McD-Miller No. 67
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., \$1.00 additional for each additional heater, etc., in same building at same time.)

APPROVED:

01-288-3/31/67

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

Harris Oil Company

Signature of Installer

INSPECTION COPY

Approved 3/15/67 W. G. Montgomery

NOTES

PERMIT TO INSTALL PLUMBING

Date Issued 7-30-64

PORTLAND PLUMBING INSPECTOR

By J. P. Welch

APPROVED FIRST INSPECTION

Date 2-11-64
By [Signature]

APPROVED FINAL INSPECTION

Date 2-11-64
By JOSEPH P. WELCH
CHIEF PLUMBING INSPECTOR

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

Address

68 Deering Street

Installation For

S. Thomas Cyr DDS

Owner of Bldg

S. Thomas Cyr DDS

Owner's Address

68 Deering Street

Plumber

Walter B. Hand

Date 7-30-64

NEW

REPL

PROPOSED INSTALLATIONS

NUMBER

FEE

SINKS

LAVATORIES

TOILETS

BATH TUBS

SHOWERS

DRAINS

HOT WATER TANKS

TANKLESS WATER HEATERS

GARBAGE GRINDERS

SEPTIC TANKS

HOUSE SEWERS

ROOF LEADERS (Conn. to house drain)

PORTLAND HEALTH DEPT.

PLUMBING INSPECTION

TOTAL

\$ 2.00

PERMIT NUMBER **3689**
 Date Issued **6-22-54**
 Address **68 Irving St.**
 Installation For **Plumbing**
 Owner of Bldg. **Mr. Thomas**
 Owner's Address **68 Irving St.**
 Plumber **Port Gas Co.**
 Date **6-22-54**

NEW	REPL	PROPOSED INSTALLATIONS	NUMBER	FEE
		SINKS		
		LAVATORIES		
		TOILETS		
		BATH TUBS		
		SHOWERS		
		DRAINS		
		HOT WATER TANKS		
		TANKLESS WATER HEATERS		
		GARBAGE GRINDERS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS (con'n. to house drain)		

By **J.P.M.**
 APPROVED FIRST INSPECTION
 Date **June 25-54**
 By **J.P.M.**
 APPROVED FINAL INSPECTION
 Date **June 25-54**
 By **J.P.M.**
 TYPE OF BUILDING
☐ COMMERCIAL
☐ RESIDENTIAL
☐ SINGLE
☐ MULTI FAMILY
☒ NEW CONSTRUCTION
☐ REMODELING

PORTLAND HEALTH DEPT.
 PLUMBING INSPECTION
 Total



APPLICATION FOR PERMIT

Class of Building or Type of Structure

Portland, Maine, Oct. 5, 1954

PERMIT ISSUED

020800

NOV 10 1954

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ ^{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 Deering St. Within Fire Limits? yes Dist. No.
 Owner's name and address Dr. S. T. Cyr, 68 Deering St. Telephone
 Lessee's name and address Telephone
 Contractor's name and address Robert Smithson, No. Lindham Telephone
 Architect Specifications Plans NO No. of sheets
 Proposed use of building dentist's office and apartments No. families 2
 Last use No. families
 Material wood No. stories 3 Heat Style of roof Roofing
 Other buildings on same lot

Estimated cost \$ Fee \$ 2.00

General Description of New Work
 To install Electrolarm automatic fire alarm using Spot Fire Lowecator Thermostats not more than 30' apart nor more than 15' at right angles from any wall or partition extending to ceiling, to cover entire basement or cellar and sub-cellar, if any, all public and stair halls, all closets off halls or under stairs, all hazardous rooms and attached garage, if any, and entire first floor office s--gongs of such tone, strength of signal, number and location as to arouse all persons for whose protection intended-current by dry batteries of capacity to ring all gongs simultaneously at full signal strength, to operate system for at least one year, installed in substantial cabinet of no less than 14 gauge steel or well-seasoned wood at least 3/4" thick with hinged door and catch and located not less than 6" nor more than 6' above floor in dry, clean place where temperature will not go below 40 degrees F. nor above 100 degrees--test button rigidly fastened in place, conveniently located to permit and capable of testing entire system frequently. Alarm silencing switch, if provided, will be so arranged that alarm will sound if switch is thrown to "silent" position when alarm is not sounding. Installer will fasten to control box full instructions as to operation and testing of system and where and how to secure servicing if system gets out of order.

1-5" Edward #17 gong to be installed in business office, first floor. 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 Robert Smithson

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 Sill's Girt or ledger board? Size
 Girders Size Columns under girders Size Max. on centers
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
 Joists and rafters: 1st floor , 2nd , 3rd , roof
 On centers: 1st floor , 2nd , 3rd , roof
 Maximum span: 1st floor , 2nd , 3rd , roof
 If one story building with masonry walls, thickness of walls? height?

If a Garage

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

APPROVED:

[Signature]
 CHIEF OF DEPT.

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. S. T. Cyr

Signature of owner by:

[Signature]

INSPECTION COPY

NOTES

1-19-55. Some roughing
 in has been done
 On Cyp days. Nothing more
 will be done for
 the time being.
 No occupants yet
 from second floor.
 End in inquiry
 about red rooms.
 R.M.

128-3-15
 19-22
 Permit No. 54/2080
 Location 68 Downing St.
 Owner Dr. J. G. Glyn
 Date of permit 11/19/54
 Notif. closing-in
 Inspn. closing-in
 Final Notif.
 Final Inspn.
 Cert. of Occupancy issued
 Staking Out Notice
 Form C check Notice

MEMORANDUM FROM DEPARTMENT OF BUILDING INSPECTION, PORTLAND, MAINE
Y63 Decring St.--Installation of fire alarm system for Dr. S. T. Cyr by Robert
Smithson, installer

When such a system has been installed, the owner and lessee of the building are responsible for keeping the system in working order at all times so that the system may always be on guard to warn the occupants of the building in case a fire starts. To discharge this responsibility and to have good assurance that he will not be held either financially or criminally liable in case of injury or loss of life in his building due to fire, it is my belief that the owner and lessee must see to it that the alarm system is tested every twenty-four hours. This may be done by merely pressing very briefly the test button to see if the bells ring loud and clear.

Most of these systems have dry batteries for their power, and the batteries will deteriorate in time so that they will not ring the alarm bells satisfactorily, if at all. If the batteries are used briefly by this test every day, they will last longer than when tested less frequently.

Because this is a safety device whenever it is found that the bells do not ring loud and clear or any other defect appears in the system, the owner or his agent should notify immediately some predetermined party who has agreed in advance to come at once and service the system, whether day or night, Sundays or holidays.

It is recommended that the name of such a party and the address and telephone number be posted permanently on or in the control box of the system.

WMCD/R

CC: Dr. S. T. Cyr
68 Decring St.

(Signed) WARREN McDONALD
INSPECTOR OF BUILDINGS

November 19, 1954

AP 68 Deering St.—Automatic Fire Alarm

Mr. Robert Smithson
North Kindhar, Mr.
Dr. S. T. Cyr
68 Deering St.

Copy to: Harry H. Marr
Chief of the Fire Department

Gentlemen:

Evidently the unusual proposition of installing fire alarm wires over the new ceiling in first story and other complications, caused some delay in the Fire Department so that we only received permit for the above work back with their conditional approval on November 17.

The permit is issued, herewith, subject to the following conditions. If these conditions are not understood, or, if you are unable or unwilling to comply with them, it is important that no further work be done on the system and that additional information be filed here to show compliance with the Building Code.

As condition of his approval, the Fire Chief attaches the condition that one 6-inch gong is required in the front hallway in first story and another 6-inch gong in the front stairway between second and third floors.

It is always problematical as to what location, number and size of gongs are necessary to serve the purpose of the installation—that of arousing sleepers while any fire which may take place in the building is small. No doubt, this condition of the Fire Chief is attached on the basis that the gongs will have to serve in that way, and, if after installation, the arrangement does not give promise of safe results, they will require changes.

The memorandum enclosed to each of you with regard to certain features of the fire alarm system is also to be borne in mind.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMC/p

Enclosures:

To Installer copy of application, permit card, letter and memo.
To Owner memo only.

Nov 16. 5-4

Regards to Mr. Steering & I believe
1-6" gong on 1st floor in
front hallway & 1-6" gong
between 2nd & 3rd floor front
would be adequate for
tenants on the upper floors

R.H. F.

October 6, 1954

AP 68 Deering St.—Automatic Fire Alarm

Harry W. Marr, Chief of the Fire Department

Warren McDonald, Inspector of Buildings

Special conditions of automatic fire alarm for Dr. Cyr at 68 Deering St.

Your approval on this permit is required before it may be issued, as with all automatic fire and detection systems; but this one has a number of peculiar angles.

Dr. Cyr under a permit is establishing his dentist's office in the first story of this former two family dwelling house. Besides that he is considering, and has applied for a building permit to alter the upper floors so that there would be two apartments on the second floor and one apartment on the third floor. He is not sure that he can spend the money to make this combination dentist's office and three family apartment house comply with Building Code requirements. He is well aware of the requirement for two well separated means of egress from second and third floors and also of the fact that because of the relative location of the existing stairs from second floor, he must install an automatic fire alarm to compensate for defective location of exits.

His dentist's office, occupying the entire first floor, however, introduces some additional requirements under the Building Code, if he is to have three apartments above, in that fire-resistive ceilings, walls and fire doors are required between the offices and the portion of the building occupied by the apartments.

He feels that the cost of these fire separations would be prohibitive, but he is considering an appeal to the Municipal Officers (Board of Appeals under the Building Code) seeking the right to substitute the automatic fire alarm for the otherwise required fire separations, realizing that if he is to have an apartment house, he must have an automatic fire alarm anyway. His proposal to the Board of Appeals will be that he would cover the entire first story with thermostats, as well as the usual coverage of cellar, public and stair halls, closets off halls and under stairs.

While he has not made up his mind what course he will pursue now, he has underway the lowering of most of the ceilings in the first story. While this structural alteration is being made he would like to install the wires of the probable automatic fire alarm system above the ceiling for appearances sake. Then, if he decides to go through with the larger plan and the Municipal Officers allow it, he will avoid the fire separations, install the thermostats all over the first story, complete the system through the rest of the building, and will be "all set".

What is needed now, if you can approve, is your approval of the entire system. If you are able to do that, and if you feel that the thermostats in the first story are adequate compensation for the omission of the fire separations between the offices and the apartments, we will then be able to issue the permit for the entire fire alarm system, he can install the wires for the thermostats in first story while they are working on the ceiling, and then reach his final decision later. Of course, if you do not feel that the thermostats in the first story are adequate compensation for omission of the fire-resistive ceilings, partitions and fire doors, it would be well for you to say so now, so that he will not go to the expense of putting the wires for the fire alarm system above the ceiling, and then find out that his money has been wasted.

Harry W. Marr, Chief of the Fire Dept.-----2

October 6, 1954

It is noted that the applicant has indicated only one 6-inch gong and that to be installed in the business office. This, of course, is entirely inadequate and contrary to the intent of the Code. It is even doubtful if any gong at all would be needed in the offices, but rather on the floors above to warn the apartment tenants. Will you be good enough to take this matter into consideration, and, if you approve, indicate the necessary size, number and approximate location of gongs?

WMCD/B

Inspector of Buildings

//A

City of Portland, Maine
Board of Appeals
—ZONING—

August 9, 1954, 19

Sustained
9/3/54

54/41

To the Board of Appeals.

Your appellant, S. T. Cyr, who is the owner of property at 68 Deering Street, respectfully petitions the Board of Appeals of the City of Portland to permit an exception to the regulations of the Zoning Ordinance relating to this property, as provided by Section 18, Paragraph E of said Zoning Ordinance.

Building permit to cover alterations in first story, and changing the use of the first story of existing 3-family apartment house, to a suite of doctors' offices is not issuable under the Zoning Ordinance because this property is located in an Apartment House Zone where such a use is not allowable unless first authorized by the Board of Appeals after the usual appeal procedure.

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

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

S. T. Cyr
Appellant

After public hearing held on the third day of September, 1954 the Board of Appeals finds that an exception is necessary in this case to grant reasonable use of property and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

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

Helmer E. Frost
Barry B. Shelton
Edward J. Colby
William H. O'Brien
Harvey H. Torrey
BOARD OF APPEALS

DATE: September 3, 1954

HEARING ON APPEAL UNDER THE Zoning Ordinance OF S. Thomas Cyr, D.D.S.

.T 68 Deering Street

Public hearing on above appeal was held before the Board of Appeals

Board of Appeals

VOTE

Municipal Officers

Yes	No
☒	☐
☒	☐
☒	☐
☒	☐
☒	☐
☐	☐
☐	☐

William H. O'Brien
Helen C. Frost
~~John W. B. B.~~
Harry K. Torrey
Edward T. Colley
Ben B. Wilson

Record of Hearing:

NO OPPOSITION

WARREN McDONALD
INSPECTOR OF BUILDINGS

On reply refer
to file

FU

CITY OF PORTLAND, MAINE

Department of Building Inspection

August 5, 1954

AP 68 Deering St.--Change of use of Apartment House to Dr.'s Office
and Dwelling House

Dr. S. T. Cyr
1832 Congress St.

Copies to: Mr. William Kelley
619 Brook St., Westbrook, Me
Mr. T. J. Hennessy, Jr.
39 Belfield St.
Corporation Counsel ✓

Dear Dr. Cyr,

Building permit for making alterations in the first story at 68 Deering St., and changing the use of the first story of this existing 3-family apartment house for a suite of Doctors' offices, is not issuable under the Zoning Ordinance because the property is in an Apartment House Zone, where such a use as the Doctor's office is not allowable under Section 8A of the Ordinance unless approved by the Board of Appeals after the usual appeal procedure.

You have indicated your desire to seek authorization from the Board of Appeals; so, there is enclosed an outline of the appeal procedure.

Mr. Kelley has filed a plan showing existing and proposed first floor arrangement, which will not be checked against Building Code requirements until the result of your appeal is known to be favorable. It is quite likely that we will need more information about the two apartments above the first floor. Whether we will need plans of those floors in whole or in part can be settled after the appeal is determined.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMCD/B

Enc: Outline of appeal procedure

C
O
P
Y

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

August 31, 1954

S. Thomas Cyr, D.L.S.
1832 Congress Street
Portland, Maine

Res: 68 Deering Street

Dear Dr. Cyr:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine on Friday, September 2, 1954 at 10:30 a. m. to hear your appeal at the above address under the zoning Ordinance.

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

BOARD OF APPEALS

William H. O'Brien

Chairman

K

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

August 24, 1954

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine on Friday, September 3, 1954 at 10:30 a. m. Daylight Saving Time to hear the appeal of S. T. Cyr requesting an exception to the Zoning Ordinance to cover alterations in the first story, and changing the use of the first story of existing three-family apartment house, to a suite of doctors' offices, located at 68 Deering Street.

This permit is presently not issuable under the Zoning Ordinance because this property is located in an Apartment House Zone where such a use is not allowable unless first authorized by the Board of Appeals after the usual appeal procedure.

This appeal is taken under Section 18E of the Zoning Ordinance which provides that the Board of Appeals, by unanimous vote of its members, may permit exceptions in specific cases where necessary to grant reasonable use of property and without substantially departing from the intent and purpose of the Zoning Ordinance, subject always to the rule that said Board shall give due consideration to promoting public health, safety, convenience and welfare, encouraging the most appropriate use of land and conserving property values, that it shall permit no building or use injurious, noxious, offensive, or detrimental to a neighborhood, and that it shall prescribe appropriate conditions and safeguards in each case.

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

BOARD OF APPEALS

William H. O'Brien

Chairman



APARTMENT HOUSE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure . . . Second Class . . .

Portland, Maine, . . . Aug. 3, 1954 . . .

PERMIT ISSUED

SEP 3 1954

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ alter ~~rebuild~~ ~~reconstruct~~ the following building ~~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 68 Deering St. Within Fire Limits? yes Dist. No. _____
Owner's name and address Dr. S. T. Cyr, 1832 Congress St. Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address William Kelley, 619 Brook St., Westbrook Telephone 3-1217
Architect _____ Specifications _____ Plans yes No. of sheets 1
Proposed use of building doctor's offices and apartment house No. families 2
Last use _____ " " No. families 3
Material brick No. stories 2 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ 4,000. Fee \$ 5.00

General Description of New Work

To change first story from apartment to doctor's office and make alterations as per plan.

See letter 8/31/54 W.K.

Permit Issued with Letter

Appeal 9/3/54

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 William Kelley**

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 sept. 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 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:

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. S. T. Cyr

Signature of owner by: *Wm. T. Kelley*

INSPECTION COPY

NOTES

10-8-54 OK to close in
 subject to fire stopping
 around pipes at floor
 level & false ceiling
 12/13/54 Should like
 final for first
 12/13/54. Final for O.K. 12/13/54

Permit No. 541,348
 Location 68 Deering St
 Owner Dan S. St. Cyr
 Date of permit 9/3/54
 Notif. closing-in 10/1/54
 Inspn. closing-in
 Final Notif.
 Final Inspn. 12/13/54
 Cert. of Occupancy issued 12/15/54
 Sinking O. Notice
 Term Check Notice

(COPY)



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 68 Deering St.

Issued to Dr. S. T. Cyr

Date of Issue Dec. 15, 1954

This is to certify that the building, premises, or part thereof, at the above location, ~~was~~ altered—changed as to use under Building Permit No. 54/1348, 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.

PORION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

First Story Only
Second and Third Stories
Limiting Conditions:
As per zoning appeal
granted 9/3/54.

Doctor's Office
Single family in each story
Combination 2-family dwelling
house

This certificate supersedes
certificate issued

Approved:

12/13/54
(Date)

Inspector

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.

September 3, 1954

AP 68 Deering St.--Alterations in and change of use of first story from
apartment to Doctor's office

Dr. S. T. Cyr
1832 Congress St.
Mr. William Kelley
619 Brook St.
Westbrook, Me.

Gentlemen:

The owner's zoning appeal having been granted on September 3,
the building permit is issued to Mr. Kelley, herewith, subject to the
conditions contained in my letter of September 1, 1954.

Mr. Kelley is, no doubt, familiar with the requirement that
notice be given to this office of readiness of inspection when electric
wiring etc., to be concealed and plumbing pipes to be concealed have
been inspected and approved by the other inspectors and when the parti-
tions, ceiling etc. are ready for closing-in, and that none of such
work is to be covered up in any manner until our inspector has left
his approval tag at the job.

Again when all features controlled by the Building Code have
been completed, owner or contractor is required to notify this office
of readiness for final inspection; whereupon, if all is found in order
the required certificate of occupancy will be issued from this depart-
ment--this certificate being required before the new office may be
legally occupied.

In connection with this certificate, will Dr. Cyr bear in
mind what was said about the two apartments on second floor. The certi-
ficate, when issued will limit the occupancy of second floor to one
apartment.

Very truly yours,

Warren McDonald
Inspector of Buildings.

WMC/D

P. S. On the basis of the number of occupants given by Dr. Cyr--never over
10 in first story and never over 16 in entire building--no vestibule
latches will be required.

Single copy

S. THOMAS CYR, D. D. S.
19 DEERING STREET
PORTLAND, MAINE

Sept. 2, 1954

Warren McDonald
Dept. of Building Inspection
City Hall
Portland, Maine

Dear Mr. McDonald,

In reply, I refer to your letter of September 1, dealing with my request for a building permit for alterations at 69 Deering Street.

In reference to paragraphs 1, 2, 3, and 5, I believe the maximum number of occupants at one time of the first floor would be ten (10). There is a bathroom and a kitchen on the second floor. If this is permitted and so on, the whole building would be a very nice place to live in.

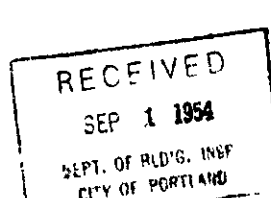
The single apartment on the third floor will accommodate two persons at the most.

I believe the doors referred to in your letter are already equipped with the "vestibule" type of latch. I shall have them examined by a more competent person than I and if they aren't, I shall see to it that they do comply with regulations.

May I take this opportunity to thank you for the time and consideration you have given me.

Very truly yours,

S. T. Cyr
S. T. Cyr



September 1, 1954

AP 68 Deering St.--Alterations in and change of use of first
story from apartment to doctor's office

Dr. S. F. Cyr
1832 Congress St.

Copies to: Mr. William Kelley
619 Brook St., Westbrook, Me.
Mr. T. J. Hennessy, Jr.
39 Belfield St.

Dear Dr. Cyr:

At your request, I have found time prior to the hearing on your zoning appeal, to examine the proposal against Building Code Requirements; thus to avoid delay as much as possible, should your zoning appeal be granted.

1. No mention is made of the size and spacing of studs in new partitions and of other details which it is assumed your contractor is well aware of as requirements of the Code--including the requirement that no part whatever of partitions or new ceilings are to be covered in any manner from view until notice of readiness for inspection has been given at this office and our inspector's green tag of approval has been left at the job. Of course, when this notice for inspection is given, all electrical work and plumbing work to be concealed must have been installed, and approved by the electrical and plumbing inspectors from other departments.

only 10
2. I believe the rear exit door from the office is as to a side platform where the ell "takes off" near the laboratory. If the total number of occupants of first story at any time, including doctors, nurses, secretaries, patients and everyone else would exceed 20, the lockset on this rear exit door is required to be a "vestibule latchset"; also an exit sign with letters showing red and no less than 6 inches high will be required showing in the business office over or on the door from the office to the entry just inside of the exit door; also a directional sign on the exterior wall of the ell with arrow pointing to the door from the rear corridor off which hygienist and operating room are located with arrow pointing to this door between the corridor and the entry just inside of the exit door--these signs to be illuminated during the dark hours.

only 16
3. If the total number of occupants of first story at one time, as above, plus the normal occupants in the two apartments above would exceed 20, then one of the pair of vestibule doors and one of the pair of the entrance doors from Deering St. require vestibule latchsets.

not required
4. A vestibule latchset is one so devised that it cannot be locked against persons on the inside getting out, but so that any person on the inside can quickly open the door merely by turning the usual knob or pressing on the usual thumbpiece without requiring a key or any special knowledge. In event these vestibule latchsets are required and do not already exist, it is likely that the front entrance door set can be adapted to accomplish this purpose and also the vestibule door, but it is doubtful if the rear door can so be adapted without providing a new lockset.

done
5. It will be appreciated if you will write a letter before the hearing and tell me what the maximum number of occupants will be relating these two doors. Please make it a letter, not a telephone or verbal message.

6. The plan indicates that you mean to lower most of the first story ceilings approximately 12 inches, using 2x6 ceiling joists hung up to the existing second floor joists (7), the plan indicating them as existing ceiling joists, at the ends of

Dr. S. T. Cyr-----2

September 1, 1954

the joists where they get their bearing. There is no indication of the direction of run of the new ceiling joists or what their spans will be. If the ceiling joists over the reception room should be run parallel to Deering St. and the ceilings are to be plastered, it is likely not to prove a very "stiff" job without intermediate stiffening. If your contractor should decide to use intermediate hangers for the new ceiling joists, at least on the long spans, he must make sure that the second floor joists are competent to take the additional load, especially if the new ceilings are to be plastered.

7. Wherever the new ceiling joists pass over bearing partitions or walls or supporting beams or girders, tight firestops are required to effectively cut-off the entire space between upper side of new ceiling and underside of existing ceiling, and care must be exercised to close tightly against passage of fire any existing holes or holes that may be made during the work in the existing ceilings.

8. Presumably all of the partitions to be removed are non-bearing. If they turn out to be bearing partitions, Mr. Kelley should find out from the designer what to use for beams and file application for amendment to the original permit to cover the change --before starting that part of the work.

In event your zoning appeal is granted, the permit will be issued with reference to this letter and any other additional stipulations which may be necessary. For this reason a copy of the letter is being sent to Messrs. Kelley and Hennessey.

Very truly yours,

Warren McDonald
Inspector of Buildings

WHC/D/B

P. S. Somewhere in the past record of the building it is my impression that there is indication that the second floor on your side of the duplex building was for a time used for two apartments instead of one--at least as a temporary arrangement someone was living in the front part of the second story with some type of cooking facilities, which constituted a second apartment on second floor. That the record may be clear, this occupancy of second floor is not allowable unless additional means of egress were to be provided and unless special fire protection were to be provided around the collar stairs in the collar.

Dr. H. T. Cyr-----2

September 1, 1954

the joists where they get their bearing. There is no indication of the direction of run of the new ceiling joists or what their spans will be. If the ceiling joists over the reception room should be run parallel to Deering St. and the ceilings are to be plastered, it is likely not to prove a very "stiff" job without intermediate stiffening. If your contractor should decide to use intermediate hangers for the new ceiling joists, at least on the long spans, he must make sure that the second floor joists are competent to take the additional load, especially if the new ceilings are to be plastered.

7. Wherever the new ceiling joists pass over bearing partitions or walls or supporting beams or girders, tight firestops are required to effectively cut-off the entire space between upper side of new ceiling and underside of existing ceiling, and care must be exercised to close tightly against passage of fire any existing holes or holes that may be made during the work in the existing ceilings.

8. Presumably all of the partitions to be removed are non-bearing. If they turn out to be bearing partitions, Mr. Kelley should find out from the designer what to use for beams and file application for amendment to the original permit to cover the change—before starting that part of the work.

In event your zoning appeal is granted, the permit will be issued with reference to this letter and any other additional stipulations which may be necessary. For this reason a copy of the letter is being sent to Messrs. Kelley and Hennessy.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMCD/B

P. S. Somewhere in the past record of the building it is my impression that there is indication that the second floor on your side of the duplex building was for a time used for two apartments instead of one—at least as a temporary arrangement someone was living in the front part of the second story with some type of cooking facilities, which constituted a second apartment on second floor. That the record may be clear, this occupancy of second floor is not allowable unless additional means of egress were to be provided and unless special fire protection were to be provided around the cellar stairs in the cellar.

54

August 5, 1954

AP 68 Deering St.—Change of use of Apartment House to Dr.'s Office
and Dwelling House

Dr. S. T. Cyr
1832 Congress St.

Copies to: Mr. William Kelley
619 Brook St., Westbrook, Me
Mr. T. J. Hennessy, Jr.
39 Belfield St.
Corporation Counsel

Dear Dr. Cyr,

Building permit for making alterations in the first story at 68 Deering St., and changing the use of the first story of this existing 3-family apartment house for a suite of Doctors' offices, is not issuable under the Zoning Ordinance because the property is in an Apartment House Zone, where such a use as the Doctor's office is not allowable under Section 8A of the Ordinance unless approved by the Board of Appeals after the usual appeal procedure.

You have indicated your desire to seek authorization from the Board of Appeals; so, there is enclosed an outline of the appeal procedure.

Mr. Kelley has filed a plan showing existing and proposed first floor arrangement, which will not be checked against Building Code requirements until the result of your appeal is known to be favorable. It is quite likely that we will need more information about the two apartments above the first floor. Whether we will need plans of those floors in whole or in part can be settled after the appeal is determined.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMD/B

Enc: Outline of appeal procedure.



(A) APARTMENT HOUSE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Brick building

Portland, Maine, June 15, 1955

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE Supersedes amendment 9/20/54

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 68 Deering Street Within Fire Limits? yes Dist. No. _____
Owner's name and address Dr. S. T. Cyr, 68 Deering Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address William Kelley, 619 Brooks St. Westbrook Telephone 3-1217
Architect _____ Specifications _____ Plans _____ No. of sheets _____
Proposed use of building dentist's office and 2 apartments No. families _____
Last use _____ " " and 1 apartment No. families _____
Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ 1500.00 Fee \$ 5.00

General Description of New Work

To provide two apartments on second floor as per plan
Change existing closet to bathroom

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** William Kelley

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 8 feet.
Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

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

Miscellaneous

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

APPROVED:

Dr. S. T. Cyr
William Kelley

Signature of owner By: Dr. S. T. Cyr

INSPECTION COPY

Permit No. 557

Location 68 Deering St.

Owner Dr. S. P. Cyp

Date of permit 1/55

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

NOTES

RECEIVED

Alterations in Second Story of Bldg. at 68 Kleeing St
9/22/54

1 - Young - O.K.	
2 - Special & General Use Requirements:-	
SECTION 203	SECTION 212
a - Doctors offices in first story & 3 apts in two stories above	a - O.K.
b - 2 - O.K. b - 3 - One-hr. separation between offices and apts required. How about appeal use of auto. alarm system in lieu of separation?	b - Same
c - O.K.	c - O.K.
d - 5.5 - How is second story hall to be vented?	d - 1 - To vent for inside air & room adjacent to
e - 1 - Means of egress not adequate. e - 3 - What about hall lighting?	e - Same e - Are more than 20 people to be in bldg. e - Handrails on stairs
f - 3 - A closure of cellar stairs required	f - O.K.
g - O.K.	g - O.K.
h - What kind of heat?	h - What kind of heat?
i - Cellar floor?	i - O.K.
j - Special allowances?	j - O.K.

June 22, 1955

AP - 63 Deering St. - Changing use of upper floors to
apartment house occupancy and Building Code Appeal
relating thereto

Copy to Corporation Counsel

Dr. S. T. Cyr
68 Deering St.

Dear Dr. Cyr:-

Along with a number of other deficiencies explained in a separate letter, building permit intended to authorize providing a second apartment in the second story of the above building, thus making a combination three dwelling unit apartment house with a suite of doctors' offices in the first story, is not issuable under the Building Code because you are not planning to provide the one-hour fire-resistive floors, partitions and fire doors required between the first story professional use and the apartments, as required by Sect. 203b3 of the Building Code. It is understood you desire to seek a variance from the Board of Municipal Officers (Board of Appeals under the Building Code) offering as compensation for the omission of this fire-resistive construction, a standard automatic fire detection and alarm system with the detection part of the system covering the entire cellar and sub-cellar, if any, entire basement, stairhalls, public halls, closets off public halls or under stairs, the entire suite of doctors' offices in first story and any other parts which the Chief of the Fire Department may deem necessary; and the alarm gongs in such size, number and location as may be approved by the Chief.

There is enclosed, therefore, an outline of the appeal procedure. If you desire consideration by the Board at the earliest possible date, the appeal should be filed at the office of Corporation Counsel before noon of Friday, June 24th.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMCD/C
Enclosure: Outline of appeal procedure

June 22, 1955

AP 68 Deering St. - Provision of two apartments in second story, thus
to make a three-family combination apartment house with a suite of
doctors' offices in the first story

Dr. S. T. Cyr
68 Deering St.
Mr. William Kelley
619 Brook St.
Westbrook, Me.

Copy to Dr. Cyr for use of his architect

Gentlemen:-

As explained to Dr. Cyr over the phone yesterday the application for building permit by Mr. Kelley ignores completely the letter of September 22nd which was sent to each of you when application for amendment to the permit then active was filed to accomplish about the same purpose as you now intend. That letter was worked out at some length to apply to this very situation, and there is nothing to do but to refer back to it. If each of you do not have a copy of this letter of September 22nd, 1954, please make a request on the office and you will be furnished a copy. The first paragraph of that letter told you how to proceed by revising the plans to show compliance with the requirements of the Building Code and filing fresh prints with the application for the amendment to show compliance with the Building Code which we are required to have established before permits may be issued. The other paragraphs of the letter are numbered from 1 to 11, and reference will be made to these paragraphs below by these numbers.

Par. 1. It is understood that Dr. Cyr desires to file an appeal with the Municipal Officers seeking the right to substitute a standard automatic fire detection and alarm system for the fire-resistive partitions, ceilings, fire doors etc. otherwise required between the doctors' offices and the apartments. Accordingly there is a separate letter enclosed with regard to this appeal and an outline of the appeal procedure.

Par. 2, 4, 5, 6, 7, and 8. Information indicated by these paragraphs should be shown by new plans or revision of the present plans where possible and fresh prints filed with the application for the permit--all information on them to be printed from the original, not written on in crayon or in any other manner. This will necessitate at least enough of a plan of the cellar to show fully the arrangement of the cellar stairs and the required fire-resistive enclosure of these stairs in the cellar, including the assembly of materials intended to secure one-hour fire resistance and the self-closing fire door in the enclosure at the foot of the stairs, noting that the fire door must be as far from the bottom step as the door is wide and that an electric light should be provided in the enclosure.

Par. 3. The question of vent of the bathroom is not a matter for this department, but the owner's plumber could well take the matter up with Sanitary Engineer Winch in the Health Department.

Par. 9, 10 and 11. These questions can well be answered by a letter or a written specification to accompany the application for the permit.

Very truly yours,

WMcD/G

Enclosures to Dr. Cyr: Copy of this letter
for his architect certification letter

Warren McDonald
Inspector of Buildings



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. I

Portland, Maine, September 20, 1954

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 54/1348 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 68 Deering St. Within Fire Limits? Dist. No.
Owner's name and address Dr. S. T. Cyr, 1832 Congress St. Telephone
Lessee's name and address Telephone
Contractor's name and address William Kelley, 619 Brook St. Westbrook Telephone 3-1217
Architect Plans filed No. of sheets
Proposed use of building Doctor's offices and apartment house No. families 3
Last use No. families
Increased cost of work 500.00 Additional fee .50

Description of Proposed Work

To provide two apartments on second floor as per plan.
Change existing closet room to bathroom

Details of New Work

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

Approved:

Signature of Owner By: Dr. S. T. Cyr

INSPECTION COPY

C-10-154-SC-Marks

Approved Wm. T. Kelly Inspector of Buildings

September 22, 1954

AP - 68 Deering Street - Amendment #1

Mr. William T. Kelley
619 Brook St.
Dr. S. T. Cyr
1832 Congress St.

*Dr. Cyr was in today &
we talked over several
alternatives in my
9/24/54*

Gentlemen:-

We are unable to issue an amendment to Permit #54/1348 covering alterations to provide two apartments in the second story of the building at the above location because the plan filed with the application for amendment does not show compliance with Building Code requirements as regards the details listed below. Before the amendment can be issued it is necessary that the plan be revised to show compliance and that a fresh print be filed with all of the information thereon printed from the original. The provision of another apartment in the second story, thus making three in the entire building besides the offices in the first story, makes it necessary to apply the requirements relating to apartment houses to the situation. Details in question are as follows:

- ✓ 1. A separation of one-hour fire resistance is required between the offices in the first story and the apartments above, as specified by Sect. 203b3. This requirement is subject to appeal to the Municipal Officers, but it is doubtful if they would approve omission of this protection unless something, such as the installation of an automatic fire detection and alarm system, were to be offered in its stead.
- ✓ 2. There is no indication as to provision for light and air in second story public hall as specified by Sections 203d5.5 and 203j1(d)(1).
- ✓ 3. While not controlled by the Building Code, it is doubtful if the size vent indicated for new inside bathroom meets requirement of the Plumbing Code unless mechanical ventilation is to be employed.
- ✓ 4. While the rear apartment will have access to an existing fire escape as a second means of egress, the front apartment will have to rely on the existing rear stairway, which is not acceptable as a second means of egress because it lands in one of the rooms used for office purposes in the first story, contrary to Sect. 212el.4.
- ✓ 5. Even if rear stairway were altered so as to provide an acceptable second means of egress for the front apartment, occupants of this apartment would have to pass the head of the front stairs in order to reach it, contrary to Sect. 212el.2(a). It is likely that the installation of an automatic alarm system would be acceptable in compensation for this defective location of two means of egress.
- ✓ 6. If not existing, handrails are required on at least one side of all stairways and, in the case of winding treads, full length on the side on which greatest width of treads occurs. See Sect. 203j1(e)(1).
- ✓ 7. There is no indication that lights in public halls are to be on the owner's meter controlled by an automatic time switch to burn throughout the hours of darkness, as specified by Sect. 203e3.

September 22, 1954

Mr. William T. Kelley - - - - -/2
Dr. S. T. Cyr

8. Stairs between cellar and first story are required to be enclosed in the cellar with partitions of one-hour fire resistance, as indicated in Sect. 203f2. There is no indication as to how this is to be done.

9. Is existing heating equipment of such a nature as to comply with the requirements of Sect. 212h1?

10. Is there a sound concrete floor in the cellar complying with the specifications of Sect. 203i2?

11. Will provision of the new apartment increase the total number of people in the building at any one time to more than 20 so that vestibule latches will be required on front and rear exit doors as called for by Sect. 212a2.5?

Very truly yours,

Warren McDonald
Inspector of Buildings

AJS/G



(A) APARTMENT HOUSE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Second ClassPortland, Maine, August 1, 1951

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 68-70 Deering Street Within Fire Limits? yes Dist. No. 1B
 Owner's name and address Mrs. G. P. Carroll and Mrs. G. E. Black Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Carroll Beck, 158 Westbrook St., So. Portland Telephone 4-4841
 Architect _____ Specifications _____ Plans yes No. of sheets 1
 Proposed use of building dwelling No. families 2
 Last use _____ " _____ No. families 2
 Material brick No. stories 3 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ 425. Fee \$ 2.00

General Description of New Work

To construct wooden fire escape on rear of building from 3rd floor to ground as per plan.

*6/5/51 - High Order - Second means of egress from 3rd fl.
 and distant means of egress from 2nd fl.
 without passing thru 1st fl. or 4th fl.*

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** Carroll Beck

70.68 - 3 apts

" 70 - 2 "

Details of New Work

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 _____ Kind of heat _____ fuel _____
 Framing lumber - Kind _____ Dressed or full size? _____
 Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
 Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
 Joists and rafters: 1st floor _____ 2nd _____ 3rd _____ roof _____
 On centers: 1st floor _____ 2nd _____ 3rd _____ roof _____
 Maximum span: 1st floor _____ 2nd _____ 3rd _____ roof _____
 If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

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

APPROVED:

Use OK - 8/2/51 P.H.

Carroll Beck
 Signature of owner

INSPECTION COPY

Signature of owner

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

Carroll & Black

Carroll
 Signature of contractor

RECEIVED
 01418
 AUG 2 1951

NOTES

8/14/51 ~~Permit~~ Closing in 1 anchor to
be fixed yet. No steel plate. 3" heavy wire
file escape not completed. WFM.

8-22
Permit No. 511448
Licent in 65-70 D. D. D. D.
Owner Canale & Bellet
Date of permit 8/8/51
Notif. closing in 8/13/51
Inspn. closing in
Final Notif. 7/24/51
Final Inspn. 8-22-51. E.A.S.
Cert. of Occupancy issued None

8/21/51

*Copy
with
copy*

SURVEY AND INVESTIGATION OF TENEMENT AND LODGING HOUSES
-70 QUESTIONABLE AS TO LEGAL AND SAFE USE

1. Location *68 Deering St* Date Investigation Commenced *8/2/51*
2. References: Complaints *Appl. BP* Inq. *---*
3. Present Owner and Address *Mrs. J. F. Black, 68 Deering*
4. Present Lessee and Address *---*
5. Building Permit Record: *---*

Assessors' Record

6. Survey 1924: Owner
No. rooms ; Class of Use No. tenants
7. Assessors' change record since 1924

9. City Directory Record

1926	1939
1927	1940
1928	1941
1929	1942
1930	1943
1931	1944
1932	1945
1933	1946
1934	1947
1935	1948
1936	1949
1937	1950
1938	1951

CONCLUSIONS

no. 68
3-family apt. house - one family on each floor use OK.
no. 70 2-apts - 1 on 1st 2d each have 3rd fl.

CITY OF PORTLAND, MAINE

Department of Building Inspection

To: Oliver T. Sanborn
Chief of the Fire Department

(date) August 6, 1951

Location: 68-70 Deering Street

From: Warren McDonald
Insptr. of Bldgs.

Subject: Application for permit for
improvements at above location,
required by order of Chief of Fire
Department dated June 5, 1951

While our two departments have done a good job of coordination under the Safety Ordinance--yours issuing the orders after inspection and ours issuing permits for improvements to be made,--

The confusion on the part of many people, who come in here, as to who has ordered them to do what,

The fact that on some jobs a permit has been issued, and the work done, only to have your inspector find that the situation did not then satisfy your order under the law,

And, the fact that you are permitted under the Building Code to exercise discretion as to details of means of egress in an existing building where there is no substantial increase in number of persons accommodated, while we must proceed under the precise terms of the Code unless deviation in this connection is approved by yourself--

leads me to the belief that each situation ought to be checked before any permits are issued, presumably by the inspector in your department who made the inspection on which the original order was based, to see:

1. If the work contemplated will completely satisfy the order.
2. To see, if possible, whether or not there may be some more economical way of satisfying the order, and, if so, to recommend that way to the owner.

To that end there is attached for your consideration applications for permits at the above location.

Remarks relating to this particular job:

Will this arrangement of the proposed outside wooden stairway meet your requirements as to the means of egress specified in your order of June 5, 1951?

Warren McDonald
Inspector of Buildings



FILL IN COMPLETELY AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

PERMIT ISSUED 0629

MAY 28 1934

the INSPECTOR OF BUILDINGS, PORTLAND, ME.

Portland, Maine,

May 21, 1934

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 68 Deering Street

Use of Building

Residence

Name and address of owner Mrs. Geo. Black, 68 Deering St.

Ward 6

Contractor's name and address Easternoil Inc. 135 Marginal Way

Telephone 3964-05

General Description of Work

To install One Easternoil Automatic Oil Burner and a 275 gallon tank

IF HEATER, POWER BOILER OR COOKING DEVICE

Location of heater or source of heat to be in cellar? yes If not, which story _____ Kind of Fuel oil

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

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

Location of smoke pipe _____, from front of heater _____, from sides or back of heater _____

IF OIL BURNER

Model and type of burner Easternoil - gun type

Is burner always in attendance? no Labeled and approved by Underwriters' Laboratories? yes

Location of oil storage cellar Type of oil feed (gravity or pressure) pressure

No. and capacity of tanks 1- 275 gal.

Are tanks more than seven feet from any flame? yes How many tanks fireproofed? _____

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

Inspection COPY

Signature of contractor

By

EASTEROIL INC.

J. W. W.

VERIFICATION FEE FOR LATER OR CLOSURE OF WATER

CERTIFICATE OF OIL BURNER REQUIREMENTS

5/23/34

Ward 6
 Location 68 Deering St
 Owner Mrs. Geo. Black
 Date of permit 5/23/34
 Notif. closing-in _____
 Inspn. closing-in _____
 Final Inspn. _____
 Final Notif. _____
 Cert. of Occupancy issued _____

INSPECTION NOT COMPLETED

NOTES

1. Kind of heat _____
2. Label _____
3. Anti-siphon _____
4. Oil storage _____
5. Tank distance _____
6. Vent pipe _____
7. Fill pipe _____
8. Gauge _____
9. Rigidity _____
10. Foot safety _____
11. Pipe sizes & material _____
12. Control valve _____
13. A-h pit vent _____
14. Temp. or pressure safety _____
15. Instruction card _____
16. _____

6/19/34 - ill unable to raise anyone

5/23/34 Could not get in



(A) APARTMENT HOUSE ZONE 27/37
Application for Permit for Alterations and Miscellaneous Structures

CLASS OF BUILDING OR TYPE OF STRUCTURE lot

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

Portland, Maine, February 3/27

PERMIT ISSUED FEB 7 1927

The undersigned hereby applies for a permit to alter the following described building according to the following specifications, the Laws of the State of Maine, and the Building Ordinance of the City of Portland:

Location 68 Deering Street Ward 6 Within Fire Limits? Dist #1

Owner's name and address? George F Mack, 68 Deering Street

Contractor's name and address? George Sears, 22 Cottage Street, R44

Architect's name and address? no

Last use of building? tenement house No. Families? 3 3

Proposed use of building? tenement house No. Families? 3 3

Description of Present Building

Material brick No. of Stories 3 Style of Roof pitch Roofing slate

General Description of New Work

~~erect a new two room tenement house with kitchen and bathroom~~

Partition off room for kitchenette and cut window in same NOTIFICATION BEFORE LATHING OR CLOSING IN IS WAIVED

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

Size of New Framing Members

Corner posts? Sills? Rafters or roof beams? on-center?

Material and size of columns under girders? on center?

Ledger board used? Size? Studs (outside walls and carrying partitions) 2 x 4 16" O.C.

Girders 6" x 8" or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts will be all one piece in cross section.

Floor timbers: 1st floor 2nd 3rd 4th

On centers: 1st floor 2nd 3rd 4th

Span: 1st floor 2nd 3rd 4th

If 1st or 2nd Class Construction

External walls } thickness { 1st story 2nd story

Party walls } thickness { 1st story 2nd story

Other Details New Construction

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

Material of foundation? Thickness, top? bottom?

Material of underpinning? over 4 ft. high? thickness?

Kind of roof (pitch, hip, etc.)? Kind of roofing?

No. of new chimneys? Material of chimneys? of lining?

If a Private Garage

No. cars now accommodated on lot? Total number to be accommodated?

Other buildings on same lot?

Distance from nearest present building to proposed garage?

All parts of garage, including eaves, will be at least 2 ft. from all lot lines.

Garage will be at least feet from nearest windows of adjoining property.

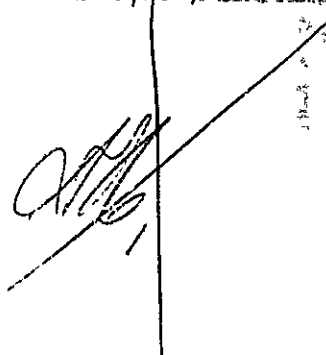
Miscellaneous

Will the above construction require the removal or disturbing of any shade tree on the public street? no

Plans filed as part of this application? no No. sheets?

Estimated total cost \$ 50. Fee? .50

Signature of owner or authorized representative?

Ward <u>6</u>	Permit No. <u>27/27</u>
<u>18 Bearing Line</u>	
<u>George Black</u>	
<u>Feb 3/27</u>	
Exp. closing in _____	
Inspn. closing in _____	
Total of cut _____	
Exp. in on <u>2/30/27</u>	
	



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

October 6, 1982

Mr. John Holder
70 Deering Street
Portland, Maine 04101

Re: 70 Deering Street

Dear Mr. Holder:

It has been brought to my attention by this Division's Code Enforcement Officer that you are doing work under a permit issued on June 14, 1982, Number 00417, that does not comply with the City's Building and Fire Code.

I would like for you to come to this office at your earliest convenience to meet with Lt. James P. Collins and myself to clear up this matter.

Sincerely,

P. S. Hoffses
Chief of Inspection Services

PSH/jmr

Holder, Grover and Wilkinson
Attorneys at Law
70 Deering Street
Portland, Maine 04101

Jon Holder, Esq
Kathleen M. Grover, Esq
Warren L. Wilkinson, Esq

(207) 774-2829

Office hours by appointment

October 19, 1982

P. S. Hofstess, Chief of Inspection Service
City of Portland
Department of Planning and Urban Development
City Hall
Portland, Maine 04101

Re: 70 Deering Street

Dear Sam:

I received your letter of October 6, 1982 requesting a meeting with me. I will be happy to meet with you at any time it is convenient for you.

I might just say, however, that we intend that any work done on this building comply with the City's building and fire code. Our biggest problem right now, however, is that the whole issue whether or not a change of use permit should be granted to us is under appeal in the Cumberland County Superior Court. Thus, I am sure you can understand our work on this building is going rather slowly at the present time since the court may move against us and in that case any of the money we have put into the building incident to our change of use authorization from the Planning Board would be completely wasted.

I must say I don't know what your Code Enforcement Officer told you that we were doing that did not comply with the City's building and fire code, because we just haven't got to the point yet of doing the work on the lower floors which would be regulated by those codes.

I understand that you have a very busy schedule but if you could give me a call concerning when you would like to see me I will make every effort to be at your office at a time that is convenient for you.

Sincerely,

Jon Holder
Jon Holder

JH/gll

Called 10-21-82
C.H.K.

Mr. Grover and Wilkinson
Attorneys at Law
75 Deering Street
Portland, Maine 04101



P.S. Hoffses, Chief of Insp. Serv.
City of Portland
City Hall
Portland, ME 04101



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

October 6, 1982

Mr. John Holder
70 Deering Street
Portland, Maine 04101

Re: 70 Deering Street

Dear Mr. Holder:

It has been brought to my attention by this Division's Code Enforcement Officer that you are doing work under a permit issued on June 14, 1982, Number 00417, that does not comply with the City's Building and Fire Code.

I would like for you to come to this office at your earliest convenience to meet with Lt. James P. Collins and myself to clear up this matter.

Sincerely,

P. S. Hoffses
Chief of Inspection Services

PSH/jmr

LORI J. NELSON
LEGAL SECRETARY

June 25, 1982

Received of Sam Hoffses two tapes
of the Appeal Board meeting of

5/13/82. ~~E.G.~~

Signed:

Signed: Michael Stone

[illegible]

913237

Permit # City of Portland BUILDING PERMIT APPLICATION Fee 30.00 Zone _____ Map # _____ Lot# _____
 Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Peter T. Cyr, DMD Phone # 772-4128
 Address: 68 Deering St Ptld, ME 04101 Mail to Address: _____
 LOCATION OF CONSTRUCTION 68 Deering St
 Contractor: Michael Cloutier Sub: _____
 Address: 61 Mitchell Rd So. Ptld Phone # 767-1238
 Est. Construction Cost: 2,400.00 Proposed Use: Doct's office w/ramp
 Past Use: Doctors Office
 # of Existing Res. Units _____ # of New Res. Units _____
 Building Dimensions L _____ W _____ Total Sq. Ft. _____
 # Stories: _____ # Bedrooms _____ Lot Size: _____
 Is Proposed Use: Seasonal _____ Condominium _____ Conversion _____
 Explain Conversion Erect attached handicap ramp to Dr's Office

For Official Use Only		PERMIT ISSUED	
Date <u>October 2, 1991</u>	Subdivision	Name	NOV 9 1991
Inside Fire Exits		Lot	
Bldg Code		Ownership	CITY OF PORTLAND
Time Limit			
Estimated Cost			
Zoning: <u>R-6</u>			
Street Frontage Provided: _____			
Provided Setbacks Front _____ Back _____ Side _____			
Review Required:			
Zoning Board Approval: Yes _____ No _____ Date: _____			
Planning Board Approval: Yes _____ No _____ Date: _____			
Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____			
Shoreland Zoning Yes _____ No _____ Floodplain Yes _____ No _____			
Special Exception _____			
Other (Explain) _____			

Foundation:

1. Type of Soil: _____
2. Set Backs - Front _____ Rear _____ Side(s) _____
3. Footings Size: _____
4. Foundation Size: _____
5. Other _____

Floor:

1. Sills Size: _____ Sills must be anchored.
2. Girders Size: _____
3. Lally Column Spacing _____ Size: _____
4. Joists Size: _____ Spacing 16" O.C.
5. Bridging Type: _____ Size: _____
6. Floor Sheathing Type: _____ Size: _____
7. Other Material: _____

Exterior Walls:

1. Studding Size _____ Spacing _____
2. No. windows _____
3. No. Doors _____
4. Header Sizes _____ Span(s) _____
5. Bracing: Yes _____ No _____
6. Corner Posts Size _____
7. Insulation Type _____ Size _____
8. Sheathing Type _____ Size _____
9. Siding Type _____ Weather Exposure _____
10. Masonry Materials _____
11. Metal Materials _____

Interior Walls:

1. Studding Size _____ Spacing _____
2. Header Sizes _____ Span(s) _____
3. Wall Covering Type _____
4. Fire Wall if required _____
5. Other Materials _____

White - Tax Assessor

Ceiling:

1. Ceiling Joists Size: _____
2. Ceiling Strapping Size _____ Spacing _____
3. Type Ceilings: _____
4. Insulation Type _____ Size _____
5. Ceiling Height: _____

Roof:

1. Truss or Rafter Size _____ Span _____ Action: Approved
2. Sheathing Type _____ Size _____
3. Roof Covering Type _____

Chimneys:

1. Type: _____ Number of Fire Places _____ Date: 10/2/91

Heating:

1. Type of Heat: _____

Electrical:

1. Service Entrance Size: _____ Smoke Detector Required Yes _____ No _____

Plumbing:

1. Approval of soil test if required Yes _____ No _____
2. No. of Tubs or Showers _____
3. No. of Flushes _____
4. No. of Lavatories _____
5. No. of Other Fixtures _____

Swimming Pools:

1. Type: _____
2. Pool Size: _____ x _____ Square Footage _____
3. Must conform to National Electrical Code and State Law.

Permit Received By Mary Gresik
 Signature of Applicant Michael Cloutier Date Oct. 2, 1991
 CEO's District 5 Michael Cloutier

CONTINUED TO REVERSE SIDE

Ivory Tag - CEO

MR. WING

913237

Permit # _____ City of Portland BUILDING PERMIT APPLICATION Fee 30.00 Zone _____ Map # _____ Lot # _____

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

Owner: Peter T. Cys, DMD Phone # 772-4128
 Address: 68 Deering St Portland, ME 04103 Mail to Address: _____
 LOCATION OF CONSTRUCTION 68 Deering
 Contractor: Michael Cloutier Sub: _____
 Address: 61 Mitchell Rd So. Portland Phone # 767-1238
 Est. Construction Cost: 2,400.00 Proposed Use: Dr's office w/ramp
 Past Use: Doctors Office
 # of Existing Res. Units _____ # of New Res. Units _____
 Building Dimensions L _____ W _____ Total Sq. Ft. _____
 # Stories: _____ # Bedrooms _____ Lot Size: _____
 Is Proposed Use: Seasonal _____ Condominium _____ Conversion _____
 Explain Conversion Erect attached handicap ramp to Dr's Office

For Official Use Only	
Date: <u>October 2, 1991</u>	Subdivision: _____
Inside Fire Limits: _____	Name: _____
Bldg. Code: _____	Lot: _____
Tin. Limit: _____	Owner's Lp.: _____
Estimated Cost: _____	Private: _____
Zoning: <u>R-6</u>	
Street Frontage Provided: _____	
Provided Setbacks: Front _____ Back _____ Side _____	
Review Required: _____	
Zoning Board Approval: Yes _____ No _____ Date: _____	
Planning Board Approval: Yes _____ No _____ Date: _____	
Conditional Use: _____ Variance: _____ Site Plan _____ Subdivision _____	
Shoreland Zoning Yes _____ No _____ Floodplain Yes _____ No _____	
Special Exception _____	
Other (Explain): <u>11-6-91</u>	

PERMIT ISSUED

NOV 19 1991

CITY OF PORTLAND

Foundation:

1. Type of Soil: _____
2. Set Backs - Front _____ Rear _____ (Side(s)) _____
3. Footings Size: _____
4. Foundation Size: _____
5. Other: _____

Floor:

1. Sills Size: _____ Sills must be anchored.
2. Girder Size: _____
3. Lally Column Spacing: _____ Size: _____
4. Joists Size: _____ Spacing 16" O C
5. Bridging Type: _____ Size: _____
6. Floor Sheathing Type: _____ Size: _____
7. Other Material: _____

Exterior Walls:

1. Studding Size _____ Spacing _____
2. No. windows _____
3. No. Doors _____
4. Header Sizes _____ Span(s) _____
5. Bracing: Yes _____ No _____
6. Corner Posts Size _____
7. Insulation Type _____ Size _____
8. Sheathing Type _____ Size _____
9. Siding Type _____ Weather Exposure _____
10. Masonry Materials _____
11. Metal Materials _____

Interior Walls:

1. Studding Size _____ Spacing _____
2. Header Sizes _____ Span(s) _____
3. Wall Covering Type _____
4. Fire Wall if required _____
5. Other Materials _____

Ceiling:

1. Ceiling Joists Size: _____
2. Ceiling Strapping Size _____ Spacing _____
3. Type Ceilings: _____
4. Insulation Type _____ Size _____
5. Ceiling Height: _____

Roof:

1. Truss or Rafter Size _____ Span _____
2. Sheathing Type _____ Size _____
3. Roof Covering Type _____

Chimneys:

- Type: _____ Number of Fire Places _____ Date: _____

Heating:

- Type of Heat: _____

Electrical:

- Service Entrance Size: _____ Smoke Detector Required: Yes _____ No _____

Plumbing:

1. Approval of soil test if required Yes _____ No _____
2. No. of Tubs or Showers _____
3. No. of Flushes _____
4. No. of Lavatories _____
5. No. of Other Fixtures _____

Swimming Pools:

1. Type: _____
2. Pool Size: _____ x _____ Square Footage _____
3. Must conform to National Electrical Code and State Law.

Permit Received By:

Mary Greath

Signature of Applicant:

Michael Cloutier

Date Oct. 2, 1991

CEO's District:

151

CONTINUED TO REVERSE SIDE

Ivory Tag - CEO

White - Tax Assessor

PLOT PLAN

N
▲

FEES (Breakdown From Front)

Base Fee \$ _____
 Subdivision Fee \$ _____
 Site Plan Review Fee \$ _____
 Other Fees \$ _____
 (Explain) _____
 Late Fee \$ _____

Type

Inspection Record

Date

Type	Inspection Record	Date
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____

COMMENTS

Inspected ramp OK to code
Grading completed on

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as has authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the code official or the code official's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT

ADDRESS

PHONE NO.

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

PHONE NO.

Michael M. Coover *68 Deer WG ST Portland ME 04101 772-4128*



City of Portland
Department of Planning and Urban Development
Room 211 City Hall, 359 Congress Street
Portland, Maine 04101 207-874-8300

Form 6.1 88

HISTORIC PRESERVATION CERTIFICATE OF APPROPRIATENESS

Pursuant to review under the City of Portland's Historic Preservation Ordinance (Chapter 14, Article IX of the Portland City Code), the following work on the specified property is hereby:

X granted a Certificate of Appropriateness, with conditions as indicated.
_____ denied a Certificate of Appropriateness.

Historic Resource Inventory Number: _____ Assessor's Chart/Block/Lot: 47-C-4

Property Address: 68 Deering Street

Applicant: (name) Michael Cloutier, Cloutier Construction

(address) 61 Mitchell Road

South Portland, ME 04106

Proposed Work (continue on back if necessary): Construction of exterior ramp per amended application, ramp to run to rear and sidewalk extended in brick, per amended drawing received 11-5-91, as presented to the Committee 11-6-91.

Conditions of Approval (continue on back if necessary):

- 1) Require to be painted within one year;
- 2) Attach only into mortar;
- 3) Sidewalks widened/extended utilizing existing brick or brick which matches (reconstruction);
- 4) Use plain, square 2 x 2 balusters instead of "colonial"; and
- 5) Lattice enclosure beneath may be installed at applicant's preference.

Reasons for Denial (continue on back if necessary):

All improvements shall be carried out as shown on the plans and specifications as submitted by the applicant, except as modified to comply with the conditions of approval described above. Changes to the approved plans and specifications and any additional work which may be undertaken must be reviewed and approved by this office prior to construction, alteration or demolition. If, during the course of completing the approved work, conditions are encountered which prevent completing the approved work or which require additional or alternative work, you must apply for and receive a Certificate of Appropriateness or Non-Applicability PRIOR to undertaking additional or alternative work.

This Certificate is granted upon condition that the work authorized herein is commenced within twelve (12) months after the date of issuance. If the work authorized by this Certificate is not commenced within twelve (12) months after the date of issuance or if such work is suspended in significant part for a period of one year after the time the work is commenced, such Certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time for periods not exceeding ninety (90) days each may be allowed in writing by the Department.

11/19/91
Date

Joseph E. Long
Director of Planning and Urban Development

.....
Staff Recommendation:

☒ Additional Information Requested (date: _____ rec'd: _____)
☐ Approve. ☐ Approve w/ conditions. ☐ Deny. ☒ No Recommendation. Date: 11-1-91
Conditions: _____

Historic Preservation Committee Recommendation/Decision:

Required: ☒ Yes ☐ No
☐ Approve. ☒ Approve w/ conditions. ☐ Deny. Vote: 5-0 (Lapomarda, Weiss absent)
Conditions: See other side.

Planning Board Decision:

Required: ☐ Yes ☒ No
☐ Approve. ☐ Approve w/ conditions. ☐ Deny. Vote: _____
Conditions: _____

City Council Decision (Project of Special Merit):

☐ Approve. ☐ Approve w/ conditions. ☐ Deny. Vote: _____
Conditions: _____

1. Developer demonstrate binding financial commitments, performance guarantees, penal bond.
2. Developer provide full documentation of the resource, provide suitable monument.
3. Other: _____

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

Billing for Legal
Ads for Agenda's

Project Name: 68 Deering Street Ramp

Owner's Name: Peter T. Cyr, D.M.D.

Address of Project: 68 Deering Street

Division/Board: Historic Preservation Committee

Property Owner
Number of ~~Residential~~ Notices Mailed Out: 12

10-17-91	\$27.77
11-06-91	\$34.71

% Amount of Legal Ad: \$ 62.48

.40 X number of notices: 4.80

Total Amount Due: \$ 67.28

Make checks payable to the City of Portland, Attn. D. Marquis, Rm. 315, 389
Congress Street, Portland, Maine 04101.

Bill to: Michael Cloutier

Cloutier Construction

61 Mitchell Road

South Portland, ME 04106

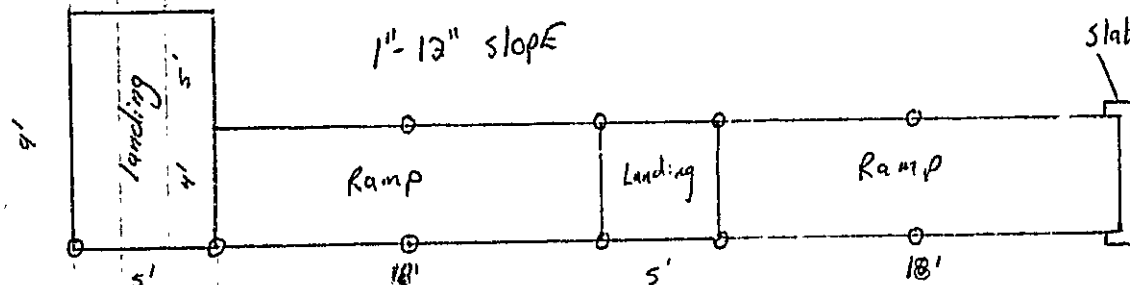
mailed: _____

0 - SONOTUBES 4' DEEP 8" WIDE

36" off Ground level.

Bldg.

4' x 12" x 6" Thick



13'
Brick work
up to sidewalk

All materials used will be pressure Treated.

2x8 For Framing 16" O.C.

4x4's For Supports (no more than 8' Apart)

5/4 Pressure Treated Decking

Railings - smooth Rounded Top Rail. (no 4x4's Extending above Railing) (Railings on both sides of ramp)
2x2 Colonial Spindles. (4" Apart) (Handrail Height - 34")

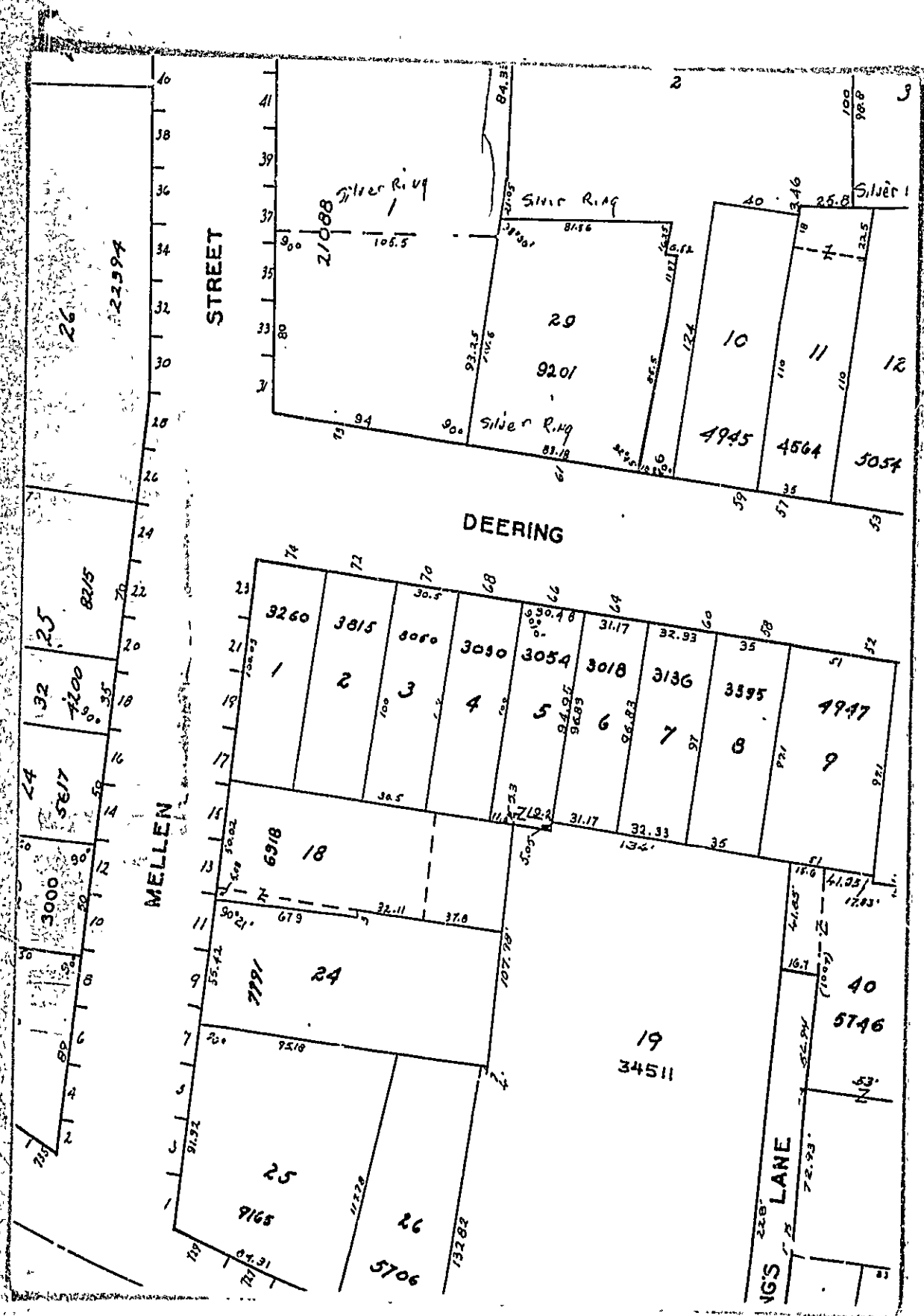
All Framing Nailed + Bolted Together.

All Pressure Treated Lumber of Premium Grade.

RECEIVED

OCT 02 1991

DEPT OF BUILDING INSPECTION
CITY OF PORTLAND



(4) *Minimum yard dimensions:*

(Yard dimensions include setbacks of structures from property lines and setbacks of structures from one another. No structure shall occupy the minimum yard of another structure.)

a. *Front yard:*

1. Principal or accessory structures: Ten (10) feet.

A front yard need not exceed the average depth of front yards on either side of the lot. A lot of record existing as of June 5, 1957, and less than one hundred (100) feet deep need not be deeper than twenty (20) percent of the depth of the lot.

b. *Rear yard:*

1. Principal and attached accessory structures with ground coverage greater than one hundred (100) square feet: Twenty (20) feet.
2. Detached accessory structures with a ground coverage of one hundred (100) square feet or less: Five (5) feet.

Setbacks for swimming pools shall be as provided for in section 14-432 (swimming pools) of this article.

c. *Side yard:*

1. Principal and attached accessory structures with ground coverage greater than one hundred (100) square feet:

<i>Height of Structure</i>	<i>Required Side Yard</i>
1 story	10 feet
2 stories	10 feet
3 stories	10 feet
4 stories	12 feet
5 stories	15 feet

The width of one (1) side yard may be reduced one (1) foot for every foot that the other side yard is correspondingly increased, but no side yard shall be less than ten (10) feet. In the case of a lot of record existing as of June 5, 1957, and held under separate and distinct ownership from adjacent lots, the required side yard may be reduced in order to provide a buildable width of up to twenty-four (24) feet, but in no case shall the resulting side yards be less than ten (10) feet.

2. Detached accessory structures with ground coverage of one hundred (100) square feet or less: Five (5) feet. Setbacks for swimming pools shall be as provided for in section 14-432 (swimming pools) of this article.

d. *Side yard on side streets:*

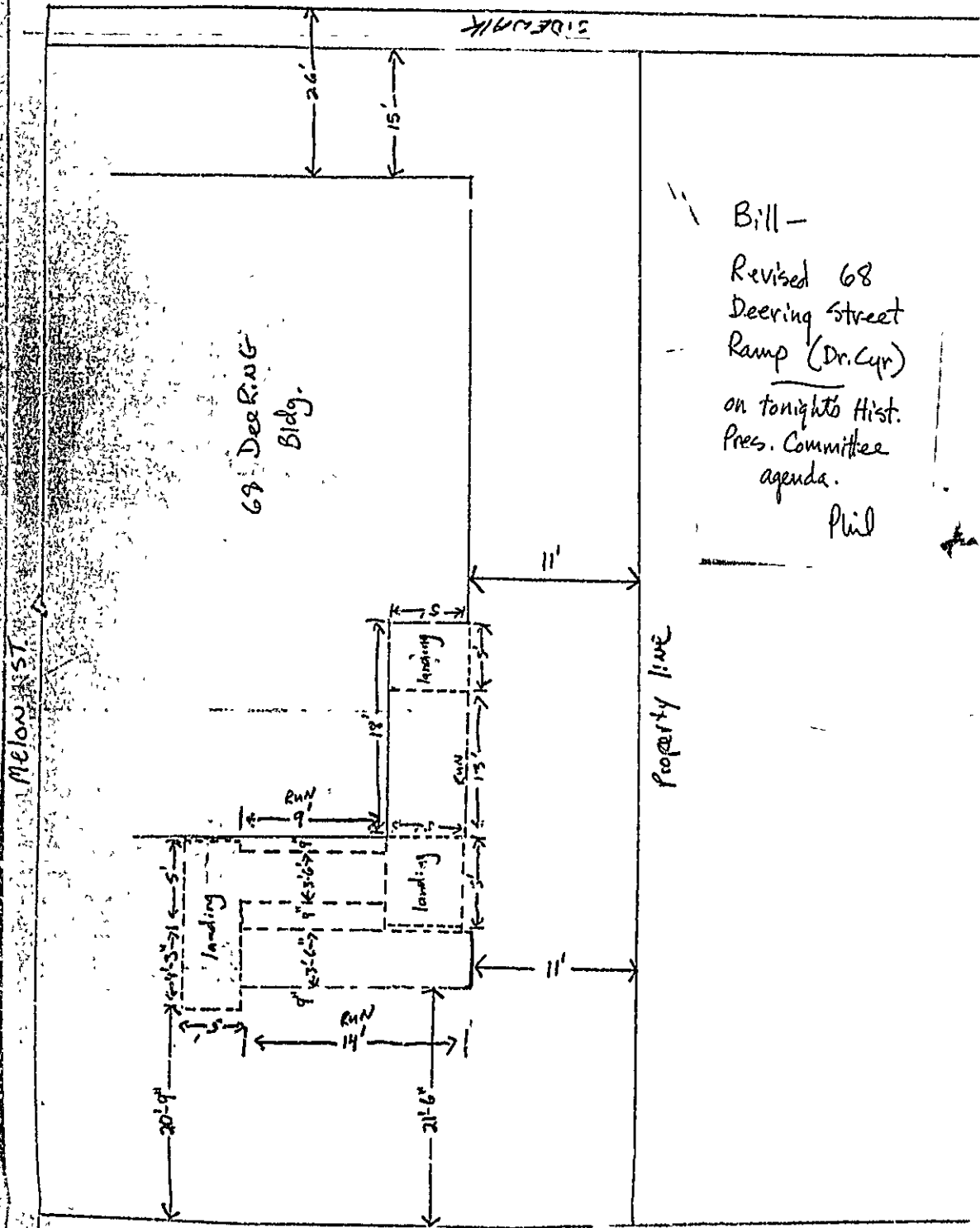
1. Principal or accessory structures: Ten (10) feet.

- (5) *Maximum lot coverage:* Forty (40) percent of lot area for lots which contain twenty (20) or more dwelling units; fifty (50) percent for lots which contain fewer than twenty (20) dwelling units.

- (6) *Minimum lot width:* Fifty (50) feet.

Phil Meyer

Deering ST



Bill -

Revised 68
Deering Street
Ramp (Dr. Cyr)

on tonight's Hist.
Pres. Committee
agenda.

Phil

Property line

Property line

All materials ARE Pressure Treated.

Concrete Footings on all landing Corners.

Also Every 8' apart on Ramps.

All Railings will be Continuous and will also be Rounded. 36" High.

All Balusters will be Colonial style and 4" Apart.

All Framing will be of 2x8 material.

Decking material is 5/4x6" stock.

The bottom of the Ramp will be left open.

The Brick Walkway will be Done over and will lead up to the bottom of the Ramp, 36" wide