

52-59 PITT STREET



Fill out #920R - (fill out #0207) - (fill out #0207) - (fill out #0207) - (fill out #9205R)

12

APPLICATION FOR CERTIFICATE OF OCCUPANCY FOR USE OF PREMISES

Portland, Maine ~~Feb 14, 1932~~

Location 55 Pitt Street Zone res

To the INSPECTOR OF BUILDINGS, Portland, Maine

The undersigned hereby applies for a certificate of occupancy to allow the use of the above named premises for ~~11 open air off street parking spaces~~ as set forth on the attached site plan (made by John L. Leasure whose address is 14 Commercial St) to show compliance with the Zoning Ordinance according to the intended use and the zone in which the property is located; and in accordance with the following pertinent information:-

Owner (name, address and phone number) City of Portland, Maine
William J Di Biase - 162 Winn Rd, Falmouth 737-3675

Lessee (name, address and phone number) N/A

Is proposed use to be accessory to a building or other use on this lot? no
If so, what is use of building or other use parking for 12 Pitt Street

If off-street parking is sought, what is proposed maximum number of vehicles to be parked—passenger cars? 11, commercial vehicles? N/A

Have you secured on the site plan the written approval of existing and proposed entrances to and exits from the premises for vehicles over public sidewalks by the Traffic Engineer (Dept. of Public Works)? no
And, if access to the premises is available from more than one street, have you secured similar approval by the Planning Board? one street only

Have you shown on the site plan the true location of all trees on the public street along the frontage of the premises (both streets if a corner lot)? yes

Do you propose to remove or disturb any tree on a public street? no
If so, have you secured on the site plan the written approval of the Director of Parks and Recreation? no

Signature of Owner _____

Appeal fee pd 9-15-32 \$ 50.00

By _____ (duly authorized thereto)

Fee paid 10-13-32 35.00

THIS IS NOT A CERTIFICATE OF OCCUPANCY

To:

COMMENCING the above proposed use of the premises would be IN VIOLATION of the Zoning Ordinance unless a Certificate of Occupancy is first procured from the Department of Building Inspection.

However, improvement of the premises according to the site plan and the above application may now proceed without further authorization, but subject to the conditions indicated below—notice of readiness for final inspection to be given to this department when the premises have been placed in compliance with the requirements:-

(Date) _____

Inspector of Buildings

PERMIT ISSUED

DEC 20 1932

CITY of PORTLAND

PERMIT ISSUED

DEC 20 1982

CITY of PORTLAND

APPLICATION FOR PERMIT

B.O.C.A. USE GROUP 01130
B.O.C.A TYPE OF CONSTRUCTION
ZONING LOCATION ..R-6..... PORTLAND, MAINE Oct 13, 1982

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and, the following specifications:

LOCATION 55 Pitt St. City of Portland, Me. Fire District #1 [], #2 []
1. Owner's name and address William DiBiase 108 Winn Rd. Falmouth Telephone 797-3675
2. Lessee's name and address Owner - DiBiase Telephone
3. Contractor's name and address No. of sheets
Proposed use of building 4 apartments No. families
Last use school No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ 48,000 Appeal Fees \$
Base Fee 250.00
change of use 25.00
Late Fee
TOTAL \$ 275.00
FIELD INSPECTOR-Mr. @ 775-5451

Change of use from school to 4 apartments, with alterations and minor structural changes as per plan. 1 sheet of plans.

Stamp of Special Conditions

send permit to Wm DiBiase -108 Winn Rd. Falmouth 04105

PERMIT ISSUED WITH LETTER

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals

date Plan approved by Planning Board Nov 9, 1982 W.J.T.

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?

APPROVALS BY:

BUILDING INSPECTION-PLAN EXAMINER
ZONING: O.K. W.J.T.
BUILDING CODE:
Fire Dept.:
Health Dept.:
Others:

MISCELLANEOUS

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

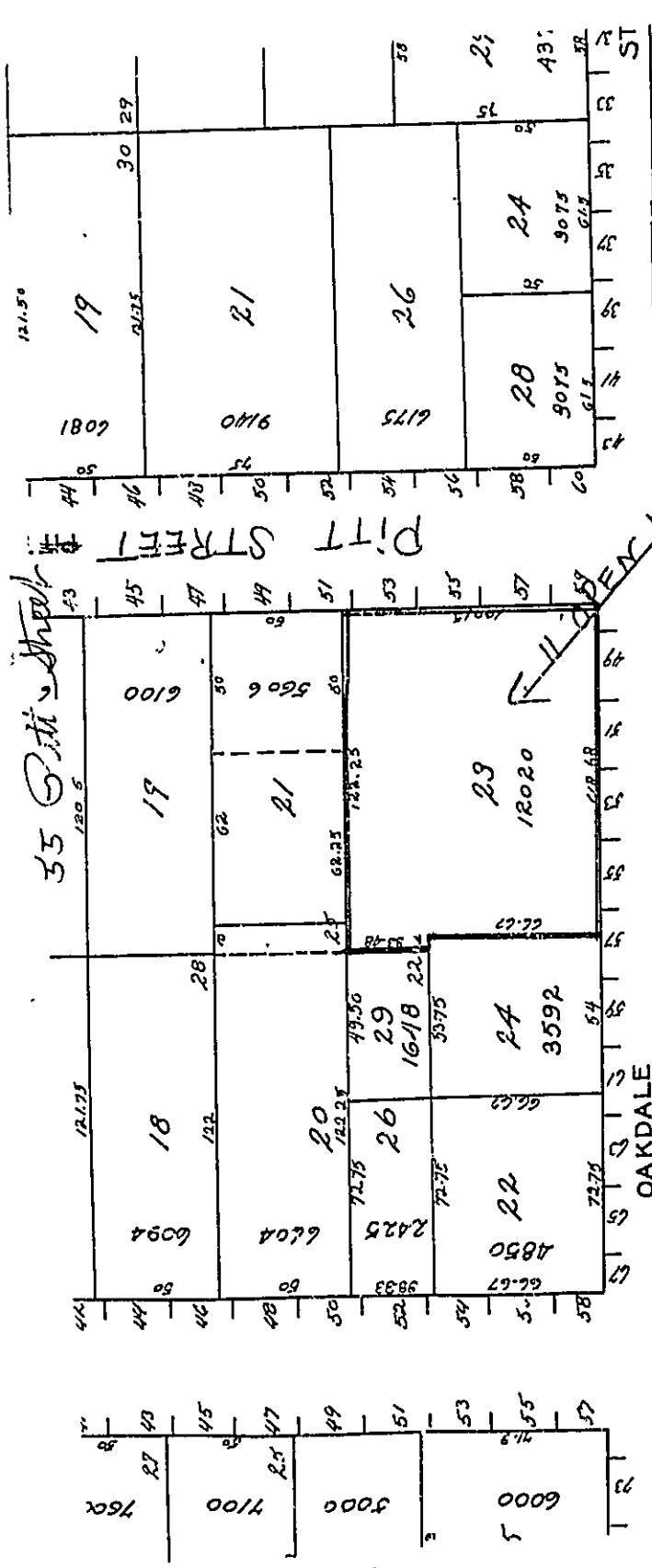
Signature of Applicant William J. DiBiase Phone # same
Type Name of above William DiBiase

Other and Address

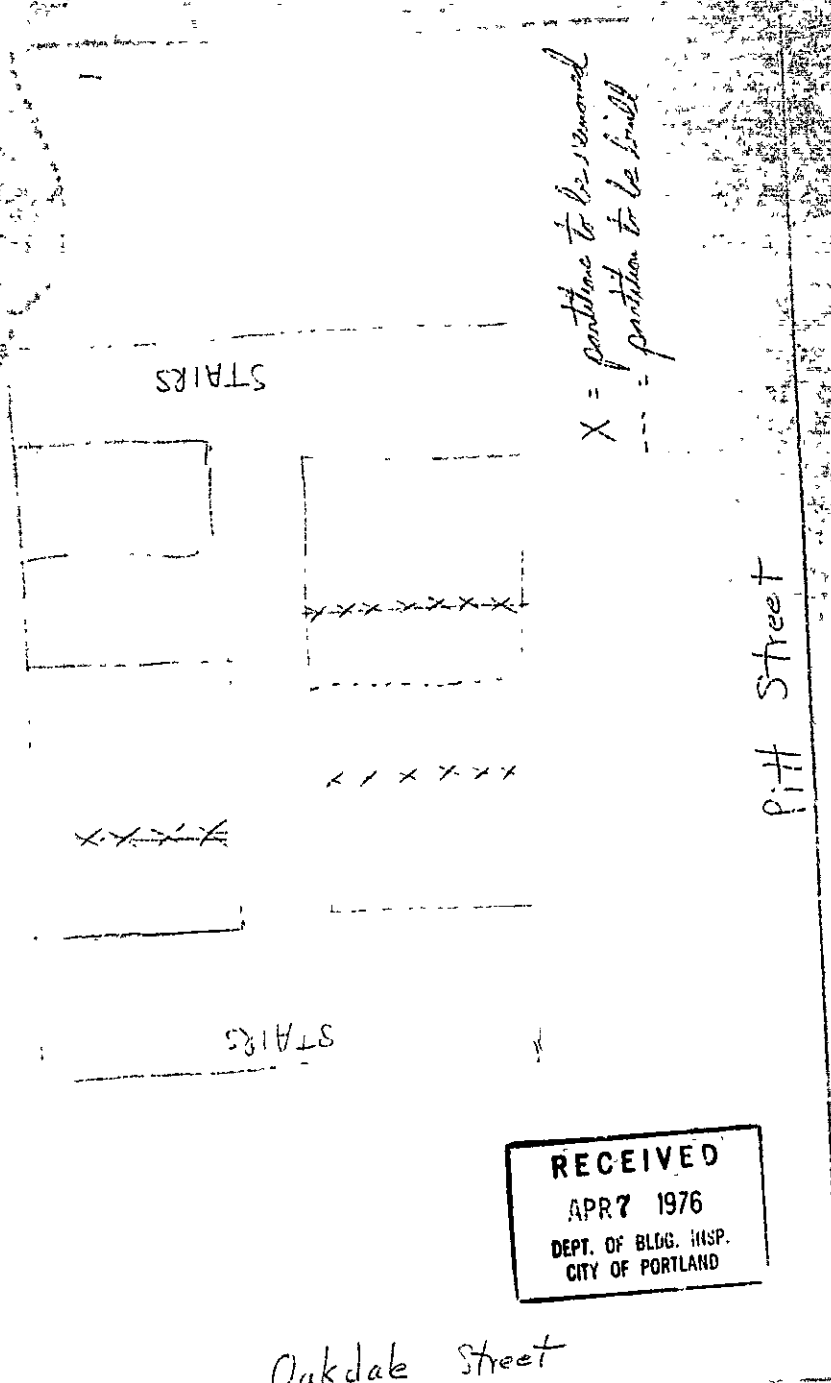
PERMIT ISSUED WITH LETTER INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY



Lot No.	Address	Area (sq ft)
18	6094	121.23
19	6100	180.5
20	6604	723.24
21	5606	62.23
22	4850	66.63
23	7600	11.9
24	3592	39.75
25	6000	51.9
26	2425	72.75
27	5000	49
28	1618	161.8
29	18020	49.56
30	26	723.23



X = partition to be removed
--- = partition to be built

STAIRS

STAIRS

Pitt Street

Oakdale Street

RECEIVED
APR 7 1976
DEPT. OF BLDG. INSP.
CITY OF PORTLAND



APPLICATION FOR PERMIT

PERMIT ISSUED

MAY 14 1976

CITY of PORTLAND

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION 0382

ZONING LOCATION R-6 PORTLAND, MAINE, APR 17, 1976

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION ... 55 Pitt Street

1. Owner's name and address ... City of Portland

2. Lessee's name and address ... Greater Portland Christian School Assoc

3. Contractor's name and address ... Dr. Stephen A. MacDonald, 85 South St (Gorham)

4. Architect

Proposed use of building ... school

Last use

Material

Other buildings on same lot

Estimated contractual cost \$

Fire District #1 , #2

Telephone

Telephone

Telephone

Plans

No. of sheets ... 1

No. families

No. families

Roofing

Heat

Style of roof

Fee \$... 5.00

FIELD INSPECTOR--Mr.

GENERAL DESCRIPTION

This application is for:

- Dwelling
- Garage
- Masonry Bldg.
- Metal Bldg.
- Alterations
- Demolitions
- Change of Use
- Other

@ 775-5451
Ext. 234

Change of use with minor alterations as per plan. (From public school to private school.)

Stamp of Special Conditions

Appeal sustained 5-12-76

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

PERM. IS TO BE ISSUED TO 1 2 3 4

Other:

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

No. stories

solid or filled land?

earth or rock?

Material of foundation

Thickness, top

bottom

cellar

Kind of roof

Rise per foot

Roof covering

Kind of heat

fuel

No. of chimneys

Material of chimneys

of lining

Kind of heat

Corner posts

Sills

Framing Lumber--Kind

Dressed or full size?

Size

Max. on centers

Size Girder

Columns under girders

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?

APPROVALS BY:

DATE

BUILDING INSPECTION--PLAN EXAMINER

MISCELLANEOUS

ZONING: APPEALED

Will work require disturbing of any tree on a public street?

BUILDING CODE: O.A.S. 2.8. 5/13/76

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

Fire Dept.:

Health Dept.:

Others:

Signature of Applicant Stephen A. MacDonald

Type Name of above ... Mrs. Stephen MacDonald

Phone #

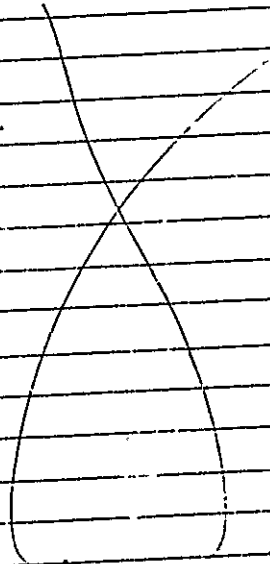
Other

and Address

FIELD INSPECTOR'S COPY

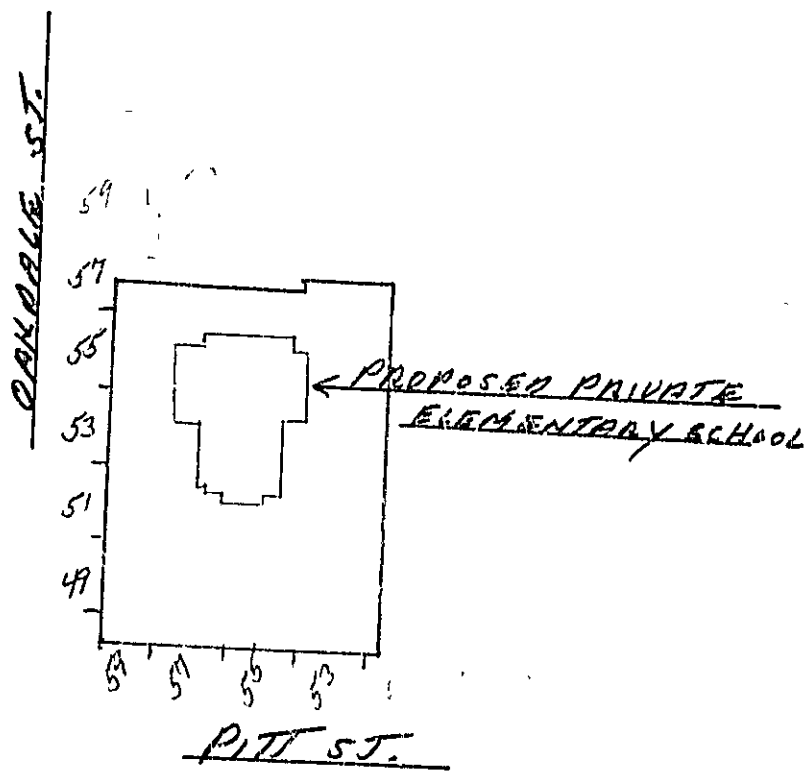
NOTES

4/15/76 - Mrs. Min. Powell says elementary school is
 still 4th grade. It looks like only 3 large class
 rooms at present - Rollin
 4-26-76 hasn't started yet - MS
 5-7-76 same - MS
 7-1-76 same - MS
 8-9-76 same - MS
 8-18-76 Work 3 non bearing partitions removed
 on 1st floor - only one window being added.
 Starting to put in fire doors in stairwells - MS
 9-1-76 has fire doors in - will add
 railings outside and exit lights - MS
 9-9-76 completed - had EIC
 inspect check ok - MS



Permit No. 76/0382
 Location 55 Pitt St.
 Owner City of Portland
 Date of permit 6/11/76
 Approved Portland State University School with 2000 sq ft

1050 21st St 1000





FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, November 17, 1967

PERMIT ISSUED 01252 10/17/67 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 55 Pitt St. Use of Building Manpower School No. Stories 2 Building Existing " Name and address of owner of appliance City of Portland Manpower Training Program 55 Pitt St. Installer's name and address W.H. Wallace, 30 Hutchinson St. So. Portland Telephone

General Description of Work

To install Steam boiler (replacement) central heating system. (New burner to be installed by others).

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 5' From top of smoke pipe 30" From front of appliance over 4' From sides or back of appliance over 3' Size of chimney flue 14x14 Other connections to same flue none If gas fired, how vented? Rated maximum demand per hour Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? yes

IF OIL BURNER

Name and type of burner Basement Labelled by underwriters' laboratories? yes Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? Type of floor beneath burner Size of vent pipe Location of oil storage Number and capacity of tanks Low water shut off yes Make McD-Miller No. 47-2 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 smoke pipe 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

Oakdale School

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: O.K. 11-17-67

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

W H Wallace

Signature of Installer by:

[Handwritten signature]

CS 300

INSPECTION COPY

7M

Permit No. 67/195
Location 551st Street
Owner Wagner's Grocery Program
Date of permit 11/1/62
Approved NOV 20 1962 *[Signature]*

NOTES

Notes section with multiple horizontal lines. The left side contains a large handwritten 'X'.

PERMIT TO INSTALL PLUMBING

PERMIT NUMBER 16370

Date Issued **7/11/66**
 Portland Plumbing Inspector
 By **ERNOLD R. GOODWIN**

Address **55 Pitt Street**
 Installation For: **Oakdale School**
 Owner of Bldg.: **City of Portland**
 Owner's Address: **City Hall**
 Plumber: **William H. Carr** Date: **7/11/66**

App. First Insp.

Date **JUL 12 1966**

By **ERNOLD R. GOODWIN**

App. Final Insp.

Date **SEP 7 1966**

By **ERNOLD R. GOODWIN**

CHIEF PLUMBING INSPECTOR
 Type of Bldg.

- Commercial
- Residential
- Single
- Multi Family
- New Construction
- Remodeling

NEW	REPL		NO.	FEE
2	✓	SINKS	2	4.00
		LAVATORIES		
		TOILETS		
		BATH TUBS		
		SHOWERS		
		DRAINS FLOOR SURFACE*		
1		HOT WATER TANKS	1	2.00
		TANKLESS WATER HEATERS		
	✓	GARBAGE DISPOSALS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS		
		AUTOMATIC WASHERS		
		DISHWASHERS		
1	✓	OTHER	1	2.00
			TOTAL	8.00

Building and Inspection Services Dept.: Plumbing Inspection

CITY OF PORTLAND, MAINE
Application for Permit to Install Wires

Permit No. 54985
 Issued 6/29/66
 Portland, Maine June 29, 19 66

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 Maintenance Training Tel.

Contractor's Name and Address J. E. Edwards Tel.

Location 55 Portland Oakdale School Use of Building

Number of Families Apartments .. Stores .. Number of Stories ..

Description of Wiring: New Work .. Additions Alterations

Pipe .. Cable .. Metal Molding .. BX Cable .. Plug Molding (No. of feet)
 No. Light Outlets 3 .. Plugs 6 .. Light Circuits 2 .. Plug Circuits 3

FIXTURES: No. .. Light Switches .. Fluor. or Strip Lighting (No. feet) 6

SERVICE: Pipe .. Cable .. Underground .. No. of Wires .. Size

METERS: Relocated .. Added .. Total No. Meters

MOTORS: Number .. Phase .. H. P. .. Amps .. Volts .. Starter ..

HEATING UNITS: Domestic (Oil) .. No. Motors .. Phase .. H.P. ..

Electric Heat (No. of Rooms)

APPLIANCES: No. Ranges 1 .. Watts 7500 .. Brand Feeds (Size and ...)

Dryer Elec-Heaters 1 .. Watts 4500

Miscellaneous .. Watts .. Extra Cabinets or Panels

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

Will commence .. 19 .. Ready to cover in .. 19 .. Inspection .. 19

Amount of fee \$ 15.00

Signed J. E. Edwards

DO NOT WRITE BELOW THIS LINE

SERVICE	METER	GROUND
VISITS: 1 <u>6/29/66</u>	3	3
..... 7	8	10
..... 8	9	11
.....	10	12

REMARKS:

INSPECTED BY J. G. Herbert
 (OVER)

LOCATION *Oakdale School*

INSPECTION DATE *6/29/66*

WORK COMPLETED *6/29/66*

TOTAL NO. INSPECTIONS *One*

REMARKS:

FEEES 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.	8.00
Over 50 H.P.	4.00
HEATING UNITS	
Domestic (Oil)	2.00
Commercial (Oil)	4.00
Electric Heat (Each Room)	.75
APPLIANCES	
Ranges, Cooking Tops, Ovens, Water Heaters, Disposals, 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	

CITY OF PORTLAND, MAINE

Application for Permit to Install Wires

Permit No. 5-4191
 Issued

Portland, Maine, 19..

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 Marquand Training .. Tel.

Contractor's Name and Address J. E. Edwards .. Tel.

Location 55 Pitt Street .. Use of Building School ..

Number of Families .. Apartments .. Stores .. Number of Stories ..

Description of Wiring: New Work .. Additions .. Alterations ..

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

No. Light Outlets .. Plugs 12 .. Light Circuits 4 .. Plug Circuits ..

FIXTURES: No. .. Light Switches 6 .. Fluor. or Strip Lighting (No. feet) 96' (5) outlets

SERVICE: Pipe .. Cable .. Underground .. No. of Wires 3 .. Size 2/2-1/4

METERS: Relocated .. Added .. Total No. Meters ..

MOTORS: Number .. Phase .. H. P. .. Amps .. Volts .. Starter ..

HEATING UNITS: Domestic (Oil) .. No. Motors .. Phase .. H.P. ..

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

Electric Heat (No. of Rooms)

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

Elec. Heaters .. Watts ..

Miscellaneous .. Watts .. Extra Cabinets or Panels ..

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

Will commence .. 19.. Ready to cover in .. 19 .. Inspection .. 19 ..

Amount of Fee \$ 4.00 ..

Signed J. E. Edwards ..

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 P. W. Herbert
 (OVER)

LOCATION *Pitt St. 55*
 INSPECTION DATE *9/13/65*
 WORK COMPLETED *9/13/65*
 TOTAL NO. INSPECTIONS *1*
 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.		4.00
HEATING UNITS		
Domestic (Oil)		2.00
Commercial (Oil)		4.00
Electric Heat (Each Room)		.75
APPLIANCES		
Ranges, Cooking Tops, Ovens, Water Heaters, Disposals, 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
Circuits, Carnivals, Fairs, etc.		10.00
MISCELLANEOUS		

PERMIT ISSUED

00775

AUG 2 1965

CITY of PORTLAND



APPLICATION FOR PERMIT

Class of Building or Type of Structure ... Third Class ... Portland, Maine, July 29, 1965

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 55 Pitt Street, Within Fire Limits? Dist. No., Owner's name and address City of Portland (Oakdale School), Telephone, Lessee's name and address, Contractor's name and address OWNERS, Telephone, Architect, Specifications, Plans yes, No. of sheets 3, Proposed use of building School, No. families, Last use, No. families, Material wood, No. stories 2 1/2, Heat, Style of roof, Roofing, Other buildings on same lot, Estimated cost \$ 600, Fee \$

General Description of New Work

1st floor - construct non-bearing partitions to provide new classrooms, and guidance room
2nd floor - construct non-bearing partition to provide two classrooms
studs 2x4, 16" O.C., Homosote both sides

Sent to Fire Dept 7/29/65
Rec'd from Fire Dept 8/2/65

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 Mr. Webber - School Dept. Room 302

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:

OK-8/2/65-ags

Carl P. Johnson
CHIEF OF FIRE 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
City of Portland

CS 301

INSPECTION COPY

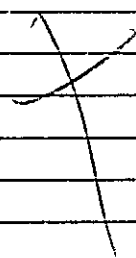
Signature of owner

By: Kenneth O. Webber - Supv.

NOTES

8-9-65 About completed
stud partitions -
no ceilings-over

121



8-9

Permit No. 157/271

Location 55 Pitt Street

Owner City of Portland

Date of permit 8/3/65

Notif. closing-in

Inspn. closing-in

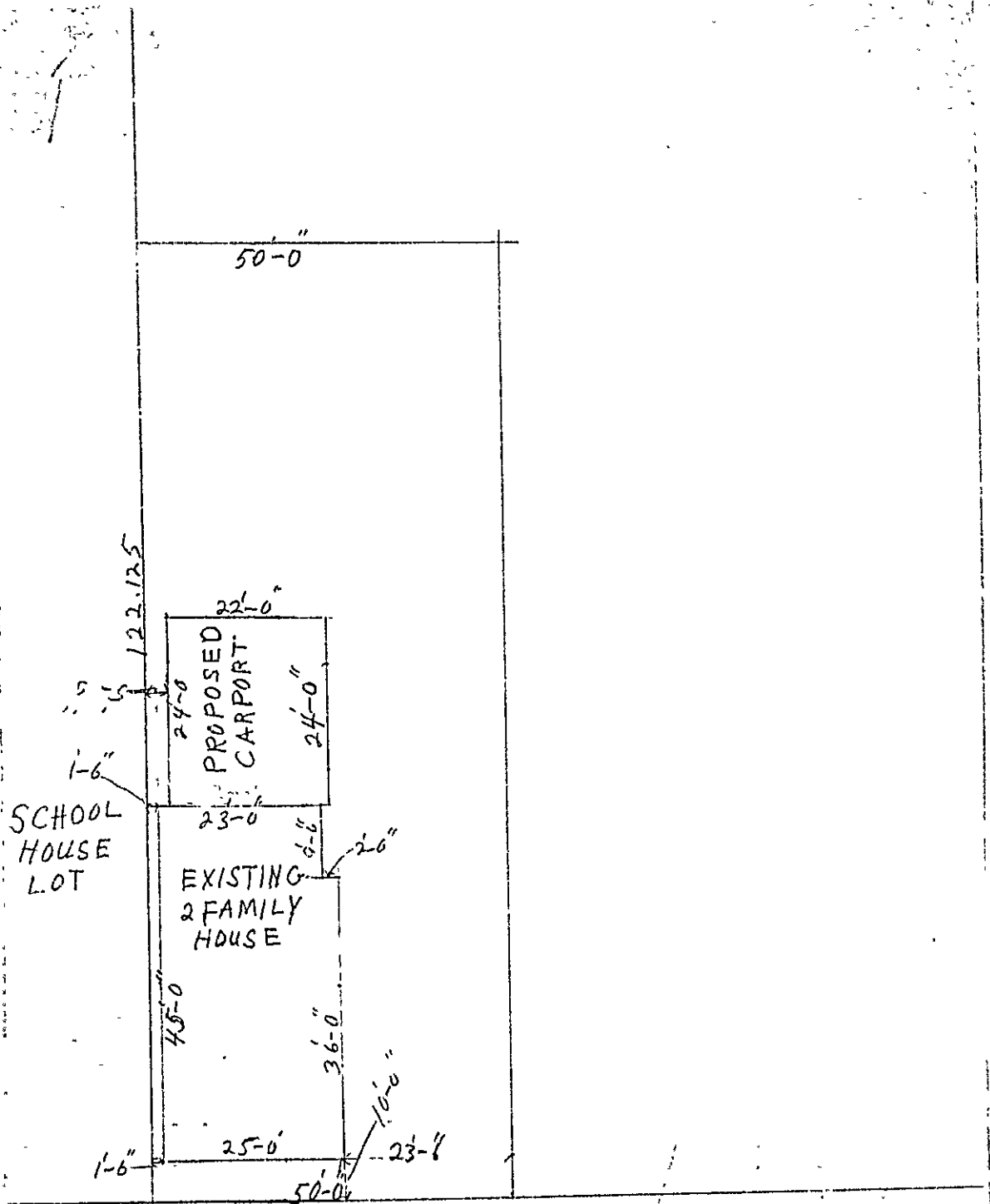
Final Notif.

Final Inspn.

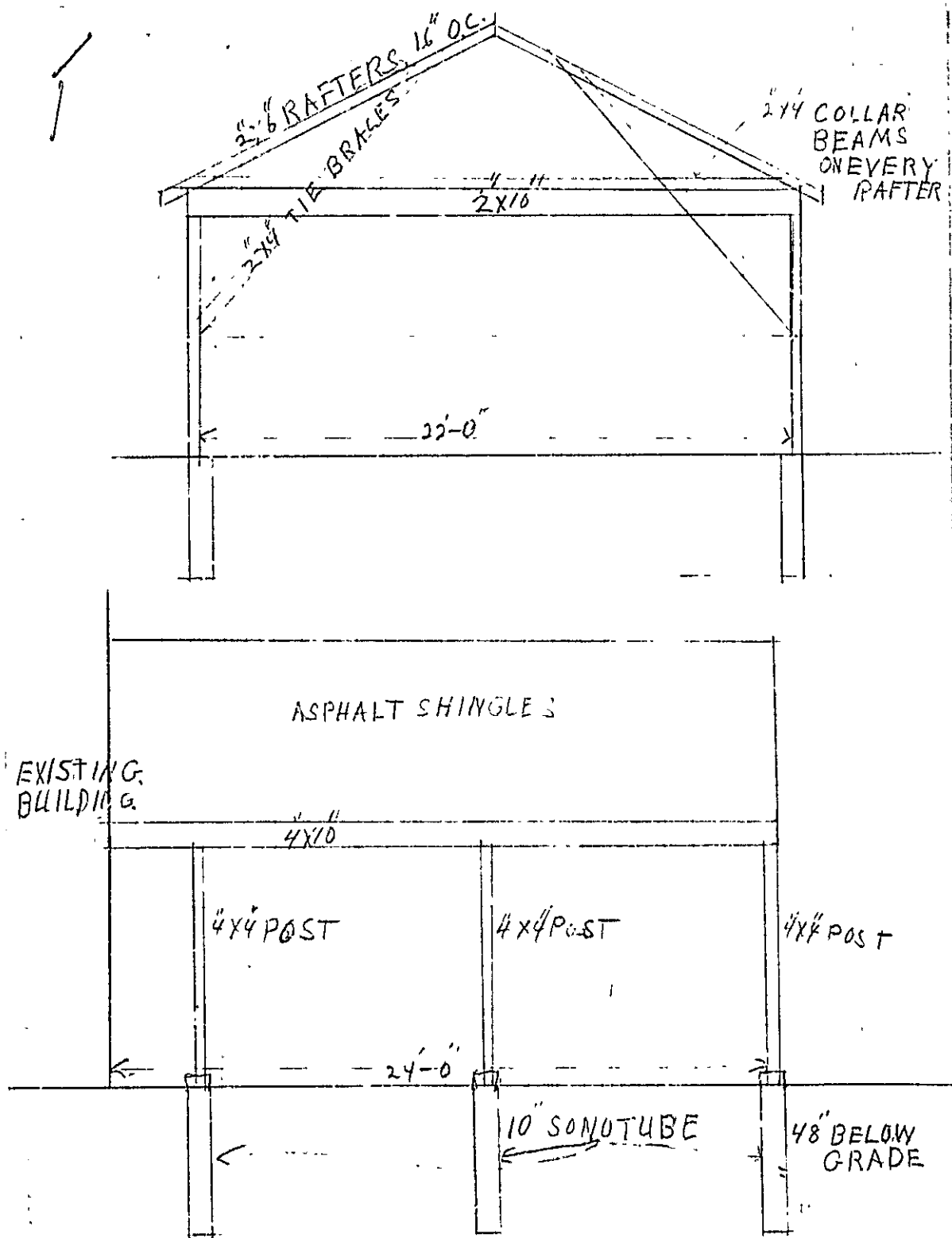
Cert. of Occupancy issued

Staking Out Notice

Form Check Notice



53 PITT ST.





R6 RESIDENCE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, Sept. 28 1964

PERMIT ISSUED
SEP 30 1964
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 53 Pitt St. Within Fire Limits? _____ Dist. No. _____
Owner's name and address David Sclar, 22 Clifford St. Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Arthur O Soule, 15 Dudley St. Telephone _____
Architect _____ Specifications _____ Plans yes No. of sheets 1
Proposed use of building Dwelling and Carport No. families 1
Last use _____ " _____ No. families 1
Material frame No. stories 1 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ 600.00 Fee \$ 5.00

General Description of New Work

To construct 24' x 22' 2-car frame carport on rear of dwelling.

Permit Issued with Memo

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 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? yes
Height average grade to top of plate 9' Height average grade to highest point of roof 14'
Size, front 24' depth 22' No. stories 1 solid or filled land? solid earth or rock? earth
Material of foundation (6) 4" sonotubes-at least 4' below grade Thickness, top _____ bottom _____ cellar _____
Kind of roof pitch Rise per foot 6" Roof covering Asphalt Class C 4rd Label.
No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
Framing Lumber-Kind hemlock Dressed or full size? dressed Corner posts 4x4 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 dirt, 2nd _____, 3rd _____, roof 2x6
On centers: 1st floor _____, 2nd _____, 3rd _____, roof 16"
Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof 11'
If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

No. cars now accommodated on same lot 0, to be accommodated 2 number commercial cars to be accommodated none
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? no

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

David Sclar
Arthur O Soule

Signature of owner by: Arthur O Soule

APPROVED:

CS 301

INSPECTION COPY

-7 M

NOTES

10-5-64 *Sona Falco 4K*
to power *File*
10-21-64 *Completed* *SR*

X

10-21

Permit No. *64/1488*

Location *5312th Street*

Owner *Henry Adams*

Date of Permit *9/30/64*

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice *10/5/64*



APPLICATION FOR PERMIT

PERMIT ISSUED
61750
NOV 23 1960
CITY of PORTLAND

Class of Building or Type of Structure Third Class

PORTLAND, MAINE, November 23 1960

To the INSPECTOR OF BUILDINGS, Portland, Me.

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

Location 53 Pitt St.

Owner's name and address David Sclar, 53 Pitt St. Telephone _____

Contractor's name and address K.W. Raymond, 27 Standwood St. So. Portland Telephone _____

Use of building—Present Dwelling Proposed Dwelling

No. of Stories 2 Style of roof pitch Type of present roof covering Asphalt

Type and Grade of roofing to be used Asphalt Class C Und.Lab. No. plies _____

GENERAL DESCRIPTION OF NEW WORK

To cover porch roof (rear of dwelling)

Fee \$.50

INSPECTION COPY

Signature of Owner by: K.W. Raymond

R6 RESIDENCE ZONING
SECTION

PERMIT ISSUED

02561
OCT 27 1959

CITY OF PORTLAND



APPLICATION FOR PERMIT

Class of Building or Type of Structure
Portland, Maine

Installation

Oct. 2, 1959

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~create~~ 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 55 Pitt St. Within Fire Limits? no Dist. No. _____
 Owner's name and address City of Portland, 369 Congress St. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Automatic Sprinkler System of America, Maine Road Telephone _____
P.O. Box 263-Hampden Highlands Me.
 Architect _____ Specifications _____ Plans yes No. of sheets 1
 Proposed use of building _____ School _____ No. families _____
 Last use _____ No. families _____
 Material 2nd class No. of stories _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ _____ Fee \$ 2.00

General Description of New Work

To install dry sprinkler system as per plan.

10/27/59
Fire Dept. 10-27-59
from Fire Dept.

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

If a Garage

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

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 hereto are observed? yes
Automatic Sprinkler System of America.

APPROVED:

10/27/59 - ags
Carl Johnson
 CHIEF OF FIRE DEPT.

Signature of owner

by:

Newell K. Peatt
 District Manager F.M.

INSPECTION COPY

NOTES

11/25/69 - sprinkler system
Allen

[The following section contains a large 'X' drawn across the lines, indicating that the notes are void or unused.]

Permit No. 59/3561
 Location 5514th St
 Owner City of Seattle
 Date of permit 11/27/69
 Notif. closing-in
 Inspn. closing-in
 Final Notif.
 Final Inspn.
 Cert. of Occupancy issued
 Staking Out Notice
 Form Check Notice

[This section contains a grid of horizontal lines for recording inspection details, including dates, times, and descriptions of work. The grid is mostly empty.]

[Handwritten notes and signatures at the bottom left of the page.]

REVISION COPY



R6 RESIDENCE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure

Portland, Maine

Third Class

July 16, 1959

PERMIT ISSUED

00928

JUL 21 1959

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 53 Pitt St. Within Fire Limits? _____ Dist. No. _____
 Owner's name and address David Sclar, 22 Clifford St. Telephone _____
 Lessee's name and address Morris Sclar, 53 Pitt St. Telephone _____
 Contractor's name and address Benjamin Wrecking Co., 12 Farris St. Telephone 47-1234
 Architect _____ Specifications _____ Plans _____ No. of sheets _____
 Proposed use of building _____ No. families _____
 Last use 1-car garage No. families _____
 Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot dwelling - attached
 Estimated cost \$ 60.00 Fee \$.50

General Description of New Work

To demolish existing ^{1-car} garage approx. 22x0 attached to dwelling to clapboard opening
 (they are thinking of building a new 2-car garage or carport on same location)

Evacuation letter sent 7/16/59

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 contractor - Benjamin Wrecking Co.

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

If a Garage

No. cars now accommodated on same lot 1, to be accommodated _____ number commercial cars to be accommodated _____
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

APPROVED:

O.K. - 7/21/59 - agj

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
David Sclar - Benjamin Wrecking Co.
Eugene Bridges

Signature of owner - By:

Eugene P. Bridges

INSPECTION COPY

Mac M

4/0

Permit No. 59/ 928

Location 53 1st St

Owner Daniel DeLano

Date of permit 7/21/59

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Safety Out Notice

Form Check Notice

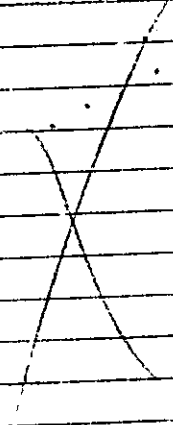
NOTES

7/23/59 - mud not finished

OK

8/26/59 - Garage demolished

OK





R6 RESIDENCE ZONE APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, July 9, 1959

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 53 Pitt St. Within Fire Limits? _____ Dist. No. _____
 Owner's name and address David Sclar, 22 Clifford St. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Eugene Bridges, 29 Grant St. Telephone 4-3004
 Architect _____ Specifications _____ Plans no _____ No. of sheets _____
 Proposed use of building 4-car garage No. families _____
 Last use _____ No. families _____
 Material frame No. stories 1 1/2 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot Dwelling Fee \$ 2.00
 Estimated cost \$ 500.00

General Description of New Work

To construct new roof over existing 4-car frame garage changing from 2" pitch to flat roof (approx. 40' x 22')

3-4x4 wooden posts for supports.
8x8 roof girder through center. (existing)

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

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
 Is connection to be made to public sewer? _____ If not, what is proposed for sewage? _____
 Has septic tank notice been sent? _____ Form notice sent? _____
 Height average grade to top of plate _____ Height average grade to highest point of roof _____
 Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
 Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
 Material of underpinning _____ Height _____ Thickness _____
 Kind of roof flat Rise per foot 1 1/2" Roof covering Asphalt Class C Urd. Lab.
 No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
 Framing Lumber—Kind. used lumber Dressed or full size? _____ Corner posts _____ Sills _____
 Size Girder _____ Columns under girders _____ Size _____ Max. on centers _____
 Kind and thickness of outside sheathing of exterior walls? _____
 Studs (outside walls and carrying partitions) 2x4-16' O. C. Bridging in every floor and flat roof span over 8 feet.
 Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof 2x6
 On centers: 1st floor _____, 2nd _____, 3rd _____, roof 16'-18"
 Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof 12'
 If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

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

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

David Sclar
Eugene Bridges

APPROVED:

Signature of owner by: Eugene Bridges

INSPECTION COPY

FM

NOTES

FOR PERMIT

Final Inspn.
 Cert. of Occupancy issued
 Staking Out Notice
 Form Check Notice

Location: 31st St. & 1st St.
 Owner: Robert DeLano
 Date of permit: 7/1/59
 Notif. closing-in: 7/1/59
 Inspn. closing-in: 7/1/59
 Final Notif.: 7/1/59
 Final Inspn.: 7/1/59
 Cert. of Occupancy issued: 7/1/59
 Staking Out Notice: 7/1/59
 Form Check Notice: 7/1/59

Permit No. 59/10
 Location 31st St. & 1st St.
 Owner Robert DeLano
 Date of permit 7/1/59
 Notif. closing-in 7/1/59
 Inspn. closing-in 7/1/59
 Final Notif. 7/1/59
 Final Inspn. 7/1/59
 Cert. of Occupancy issued 7/1/59
 Staking Out Notice 7/1/59
 Form Check Notice 7/1/59

Material of foundation
 Material of underground
 Kind of soil
 Column under
 Material of foundation
 Material of underground
 Kind of soil
 Column under



(A) APARTMENT HOUSE ZONE

Permit No. **ISSUED**

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

0039
JAN 10 1934

Portland, Maine, January 5, 1934

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 55 Pitt Street Ward 8 Within Fire Limits? no Dist. No. _____
 Owner's or Lessee's name and address City of Portland Telephone _____
 Contractor's name and address Owner: Telephone _____
 Architect's name and address _____
 Proposed use of building "Oakdale School" No. families _____
 Other buildings on same lot _____
 Plans filed as part of this application? no No. of sheets _____
 Estimated cost \$ 790. Fee \$ _____

Description of Present Building to be Altered

Material wood No. stories 2 1/2 Heat _____ Style of roof _____ Roofing _____
 Last use School No. families _____

General Description of New Work

To plaster basement ceiling

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED

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

Details of New Work

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

If a Garage

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

Miscellaneous

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

Signature of owner By Chas. H. Perkins

INSPECTION COPY

Ward 8 Permit No. 34/39
Location 55 Pitt St
Owner City of Cinder
Date of permit 8/10/34
Notif. closing-in _____
Inspn. closing-in _____
Final Notif _____
Final Insn. 6/6/34
Cert. of Occupancy issued None

NOTES

~~6/6/34 - Ceiling plastered
and boiler room
enclosure completed
except for fire door
which is on job but
not being. This
enclosure is not
intended under
permit. O.J.S.~~



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

September 8, 1983

Mr. William DiBiase
B & D Builders
108 Winn Road
West Falmouth, ME 04105

RE: Oakdale Street

Dear Sir:

Your application to change the use of 53-59 Pitt Street from a four- to a six-family dwelling with alterations on the third floor by adding two dwelling units has been reviewed, and a building permit is herewith issued subject to the following requirements.

1. Exterior changes approved for the building include only skylights on the third floor subject to City Council approval for additional units on the third floor.
2. Landscaping is approved subject to the attached memo by Anne Grimes on relocation of plantings. All plant material shall meet the City Arborist's specifications. The developer shall contact the City Arborist prior to planting any landscaping so that the landscaping can be inspected.
3. Other site plan and exterior building requirements from previous requirements are still in effect.
4. At the City of Portland Council meeting of September 6, 1983, Order 170 states, "Order Authorizing a revised deed to B & D Builders restricting Oakdale School to a maximum of six dwelling units instead of four dwelling units." Given first reading, Councilor Abramson's proposed amendment limiting two attic room apartments with a minimum of 750 square feet each and that there be no cellar apartments passed (7 yeas; Casale, Reidman out) and passed as amended (7 yeas; Casale, Reidman out).
5. A twenty-five dollar (\$25) fee is required to remove the Stop Order placed on the third floor June 23, 1983.
6. All building requirements for the first and second floors are required on the third floor as per letter dated December 7, 1982.

Mr. William DiBiase
September 8, 1983
Page 2

If you have any questions on these requirements, please call this office.

Sincerely,



P. Samuel Hoffses
Chief of Inspection Services

PSH/kat
Attachment

APPLICATION FOR PERMIT

PERMIT ISSUED
SEP 14 1983
CITY OF PORTLAND

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION 00946
ZONING LOCATION PORTLAND, MAINE .. July 15, 1983

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION ... 53-59 Pitt St. Cor 49-55 Oakdale Street, Assessor 116-5-23
Fire District #1
1. Owner's name and address William DiBiase - 108 Wint Pl. Falmouth Telephone 797-3875
2. Lessee's name and address B & D Mrs. - same Telephone same
3. Contractor's name and address B & D Mrs. - same Telephone same
Proposed use of building 6-family No. of sheets
Last use 4-family No. families

Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost 48,000
FIELD INSPECTOR—M1 @ 775-5451
Appeal Fees \$ 250.00
Base fee of use 25.00
Late Fee 275.00
TOTAL \$

Change of use from 4 to 6 families with alterations
square footage 12,820 12,020

send permit to # 1

Stamp of Special Conditions

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

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? yes 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?

APPROVALS BY: DATE
BUILDING INSPECTION—PLAN EXAMINER
ZONING:
BUILDING CODE:
Fire Dept.:
Health Dept.:
Others:

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

Signature of Applicant William DiBiase for B & D Mrs. Phone #
Type Name of above 1 2 3 4

6

FIELD INSPECTOR'S COPY APPLICANT'S COPY OFFICE FILE COPY

APPLICATION FOR PERMIT

PERMIT ISSUED
 DEC 20 1982
 CITY OF PORTLAND

B.O.C.A. USE GROUP
 B.O.C.A. TYPE OF CONSTRUCTION 01130

ZONING LOCATION PORTLAND, MAINE ... Oct. 13, 1982

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 55 Pitt St. Fire District #1 , #2
 1. Owner's name and address City of Portland, Me. Telephone 797-3675
 2. Lessee's name and address William Dibiase - 108 Winn Rd. Falmouth Telephone
 3. Contractor's name and address Owner - Dibiase Telephone

Proposed use of building 4 apartments No. of sheets
 Last use school No. families
 Material No. stories Heat Style of roof Roofing
 Other buildings on same lot
 Estimated contractual cost \$.. 48,000...

FIELD INSPECTOR—Mr.
 Appeal Fees \$
 Base Fee 250.00...
 change of use 25.00
 Late Fee
 TOTAL \$... 275.00....

Change of use from school to ~~X~~ apartments, with alterations and minor structural changes as per plan, 1 sheet of plans.

@ 775 6451
 6 (Approved 9-6-83)

send permit to Wm Dibiase -108 Winn Rd. Falmouth 04105

Subject of Special Conditions
PERMIT ISSUED
WITH LETTER

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

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?

APPROVALS BY:
 BUILDING INSPECTION—PLAN EXAMINER DATE
 ZONING:
 BUILDING CODE:
 Fire Dept.:
 Health Dept.:
 Others:

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

Signature of Applicant William J. Dibiase Phone # same
 Type Name of above William Dibiase k2 2 3 4

PERMIT ISSUED
WITH LETTER

2

APPLICANT'S COPY OFFICIAL FILE COPY

NOTES

4/8/83 - starting to clean out on inside - GB
 5/12/83 - doesn't look like work is going
 on - GB
 6/9/83 - Louis told me the plumber took out
 a permit for 6 bathrooms - left message
 at Di Braccio's #.
 6/10/83 - 3rd floor framed up - told Joe man
 to have Mr. Di Braccio call me ASAP.
 11AM 6-10-83 - Mr. Di Braccio in office - had
 talk with him. Framing OK to stay up

No elec, plumbing or electrical to
 go on 3rd. Di Braccio may come in
 to get change from 4-6 or 4-8. GB
 6/23/83 - more framing has gone
 up on the third floor. Notified
 BTD of stop order. Sam OK'd
 stop order. See attached letter
 Heber doing plumbing - told
 the no work on 3rd - went
 for lot & 2nd can be put to them
 & special system of 3rd & 4th
 6/27/83 - Mr. Di Braccio in office -
 Swears no work has gone on
 3rd fl - told him stop
 Order is still on & any more
 work on 3rd & 4th stop till
 whole building GB
 7/1/83 - BTD's man - is going to
 go for permits - must see Dennis
 for the rail riding (unusual)
 8/1/83 - same man, dated 7/27/83
 told Di Braccio is a plying tags
 to permit. Inspected & gave OK
 to close on the second floor. Elec
 & plumbing OK - GB

Permit # 0.88/1130
 Location 55 B # 88
 Owner William Di Braccio
 Date of mt 10-13-83
 A. provided 1-21-83
 Dwelling Complete
 Garage
 Alteration

2-7-84 Addressed builder
 to repair furnace room
 ceiling.

2-15-84 Furnace room
 ceiling not yet
 repaired. The 2
 3rd floor units still
 incomplete.

2-17 Furnace room
 ceiling repaired OK -
 Bldg now ready for
 C of O 1st + 2nd floors.

3-22-84 OK to
 Issue C of O for
 3rd floor.

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP B.O.C.A. TYPE OF CONSTRUCTION 458

MAY 4 1984

ZONING LOCATION R-5 PORTLAND, MAINE May 4, 1984

CITY OF PORTLAND

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 58 Pitt Street Fire District #1 #2

1. Owner's name and address Virginia McCarthy - same Telephone

2. Lessee's name and address Telephone

3. Contractor's name and address Norman Mercier - 50 Dana Court, West, Me. Telephone 854-1937

Proposed use of building Construct 2-car garage (detached) with storage area No. of sheets

Last use No. families 1

Material No. stories Heat Style of roof Roofing

Other building on same lot

Estimated contractual cost \$ 6,000.00

FIELD INSPECTOR - Mr. M.A.C. ISAAC @ 775-5451

Appeal Fees \$

Base Fee

Late Fee

TOTAL \$ 40.00

To construct 2-car garage (detached) with storage area, 18' x 27', as per plan.

Stamp of Special Conditions

This is to be placed on the same foundation as the old garage

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

Is any plumbing involved in this work? 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 Columns under girders Size Max. n centers

Stuck (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?

APPROVALS BY DATE MISCELLANEOUS

BUILDING INSPECTION - PLAN EXAMINER Will work require disturbing of any tree on a public street? NO

ZONING Will there be in course of the above work a person competent

BUILDING CODE: to see that the State and City requirements pertaining thereto

Fire Dept.: are observed? yes ..

Health Dept.: ..

Others: ..

Signature of Applicant Norman Mercier Phone #

Type Name of Home Norman Mercier for Virginia 1 2 3 4

Other McCarthy and Address

FIELD INSPECTOR'S COPY APPLICANT'S COPY OFFICE FILE COPY

M.A.C. ISAAC

NOTES

Completed OK
according to plan

Permit No. 458-84

Location 55 FT 57

Owner Virginia McCarthy

Date of permit 5-8-54

Approved _____

Dwelling _____

Garage _____

Alteration _____

CITY OF PORTLAND, MAINE
BUILDING & INSPECTION SERVICES

Date April 23, 1984

To: Norman Mercier
contractor

50 Dana Court, Westbrook, Maine

With relation to permit applied for to demolish a 3 car garage

at (address) 58 Pitt Street belonging to

(owner) Virginia McCarthy. It is unlawful to commence demolition work until a permit has been issued from this department.

³¹³
Section 6 of the Ordinance for rodent and vermin control provides, "It shall be unlawful to demolish a building or structure unless provision is made for rodent and vermin eradication. No permit for the demolition of a building or structure shall be issued by the Building and Inspection Services Department until and unless provisions for rodent and vermin eradication have been carried out under supervision of a pest control operator registered with the Health Department."

The building permit for demolition cannot be issued until the provisions of this section have been satisfied. It is the obligation of owner or demolition contractor or both to take up with the Health Department the matter of complying with this section, being prepared to inform that department what registered pest control operator is to be employed.

NOTICE - PER MUNICIPAL CODE
A PERMIT TO DEMOLISH OR REMOVE A
STRUCTURE SHALL EXPIRE THIRTY (30)
DAYS AFTER THE DATE OF ISSUANCE.

Very truly yours,

P. Samuel Hoffses
Chief of Inspection Services

Health Department comments: _____

Copies to:

- 2 - Health - Environ. (Mr. Vandoloski)
- 1 - Health - (Mr. Noyes)
- 1 - Public Works - *attn. David Vining - 82 Hanover St. (Issuance)*
- 1 - Fire Dept.

PERMIT ISSUED

APPLICATION FOR PERMIT

APR 25 1984

B.O.C.A. USE GROUP 390
B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION PORTLAND, MAINE April 23, 1984 CITY OF PORTLAND

To the CHIEF OF BUILDING & INSPECTION SERVICE PORTLAND, MAINE
The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the provisions of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with the plans and specifications of any submitted herewith and the following specifications:
LOCATION: 58 Pitt Street

1. Owner's name and address Virginia McCarthy - same Telephone
2. Lessee's name and address Telephone
3. Contractor's name and address Norman Mercier, 50 Dana Court, Westbrook Telephone: 854-1937
No. of sheets
No. families
No. families

Proposed use of building
Last use 3 car garage
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated structural cost \$
FIELD INSPECTOR - Mr. William J.
@ 775-5451
Appeal Fees \$
Base Fee 25.00
Late Fee
TOTAL \$

To demolish 18' x 27' 3 car garage
no utilities Stamp of Special Conditions

Sent to Health Dept. 4-23-84
Rec'd from Health Dept.

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

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 eaving
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?

APPROVALS BY: DATE
BUILDING INSPECTION - PLAN EXAMINER
ZONING:
BUILDING CODE:
Fire Dept.:
Health Dept.:
Others:

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

Signature of Applicant Norman Mercier Phone # same
Type Name of above Norman Mercier for 1 2 3 4
Virginia McCarthy Other
and Address

NOTES

4-24-84 OK to proceed,
no rats or mice.

Attention

Demetrius general

Garage

Dwelling

Approved

Date of permit

4-25-84

Owner

Virginia Mc Cardy

Location

38 21st St

Permit No.

84/898

PLUMBING APPLICATION

Department of Human Services
Division of Health Engineering
(207) 229-3828

PROPERTY ADDRESS

Town Or Plantation: Portland 550 City
 Street Subdivision Lot #: Osborne Petle
PROPERTY OWNERS NAME
 Last: DI BIASE First: WILLIAM
 Applicant Name: FERBER CO. INC.
 Mailing Address of Owner/Applicant (if Different): PO Box 12 PORTLAND

0048 PORTLAND *** 05170 ***
 Date Permit Issued: March 19 1984
 Local Plumbing Inspector Signature: [Signature]
 FEE: Feeble Charged
 L.P.I. #

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.

Signature of Owner/Applicant: [Signature] Date: 3/21/84

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature: [Signature] Date Approved: MAR 19 1984

PERMIT INFORMATION

This Application is for

1. NEW PLUMBING

2. RELOCATED

SEP 17 1983

NOV 8 1983

NOV 12 1983

NOV 27 1983

Type Of Structure To Be Served:

1. SINGLE FAMILY DWELLING

2. MODULAR OR MOBILE HOME

3. MULTIPLE FAMILY DWELLING

4. OTHER - SPECIFY: _____

JAN 24 1984

Plumbing To Be Installed By:

1. MASTER PLUMBER

2. OIL BURNERMAN

3. MFG'D HOUSING DEALER/MECHANIC

4. PUBLIC UTILITY EMPLOYEE

5. PROPERTY OWNER

LICENSE # 172

Number	Hook-Ups And Piping Relocation	Number	Column 2 Type of Fixture	Number	Column 1 Type Of Fixture
	HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District		Hosebibb / Sillcock	6	Bathtub (and Shower)
			Floor Drain		Shower (Separate)
			Urinal	6	Sink
	HOOK-UP: to an existing subsurface wastewater disposal system		Drinking Fountain	6	Wash Basin
			Indirect Waste	6	Water Closet (Toilet)
			Water Treatment Softener, "filter, etc.		Clothes Washer
	PIPING RELOCATION, of sanitary lines, drains, and piping without new fixtures.		Grease/Oil Separator		Dish Washer
			Dental Cuspidor		Garbage Disposal
			Bidet		Laundry Tub
	Hook-Ups (Subtotal)		Other: _____	6	Water Heater
\$	Hook-Up Fee		Fixtures (Subtotal) Column 2	30	Fixtures (Subtotal) Column 1
					Fixtures (Subtotal) Column 2
					Total Fixtures
				\$ 60.	Fixture Fee
				\$	Hook-Up Fee
				\$ 60.	Permit Fee (Total)

JUN 17 1983

JUN 20 1983

SEE PERMIT FEE SCHEDULE

JUL 6 - 1983 FOR CALCULATING FEE

JUL 14 1983

Page 1 of 1
HB-211 Rev. 4/83

JUL 20 1983

TOWN COPY

50

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION 55 Pitt Street

Date of Issue February 22, 1984

Issued to B & D Builders

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. 83-946, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

1st & 2nd Floors Only

Apartments

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

(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.



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

September 8, 1983

Mr. William DiBiase
B & D Builders
108 Winn Road
West Falmouth, ME 04105

RE: Oakdale Street

Dear Sir:

Your application to change the use of 53-59 Pitt Street from a four- to a six-family dwelling with alterations on the third floor by adding two dwelling units has been reviewed, and a building permit is herewith issued subject to the following requirements.

1. Exterior changes approved for the building include only skylights on the third floor subject to City Council approval for additional units on the third floor.
2. Landscaping is approved subject to the attached memo by Anne Grimes on relocation of plantings. All plant material shall meet the City Arborist's specifications. The developer shall contact the City Arborist prior to planting any landscaping so that the landscaping can be inspected.
3. Other site plan and exterior building requirements from previous requirements are still in effect.
4. At the City of Portland Council meeting of September 6, 1983, Order 170 states, "Order Authorizing a revised deed to B & D Builders restricting Oakdale School to a maximum of six dwelling units instead of four dwelling units." Given first reading, Councilor Abromson's proposed amendment limiting two attic room apartments with a minimum of 750 square feet each and that there be no cellar apartments passed (7 yeas; Casale, Reidman out; and passed as amended (7 yeas; Casale, Reidman out).
5. A twenty-five dollar (\$25) fee is required to remove the Stop Order placed on the third floor June 23, 1983.
6. All building requirements for the first and second floors are required on the third floor as per letter dated December 7, 1982.

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

00946

B.O.C.A. TYPE OF CONSTRUCTION

SEP 14 1983

ZONING LOCATION PORTLAND, MAINE ... July 15, 1983

CITY OF PORTLAND

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION ... 53-59 Pitt St. Cor 49-55 Oakdale Street Assessor # 115-B-73

1. Owner's name and address William DiBiase - 108 Winn Rd. Falmouth Telephone 797-3675

2. Lessee's name and address Telephone same

3. Contractor's name and address B & D Bldrs. - same Telephone same

Proposed use of building 6-8 family No. of sheets

Last use 4 family No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated contractual cost \$ 49,000. Appeal Fees \$ 250.00

FIELD INSPECTOR - Mr. @ 775-3451 Base Fee of use \$ 25.00

Late Fee

TOTAL \$ 275.00

Change of use from 4 to 6 families with alterations square footage 12,020

send permit to # 1

Stamp of Special Conditions PERMIT ISSUED WITH LETTER

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

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? ... yes ... 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? ...

APPROVALS BY: DATE

BUILDING INSPECTION - PLAN EXAMINER

ZONING: W.K. MacBae 7/15/83

BUILDING CODE:

Fire Dept.:

Health Dept.:

Others:

MISCELLANEOUS

Will work require disturbing of any tree on a public street? ...

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

Signature of Applicant William DiBiase Phone # same

Type Name of above William DiBiase for B & D Bldrs. 1 2 3 4

Other and Address

PERMIT ISSUED SPEC FOR'S COPY WITH LETTER [6] Mr. MacBae C.

APPLICANT'S COPY OFFICE FILE COPY

NOTES

~~OK copy issued
& bldg occupied~~

Permit No. 83/946

Location 53-59 38th St

Owner Mr. William Di Grand

Date of permit 9-15-83

Approved 9-19-83

Dwelling Change of use

Garage

Alteration



CITY OF PORTLAND

JOSEPH E. GRAY, JR.
DIRECTOR OF PLANNING
AND URBAN DEVELOPMENT

June 23, 1983

William DiBiase
108 Winn Road
Falmouth, Maine 04105

RE: 55 Pitt Street

Mr. DiBiase:

Upon an inspection of your project at 55 Pitt Street (change of use from school to four (4) apartments), I found that you have continued to frame the third floor. We had discussed this matter when you were in our office on June 10, 1983. Our mutual agreement was that no more work was to go on.

This letter is to inform you that a stop order is hereby placed on the third floor. No more work is to be done until the stop order is lifted (\$25.00) and you have a new change of use for these extra units. Court action will be taken if any more work is done on the 3rd floor.

Sincerely,

Rayton C. Bartlett
Rayton Bartlett
Zoning Enforcement Officer

cc to: Sam Hoffses, Chief of Bldg. Insp.
cc to: Joseph E Gray, Dir of Planning & Urban Dev.

GB/t

APPLICATION FOR CERTIFICATE OF OCCUPANCY FOR USE OF PREMISES

Portland, Maine Sept 14, 1982

Location 55 Pitt Street Zone R-6

To the INSPECTOR OF BUILDINGS, Portland, Maine

The undersigned hereby applies for a certificate of occupancy to allow the use of the above named premises for 11 open air - off street parking spaces

as set forth on the attached site plan (made by John L. Leasure whose address is 19 Commercial St.) to show compliance with the Zoning Ordinance according to the intended use and the zone in which the property is located; and in accordance with the following pertinent information:-

Owner (name, address and phone number) City of Portland, Maine
William J Di Blase -108 Winn Rd. Falmouth 797-3675

Lessee (name, address and phone number) N/A

Is proposed use to be accessory to a building or other use on this lot? no
If so, what is use of building or other use parking for 12 Pitt Street

If off-street parking is sought, what is proposed maximum number of vehicles to be parked--passenger cars? 11, commercial vehicles? N/A

Have you secured on the site plan the written approval of existing and proposed entrances to and exits from the premises for vehicles over public sidewalks by the Traffic Engineer (Dept. of Public Works)? no
And, if access to the premises is available from more than one street, have you secured similar approval by the Planning Board? one street only

Have you shown on the site plan the true location of all trees on the public street along the frontage of the premises (both streets if a corner lot)? yes

Do you propose to remove or disturb any tree on a public street? no
If so, have you secured on the site plan the written approval of the Director of Parks and Recreation? no

Signature of Owner William J. Di Blase
By _____
(duly authorized thereto)

Appeal fee pd 9-15-82 \$ 50.00

Fee paid 10-13-82 35.00 THIS IS N OF OCCUPANCY

To:

Appeal sustained conditionally 9-30-82

COMMENCING the above proposed use of the premises would be IN VIOLATION of the Zoning Ordinance unless a Certificate of Occupancy is first procured from the Department of Building Inspection.

However, improvement of the premises according to the site plan and the above application may now proceed without further authorization, but subject to the conditions indicated below--notice of readiness for final inspection to be given to this department when the premises have been placed in compliance with the requirements:-

(Date) _____
Inspector of Buildings

PERMIT ISSUED

DEC 20 1982

CITY OF PORTLAND

OK M.C.W. 10/13/82



CITY OF PORTLAND

JOSEPH E. GRAY, JR.
DIRECTOR OF PLANNING
AND URBAN DEVELOPMENT

December 17, 1982

Mr. William DiBiase
B & D Builders
108 Winn Road
West Falmouth, Maine 04105

Dear Sir:

Your application for a building permit to change the use of 55 Pitt Street from a school to 4 apartments as per plans is being issued herewith, subject to the following Building, Planning, Zoning & Fire Codes and requirements.

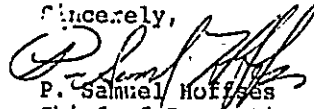
1. Junipers minimum 2 feet high 3 foot on center to be planted along the northerly property line within 9 foot buffer zone from the abutting residence. The Juniper shall extend along the entire portion of the property line that abuts any window (1st and 2nd story) of the adjacent house and shall enclose a 1 foot high beam.
2. The "existing lawn area" shown on the site plan shall be loamed and seeded.
3. The Pitt Street frontage of the property from the post light (near intersection Oakdale Street) to the northerly property line shall have 14 Junipers planted.
4. Should the size of plantings be larger than indicated on the site plan, City Arborist shall have the discretion to adjust the spacing of the plantings.
- ⑤ As per your plan, the (third) 3rd floor, floor plan is deleted - only dwellings on first & second (1st & 2nd) floor.
6. Roof is to remain unchanged.
7. Wall, partitions and floor/ceiling assemblies separating dwelling units from each other or from public or service areas shall have a sound transmission class of not less than 45 for airborne noise.

Mr. William DiBiase
Decmeber 17, 1982
Page Two

8. Floor/ceiling assemblies between dwelling units and between a dwelling unit and a public or service area within the structure shall have an impact insulation class (IIC) rating of not less than 45 when tested in accordance with ASTM E 492 listed in Appendix A.
9. All doors involved in the means of egress shall be equipped with latch sets which shall open from the inside without the use of keys, special knowledge, or ability, but by merely turning the usual knob or by pressure on a plate or lever.
10. The boiler room shall be enclosed with construction having a fire rating of at least one hour, including the ceiling, and fire doors with self-closers.
11. All vertical openings (stairways) shall be enclosed with construction having a fire rating of at least one hour including fire door with self-closers.
12. Each apartment shall be equipped with a single station smoke detector wired to the house current. These detectors shall be placed in a manner which will protect the sleeping area.
13. Each apartment shall have access to two separate and remote approved exits. Upon entering the exit enclosures, one shall be able to remain in the protection enclosure, until reaching the exit discharge.
14. Each apartment shall have a one hour separation from the adjoining apartments and corridors.

If you have any questions on these above requirements, please don't hesitate to call my office at City Hall, 775-5451, Ext. 346.

Sincerely,



P. Samuel Hoffes
Chief of Inspection Services

PSH/ulh



CITY OF PORTLAND

JOSEPH E. McDONOUGH
FIRE CHIEF

October 18, 1982

Mr. William DiBiase
108 Winn Road
Falmouth, Maine 04105

Re: 55 Pitt Street

Dear Mr. DiBiase:

Your permit application to change the use from school to 4 apartments, with alterations and minor structural changes, is hereby approved subject to the following conditions:

10. All doors involved in the means of egress shall be equipped with latch sets which shall open from the inside without the use of keys, special knowledge, or ability, but by merely turning the usual knob or by pressure on a plate or lever.
11. The boiler room shall be enclosed with construction having a fire rating of at least one hour, including the ceiling, and fire doors with self-closers.
14. All vertical openings (stairways) shall be enclosed with construction having a fire rating of at least one hour including fire door with self-closers.
16. Each apartment shall be equipped with a single station smoke detector wired to the house current. These detectors shall be placed in a manner which will protect the sleeping areas.
18. Each apartment shall have access to two separate and remote approved exits. Upon entering the exit enclosures, one shall be able to remain in the protected enclosure until reaching the building exterior.
29. Each apartment shall have a one hour separation from the adjoining apartments and corridors.

If I may be of any further assistance, please feel free to contact me at 775-5451, ext. 354.

Yours truly,

Lt. James P. Collins
Fire Prevention Bureau

JPC/jmr



CITY OF PORTLAND

JOSEPH E. GRAY, JR.
DIRECTOR OF PLANNING
AND URBAN DEVELOPMENT

December 7, 1982

**PERMIT ISSUED
WITH LETTER**

Mr. William DiBiase
B & D Builders
108 Winn Road
West Falmouth, Maine 04105

Dear Mr. DiBiase:

A condition of the November 9, 1982 Planning Board approval for the site plan of the Oakdale School was that landscaping be adequately addressed. The purpose of this letter is to summarize the agreements reached at the meeting of December 6, 1982 at the City Hall Planning Office concerning the Oakdale School landscaping plan. Present at this meeting were Bill DiBiase, Alex Jaegerman, Rick Knowland and Ann Grimes.

With the listed revisions below to the site plan, the landscaping is acceptable to the City Arborist and Planning staff. Mr. DiBiase is in full agreement with these revisions.

-Junipers minimum 2 feet high, 3 foot on center to be planted along the northerly property line within the 9 foot buffer zone from the abutting residence. The junipers shall extend along the entire portion of the property line that abuts an window (1st and 2nd story) of the adjacent house and shall include a 1 foot high berm.

-The "existing lawn area" shown on the site plan shall be loamed and seeded.

-The Pitt Street frontage of the property from the post light (near intersection of Oakdale Street) to the northerly property line shall have 14 junipers planted.

Should the size of plantings be larger than indicated on the site plan, the City Arborist shall have the discretion to adjust the spacing of the plantings.

Ann Grimes has also requested that prior to the installation of the landscaping that she be contacted so that she can inspect the plantings when they are planted.

PAGE 1 - letter to William DiBiase

A copy of this letter is being forwarded to Building and Inspection Services and will serve as a record of these agreements.

Sincerely,

Alex Jaegerman

Alex Jaegerman
Chief Planner

cc: Joseph E. Gray, Jr., Dir., Planning & Urban Development
✓ Sam Hoffses, Chief Inspector
Ann Grimes, City Arborist
Rick Knowland, Planner
Jean E. Gilpatrick, Chairman of Portland Planning Board

Please see Page

PLANNING BOARD MINUTES
TUESDAY, NOVEMBER 9, 1982, AT 7:30 P.M.
ROOM 209, CITY HALL, PORTLAND, MAINE

Members present; Jean Gilpatrick, John Barker, Harry Cummings, Jack Humeniuk and Danny Lee. Absent; Nunzio DiMillo. A quorum was declared.

1. Approval of Minutes of Previous Meeting

The minutes of October 26, 1982, were approved by a unanimous vote.

2. Communications - Request for a Change of Zone

The Planning Board voted unanimously to set a date for a public hearing on December 7, 1982 to discuss a request for a change of zone from B-2 Business to R-3 Residence in the vicinity of Spar Cove, Peaks Island.

3. Wadsworth Heights Subdivision - Substitution of Letter of Credit for Bond Requirement

Mr. Gray, Planning Director, explained that the City Manager has requested the Planning Board to table any action on this item, in order to first notify abutters of this request by Sun Savings & Loan Assoc. Mr. Humeniuk moved to table this item until December 7, 1982, Mr. Barker seconded voted unanimously.

4. Site Plan Review - Bryco Condominiums

Richard Knowland, Planner, gave the presentation.

Mr. Humeniuk asked if the entire parking lot would be curbed and asked if there was any lighting proposed.

Mr. Knowland answered that the entire parking lot would be curbed and that 3 exterior lights are proposed within the cluster.

Mr. Cummings asked if the roadway into the development went over the Fall Brook right-of-way and if the applicants have fee in that R-O-W?

Mr. Knowland answered, that it is over the sewer easement and the applicants do have fee over the easement.

Mr. Peter Plumb advised the Board on the status of the Condominium Agreement. He said the document changes are effective January 1, 1983. The Bar Association is in the process of preparing a standardized set of documents for use in condominiums pursuant to the new law. They would prefer, because this development won't be built until next year, to conform this condominium development to the new law. The reason they have not submitted the Condominium Agreement is the documents are not, as yet, in a form of being delivered to a public body. He said they needed the Board's approval on this now because their contract on purchase of this development expires the 21st of November.

Mrs. Wentmore of 962 Washington Ave., expressed concern with traffic increase. She was concerned that she has seen Washington Avenue flood in the winter near the entrance of the development.

Edna Flaherty, 904 Washington Avenue, asked if a fence was proposed along her property line.

Rick Knowland answered that a series of plantings is proposed along her property line.

Mr. Humeniuk asked if the white pines were going to be cleared out and how many new trees were proposed for the buffer zone.

Mr. Mitchell, Landscape Architect, said that they plan to save as many of the trees as possible and that there are roughly 12 to 17 foot trees proposed for the buffer zone.

Mr. Humeniuk asked if the proposed central water system was a different system than what is generally used. Mr. Mitchell said it is quite commonly used in a cluster development and that the Water District prefers it.

Mr. Humeniuk asked if there was a landscaping plan for each individual lot shown on the plan. Mr. Mitchell said there is not an individual foundation plan proposed. Mr. Humeniuk asked if on lot C the three large existing trees would remain if a house were built there. Mr. Mitchell said in his opinion he would do everything he could to keep them. Mr. Humeniuk asked, when the pine bark walkway washes away how it would be replaced. Mr. Mitchell said that would be part of the overall maintenance of the Condominium Association Agreement.

Mr. Cummings said he was concerned about using the Fall Brook easement, he asked what provisions had been made to construct a road over the sewer easement and brook itself. Mr. Plumb said there would be no construction over the brook or anywhere near it. He said if there has to be any repair work done to the sewer pipe it is the responsibility of the Water District.

Mr. Barker said he was convinced that the application conforms to both the site plan and subdivision ordinance. He said he did have the following comments and/or conditions he would want to see attached in the Board's consideration:

- after the final condominium agreement is drawn up he would expect it presented to the Planning Board for final approval
- when the ultimate developer becomes crystalized he wants presented to the Board both financial and technical capacity statements
- any conditions that are attached to approval of the site plan and subdivision are conditions that must be adhered to regardless of who the final developer may be
- he would like to see the applicant place a sidewalk along the property frontage of Washington Avenue

Mr. Lee asked who would be responsible for the maintenance (snow removal etc.) if one or two or more of the unit owners

backed out of the agreement.

Mr. Plumb said this is a complicated problem more so under the present law than in the new one. The present law requires the Condominium Association to maintain the common areas (generally all the roads, green areas, plantings and maintenance of common facilities such as r-o-w's, easements, sewer pipes, electrical etc.). There has to be a consent of 90% or more from owners and their banks before any action can be taken to destroy the condominium association.

Mr. Humeniuk felt the plan was vague, there was no plan of where snow removal would go, he said he didn't believe the intent of P.U.D.'s to be used as speculation, he believes the intent was to waive certain restrictions in zoning ordinances in order to develop property that would otherwise be cost restrictive.

He felt the Board should have much tighter control over the specifics over a Planned Unit Development. He said the landscaping plan in inadequate, he felt that there were alot of little questions unanswered one of them being siding, it wasn't clear if the siding would be vinyl or cedar cladboards, and especially in the buffering zones he thought there should be much more buffering than what was proposed. He thought the Board should see the Condominium Association Agreement first before approving the plan.

Miss Gilpatrick said she was concerned with the buffer zone, she felt the Board should have a more definite and much more dense plan. She commented that the letters received from the bank were a poor indication of financial capability. She thought that most of Mr. Humeniuk's concerns could be met through the site plan & subdivision ordinance. She said questions regarding the Condominium Agreement are beyond the Planning Board she said they are more for the protection of the owners. Her concerns were siding, screening and the bark walkways.

Mr. Gray outlined conditions Mr. Humeniuk wanted in the motion:

- Subdivision Approval - conditional upon Condominium Agreement
- Site Plan Approval - the fence along the rear property line is to be extended to go beyond the rear unit located on the northwesterly corner (as shown on the site plan), sidewalks along Washington Ave., additional trees (for screening) along the Flaherty property, and that the exterior finish of the units be cedar cladboards.

Mr. Plumb expressed concern with all the conditions being put on the approval of the site plan he said these conditions put substantial additional cost to the construction of the development.

Mr. Barker said he was getting frustrated with applications coming before the Board lacking the specifics that the ordinance says this Board has to have in order to make an intelligent decision.

Miss Gilpatrick explained that sidewalks are a very prime issue of the Board's, they recommend them in almost every development and will insist on sidewalks in future developments.

Mr. Cummings moved to condition the subdivision on the Board's approval of the Condominium Agreement when it is submitted and also conditional upon approval of the financial capability of any subsequent purchaser of the subdivision, Mr. Barker seconded voted unanimously.

Mr. Cummings then moved for site plan approval with the condition that the sidewalk be established along Washington Avenue, additional trees be placed along the southerly boundary (to screen from adjacent properties), the fence be extended beyond the rear unit located on the northwesterly side (as shown on the site plan) and that the exterior siding be of cedar cladboards or shingles seconded by Mr. Humeniuk, voted unanimously.

5. Site Plan Review - Oakdale School

Mr. Warren Turner, Zoning Specialist, gave the presentation.

Mr. Baker asked what action the Board of Appeals took regarding the parking spaces.

Mr. Turner responded that they approved up to 15 parking spaces, 4 for the apartments on site and 11 for Mr. DiBiase's other tenants off site.

Mr. Jeff Cummings, 53 Pitt St., said his property abutts Oakdale School expressed concern with buffering he felt the paving plan pitched to the rear which will eventually cause his land to erode.

Mr. DiBiase said that he is not really changing the pitch, their basically paving the same area which is already paved he said there will be about 1 foot of overlay pavement. He explained that he will be planting more shrubs which will decrease the amount of water runoff.

Miss Gilpatrick expressed concern with the parking plan - one in front of the other. Miss Gilpatrick said she wanted to see a sufficient denseness to the buffering zone in excess of 3 feet. Mr. Humeniuk moved approval of the site plan conditional upon the City Arborist's recommendations and that the plantings along the buffer zone be 9 feet wide, with sufficient height in excess of 3 feet, seconded by Miss Gilpatrick, voted unanimously.

6. The Planning Board reconvened the workshop for discussion on:

Park-Danforth Congregate Housing Site Plan

Mr. Gray, Planning Director, gave a summary on the new facility which would be constructed on the Houghton Hall and Morrill School site. Park-Danforth is still in the process of finalizing the

project with H.U.D. but have received a subsidy commitment on a portion of the project. Kermit LiPez requested a consensus, from the Board, of the project to enable them to go back to H.U.D. with more detailed information. Mr Dave Hallara presented the site plan.

After much deliberation on the location, entrance and size of the parking lot, Miss Gilpatrick pointed out that the Board was extremely concerned with the design of the plan, she felt that there was a better way to handle the site even if it required changing the interior of the building to present a better residential, well landscaped development.

After much deliberation on the design of the plan, the location, entrance and size of the parking lot, the consensus of the Board was to relocate some of the parking spaces to the rear or side of the building, to heavily screen the parking area, to have a sidewalk on Poland St., and have access off Forest Avenue for residents.

Mr. Barker noted that the Board solidly supports Park-Danforth, their concept, basic building and site even though some strong feelings were expressed.

Grace Baptist Church, Site Plan

Pastor Boyle submitted a revised site plan with a different building for Planning Board consideration.

The concerns of the Board were:

- compatibility and design of a metal building in the neighborhood and with existing buildings
- landscaping
- proposed building too large

The Board suggested that when Pastor Boyle comes back for final site plan review that he be as innovative as he possibly can in the areas of landscaping, veneer, and overhang, or anything to make the building more compatible. A public hearing was scheduled for December 14, 1982.

The Board discussed the upcoming changes of the zoning ordinance for institutional uses.


Attest, Secretary

November 17, 1982

Mr. William DiBiase
108 Winn Road
Falmouth, Maine 04105

Dear Mr. DiBiase:

At the Planning Board meeting on November 9, 1982, the Board voted unanimously to approve your final site plan for conversion of the Oakdale School to four (4) apartment units subject to the following conditions:

- (1) Installation of eleven or more additional shrubs of sufficient height, more than three feet, to provide an effective screen along the 9 foot buffer strip on the easterly lot boundary, as requested by the Board of Appeals;
- (2) Approval by the City Arborist of the landscape plan for the proposed project;

Sincerely,

Jean E. Gilpatrick,
Chairman

cc: David Lourie, Corporation Counsel
Ann Grimes, City Arborist
Joseph E. Gray, Jr. Director Planning & Urban Development
Alexander Jaegerman, Chief Planner
P. Samuel Hoffses, Chief of Inspection Services



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date Sept. 26 ^{Oct 3}, 1983
 Receipt and Permit number B 19118

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the Portland Electrical Ordinance, the National Electrical Code and the following:

LOCATION OF WORK: 55 Pitt Street apts on 2nd & 3rd floors
 OWNER'S NAME: William DiBiase ADDRESS: 105 Winn Rd. Fall River

OUTLETS:	each item is for two apts, amount is x 2	
Receptacles	Switches	Plugmold
		ft TOTAL <u>1-20</u>
		<u>6.00</u>
FIXTURES: (number of)		
Incandescent	Flou.rescent	(not strip) TOTAL
Strip Flou.rescent	ft.	
SERVICES:		
Overhead	Underground	Temporary
		TOTAL amperes
METERS: (number of)		
MOTORS: (number of)		
Fractional		
1 HP or over		
RESIDENTIAL HEATING:		
Oil or Gas (number of units)		
Electric (number of rooms)		
COMMERCIAL OR INDUSTRIAL HEATING:		
Oil or Gas (by a main boiler)		
Oil or Gas (by separate units)		
Electric Under 20 kws	Over 20 kws	
APPLIANCES: (number of)		
Ranges	<u>2</u>	Water Heaters <u>2</u>
Cook Tops		Disposals <u>2</u>
Wall Ovens		Dishwashers
Dryers	<u>2</u>	Compactors
Fans		Others (denote)
TOTAL		<u>12.00</u>
MISCELLANEOUS: (number of)		
Branch Panels <u>2</u>		<u>2.00</u>
Transformers		
Air Conditioners Central Unit		
Separate Units (windows)		
Signs 20 sq. ft. and under		
Over 20 sq. ft.		
Swimming Pools Above Ground		
In Ground		
Fire/Burglar Alarms Residential		
Commercial		
Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under		
over 30 amps		
Circus, Fairs, etc.		
Alterations to wires		
Repairs after fire		
Emergency Lights, battery		
Emergency Generators		
INSTALLATION FEE DUE:		
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT	DOUBLE FEE DUE:	
FOR REMOVAL OF A "STOP ORDER" (304-16.b)		
TOTAL AMOUNT DUE:		<u>20.00</u>

INSPECTION:
 Will be ready on _____, 19____; or Will Call 2X
 CONTRACTOR'S NAME: Mancini Electric
 ADDRESS: 179 Sheridan St.
 TEL.: _____
 MASTER LICENSE NO.: on file SIGNATURE OF CONTRACTOR: (Signature)
 LIMITED LICENSE NO.: _____

INSPECTOR'S COPY — WHITE
 OFFICE COPY — CANARY
 CONTRACTOR'S COPY — GREEN

