

64-96 EASTERN PROMENADE



920R

CITY OF PORTLAND, MAINE

MEMORANDUM

DATE: 11/2/78

TO: E.P.D.A. Inc.


FROM: Fire Prevention Bureau

SUBJECT: 84 Eastern Prom.

(5 family to 3 family)

Approval is hereby given for a building permit
from this Department subject to the following requirements/reasons:

- 1) Each unit shall have access to two separate and remote exits.
- 2) Each unit shall have a single station smoke detector hard wired to the house current and placed so it can be heard in the sleeping area.
- 3) All verticle openings shall be enclosed to prevent the spread of fire and smoke, with construction having a fire rating of at least one (1) hour. This enclosure does not include stairways between the second and third floors.
- 4) Doors between corridors and living units shall have a fire rating of at least twenty minutes and be equipt with self-closers.


James P. Collins
Fire Prevention Bureau



APPLICATION FOR PERMIT

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION 000306

ZONING LOCATION PORTLAND, MAINE, May 1, 1979.

PERMIT ISSUED

MAY 2 1979

000306

CITY OF PORTLAND

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 84 Eastern Promenade Fire District #1 ☐ #2 ☐
1. Owner's name and address Eva Horton - same Telephone 773-3991
2. Lessee's name and address Telephone
3. Contractor's name and address William Kelley - 619 Brook St. Telephone 797-5676
4. Architect Specifications Westbrook 04092 No. of sheets
Proposed use of building multi-family No. families 3
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot Fee \$ 5.50
Estimated contractual cost \$ 500

FIELD INSPECTOR—Mr. GENERAL DESCRIPTION

This application is for: @ 775-5451

Dwelling Em 234

Garage

Masonry Bldg.

Metal Bldg.

Alterations

Demolitions

Change of Use

Other multi-family - install chimneys

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

PERMIT 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 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:

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 T. Kelley Phone # same

Type Name of above William Kelley 1 ☐ 2 ☐ 3 ☒ 4 ☐

Other and Address

FIELD INSPECTOR'S COPY

NOTES

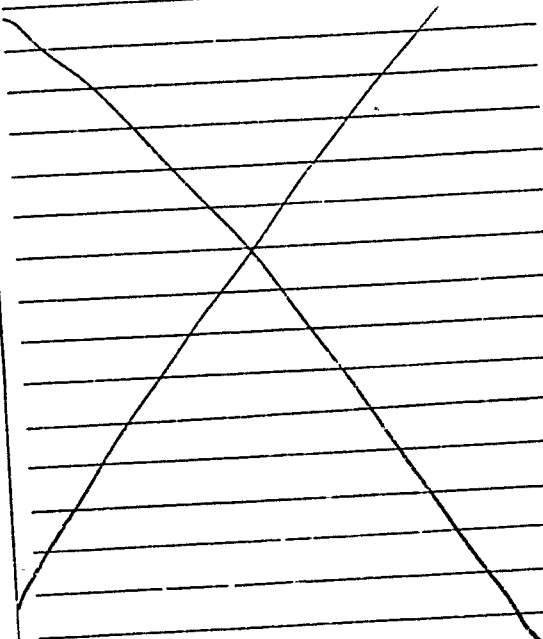
May 3/79 - pm

Two chimneys installed.

May 7th/79 Started on the
3rd chimney.

May 9/79 Same -

Permit No. 79/306
Location 84 Eastern Prom
Owner Eva Shuler
Date of permit 5-2-79
Approved



PERMIT TO INSTALL PLUMBING

PERMIT NUMBER 1804

Date Issued **1-4-79**
 Portland Plumbing Inspector
 By **ERNOLD R. GOODWIN**

App. First Insp.
 Date **JAN 4 - 1979**
 By **[Signature]**

App. Final Insp.
 Date **MAR 14 1979**
 By **[Signature]**

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

Address **24 1/2 Street, Salem**
 Installation **110**
 Owner of Bldg. **Mr. & Mrs. [Name]**
 Owner's Address **[Address]** Date **[Date]**
 Plumber **[Name]** No. **[Number]**

NEW	REPL.	DESCRIPTION	DATE	AMOUNT
		SINKS		8.00
		LAVATORIES		8.00
		TOILETS		8.00
		BATH TUBS	JAN 12 1979	8.00
		SHOWERS		8.00
		DRAINS FLOOR SURFACE		8.00
		HOT WATER TANKS		8.00
		TANKLESS WATER HEATERS		8.00
		GARBAGE DISPOSALS		8.00
		SEPTIC TANKS	JAN 16 1979	8.00
		HOUSE SEWERS	JAN 23 1979	8.00
		ROOF LEADERS		8.00
		AUTOMATIC WASHERS		8.00
		DISHWASHERS	FEB 1 1979	8.00
		OTHER		8.00
		Laundry tray		8.00
		Base Fee		8.00
		TOTAL		88.00

Building and Inspection Services Dept.: Plumbing Inspection



APPLICATION FOR PERMIT

B.O.C.A. USE GROUP 000015
B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION R-6 PORTLAND, MAINE, 12-29-78.....

PERMIT ISSUED

JAN 8 1979

000015

CITY of PORTLAND

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 ..84 Eastern & Prom..... Fire District #1 ☐ #2 ☐
1. Owner's name and address Eva B. Horton ..95 Eastern Prom..... Telephone B-773-3991
2. Lessee's name and address Telephone
3. Contractor's name and address William Kelley-619 Brook St., West, Me 04092 Telephone 797-5677.
4. Architect Specifications Plans No. of sheets
Proposed use of building 3-family..... No. families
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ 5,000..... Fee \$ 20.00.....

FIELD INSPECTOR--Mr. GENERAL DESCRIPTION

This application is for: @ 775-5451 To make alterations to 1st floor apartment,
Dwelling Fxt. 234 as per plans.
Garage
Masonry Bldg.
Metal Bldg.
Alterations
Demolitions
Change of Use
Other

Stamp of Special Conditions

Sent to Fire Dept 12-28-78
Rec'd from Fire Dept

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

PERMIT 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, from 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

MISCELLANEOUS

BUILDING INSPECTION--PLAN EXAMINER
ZONING OK 12/28/78
BUILDING CODE OK 12/28/78
Fire Dept.: OK 12/28/78
Health Dept.:
Others:

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 Kelley Phone # 797-5677

Type Name of above ..William Kelley..... 1 ☐ 2 ☐ 3 ☒ 4 ☐

Other
and Address

FIELD INSPECTOR'S COPY

NOTES

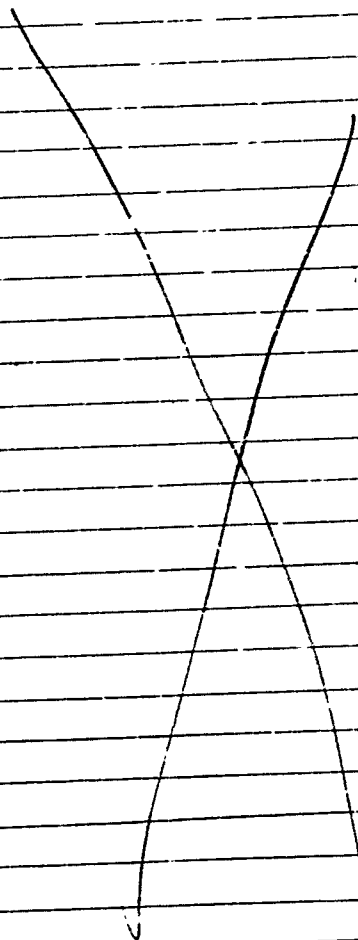
7/1/79 placing insulation & taping in electrical box.

July 2/79 Could not get in.

Asked in the pulao if it appears the work is completed.

July 3/79 Exterior work completed except wall of porch & painting.

Permit No. 79/15
 Location 84 Eastern Avenue
 Owner Mrs. M. M. Lawrence
 Date of permit 1-8-79
 Approved





APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date 12-5, 1978
Receipt and Permit number A15912

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 specifications:

LOCATION OF WORK: 88 Eastern Prom.

OWNER'S NAME: Eva B. Horton ADDRESS: same

	FEES
OUTLETS: Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL <u>31-60</u> ✓	5.00
FIXTURES: (number of) Incandescent <u>15</u> Fluorescent _____ (not strip) TOTAL <u>15</u> ✓ Strip Fluorescent _____ ft.	3.50
SERVICES: Overhead <u>x</u> Underground _____ Temporary _____ TOTAL amperes <u>400</u> ..	6.00
METERS: (number of) <u>3</u> ..	2.50
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 _____ Water Heaters _____ Cook Tops _____ Disposals _____ Wall Ovens _____ Dishwashers _____ Dryers _____ Compactors _____ Fans _____ Others (denote) _____ TOTAL _____	
MISCELLANEOUS: (number of) Branch Panels _____ 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 _____ Circuits, Fuses, etc. _____ Alterations to wires _____ Repairs after fire _____ Emergency Lights, battery _____ Emergency Generators _____	

FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT INSTALLATION FEE DUE:

FOR REMOVAL OF A "STOP ORDER" (304-16.b) DOUBLE FEE DUE:

TOTAL AMOUNT DUE: 16.00

INSPECTION:

Will be ready on _____, 19__; or Will Call x

CONTRACTOR'S NAME: Falmouth Elec.

ADDRESS: 245 Blackstrap Rd., Falmouth, Me.

TEL: 797-6174

MASTER LICENSE NO.: 420

LIMITED LICENSE NO.: _____

SIGNATURE OF CONTRACTOR:

Bruce M. Allen
Pres.

INSPECTOR'S COPY — WHITE

OFFICE COPY — CANARY

CONTRACTOR'S COPY — GREEN

ELECTRICAL INSTALLATIONS—

Permit Number

15912

Location

by Eastern Stone

OWNER

Erin Horton

Date of Permit

12-5-78

Final Inspection

$$16 - 8 = 8$$

By Inspector -

Leahy

Permit Application Register Page No.

10

IS: Service

by

Libby

Service called in

25-2-79

Closing-in

105-79

by

Feb 10

CONGRESS INSPECTIONS:

12-12-78

Third Floor

L-5-29

$$\therefore \sqrt{1001}$$

1-8-79

2-12-79

2-28-76

12th floor

4.2 79

CODE

APPLIANCE

COMPLETED

DATE 16-80

DATE: _____

REMARKS:

4-23-79

1-26-79

$$\angle 30 = 70^\circ$$

Consultation on service



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date 11-17, 19 78
Receipt and Permit number A15863

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 specifications:

LOCATION OF WORK: 84 Eastern Prom. (84) 3rd Floor

OWNER'S NAME: 84 Eastern Prom., Inc. ADDRESS: same

	FEES
OUTLETS: Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL <u>1-10</u> ✓	3.00
FIXTURES: (number of) Incandescent <u>6</u> Fluorescent <u>2</u> (not strip) TOTAL <u>8</u> ✓ Strip Fluorescent _____ ft. _____	3.00
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) <u>3</u>	3.00
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 _____ Water Heaters _____ Cook Tops _____ Disposals _____ Wall Ovens _____ Dishwashers _____ Dryers _____ Compactors _____ Fans <u>1</u> Others (denote) <u>✓</u>	1.50
TOTAL _____	
MISCELLANEOUS: (number of) Branch Panels _____ 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 _____	
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT _____	INSTALLATION FEE DUE: _____
FOR REMOVAL OF A "STOP ORDER" (304-16.b) _____	DOUBLE FEE DUE: _____
	TOTAL AMOUNT DUE: <u>10.50</u>

INSPECTION:

Will be ready on 11-17, 19 78, or Will Call _____

CONTRACTOR'S NAME: Wayne Milliken

ADDRESS: 245 Blackstrap Rd., Falmouth, Me.

TEL: 797-6174

MASTER LICENSE NO.: 420

LIMITED LICENSE NO.: _____

SIGNATURE OF CONTRACTOR: Wayne Milliken

INSPECTOR'S COPY — WHITE

OFFICE COPY — CANARY

CONTRACTOR'S COPY — GREEN

ELECTRICAL INSTALLATIONS—

Permit Number

15863

Location

By Eastern Power (3rd Floor)

Owner

Entered From Dec.

Date of Permit

11-17-28

Final Inspector

30.70

By Inspector :

[illegible]

Permit Application Register Page No.

2

INSPECTIONS: Service _____ by _____

Service called in _____ 16 Oct 7

Closing-in 11-17-78 by Robert

PROGRESS INSPECTIONS: 12-12-18 (11:00 AM) ; 12-12-18 (1:00 PM)

1-5-27 - 2nd floor

1-8-77, _____

_____ / _____ / _____

_____ / _____ / _____

3-20 79

DATE:

REMARKS:

[illegible]

CITY OF PORTLAND, MAINE

MEMORANDUM

TO: E.P.D.A. Inc.

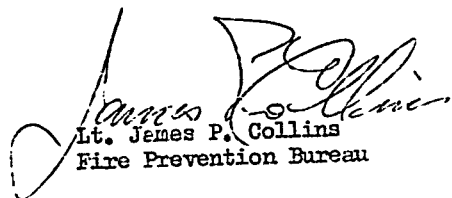
DATE: 11/2/78

FROM: Fire Prevention Bureau

SUBJECT: 84 Eastern Prom. (3 family to 3 family)

Approval is hereby given for a building permit
from this Department subject to the following requirements/reasons:

- 1) Each unit shall have access to two separate and remote exits.
- 2) Each unit shall have a single station smoke detector hard wired to the house current and placed so it can be heard in the sleeping area
- 3) All verticle openings shall be enclosed to prevent the spread of fire and smoke, with construction having a fire rating of at least one (1) hour. This enclosure does not include stairways between the second and third floors.
- 4) Doors between corridors and living units shall have a fire rating of at least twenty minutes and be equipt with self-closers.


Lt. James P. Collins
Fire Prevention Bureau



APPLICATION FOR PERMIT

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

000961

PORTLAND, MAINE, NOV. 1, 1978

ZONING LOCATION

PERMIT ISSUED

NOV 6 1978

CITY OF PORTLAND

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 84 Eastern Prom. 95 Eastern Prom. Fire District #1 ☐ #2 ☐
1. Owner's name and address Eva B. Horton - future owner. Telephone H-7773-3991
2. Lessee's name and address PRO. Box 401 BPS 04112 Telephone B-772-2821
3. Contractor's name and address E.P.D.A. Inc. - 395 Fore. St. Telephone 774-7844
4. Architect Specifications Plans No. of sheets
Proposed use of building 5 family No. families
Past use 3 family No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot Fee \$ 68.00
Estimated contractual cost \$ 17,000

FIELD INSPECTOR - Mr.

GENERAL DESCRIPTION

This application is for @ 775-5451

Dwelling Ext. 254

Garage

Masonry Bldg.

Metal Bldg.

Alterations

Demolitions

Change of Use

Other

Change of use from 5 to 3 family with alterations to top 2 floor only, 2 floors to be used as one apartment.

Stamp of Special Conditions

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

PERMIT 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 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 1st floor 1st floor 2nd 3rd roof
Max. height: 1st floor 2nd 3rd roof height?
If one story building with masonry walls, thickness of walls?

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 [Signature] Phone # same

Type Name of above E.P.D.A. INC. 1 ☐ 2 ☐ 3 ☒ 4 ☐

Other and Address

FIELD INSPECTOR'S COPY

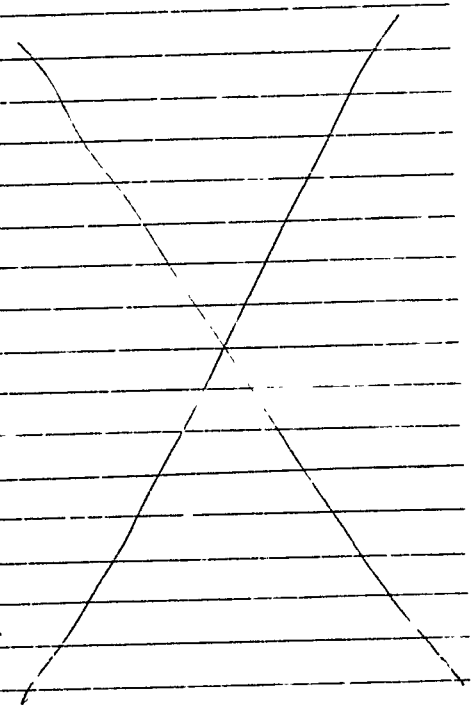
NOTES

Nov /79 Fri. Removing
old partition, erecting new
one's. Electrical wiring all
roughed in.

Dec 18/78 Check to close in
2nd flr.

Jan 5/79 Check to close in
the outside walls. Notified elec Insp.
Feb. 22/79. Working out the last bit in
apartment - 3rd flr. apart-ment completed.

Permit No. 78/5947
Location 34 Canton St. 10222
Owner Eva 103 St. 10222
Date of permit 11-1-78
Approved 11-6-78



June 25/76:

Bob -
I've talked this
over with Mac & H
We are in agreement
this building should
be placed on the
demolition list.
Roof sagged badly.
Under carrying timbers
rotted -
carrying walls of bldg
are leaning etc
etc:

Hu:

Hugh,

6-24-76

9:40

Apt. Miller called
about an old barn on
the corner of Morning St
and E. 1st. It looks
as tho it's ready to fall.
Do an insp. on it and
if you so decide mention
to Bob to put it on the
demolition list. MS

CITY OF PORTLAND, MAINE
BUILDING AND INSPECTION SERVICES

DATE July 22, 1977

TO: Maietta Construction

169 Ocean St. So. Portland, Me.

84 Eastern Prom

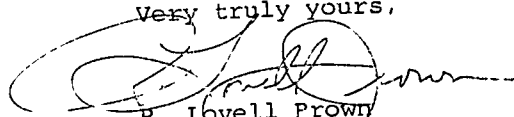
With relation to permit applied for to demolish -----
60 x 40 bldg. used as carriage house belonging to Mainely Lobsters Inc.

at Hannarod Cove, Cape Eliabeth, Maine, it is unlawful to
commence demolition work until a permit has been issued from this
department.

Section 6 of the Ordinance for rodent and vermin control
provides, "It shall be unlawful to demolish a building or structure
unless a provision is made for rodent and vermin eradication. No
permit for a 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.

Very truly yours,


R. Lovell Prown
Director

Health Department comments: THIS BUILDING WAS FOUND TO BE

FREE OF RODENTS AND OTHER VERMIN.

Copies to:
Applicant
Health (Mr. Blain)-2
Health (Mr. Noyes)
Public Works
Fire Dept.
Gus James

CITY OF PORTLAND ADEN
MAINE

JUL 22 1977

ENVIRONMENTAL
HEALTH SERVICES



APPLICATION FOR PERMIT

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION
ZONING LOCATION PORTLAND, MAINE, July 22, 1977

PERMIT ISSUED

JUL 28 1977

CITY OF PORTLAND

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 84 Eastern Prom Fire District #1 ☐, #2 ☐
1. Owner's name and address Mainely Lobsters, Inc.-Hannaford Cove Telephone 799-1857
2. Lessee's name and address Cape Elizabeth Telephone
3. Contractor's name and address Maietta Constr-169 Ocean St. So. Portland Telephone 799-5348
4. Architect Specifications Plans No. of sheets
Proposed use of building No. families
Last use carriage house No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot Fee \$ 25.00
Estimated contractual cost \$

FIELD INSPECTOR—Mr GENERAL DESCRIPTION

This application is for: @ 775-5451
Dwelling Ext 234 Permit to demolish carriage house 60 x 40
Garage utilities called from office.
Alteration
Demolitions
Change of Use
Other

Stamp of Special Conditions

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

PERMIT 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 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 chimney of lining Kind of heat fuel
Framing Lumber—Kind Dressed or full size? Corner posts Sills
Size Girder Columns under girders Size 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
On centers: 1st floor 2nd 3rd
Maximum span: 1st floor 2nd 3rd
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 access 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 Phone # same
Type Name of above Douglas Tinsman 1 ☒ 2 ☐ 3 ☐ 4 ☐

Other
and Address

FIELD INSPECTOR'S COPY

NOTES

Aug 12/77 *Handwritten notes:*
appeared, some chips brought
but in my understanding that
this will be seeded over soon.

Permit No. 77/0641
 Location 84 East 1st Street
 Owner Michael J. Sullivan Inc
 Date of permit 7/22/77
 Approved 7-28-77

CITY OF PORTLAND
 MAINE

JUL 22 1977

ENVIRONMENTAL
 HEALTH SERVICES

October 20, 1975

M. Broekhuizen
Ocean Street
Peaks Island, ME 04108

cc: Lee Hutchins
29 Delaware Avenue
So. Portland, ME 04106

RE: Appeal at 84-96 Eastern Promenade, corner 1-9 Morning Street

Dear Mr. Broekhuizen:

Enclosed herewith is the decision of the Board of Appeals regarding your petition to change the use of a barn at the rear of this property at the above named location to a two family dwelling with a home occupation (architect - engineer). Please note that your appeal was tabled without prejudice.

If you do not wish to bring this appeal back before the Board of Appeals, you can get a refund of the \$24.00 permit fee by bringing in your receipt.

A. Allan Soule
Asst. Director of
Building Inspections

AAS/mj

September 2, 1975

M. Brookhuizen
Ocean St.
Peaks Island, Maine

Lee Hutchins
29 Delaware Ave.
South Portland, Me.

Re: 84-96 Eastern Promenade, Corner of 1-S Morning St.

Dear Mr. Brookhuizen:

A building permit to change the use of a barn at the rear of this property at the above named location to a two family dwelling with a home occupation (architect - engineer) is not issuable in the R-3 Residential Zone in which this building is located for the following reasons.

1. The distance between this structure and the apartment on the front is only 13 ft instead of the required 30 ft.
(Section 602.7B.1 and 602.7B.2)
2. There will be a side yard of only about 1 ft. on the left side of the structure as you face it from the street instead of the required 10 ft for a building of this height.
(Section 602.7B.2)
3. You will have a front yard of only about 7 ft instead of the 10 ft. required. (Section 602.7B.4)

We understand that you would like to exercise your appeal rights in this matter. Accordingly, you or your authorized representative should come to this office, Room 113, City Hall to file the appeal on forms which are available here. A fee of \$5. for a Space and Bulk Appeal shall be paid at this office at the time the appeal is filed. If fee has been paid and appeal filed prior to this letter then consider this letter a matter of formality. (Sec. 602.24.C.3.b.1)

I am basing this appeal letter on our conversation of August 28th, at which time you said you were leaving the apartment building at five families and changing the use of the barn to two families and a home occupation of architect and engineer. It will be necessary for you to come in and change the application to read as I stated above.

Page 2.

There will also be a fee of \$5. for the appeal. I will also take this opportunity to call to your attention as per our conversation the other day, that this building will have to meet all building code requirements for a Certificate of Occupancy.

The Director of this department requires that plans for remodeling this barn for dwelling house use, be submitted to this office and approved before an appeal date is set up.

Very truly yours,

A. Allan Soule
Assistant Director
Building and Inspection Services

AAS:K

JENSEN BAIRD GARDNER DONOVAN & HENRY
ATTORNEYS AT LAW
477 CONGRESS STREET
PORTLAND, MAINE 04111
207-772-1901

CLARK D. CHAPMAN
1688-1971

RAYMOND E. JENSEN
KENNETH BAIRD
M. DONALD GARDNER
ROBERT W. DONOVAN
NERTON G. HENRY
GEORGE J. MITCHELL
GEORGE B. HEFFERAN, JR.
WALTER E. WEBBER
W. SCOTT CARLISLE III
DONALD A. KOPP
W. JOHN AMERLING JR.
KENNETH M. COLE III
GEORGE S. ISAACSON

September 10, 1975

Mr. A. Allan Soule, Assistant Director
Building and Inspection Services
City of Portland
City Hall
Portland, Maine 04111

Dear Allan:

This will confirm our telephone conversation September 9, in which I advised you that I represent Mr. Marius Broekhuizen in connection with his appeal for a variance on property at the corner of Morning Street and the Eastern Promenade.

In order that this matter can go forward promptly, I enclose our check for \$5.00 for the appeal filing fee. I understand that the matter will come before the Zoning Board of Appeals on Wednesday, October 1, 1975, at 3:00 P.M., that you will mail a notice of hearing to abutters on or about September 19, 1975, and that you will at that time send me a copy of the notice and a list of the persons to whom it was mailed.

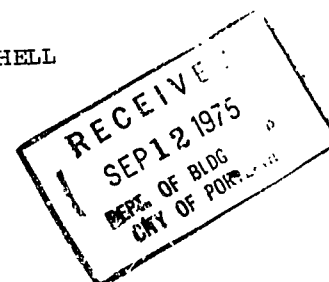
If my understanding as set forth above is in any way incorrect, please advise immediately.

Thank you for your cooperation and assistance.

Sincerely,

George J. Mitchell
GEORGE J. MITCHELL

GJM/h
Enc.
cc: Mr. M. Broekhuizen



August 22, 1975

M. Broekhuizen
Ocean St.
Peaks Island, Me.

cc to: Lee Hutchins
29 Delaware Ave.
South Portland, Me.

RE: 84-96 Eastern Promenade

In checking your application to change the use of the assessory building at the above named location to a dwelling unit and office space for architect, we will not be able to continue processing your permit as an inspection was made of this building on August 22, 1975 and structural defects were found. It is my opinion that it is not economically feasible to rehabilitate this building for a dwelling unit and office space.

If additional information relative to the above is desired, please contact me at this office.

Very truly yours,

Malcolm G. Ward,
Plan Examiner

MGW:mes

FROM THE DESK OF
ROBERT LOVELL BROWN

Challenger, Col.
of 1917
Gov.

Before
General



APPLICATION FOR PERMIT

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION

PORTLAND, MAINE,

Sept. 9, 1975

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 84 Eastern Promenade

1. Owner's name and address Lee Hutclins
2. Lessee's name and address Y. Broekhuizen (perspective owner) Ocean St.
3. Contractor's name and address Peaks Island owner
4. Architect Specifications Plans No. of sheets
Proposed use of building six families, home occupation architect-engineer No. families
Last use five families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot two
Estimated contractual cost \$6,000

Fire District #1 ☐ #2 ☐

Telephone

Telephone

Telephone 766-5028

No. of sheets

No. families

No. families

Roofing

Fee \$2,000

APPROVED

APPROVED

APPROVED

FIELD INSPECTOR—Mr.

This application is for:

Dwelling

Garage

Masonry Bldg.

Metal Bldg.

Alterations

Demolitions

Change of Use

Other

@ 775-5451
Ext. 234

GENERAL DESCRIPTION

Change of use from barn to two families
and a home occupation architectural consultant

Stamp of Special Conditions

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

PERMIT IS TO BE ISSUED TO 1 ☐ 2 ☒ 3 ☐ 4 ☐
Other:

DETAILS OF NEW WORK

Is any plumbing involved in this work? yes
Is any electrical work involved in this work? yes
Is connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber—Kind Dressed or full size? Corner posts Sills
Size Girder 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 height?
If one story building with masonry walls, thickness of walls?

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

BUILDING CODE

Fire Dept.

Health Dept.

Others:

DATE

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

Type Name of above

Signature of Applicant Y. Broekhuizen Phone # 766-5028

1 ☐ 2 ☐ 3 ☐ 4 ☐

Other and Address

FIELD INSPECTOR'S COPY

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS
SPACE & BULK VARIANCE APPEAL

Findings of Fact

The applicant is Marius Broekhuizen and he is interested in
the property located at 84-96 Eastern Promenade
cor. 1-9 Morning Street as prospective owner.
The owner of the property is Lee Hutchins and his address is
29 Delaware Ave., So. Portland. The property is located in a R-6 Zone.
The present use of the property is barn.

The applicant respectfully petitions the Board of Appeals for a variance
from the provision of Section 602.7B.1 & 2 & 4 of the Ordinance to permit the
change of use of a barn at the rear of this property at the above named
location to a two family dwelling with a home occupation (architect-
engineer).

Further Findings of Fact

Appearances

The names and addresses of those appearing in support of the application
are: Marius Broekwizen - Peaks Island, ME

and the names and addresses of those appearing in opposition to the application are:
Mr & Mrs Sidney Smith, 102 Eastern Prom.; Priscilla Smith, 19 Morning St.;
Mary Cicerow, 25 Morning; Mr. & Mrs. Henry Rumano, 36 Morning; Charles
Holden, 13 Morning Street; Dan Halsy, 19 Eastern Prom; Mr. Cremon, 10 Morning

Exhibits

The documentary evidence presented to the Board, including, but not by
way of limitation, plans, specification, photographs, etc. consisted of the following:
2 photographs of proposal, plot plan, Parcel 1, copy of Sanborn map,
overlay of proposed plans

REASONS FOR DECISIONS

The parcel of land in question (is/is not) exceptional, compared to other lots or parcels subject to the same provision by reasons of its physical characteristics which may be described as follows: _____

and also by reason of the following topographical features: _____

and they (do/do not) amount to more than a mere inconvenience to the owner.

The aforesaid physical conditions (strike out inapplicable references).

- (a) existed at the time of the enactment of the provision for which a variance is sought; or
- (b) were created by natural forces; or
- (c) were a result of governmental action.

The carrying out of the strict letter of the provision from which a variance is sought (would/would not) deprive the applicant of the substantial use or enjoyment of the property in the manner commonly enjoyed by owners of other lots or parcels subject to the same provision, because of the following: _____

The hardship (is/is not) merely the inability of the applicant to enjoy some special privilege or additional right not available to owners or occupants of other lots or parcels subject to the same provision, as evidenced by: _____

Property in the same zone or neighborhood (will/will not) be adversely effected by the granting of the variance and the granting of the variance (will/will not) create conditions which would be detrimental to the public health or safety, because of the following: _____

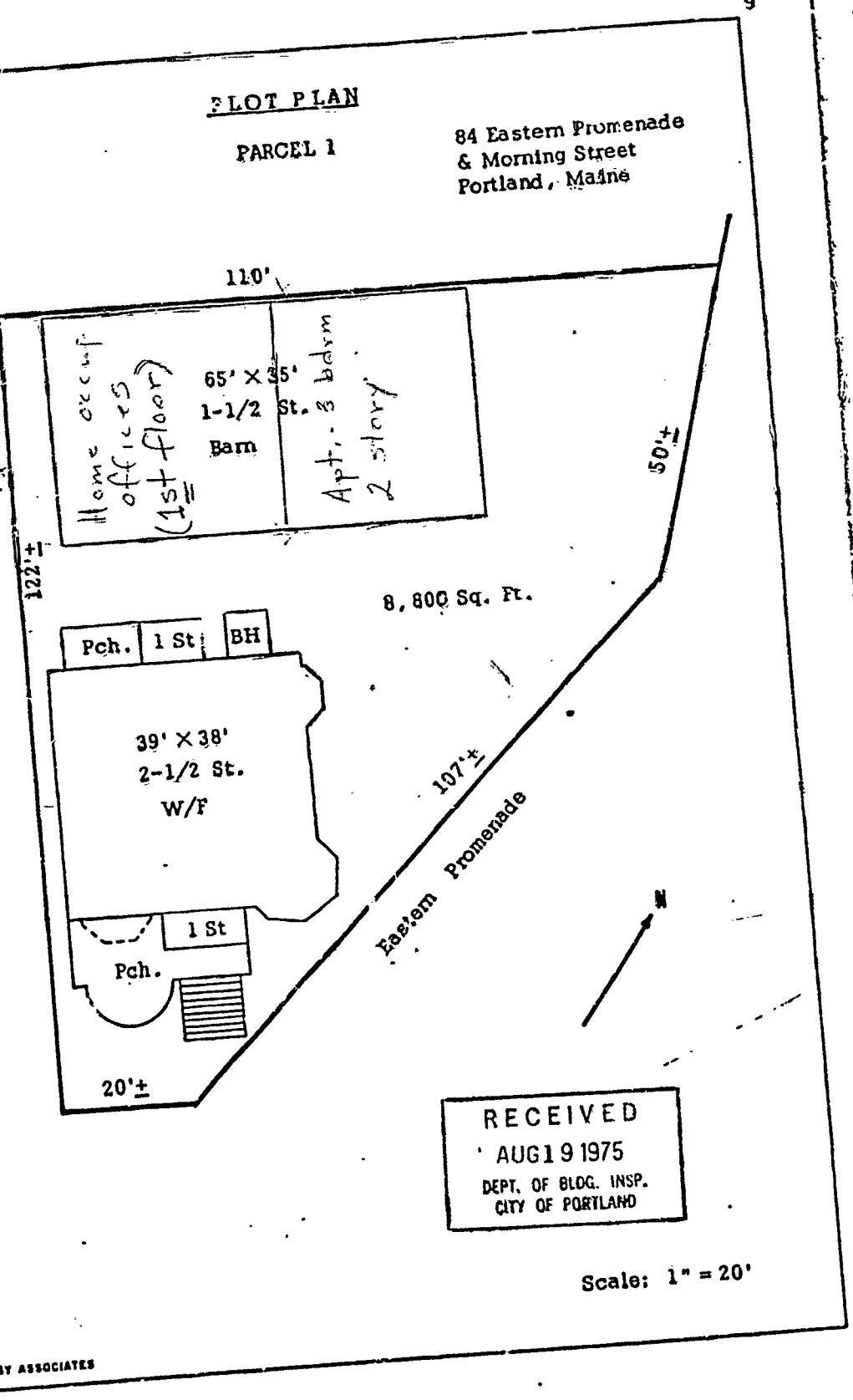
SPECIFIC RELIEF GRANTED

After a public hearing held on _____, the Board of Appeals find that all of the conditions required by the Ordinance (do/do not) exist with respect to this property and that a nonconforming use variance should _____ be granted in this case.

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

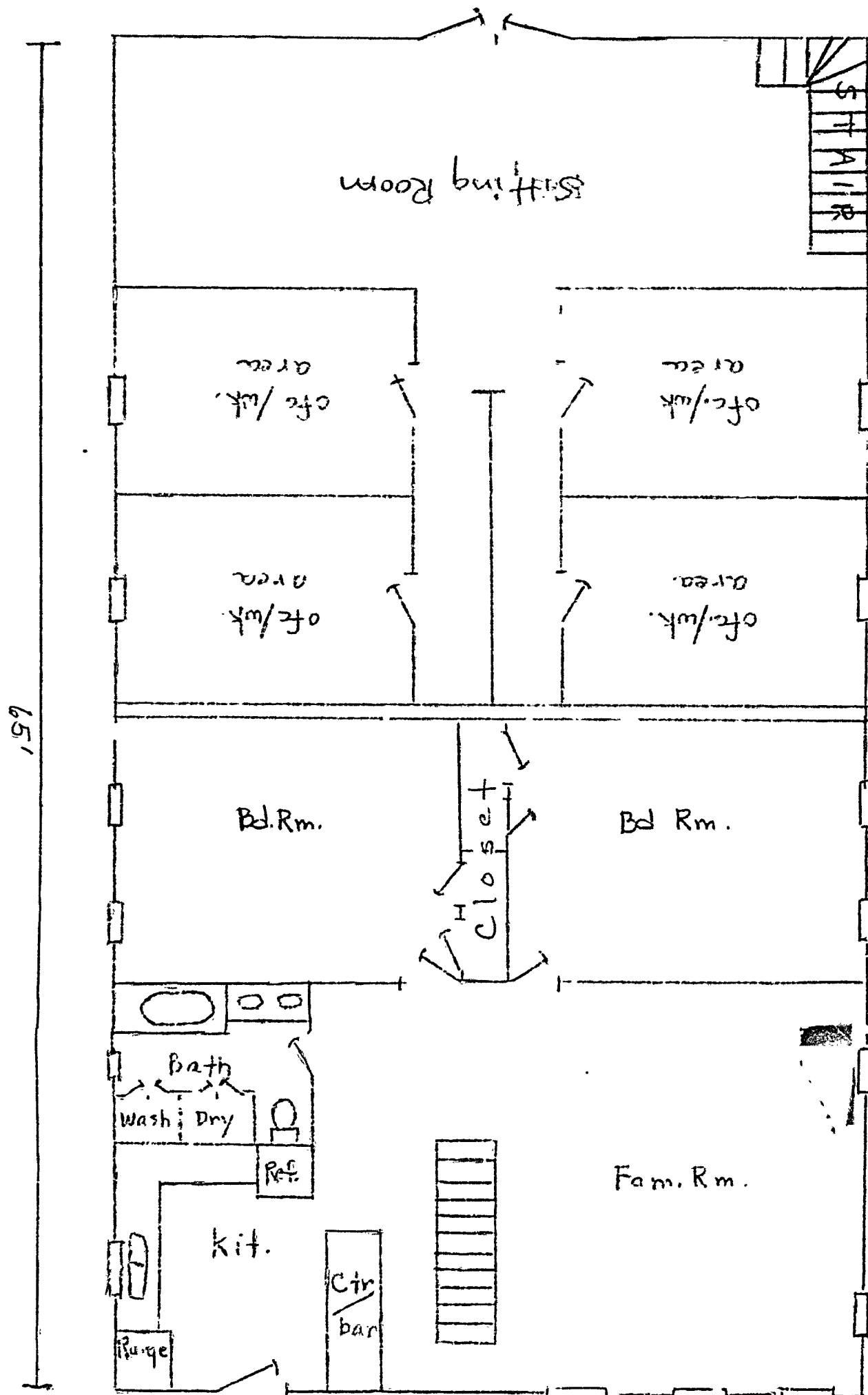
Proposed alterations:
new sills under barn
interior partitions
new wiring + flbg.

Morning Street



Proposed renovation of carriage house
Eastern Prom/Morning St.
1958

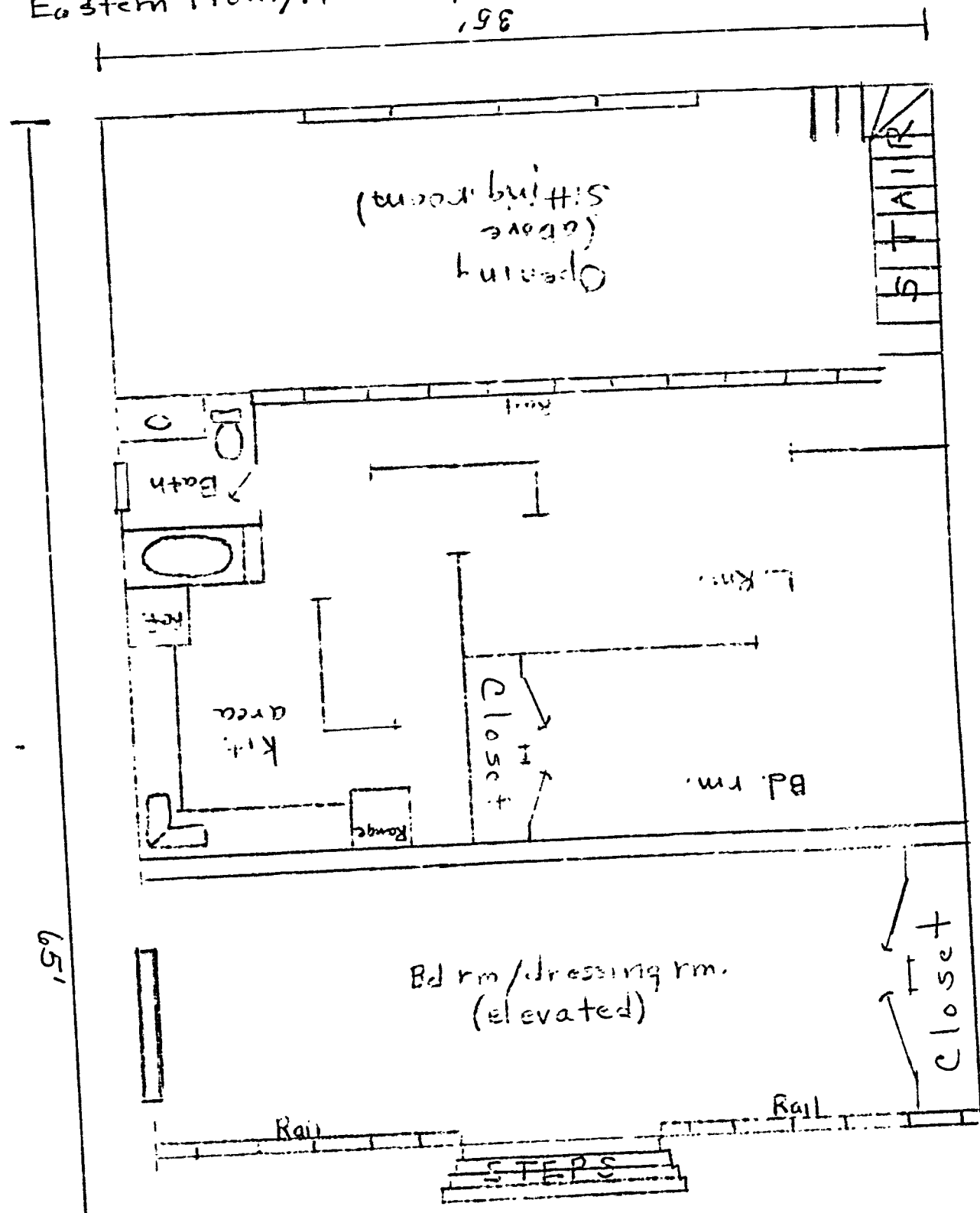
Scale: 1" = 5'

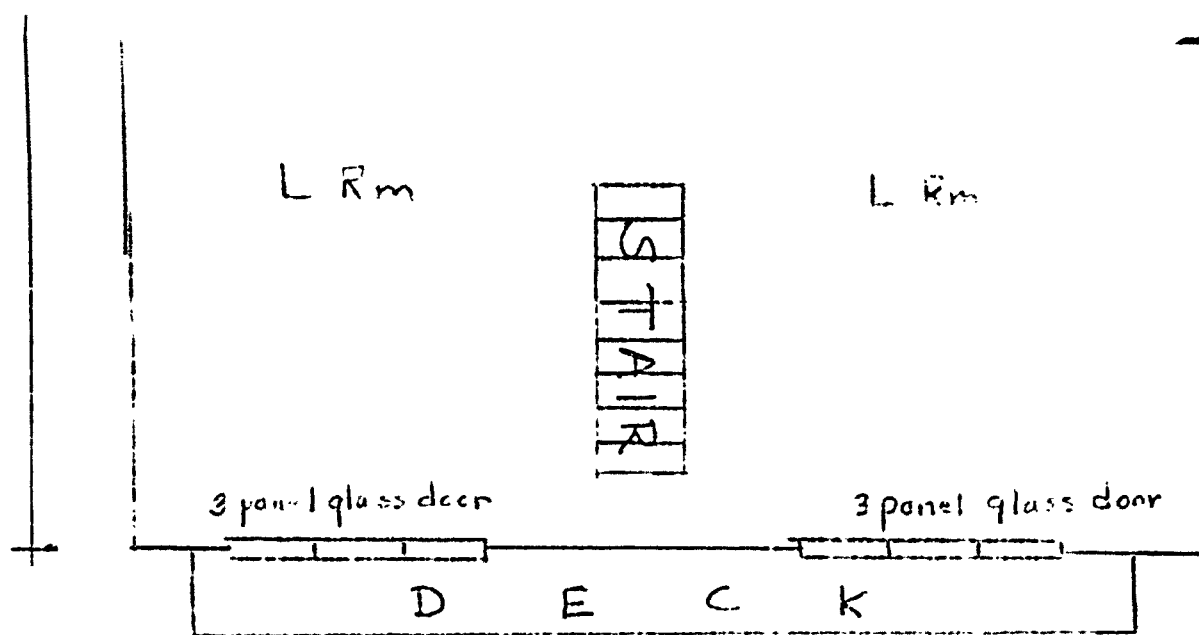


1st floor plan

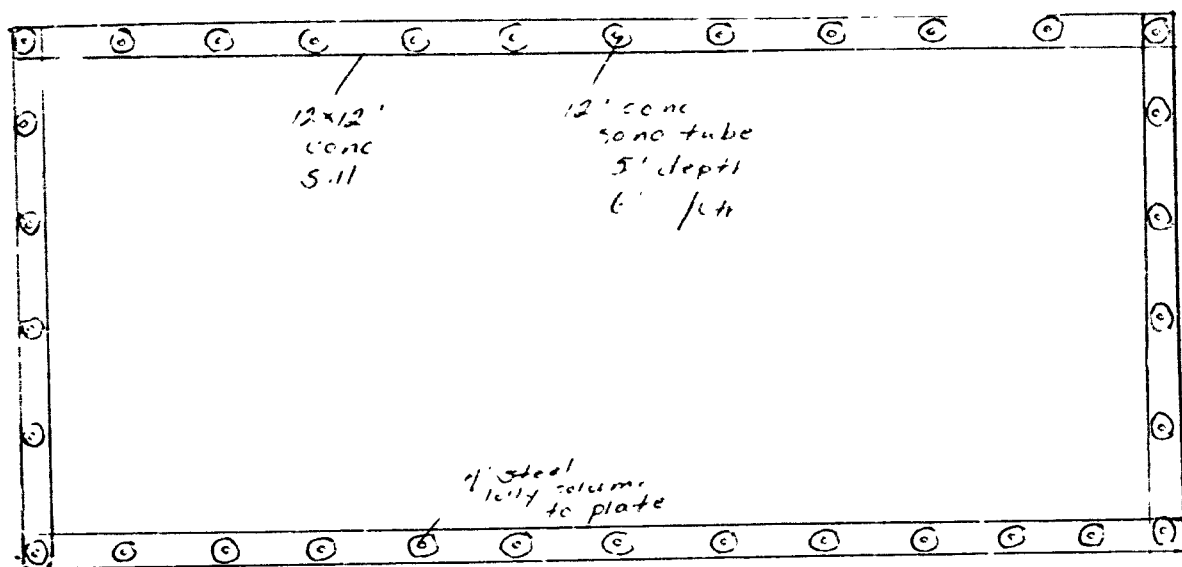
Proposed renovation of carriage house
Eastern Prom/Morning St.

Scale: 1" = 5'

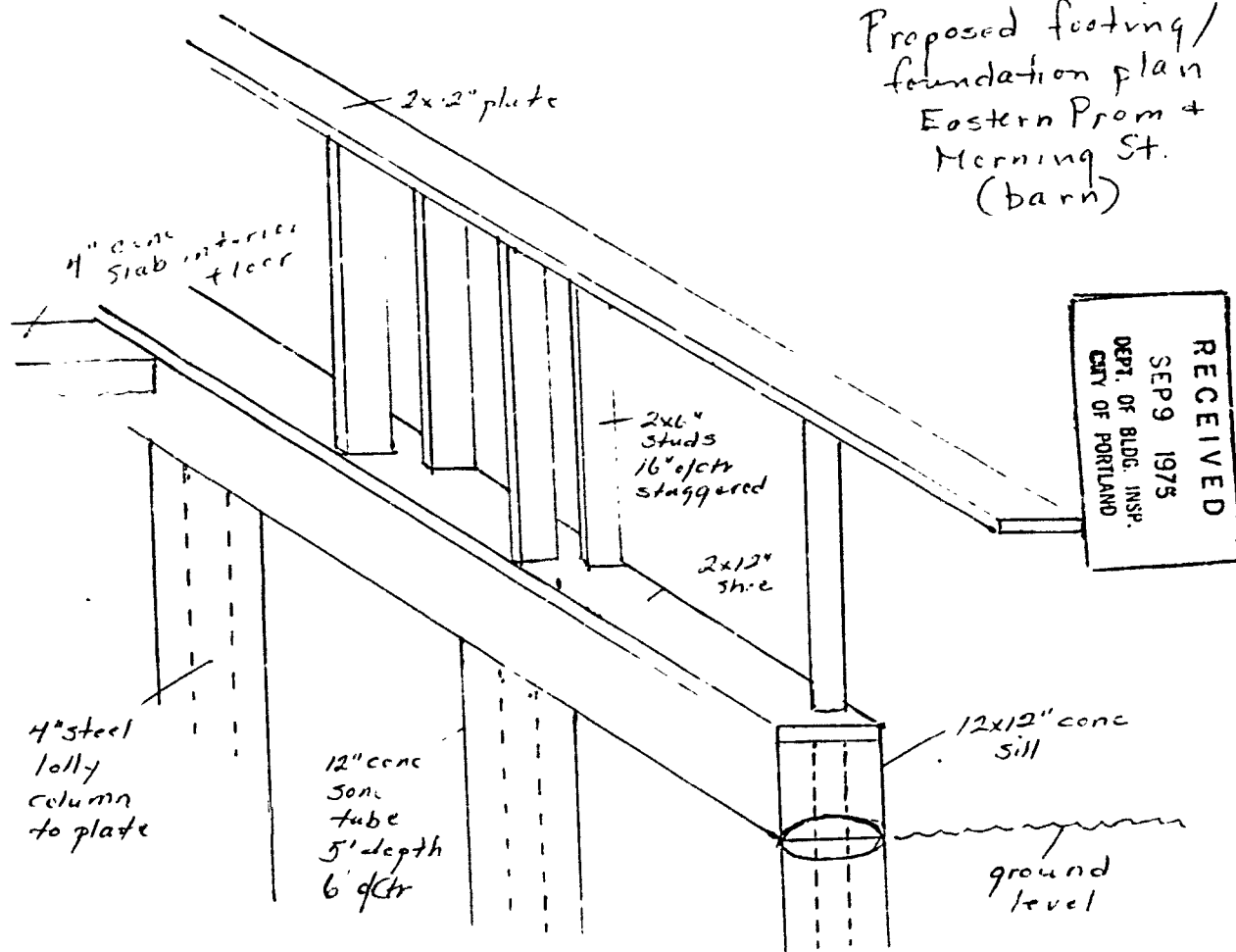




2nd floor plan



Proposed footing/
foundation plan
Eastern Prom +
Morning St.
(barn)



RECEIVED
SEP 9 1975
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

84 Eastern Promenade
& Morning Street
Portland, Maine

unl. /
injured. H. 3

110'

65' X 35'
1-1/2 St.
Barn

Moming Street

122' + 1

Pch.

1 Sc

BH

8,800 Sq. Ft.

39' X 38'
2-1 1/2 St.
W/F

Pch.

1 St

 $20' \pm$

Eastern Promenade

Scale: 1" = 20'

KENNEFIST ASSOCIATES

44-12-75
\$5.00 N.Y.

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

SPACE AND BULK VARIANCE (OTHER THAN FOR DWELLING UNIT CONVERSIONS)

Marius Broekhuizen, owner of property at 84-96 Eastern Promenade, cor.
1-9 Morning Street

under the provisions of Section 602.24 C of the Zoning Ordinance of the City of

Portland, hereby respectfully petitions the Board of Appeals to permit: the change of use of a barn at the rear of this property at the above named location to a two family dwelling with a home occupation (architect - engineer). This permit is not issuable in the R-6 Residential Zone in which this building is located for the following reasons. (1) The distance between this structure and the apartment on the front is only 13 ft. instead of the required 30 ft. (Section 602.7B.1 and 602.7B.2). (2) There will be a side yard of only about 1 ft. on the left side of the structure as you face it from the street, instead of the required 10 ft. for a building of this height, (Section 602.7B.2). (3) You will have a front yard of only about 7 ft. instead of the 10 ft. required, (Section 602.7B.4).

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that the conditions imposed by Section 602.24 C(3)(b)(1) of the Zoning Ordinance have been met. (See reverse side hereof for said conditions.)

Site Plan approval (is/is not) required by the Site Plan Ordinance. If site plan approval is required a preliminary or final site plan is attached hereto as Exhibit A.

Marius Broekhuizen
APPELLANT

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

All persons interested either for or against this space and bulk variance appeal will be heard at a public hearing in Room 209, City Hall, Portland, Maine on Wednesday, October 1, 1975 at 3:00 p.m. This notice of required public hearing has been sent to the owners of property directly abutting, and directly across a street or alley from the subject property as required by Ordinance.

Marius Broekhuizen, owner of property at 84-96 Eastern Promenade, corner of 1-9 Morning Street, under the provisions of Section 602.24 C of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to permit the change of use of a barn at the rear of this property at the above named location to a two family dwelling with a home occupation (architect - engineer). This permit is not issuable in the R-6 Residential Zone in which this building is located for the following reasons.

1. The distance between this structure and the apartment on the front is only 13 ft. instead of the required 30 ft. (Section 602.7B.1 and 602.7B.2)
2. There will be a side yard of only about 1 ft. on the left side of the structure as you face it from the street, instead of the required 10 ft. for a building of this height. (Section 602.7B.2)
3. You will have a front yard of only about 7 ft. instead of the 10 ft. required. (Section 602.7B.4).

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that the conditions imposed by Section 602.24 C(3)(b)(1) of the Zoning Ordinance have been met.

Thomas J. Murphy
Secretary

Abutters:

2-8 Morning St., cor. 62-64 E. Promenade/ York Elect. Co., 173 Fore St. 04111
10-12 Morning Street/ Michele & Josephine Cremona, 10 Morning St.
11 Morning St. & 98-102 E. Promenade/ W. Sidney & Elizabeth Smith 13 Allen Ave.
61-95 E. Promenade/ City of Portland, Fort Allen
13-15 Morning St. / Charles A. Holden - 15 Morning St.

August 22, 1975

M. Broekhuizen
Ocean St.
Peaks Island, Me.

cc to: Lee Hutchins
29 Delaware Ave.
South Portland, Me.

RE: 84-96 Eastern Promenade

C
O
P
Y

In checking your application to change the use of the accessory building at the above named location to a dwelling unit and office space for architect, we will not be able to continue processing your permit as an inspection was made of this building on August 22, 1975 and structural defects were found. It is my opinion that it is not economically feasible to rehabilitate this building for a dwelling unit and office space.

If additional information relative to the above is desired, please contact me at this office.

Very truly yours,

Malcolm G. Ward,
Plan Examiner

MGW:mes



APPLICATION FOR PERMIT

Class of Building or Type of Structure

Third Class

Portland, Maine

March 2, 1964

R6 RESIDENCE ZONE PERMIT ISSUED

MAR 2 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 84 Eastern Promenade Within Fire Limits? Dist. No.
Owner's name and address Philip & John Willard, 39 Eastern Prom. Telephone
Lessee's name and address Telephone
Contractor's name and address Joseph DeCosta, 117 Pennell Ave. Telephone 797-4828
Architect Specifications Plans no No. of sheets
Proposed use of building Dwelling Apt. House No. families 5
Last use " " No. families
Material frame No. stories 3 Heat Style of roof Roofing
Other buildings on same lot Fee \$ 5.00
Estimated cost \$ 1000.00

General Description of New Work

To Repair After Fire to former condition, without alterations and without change of use, but if conditions in the areas of repair are found to be dangerously sub-standard of Building Code requirements, both Building Department and owner will be notified immediately.

Cause of fire-unknown.
Date-February-1964
No structural damage.

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
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 floors
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over feet.
Joists and rafters: 1st floor , 2nd , 3rd , roof
On centers: 1st floor , 2nd , 3rd , roof
Maximum span: 1st floor , 2nd , 3rd , roof
If one story building with masonry walls, thickness of walls? height?

If a Garage

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

Miscellaneous

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

Philip and John Willard
Joseph DeCosta

APPROVED:

J. E. M.

CS 301

INSPECTION COPY

Signature of owner by:

Joseph DeCosta

J. M.

Permit No. 64/212
Location 84 Coactive lot
Owner John & John W. W. W.
Date of permit 3/31/64
Notif. closing-in 3/31/64
Inspn. closing-in 3/31/64
Final Notif.
Final Inspn.
Cert. of Occupancy issued
Staking Out Notice
Form Check Notice

NOTES

3/3/64 - L.H. G.T. to
close in E.S.D.



22 I

(A) APARTMENT HOUSE ZONE
CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION
COMPLAINT

Location:
84 Eastern Promenade

INSPECTION COPY

COMPLAINT NO. 53/54

Date Received 4/17/53

Location 84 Eastern Promenade Use of Building Apartments
Owner's name and address Willard-Daggett Co., 21 Central Wharf Telephone
Tenant's name and address Telephone
Complainant's name and address Planning Director Telephone
Description: Sign in Apartment House Zone 15 square feet or more. WMcD

NOTES: 4/21/53 - One sign apt 15 square ft. projecting from front of building and another apt 6 or 8 sq ft against rear wall facing off morning st. - 12/17/53
4/22/53 - See Dept. of Planning Board file. WMcD
4/22/53 - Phoned Mrs. Newnham who said she would remove the sign man, and if he would not make the signs comply, she would call owner and let him know their decision. Then wrote me June 4/24/53 WMcD
4/28/53 - Mr. Willard phoned that he would have at least the front sign removed right away. WMcD
5/21/53 Both signs have been removed WMcD

C 53/54
84 Eastern Promenade
WMcD 4/29/53

April 24, 1953

Philip G. Willard, Esq.
65 Exchange St.

Dear Mr. Willard:-

The larger of two signs, which have been erected on the apartment house owned by Willard-Daggett Co., at 84 Eastern Promenade, is in violation of the Zoning Ordinance because it makes the area of advertising signs on the premises very much in excess of the limit of eight square feet total area stipulated as a maximum by Sect. 15A7 of the Ordinance as applied to the Apartment House Zone where the property is located.

Advertising signs are allowable in Apartment House Zones only as an accessory use customarily incident to the major allowed use on the same lot, as set forth in Sect. 8A11 of the Ordinance.

Sect. 15A of the Ordinance undertakes to define the term "accessory use" by the process of exclusion, and in paragraph 7 limits the size of advertising signs which may be counted as an accessory use.

There are two signs - one projecting from the front wall of the building and the other flat against the rear wall. Probably the latter does not exceed eight square feet in area, but the sign in front must be nearly twice that size.

Perhaps this difficulty has arisen because no permit is required for the erection of such signs advertising the operations carried on on the premises. Nevertheless the limitations of the Zoning Ordinance apply to them.

When a situation is found in violation of the Zoning Ordinance, we are directed by the Ordinance to inform the Corporation Counsel, who is authorized and directed to take appropriate steps for its enforcement. As a practical matter we seek correction of the difficulty direct to the owner before taking that step.

Will you be good enough to let us know, without delay, what will be done in the matter?

Very truly yours,

Warren McDonald
Inspector of Buildings

WMcD/G

INTER-OFFICE CORRESPONDENCE

CITY OF PORTLAND, MAINE
CITY PLANNING BOARD

TO: Mr. Warren McDonald
Director of Building Inspection
FROM: Mr. Roger L. Crighton
Planning Director

DATE: April 17, 1953
SUBJECT: Sign in Apartment House
Zone

Mr. Tyler of our Board was asking how big a sign is permitted in an Apartment Zone. He is worried about a sign advertising the Willard Apartments, corner of Morning and Eastern Promenade, which he says is 15 square feet or more. Could you advise us of sign limitations and whether you know anything of this one. Thank you.

RLC:yds


Roger L. Crighton
Planning Director

*Pl. have smplt made and
hand to me. - WMT 4/21/53*

RECEIVED

APR 17 1953

DEPT OF BLD'G INSP
OF PORTLAND



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 2
Portland, Maine, Dec. 4, 1952

PERMIT ISSUED

DEC 12 1952

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 52/1767 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location 84 Eastern Promenade Within Fire Limits? yes Dist. No. 3
Owner's name and address Willard-Daggett Co., 21 Central Wharf Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Googins & Clark, 46 Portland Street Telephone _____
Architect _____ Plans filed yes No. of sheets 1
Proposed use of building apartment house No. families 5
Last use _____ No. families 4
Increased cost of work 3,000 Additional fee 2.50

Description of Proposed Work

To provide fifth apartment on third floor and make alterations as per plan on third floor.

Permit Issued with Letter

Details of New Work

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

Approved:

with letter by AGS

Permit Issued with Letter

Signature of Owner by Joseph H. Hendrickson

Approved: 17, 12, 1952

Inspector of Buildings

INSPECTION COPY



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. #1

Portland, Maine, October 29, 1952

PERMIT ISSUED

NOV 18 1952

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 52/1767 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location 84 Eastern Promenade Within Fire Limits? yes Dist. No. 3
Owner's name and address Willard-Daggett Co. 21 Central Wharf Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Googins & Clark, 46 Portland Street Telephone _____
Architect _____ Plans filed yes No. of sheets _____
Proposed use of building Apartment house No. families 4
Last use _____ No. families 4
Increased cost of work _____ Additional fee 50

Description of Proposed Work

To leave the stair well at third floor level open on the basis that the owners will record at the Registry of Deeds a statement to the effect that the third floor will not be used for living quarters, the owners to have their signature of this statement acknowledge before a notary and a copy of the recorded statement to be file here with application for amendment with the indication on the copy of the date of recording.

To construct partitions in first story front hall to form a closet beneath stairs or landing leading to second floor, these partitions to be covered on both sides and the ceiling or soffit beneath stairs and landing with plaster on metal lath.

Permit Issued with Letter

11/3/52

Details of New Work

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

Approved:

Willard-Daggett Co.

Signature of Owner By: *[Signature]*

Approved: *[Signature]*
Inspector of Buildings

INSPECTION COPY



(A) APARTMENT HOUSE ZONE
APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, September 30, 1952.

PERMIT ISSUED
01707
OCT 8 1952

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 84 Eastern Promenade Within Fire Limits? yes Dist. No. 3
Owner's name and address Willard-Daggett Co., 21 Central Wharf Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Gogins & Clark, 46 Portland St. Telephone _____
Architect _____ Specifications _____ Plans yes No. of sheets 5
Proposed use of building Tenement No. families 4
Last use _____ No. families 1
Material frame No. stories 2 1/2 Heat steam Style of roof pitch Roofing asphalt
Other buildings on same lot _____
Estimated cost \$ 10,000. Fee \$ 10.00

General Description of New Work

To Change Use of building from 1-family dwelling to 4-family apartment house.
2 apts on 1st floor and 2 apts on second
To make alterations as per plans.

Permit Issued with Letter

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

Details of New Work

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

If a Garage

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

APPROVED:

Miscellaneous

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

Willard-Daggett Co.

INSPECTION COPY

Signature of owner By:

E. A. Hendrickson

PH

NOTES

10-20-52, Gave RT & Co. partial listing as follows - Outside kitchen and din. room is a 1st floor plan kitchen with the kitchen and bathroom ventilation not started and basement chimney, with no stopping at new ceiling & in in the kitchen. Second floor kitchen with and bath. Planned used to cut down down openings front wall 1st floor & be removed and sink to be applied, as per & attached letter.

Celestair machine
not started, to 1.5 x 4.16' sec.
identified of 2.3' and between 1.5 and 2.0

11/2/52 - Left G. T. to
have my first floor
bed room, bed +
wardrobe built in.
gymnasium has not
been arranged for
foot ball yet.
Paint in all places?
2, 2, 2.

1861. Jan 2
 Received from
 J. H. and J. L. Artison
 the sum of \$2.00
 1861. Mar 4. The sum
 of \$2.00
 J. H. and J. L. Artison

11/20/52 - Letter
1/8/53 - Most of third floor, including new dormer closed for winter and inspection E.S.S.
2/9/53 - Not ready for final Foreman's seal he would call when ready, E.S.S.
2/19/53 - Weldon's Certificate to be issued. 226

Permit No.	531767
Location	84 Eastern Drive
Owner	Willard Bissette Co.
Date of permit	10/9/52
Notif. closing-in	11-4-53 - 9-30 11-28-52, 1-14-53 12-7-53
Inspn. closing-in	11-28-52
Final Notif.	1/1/53
Final Inspn.	4/19/53
Cert. of Occupancy issued	2/3/53

(COPY)

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION 84 Eastern Promenade

Date of Issue February 20, 1953

Issued to Willard-Daggett Co.

This is to certify that the building, premises, or part thereof, at the above location, ~~with~~ altered—changed as to use under Building Permit No. 52/1767, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

Limiting Conditions:

APPROVED OCCUPANCY

5-family Apartment House
First floor—two apartments
Second floor—two apartments
Third floor—one apartment

This certificate supersedes
certificate issued

Approved:

2/19/53

(Date)

Inspector

Waverly

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.

At 84 Eastern Promenade
(Amendment # 2)

December 12, 1952

Mrs. Josephine W. Hendrickson
553 Forest Ave.,
Gougins & Clark
46 Portland St.,

Copies to: Willard-Jaggert Co.,
c/o Philip Willard, Esq.,
85 Exchange St.,
Mr. Josiah T. Tubby
85 Exchange St.,

Dear Madam & Gentlemen:

Amendment #2 to permit 52/1767 covering alterations in the third story of the building at 84 Eastern Promenade in order to provide a single apartment there is issued herewith based on the revised plan filed December 11, 1952. As indicated in our letter of November 20, 1952, it is necessary that the soffit of the new stairs and the partitions enclosing this stairway in the third story be covered with plaster on incombustible lath. The amendment is issued on the basis that this will be done.

Very truly yours,

Warren McDonald
Inspector of Buildings

AM/B

BP 52/1767 Amend. #2
84, Eastern Promenade

December 9, 1952

Mrs. Josephine E. Hendrickson,
553 Forest Avenue

Copy to: Gogins & Clark
46 Portland St.

Mr. Josiah Tubby,
85 Exchange Street
Portland, Maine

Willard-Saggett Co.,
c/o Philip Willard, Esq.
85 Exchange St.

Dear Madam & Sir:

A check of the plan filed with the application for an amendment to Permit 52/1767 covering alterations in the third story of the building at 84, Eastern Promenade in order to provide a single apartment there discloses the omission, as listed below, of details needed to show compliance with Building Code requirements. Before issuance of an amendment covering the proposed changes, it is necessary that a revised plan showing how all of the details in question are to be cared for to provide compliance with such requirements be filed for checking and approval. Matters in question are as follows:

- ✓ 1. No handrail is indicated full length of the existing stairs from second floor to third on the side where the greatest width of winding treads occurs, as specified by Section 203-j-1(e)(1) of the Code.
- ✓ 2. What is the height of risers and width of treads of the existing stairway and what are these dimensions to be for the new stairway? See Sections 203-j-1(e) and 212-a-5.3.
- ✓ 3. What arrangement of hall lights is to be provided for third story halls and stairways leading thereto? See Section 203-a-3.
- 7 4. With what material are the new partitions, particularly those adjoining halls and stairways to be covered?
- ✓ 5. Of what material are the lowered ceilings to be constructed? Show size and spacing of ceiling timbers and how they are to be hung to existing construction.

Very truly yours,

Warren McDonald
Inspector of Buildings

AJS/H

BP 24 Eastern Promenade

November 20, 1952

Mrs. Josephine M. Hendrickson
553 Forest Avenue
Googins & Clark
Att: Mr. Googins
46 Portland Street

Copies to: Willard-Daggett Co.,
c/o Philip Willard, Esq.
85 Exchange Street
Mr. Josiah Tubby
85 Exchange Street

Dear Mrs. Hendrickson & Gentlemen:

In accordance with our conversation yesterday about the finish on the partitions and ceilings of public and stair halls at 84 Eastern Promenade, you are now able to take advantage of an amendment to the Building Code which has been adopted by the City Council since the permit for this job was issued.

When the permit was issued the Code required in an Apartment House of this type that both sides of interior partitions and the inside of exterior walls enclosing public halls and stair halls, and the ceilings over such halls and the under side of public stairways be covered with incombustible plaster on incombustible lath or base. The recent amendment provides that in the case of minor alterations of existing apartment or lodging houses, these surfaces may be covered with incombustible wall board no less than $\frac{3}{8}$ of an inch in thickness.

This means that you can still use the plaster on non-burnable base if the owner so desires, but that you may use this non-burnable wallboard on all of these surfaces of the partitions around and over public halls and stair halls if the wallboard is no less than $\frac{3}{8}$ of an inch in thickness. It is not allowable, however, to use just the non-burnable wallboard on the partitions surrounding the new closet under front stairs in first story because this closet was granted by appeal and the granting of the appeal was based on using metal lath and plaster on the partitions.

I have talked with both Mrs. Hendrickson and Mr. Googins about the two large doorways in front hall, first story, which formerly opened from the front hall to what is now to be a living room on each side. It was desired that these doorways or archways be made smaller and a normal door installed. Normal 2nd studs were built in to cut down the size of the opening, this work having been started before the building permit was secured. It appears that the contractor chose to cover this new framing with plywood and did so without the required closing-in inspection and without receiving approval of this department. As has been explained, approval could not be given because both sides of this new framing was required by the Building Code to be covered with plaster on non-burnable base. This was called to your attention in paragraph numbered three of my letter of November 13. This plywood must all be removed, and we shall expect that to be done before any further approvals are given at the job. The difference made by the Amendment of the Code mentioned above is, that these surfaces where the plywood is removed may be covered with wallboard no less than $\frac{3}{8}$ of an inch in thickness or plaster on non-burnable base, whichever the owner desires.

Consideration is being given to making additional alterations to provide two more apartments on the third floor and a new stairway from second to third floor. The architect, who is receiving a copy of this letter, and the contractor should bear in mind that this additional work means so much partition and ceiling work around the public halls and stairs that these surfaces will have to be covered by plaster on non-burnable base, and should be so specified.

If you go ahead with this additional work, the architect should bear in mind

Mrs. Josephine M. Hendrickson
Geogins & Clark

November 20, 1952

that quite a lot of additional dead load will be delivered down through the carrying partitions to the girders and columns in the cellar. He should investigate the existing condition to make sure that the present girders on the spans which they now exist will be adequate to take all of the additional load.

Additional work should be covered by application for amendment to the permit already issued, and with the application should be filed with his detailed plan.

Very truly yours,

Arrest McCall
Inspector of Buildings

WMCB/D

81 Eastern Promenade--
Amendment #1

November 13, 1952

Mrs. Josephine W. Hendrickson
553 Forest Avenue
Googins & Clark
Att: Mr. Googins
46 Portland Street

Copy to: Willard-Suggett Co.,
21 Central Wharf

Dear Mrs. Hendrickson & Gentlemen:

Approved Amendment #1 of the building permit issued at 81 Eastern Promenade is enclosed to Mrs. Hendrickson, herewith, the agreement with regard to the use of third floor having been recorded at the Registry of Deeds, and the appeal relating to the closet beneath the front stairs having been granted by the Board of Building Officers. Please note the following:

1. The appeal was granted on the basis of the plan as to the proposed closet in first story hall, the plan showing both sides of the new partitions to be covered with plaster on metal lath. The question was raised as to whether or not gypsum wall board would be sufficient on these partitions, but that is not allowed. However, if the ceiling over the closet is already plastered and in good condition, it will not be necessary to remove it or to cover it with metal lath and plaster. If any ceiling, other than sound plaster, the new metal lath and plaster will be necessary.
2. As regards the enclosure of the cellar stairs, it is understood the enclosing partitions are to be carried clear down to the cellar floor and the protection on both sides of the partitions clear up to the under side of the floor on both sides of first floor. It will not be possible to get the gypsum wall board on both sides of the partitions at all points, but the mineral wool bats can be applied in place between the studs over the entire partitions, and the gypsum wall board should be applied to the stairway side of the partitions wherever possible -- probably the only place that will have to be omitted is the inside of the partition back of the stairs.
The contractor should take note that the standard fire-resistant fire door and frame, indicated on the plan, is described in detail in Section 3094 of the Code, and whoever manufactures the door and covers it and covers the frame must consult these specifications in the Code.
3. That there may be no misunderstanding as to the material to be used on new partition work exposed to public halls and stair halls, plaster on non-burnable lath is required on both sides of all new partition work exposed to public and stair halls, including at least the places near entrances in first story where wide openings to living rooms on either side are to be made narrower, the partitions around the new closet in first story front hall (as outlined above), the closing-in of doorway in partition between front and rear halls first floor, the similar doorway between the stair landing part way between first and second floor and the doorway which formerly led from the front landing to the second floor bathroom.

WMS/B

Very truly yours,

Warren McDonald
Inspector of Buildings

84 Eastern Promenade

November 13, 1952

Inspector:

Please also check particularly the following details, most of which are shown on the blueprints:

1. See that fastenings on the door from cellar to outside collarway and the door from outside collarway to the open air are fastened in such a way that they can always be opened from the inside.
2. Check to see that the automatic time switch is in place to control the hall lights, which should be on the owner's meter.
3. Check to see that there are handrails full length on at least one side of all stairs.
4. Check to see if the cellar floor is of sound concrete and the matters of cleanouts in all chimney flues and fire stops where visible around the edges of cellar.
5. Note that the appeal granted the right to leave the stairwell at third floor level open, an agreement having been recorded by the owner to the effect that the top floor would never be used for living quarters; also that the Board of Appeals allowed the closet under the front stairs.

WMcD

Q-12
STATEMENT OF AGREEMENT RELATIVE TO PROPERTY AT 84 EASTERN PROMENADE

October 31, 1952

This statement of agreement is to be considered as much a part of the application for a building permit to cover alterations in and changes of use of the single family dwelling house at 84 Eastern Promenade in the City of Portland, Maine to a 4-family apartment house, as though written on the application form, but failure to mention herein any requirement of the Building Code or any other law relating to the same subject matter shall not relieve owner, contractor, tenants, or any other party from complying therewith.

In consideration of building permit issued to authorize changing the one family dwelling house at 84 Eastern Promenade in the City of Portland, Maine to a 4-family apartment house in which finished rooms exist and will continue above the second story without the means of egress required by the Building Code in such a case, Willard-Daggett Co., of Portland in the County of Cumberland in the State of Maine, being the true and legal owner of said premises, does hereby agree for itself, its successors and assigns, that none of the space above the second story will be used in any way for living quarters until there has been full compliance with the Building Code of the City of Portland, the Ordinances of the City of Portland, and the Statutes of the State of Maine relating to this building.

Willard-Daggett Co.

By: _____
duly authorized thereto

State of Maine
County of Cumberland, ss.

_____, 1952

Personally appeared the above named
and acknowledged the foregoing instrument to be his free act and deed.

Before me

Notary Public

*The above has been
read and approved
by me
Notary Public
11/13/52*

Amend. #1
84 Eastern Promenade

October 29, 1952

Mrs. Josephine Hendrickson,
553 Forest Avenue,
Portland, Maine

Copy to: Willard-Saggett Co.,
21 Central Street
Googins & Clark, 46 Portland St.
Corporation Counsel

Dear Mrs. Hendrickson:

Amendment to building permit at 84 Eastern Promenade to include construction of a closet in first story hall beneath the stairs is not issuable under the Building Code because Section 212e5.5 stipulates that there shall be no closets beneath stairs or landing in a building of wooden frame construction.

You have indicated the desire of the owners to seek an exception from the Board of Municipal Officers, which is the Board of Appeals under the Code; so there is enclosed an outline of the appeal procedure.

If you will file this appeal at the office of Corporation Counsel before the close of business today, it will probably be determined by action of the Board by next Tuesday, November 4th.

Since you are now proposing changes in the building beyond my letter of October 4th, sent with the permit, it is important that you file application for amendment to the permit already issued covering these proposed changes. This application, if I understand the desires of the owners, should read as to general description of the work:

To leave the stair well at third floor level open on the basis that the owners will record at the Registry of Deeds a statement to the effect that the third floor will not be used for living quarters, the owners to have their signature of this statement acknowledged before a notary and a copy of the recorded statement to be filed here with application for amendment with the indication on the copy of the date of recording.

To construct partitions in first story front hall to form a closet beneath stairs or landing leading to second floor, these partitions to be covered on both sides and the ceiling or soffit beneath stairs and landing with plaster on metal lath.

Very truly yours,

Warren McDonald
Inspector of Buildings

WPMcD/H
Encs Outline of appeal procedure
Statement of agreement

AP 84 Eastern Promenade

October 9, 1952

Mrs. Josephine H. Hendrickson
553 Forest Avenue
Goggins & Clark
46 Portland Street

Copies to Mr. Josiah T. Tubby
85 Exchange Street
Willard-Daggett Company
21 Central Wharf

Dear Mrs. Hendrickson & Gentlemen:

Although there are several important omissions and discrepancies in the application and plans for change of use of the single family dwelling house at 84 Eastern Promenade to a four family apartment house, to such an extent that we would normally withhold the permit until corrections had been made, because we have been compelled to delay examination of the matter, it seems best to issue to you the permit, herewith, subject to revision of the plans quickly, and subject to the conditions which follow. If these features are not understood, or, if you are unable or unwilling to comply with them, it is important that you refrain from starting the work and return the permit card until adjustment can be made.

1. Please have Mr. Tubby revise the originals of the plans to show compliance with the Building Code in the details mentioned below and furnish fresh prints to this office and to the contractor, so that difficulties and misunderstandings will not arise later to plague us all when the work is nearing completion and you desire the required certificate of occupancy from this department so that the building may be lawfully occupied.
2. If there are now any finished rooms at all on the third floor, merely locking the door to the attic and stating that those rooms will not be occupied, will not satisfy Building Code requirements. It is necessary to floor over the stairwell at third floor level to give the same strength as the balance of the third floor, but to provide in the framing a covered scuttle or hatchway, about 2'x3' to give access to the third floor in case of need, and to provide a ceiling under the new framing as indicated below. The plans should be revised to show this framing and the arrangement of the scuttle and ceiling.
3. Have shown on the plans the make-up of the partitions to enclose the cellar stairs, framing and materials to be used to produce the required fire-resistance. There are several alternatives in schedule A of Section 305 and other attractive assemblies of materials have been developed, as published on pages 172 and 173 of HBPU recommended Code, available for examination in this office.
4. Please also have shown that the enclosure partitions are extended far enough so that the fire door will be as far from the lowest riser of the steps as the door is wide, and that the self-closing device on the fire door will be a liquid door closer. The allowances of Section 305.4 for the use of a standard fire-resistive door and frame at this location instead of the labelled Class C door shown on the plans, may be attractive to you as to cost, since this door may be made locally as described in the Building Code and does not require the label. If so, please have the reference on the plans changed accordingly.
5. On second floor, five steps leading to the present bathroom are to be eliminated and a floor constructed at the higher level for the kitchenette.

Mrs. Josephine N. Hendrickson
Googins & Clark

October 9, 1952

It would be well to have this framing, supports and any heading-off needed shown on the plans, so that misunderstandings may not arise when the required closing-in inspection is made before this framing is covered from view in any manner.

6. If there is a glass panel of substantial size in each of the exterior entrance doors, front and rear and in each of the vestibule doors, have the size of the panels shown. If any of these four doors does not have such a glass panel in it, show the size of panel proposed. See Section 203d5.1 and j1(d).

With reference to Section 212d1.2, please show in detail as to location, size and materials the method proposed for venting the "inside" kitchenettes in first and second stories.

While ventilating of bathrooms and toilet rooms is not regulated by the Building Code, a call to the Health Department disclosed that the 6 inch diameter vents proposed for the two "inside" bathrooms is not large enough unless exhaust fan is to be used. We shall not check further on this point but your plumber should consult the Plumbing Inspector.

7. If tenants are to have habitual rights in the basement, please have shown that the fastenings of the outside cellarway door will be such that a person on the inside can always get out quickly in case of emergency; that there will be, if not existing, a handrail on one side of the cellar stairs, full length, and that there will be a light suitably controlled in the cellar stair enclosure.

According to Section 203e electric lights are required in the public halls and stair halls, adequate in number, size and location to illuminate the way to the outside during the dark hours, the lights to be on the owner's meter and controlled by an automatic time switch. Please have the location of these lights and the time switch shown.

Please have shown the width of tread and the height of riser on both front and rear stairs. See Section 212c5.3.

If handrails do not exist full length and continuous on at least one side of each run of stairs, please show on the plan where the new rails or sections of rails will be provided.

According to Section 212e5.5, it is not allowable to construct the new closet shown in first story beneath the front stairs or landing.

8. All of the new partition work exposed to public halls and stair halls requires plaster on both sides on non-burnable lath. The under side of new framing closing-in third floor stairwell and any other new ceiling work or soffits under stairs, which would be exposed to public or stair halls, also requires plaster on non-burnable lath. Please specify it.

9. While unnecessary to show on plans, it is assumed that the cellar floor is of sound concrete and reasonably dry, or will be made so in accordance with Section 203i. Before giving the required notice for inspection before closing-in any of the partition or ceiling work or the new floor construction, the contractor should examine the structural supports of the building and cellar to see if all are sound and adequate; should examine the chimneys to see that there is a cast iron cleanout door and frame at the bottom of each chimney flue and that the flues are all clear; and that all firestops, either in existing work where exposed or in the new work, are in place—especially around the outside walls beneath first floor level where exposed to view—this so that these features will all be taken care of before our inspector is called upon to give the green tag of approval to allow closing-in.

10. It is to be borne in mind that none of the apartments are to be occupied in any way as living quarters until contractor or owner has given notice at this office of readiness for final inspection, until all has been found in order, and until the certificate of occupancy covering the new use has been issued from this department.

City of Portland, Maine
Municipal Officers
BUILDING CODE

Sustained
11/3/52

52/105

October 29, 1952

To the Municipal Officers:

Your appellant, Willard-Daggett Co., who is the owner of property at 84 Eastern Promenade, respectfully petitions the Municipal Officers of the City of Portland to permit an exception to the provisions of the Building Code relating to this property, as provided by Section 115, Paragraph A of said Building Code.

Amendment to building permit at 84 Eastern Promenade to include construction of a closet in first story hall beneath the stairs is not issuable under the Building Code because Section 212e5.5 stipulates that there shall be no closets beneath stairs or landing in a building of wooden frame construction.

The facts and conditions which make this exception legally permissible are as follows:
An exception is necessary in this case to avoid unnecessary hardship and can be granted without substantially departing from the intent and purpose of the Building Code.

WILLARD-DAGGETT CO.

BY *Philip E. Willard*
Appellant

After public hearing held on the 3rd day of November, 1952, the Municipal Officers find that an exception is necessary in this case to avoid unnecessary hardship and can be granted without substantially departing from the intent and purpose of the Building Code.

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

Edward J. Collier
William F. O'Brien
John W. L. L.
MUNICIPAL OFFICERS

DATE: October 31, 1952

HEARING ON APPEAL UNDER THE BUILDING CODE OF WILLARD-DAGGETT CO.

AT 84 EASTERN PROMENADE

Public hearing on above appeal was held before the MUNICIPAL OFFICERS.

<u>Board of Appeals</u>	<u>VOTE</u>		<u>Municipal Officers</u>
	Yes	No	
H. MERRILL LUTHE	(✓)	()	
HELEN C. FROST	(✓)	()	
ROBERT L. GETCHELL	(✓)	()	
WILLIAM H. O'BRIEN	(✓)	()	
EDWARD T. COLLEY	(✓)	()	
JOHN W. LAKE	(✓)	()	
	()	()	
	()	()	
	()	()	

Record of Hearing:

NO OPPOSITION