PERMIT TO INSTALL PLUMBING

Address 26 Dearing Street PERMIT NUMBER 17796

Installation For: Apt. & fan.

Owner of Bldg.: L. S. Cass

Owner's Address: 26 Dearing Street

Plumber: Walter B. Hand Date: 11/7/67

Date Issued 11/7/67

Portland Plumbing Inspector

By ERNOLD R. GOODWIN

App. First Insp.

Date [illegible]

By ERNOLD R. GOODWIN

App. Final Insp.

Date [illegible]

By .....

Type of Bldg.

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

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

Building and Inspection Services Dept.: Plumbing Inspection

APPLICATION FOR AMENDMENT TO PERMIT

PERMIT ISSUED

Amendment No. 1

Portland, Maine, Sept. 30, 1953

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 53/1558 *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 26 Deering St. Within Fire Limits? Yes Dist. No.1

Owner's name and address Leroi A. Goss, 26 Deering St.

Lessee's name and address Telephone

Contractor's name and address E. G. Johnson Co., 3 Diff St. Telephone

Architect Telephone

Proposed use of building Apartment house Plans filed yes No. of sheets

Last use Lodging house No. families 8

Increased cost of work No. families

Additional fee .50

Description of Proposed Work

1) Double hung window in basement livingroom will be two windows equalling 16 square feet.
2) Ventilation of third floor hall will be by means of a shaftway to the existing skylight, skylight to be movable and operative by cables controlled from the third floor hall.
3) Automatic dampers are to be provided close to the ceiling registers which will close automatically in case of fire. It is proposed to connect these two kitchens to an 8x12 flue now unused and having no other connections to it.
4) The vent from bath to this same chimney is in to a separate flue with no other vent or connection to it. This flue is separate from all others and has no connection whatsoever to other flues.

The fire door at the foot of the cellar stairs is equipped with a liquid door closer and has been for some time.

Amendment to be issued to E. G. Johnson Co.

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?

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:

Leroi A. Goss

Signature of Owner: E G Johnson

Approved: 9/30/53 WMS

Inspector of Buildings

INSPECTION COPY

(A) APARTMENT HOUSE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class

Portland, Maine, Sept. 3, 1953

PERMIT ISSUED
01532
[illegible]

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair demolish remove 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 26 Deering St. Within Fire Limits? yes Dist. No. 1

Owner's name and address Leroy E. Goss, 26 Deering St. Telephone

Lessee's name and address Telephone

Contractor's name and address E. G. Johnson Co., 3 Cliff Telephone

Architect Specifications Plans yes No. of sheets 4

Proposed use of building Apartment house No. families 8

Last use Lodging house No. families

Material brick No. stories 3 Heat Style of roof Roofing

Other buildings on same lot

Estimated cost $ 450. Fee $ 2.00

General Description of New Work

To make alterations to building so as to make eight-family apartment house 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*** E. G. Johnson 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? If not, what is proposed for sewage?

Height average grade to top of plate Height average grade to highest roof

Size, front depth No. stories solid or filled land? ledge or rock?

Material of foundation Thickness, top bottom cellar

Material of underpinning Height Thickness

Kind of roof Rise per foot Roof covering

No. of chimneys Material of chimneys of lining Kind of heat fuel

Framing lumber—Kind Dressed or full size?

Corner posts Sills Girt or ledger board? Size

Girders Size Columns under girders Size Max. on centers

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

Joists and rafters: 1st floor, 2nd, 3rd, roof

On centers: 1st floor, 2nd, 3rd, roof

Maximum span: 1st floor, 2nd, 3rd, roof

If one story building with masonry walls, thickness of walls? height?

If a Garage

No. cars now accommodated on same lot, to be accommodated number commercial cars to be accommodated

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVED:

Miscellaneous

Will work require disturbing of any tree on a public street? no

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

Leroy E. Goss
E. G. Johnson Co.

Signature of owner by: E G Johnson

INSPECTION COPY

Permit No. 53/1582
Location [illegible]
Owner [illegible]
Date of permit 9/15/53
Notif. closing-in 9/22/53
Inspn. closing-in [illegible]
Final Notif.
Final Inspn. 10/19/53 [illegible]
Cert. of Occupancy issued

NOTES

~~9-22-53 Permission [illegible]~~
~~[illegible]~~
~~10/15/53~~
~~Ventilation [illegible]~~
~~[illegible]~~
~~[illegible]~~

AP 26 Deering St.

WHeD 9/23/53

September 15, 1953

Mr. Leroy E. Goss
26 Deering St.
E. G. Johnson Co.,
3 Cliff St.
Mr. William J. Armitage
23 Mitchell Rd. So. Portland

Gentlemen:

Building permit to authorize alterations in the lodging house at 26 Deering St. for the purpose of making there an 8-apartment building is issued to the contractor, Harwadth, based on sheets 5,6, 7 and 8 of the architect's plans, all marked as revised August 24, 1953 and all received here on September 3, and subject to the following conditions. If these conditions are not understood, or, if you are unable or unwilling to comply with them, it is important that you contact this office without delay and with additional information as to how you will comply with the Building Code.

1. The matters of sufficient window area in the basement living room, of establishing adequate ventilation for third floor stairhall, and of ventilation for the two kitchenettes on third floor are still in question as will be explained later. It is expected that you will get these questions all cleared up and that the contractor will file application for amendment to the permit now issued to cover the changes involved before September 23, 1953.

2. The new partitions to enclose the heater room in the cellar are to be framed with no less than 2x3 studs (uprights), no more than 16 inches from center to center. The Class C fireloor indicated at doorway to heater room is to bear upon it the label of the Underwriters' Laboratories, Inc., identifying it as Class C (for rooms and corridors). Before plaster is applied to the perforated lath on the heater room ceiling, three inch wide strips of metal lath are to be applied over the joints between the gypsum lath.

3. Since you have chosen to introduce a door between rear bathroom and rear stairhall on third floor instead of between the combination kitchenette and dining room and rear hall, it will not be necessary to provide a liquid door closer on that particular door if the knob on the stairhall side is left off and if the lockset is such that it cannot be opened from the stairhall side, and, of course, no obstruction to opening the door and passing through on the bathroom side.

4. A doorway and door were called to your attention on the former plans shown as connecting the two living rooms at the front of third floor. The latest plan is marked at that point "2 doors". It is not understood what this means, but the owner should still bear in mind that if there is any thought, either now or in the future, of rearranging the assignments of rooms on the third floor, the entire matter of means of egress will have to be reconsidered.

5. The following matters are still in doubt, are to be the subject of additional infopation and included in the contractor's application for amendment:

--if the plan is understood the double hung window (gross opening 39½ inches by 28 inches) in the basement living room appears to afford less than eight square feet of area, while one-tenth of the floor area of the room seems to equal a little over 11 square feet as being required.

—is a means of ventilation of the third floor stairhall to be provided through the ceiling over stairhall on third floor (we understand that this new ceiling light and enclosed shaftway to the existing skylight is proposed, not existing)? If not, what assurance to you offer as to providing fresh air to the third floor stairhall to provide adequate ventilation without relying upon opening doors of private apartments.

—it appears that you propose to vent the two kitchenettes on third floor by means of metal ducts running up through the ceiling and along the attic floor to connect to one or more chimney flues of the rear chimney. That is questionable as a means of venting, and would hardly be acceptable unless automatic dampers were provided in each duct close to the ceiling level, which would close automatically in case of fire in the kitchenette tending to draw up to the chimney flue and set fire in the attic. Is it the intention to connect both vent ducts to the same chimney flue? Are there any connections or openings of any description to any flue to which the vent ducts would be connected?

—it is noted that there is already a vent duct from the rear bathroom on third floor running to this same chimney—evidently put in at the same time that the extensive changes were made in occupancy without a permit from this department. Presumably at that time the plumber secured the approval of the Health Department for this arrangement, the Plumbing Inspector connected with the Health Department having control over the ventilation of toilets and bath rooms. It seems necessary that the owner's plumber contact the Plumber Inspector and secure from him assurances that this means of venting the bathroom is satisfactory. It is also important to notify us whether or not there are any other connections or openings of any description to the flue where the bathroom vent connects. Certainly the bathroom vent and the kitchenette vents could not use the same flue, and there must be the assurance that there is a solid partition on the inside of the chimney to effectively separate any flue to which the bathroom vent is connected from any flue venting a kitchenette.

Very truly yours,

WMcD/B

Warren McDonald
Inspector of Buildings

P. S. The fire door in enclosure at the foot of the cellar stairs requires a liquid door closer if one is not already provided.

APARTMENT HOUSE ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED
AUG 21 1953
CITY OF PORTLAND

Class of Building or Type of Structure Second Class

Portland, Maine, August 21, 1953

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 26 Deering St. Within Fire Limits? yes Dist. No.

Owner's name and address L. E. Goss, 26 Deering St. Telephone

Lessee's name and address Telephone

Contractor's name and address Harris Oil Co., 202 Commercial St. Telephone 2-8304

Architect Specifications Plans no No. of sheets

Proposed use of building Apartment house No. families

Last use " " No. families

Material brick No. stories 3 Heat Style of roof Roofing

Other buildings on same lot

Estimated cost $ Fee $ 1.00

General Description of New Work

To move 2-275 gallon fuel oil storage tanks so that they will be within the proposed new boiler room. Tanks will be 5' from any flame.

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*** Harris Oil 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? 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 girders Size Max. on centers

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

Joists and rafters: 1st floor, 2nd, 3rd, roof

On centers: 1st floor, 2nd, 3rd, roof

Maximum span: 1st floor, 2nd, 3rd, roof

If one story building with masonry walls, thickness of walls? height?

If a Garage

No. cars now accommodated on same lot, to be accommodated number commercial cars to be accommodated

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVED:

Miscellaneous

Will work require disturbing of any tree on a public street? no

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

L. E. Goss
Harris Oil Co.

INSPECTION COPY

Signature of owner by: Dana E Archer

12-3
5-9-

Permit No. 53/1416

Location 120 Dessing St

Owner L. E. Goss

Date of permit 8/24/53

Notif. closing in

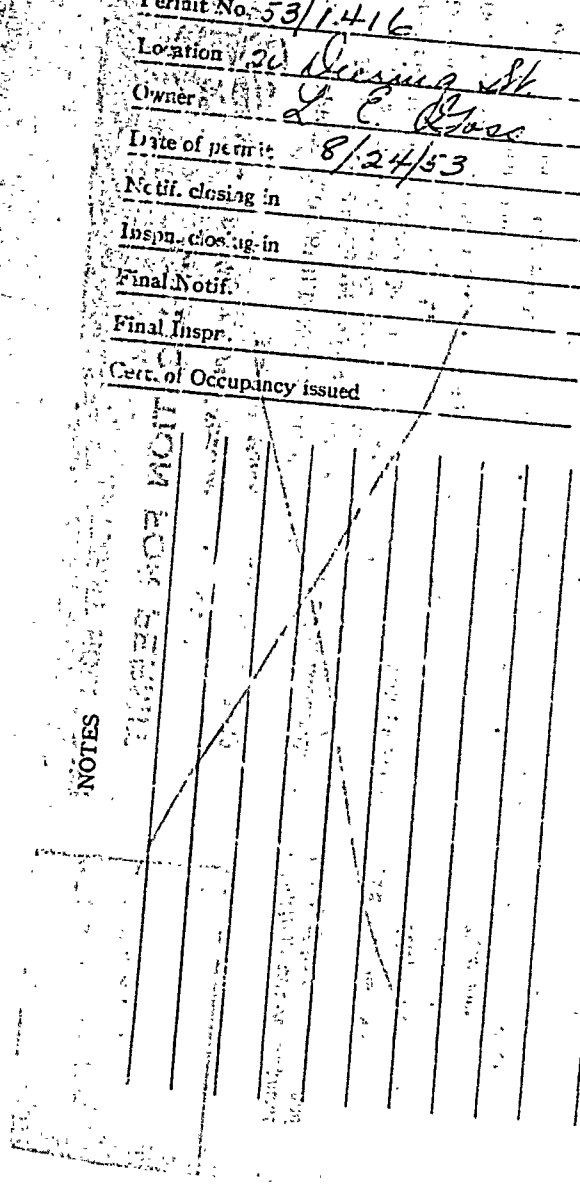
Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

NOTES



STATEMENT OF AGREEMENT IN CONNECTION WITH TEMPORARY CERTIFICATE OF OCCUPANCY ISSUED TO EDGAR O. AND ANITA KAUFHOLD TO COVER CHANGE OF USE OF THE BUILDING AT 26 DEERING STREET FROM A SINGLE FAMILY DWELLING HOUSE TO A LODGING HOUSE

RECEIVED
AUG 1 1945
DEPT. OF [illegible] INSP.
CITY OF PORTLAND

July 27, 1945

In consideration of temporary certificate of occupancy issued by the Inspector of Buildings to allow the use of the building at 26 Deering Street as a lodging house, we, Edgar O. and Anita Kaufhold, do hereby agree as follows:

That, having placed an order on July 10/45 with the Protectowire Company of Hanover, Mass. for an automatic fire alarm in the building at 26 Deering Street, as required by orders of the Municipal Officers of Port and sustaining Building Code appeal which granted a variance conditionally, among other features, to cover deficiency in location of means of egress in the building to be compensated for by this automatic fire alarm system, we will use every means at our disposal to get this fire alarm system completely installed and effective to protect the occupants of the building with detector stations covering entire cellar, cellar stair enclosure, and all public and stair halls and gongs of sufficient intensity to arouse all sleepers in both front and rear stair halls at both second and third floor levels, and

That, in event such automatic fire alarm has not been completely installed and made operative to the approval of the Inspector of Buildings by September 30, 1945, we agree to have all third floor rooms vacated and keep them unused until such satisfactory system has been completed.

Witnesses:

George M. Daggit — Anita P. Kaufhold

George M. Daggit — Edgar O. Kaufhold

(Please fill in the date on which you placed the order with the Protectowire Company.)

City of Portland, Maine

Appeal to the Municipal Officers to Change the Decision of the

Inspector of Buildings Relating to the Property Owned

by Mrs. Anita Kaufhold at 26 Deering Street

May 1, 1945

Approved as amended and Granted conditionally 5/7/45

Subject to conditions

Chairman Libby
Mrs. H. C. Frost
Fred H. Cobbi
George A. Harrison
Herman B. Libby

To the Municipal Officers:

Your appellar Mrs. Anita P. Kaufhold

who is the owner of property at 26 Deering Street

respectfully petitions the Municipal Officers of the City of Portland to change the decision of the Inspector of Buildings relating to this property, as provided by Section 115 Paragraph a of the ~~Zoning Ordinance~~ Building Code, on the ground that the enforcement of the ordinance in this case involves unnecessary hardship and because relief may be granted without substantially derogating from the intent and purpose of the ~~Zoning Ordinance~~ Building Code.

The decision of the Inspector of Buildings denies a permit to cover conversion of the dwelling house at 26 Deering Street to use as a lodging house because the following features do not comply with Building Code requirements for the new use: (1) Insufficient provisions for light and air in three lodging rooms proposed on third floor, in second story west skin wall and in both stairwells on third floor; (2) Heads of windows on third floor less than the minimum of six feet above the floor; (3) Location and arrangement of two stairways on third and second floors such that a hazard involving one of them would make the other inaccessible or inaccessible.

The reasons for the appeal are as follows: (1) (2) (3) - In order to meet requirement of code for light and air on the third floor - - the expense of cutting dormer windows in brick walls and thru slate roof would be prohibitive because of the complete and extensive reconstruction necessary. - To provide outside light except thru elipticle dash would mean the sacrifice of an entire room. - Stairs are in such an existing condition, that to rearrange them would mean the entire reconstruction of the entire house.

.....(signed) Mrs. Anita Kaufhold.....

City of Portland, Maine

BOARD OF APPEALS

ORDERED:

That the appeal under the Building Code of Mrs. Anita Kaufhold at 25 Deering Street, relating to conversion of the dwelling house there to a lodging house with insufficient provisions for light and air in stairhalls and certain rooms on third floor, and with defective location and arrangement of means of egress from second and third floors, be sustained conditionally and that a building permit be granted to said appellant, subject to full compliance with all terms of the Building Code not involved in this appeal, and subject to the following conditions:

1. An additional window shall be provided in third floor room numbered seven on the plan, at least as large as other windows in third story; or the room shall not be used for living quarters until such a window has been provided.

2. Door to linen closet and door connecting front and rear stair halls, both in second story, shall be permanently removed, and a new doorway and door shall be provided between rear stairhall and open outside linen closet, thus making window in linen closet available to front stair hall for daylight and ventilation. Transom over door at second floor, foot of rear stairs from third, shall be made operative.

3. On third floor a new hallway, no less than 30 inches wide shall be provided through Room No. 8 to connect front and rear stairs, and a doorway shall be cut through wall of closet of Room 9 to give direct egress to rear stairhall. In second story Rooms 4 and 5 shall be used only as a single suite and the certificate of occupancy so states, or a new hallway, no less than 30 inches wide, shall be provided through No. 4 to give direct access to rear hall from No. 5. In second and third stories suitable directional signs shall be provided so that all occupants will know how to reach rear stairs.

4. An automatic fire alarm system, approved by the Inspector, shall be installed with detector stations covering entire cellar, cellar stair enclosure, and all public and stairhalls, and gongs of sufficient intensity to arouse all sleepers in both front and rear stairhalls at both second and third floor levels.

BECAUSE enforcement of the ordinance in this specific case involves unnecessary hardship by preventing the proposed use of the property; and desirable relief may be granted without substantially departing from the intent and purpose of the ordinance in that the conditions imposed are calculated to fully safeguard the safety and welfare of the occupants in particulars where deficiencies occur.

PUBLIC HEARING ON THE APPEAL UNDER THE BUILDING CODE OF MRS. ANITA P. KAUFHOLD AT 26 DEERING STREET

May 4, 1945

A public hearing on the above appeal was held before the Board of Municipal Officers today. Present for the city were Chairman Harry C. Libby, Mrs. Helen C. Frost, Fred H. Cabbi, Herman B. Libby, Corporation Counsel, W. Mayo Payson, and Inspector of Buildings, Warren McDonald.

Mrs. Kaufhold, and her architect, William O. Armitage, appeared in support of the appeal.

At adjournment of the meeting the members of the Board present decided that they were in favor of sustaining the appeal conditionally--that room #7 on the third floor should have provided an additional window or not be used for living quarters until such window has been provided; that an automatic fire alarm should be installed to offset defects in location and arrangement of stairways, that other adjustments be made so that all occupants in the building on second and third floors would have ready access to both stairways without passing through the private quarters of others, and that certain other adjustments be made as to light and air in the halls.

Warren McDon

APARTMENT HOUSE ZONE
CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

COMPLAINT

FILE COPY

Location: 26 Deering Street

COMPLAINT NO. C-53-33 Date Received March 17, 1953

Location 26 Deering Street Use of Building Apart. House

Owner's name and address Mrs. L. E. Goss, 26 Deering St. and Pass-A-Grille Beach, Florida Telephone

Tenant's name and address ~~Lessee - Mrs. Frank Loveday, 26 Deering St.~~) Telephone

Complainant's name and address W.McD. Telephone

Description: Physical alterations made without permit in basement and on 3rd floor - rooming house with one room on 3rd floor not to be used for living quarters,-converted to 7 or 8 apts. without certificate and without making required improvements. See report by ATH of 1/8/53

NOTES:

4/20/53 - Mr. Noonan came in - and Mrs. Armitage re attaching plans - [illegible] and agreed that the problem [illegible] WM

6/26/53 Mr. Noonan & Mr. Armitage [illegible] RH.

6/30/53 - Ground for [illegible] action - Immediately [illegible] action - WM

6/30/53 - [illegible] WM

9/2/53 - Clear + [illegible] WM

9/15/53 - Permit [illegible] WM

C-53-33 26 Deering St.

WMcD 8/27/53

August 12, 1953

Mr. L. M. Goss
26 Deering St.,

Copies to: Mr. William O. Armitage
23 Mitchell Rd. So. Portland
Mr. H. C. Newell
444 Sawyer St., So. Portland

Dear Mr. Goss:

It is puzzling to know what we have to do, short of a journey to court, to get made good your violation of the Building Law at 26 Deering St. Nearly five months have elapsed since you received the order from this department by letter dated March 17. In the last paragraph of that letter werestated the two courses which appeared open to you to make good the violation. It becomes evident that you do not mean to undertake the first one, that of reverting to a lodging house use authorized in the original certificate of occupancy. Neither have you started with any vigor on the other course —that of making the building comply with the Building Code for its present occupancy as an apartment house.

If you do not have in your possession a building permit and have not started in earnest the alterations necessary to provide the improvements required by law for the present occupancy before August 27, 1953, I shall find it my duty to seek the cooperation of the Corporation Counsel of the City in proceeding against you without further notice for violation of the law.

The last paragraph of the letter of March 17, directed that you have filed a belated application for a permit to make the physical alterations and improvements required by Sections 202 and 212 of the Building Code for the occupancy as an apartment house, and that with this application you have filed architectural plans of all floors and the basement showing the present or proposed arrangement and improvements required by the Building Code for that arrangement, including all partitions altered or constructed without a building permit.

No application for the belated permit has been filed yet. On July 7 Mr. Armitage filed sheets 5,6,7 and 8 of his set of prints of the building, but it appears that you must not have given him full authority to follow the instructions in my former letter, as above.

Time has now been found to examine the plans filed July 7, and enclosed herewith is a schedule of required changes to comply with the Building Code on the basis of the change of occupancy from lodging house to apartment house of eight dwelling units.

Now, Mr. Goss, I am not trying to be arbitrary. From our conversations over the telephone, I am convinced that you have no intent whatever of violating any laws deliberately. It is also evident that you have not yet accepted the viewpoint that you are liable for the safety of your tenants, whose rentals you are evidently taking, to the extent which the law undertakes to safeguard them. You will find us still cooperative and helpful if you will move quickly and thoroughly.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMcD/B

Encl. Statement of requirements

CHECK LIST OF REQUIREMENTS OF BUILDING CODE AT 26 DARLING STREET, BASED ON ARCHITECT'S 4 SHEETS OF PLANS REVISED JULY 6, 1953—August 12, 1953

Sect. of Bldg. Code Applying	Requirements
203f3....	Enclose the heater, smokepipe, fuel oil tanks and separate hot water heater, if any, by partitions and ceiling rated as having at least 1-hour fire resistance with Class C (labelled) fire door at each opening in partitions, made self-closing by liquid door closer. Consult 303a3 for combinations affording 1-hour resistance. A number of combinations not printed there are allowable, which may be learned by consulting this office. This will be difficult because oil tanks and boiler are so far apart. The plan says entire basement ceiling is plastered. Unless the plaster is on metal lath or perforated gypsum lath, it will not be acceptable over the heater room.
212a1.2(a)	Despite the automatic fire alarm, the exits for the front and rear apartments on third floor are not safely separated. One acceptable method of correction consists in constructing a partition from the chimney to the nearest partition separating the stairwell from the hallway where the scuttle is, providing a doorway in it at least 30 inches wide with "flush" door in it (wire glass panels allowed) made self-closing by liquid door closer and adjust directional exit signs so that occupants of rear apartment will unerringly know how to reach the front stairs. Provide a similar door in the doorway from the rear stairhall leading toward the rear apartment and the existing directional sign to remain. On second floor provide doorway between combination kitchenette and dining room of left (as one faces the building) apartment to the rear hall and provide door in existing doorway between front and rear halls—both doors to be as described above for third floor and similarly equipped. The new partition and door from rear stairhall to left apartment do not appear essential for safety, but if they are to remain a light should be provided on the time-switch circuit in this otherwise dark corner of the public hall. (The plan shows a connecting doorway between the two living rooms on second floor, which may be an error. If there is any idea of adjusting arrangement of rooms so that both rooms might be in one apartment, there would have to be a new consideration of the exit situation).
203d5....	Not sufficient window area in basement living room. Overall area of windows must be one-tenth of floor area. Ceiling of basement apartment must be at least

Sect. of Bldg. Code Applying	Requirements
	three feet above the level of the ground outside of the windows—this latter figure is not known. No outside window or suitable skylight and ventilator for third floor front hall. See special allowances in 203j1(d)(1) for allowances in case of conversion of existing dwellings.
212d1.1,1.2....	Kitchenette of rear apartment and of front apartment on third floor have no windows or vent indicated.
203d2....	The bedroom of front apartment third floor requires 19 square feet of overall window area, but it appears to have less than 9 square feet. Because of this deficiency that room was excluded from use as living quarters when the building was originally converted to a lodging house. There was talk of constructing a dormer window to make good the deficiency, but the then owner avoided the expense and the use of the room was excluded.
203f2....	The liquid door closer must be restored to the enclosure at the foot of the cellar stairs so that this fire door will be truly self-closing.

C-53-33-
Reg. Mail
4/15/53-WMcD.

March 17, 1953

Mr. L. E. Goss,
Pass-A-Grille Beach,
Florida

Dear Mr. Goss:

Violations of the Building Code are found to exist in the building which you are reported to own or control at 26 Deering Street in Portland in that:

1. The building has been changed from a lodging house and only one apartment to an apartment house of seven or eight dwelling units and is being so maintained and used without the provisions for safety and fire protection required for such an apartment house;

2. The front room on third floor--marked on plan "Room No. 7" - is being used for living quarters without the required certificate of occupancy and contrary to limitations on the certificate of occupancy issued to the former owner;

3. Certain partitions have been erected in basement and in 3rd story without first securing a building permit therefor;

4. A kitchenette has been established on 3rd floor without the required means of admitting daylight or providing ventilation.

As authorized and directed by Section 109 of the Building Code (copy enclosed), you are hereby required to have these violations of law made good, so that the building complies with the law in all particulars, before April 15, 1953. In the meantime you are no doubt personally liable in case injury or loss of life occurs through failure to provide the protection required by law.

It is realized that you are out of town for a period, but that does not relieve you of the necessity of complying with the above order within the time period set.

Two courses appear:-to revert to the former authorized and lawful use as a lodging house with no cooking facilities except in one first floor apartment; or to have architectural plans of all floors and basement made, showing the present or proposed arrangement and improvements required by the Code for that arrangement, including the partitions constructed without a permit - these plans to be filed as blueprints (all information on them printed from the original) with belated application for a permit to make the physical alterations and improvements required by Section 203 and 212 of the Building Code and to comply with the Housing Code administered by the Health Dept.

Very truly yours,

Inspector of Buildings

WMcD/H

Enc: Section 109 of Bldg. Code

26 Deering St. Rooming House

Mrs L.C. Grn, 26 Deering St. annex. (w/in 3 months) 1-8-53.
Check Rec'd Issued Temporary Certificate of occupancy
Name Edgar & Anita Mayfield Oct. 19, 1943.

Fire X Wtr
Has automatic alarm system.
Has sprinkler on three upper floors (w/in 3 months of occupancy) Attendant
at all times electric
Cellar stairs enclosed and self-closing fire doors, fire
doors operate at all times and not propped open.
There are 11 persons in the house, three above the second
floor.

Basement - (2 persons)
Testing not shown on plans because door fails
X (shown in dotted lines) making Apartment #5 inaccessible
and wife unable to get in for further checks.

First Floor - (3 persons)
Bed room, kitchenette and shower. Not in
Owner occupies remainder of first floor.

Second Floor - (2 Apts. 3 persons)
Apt #3 three rooms including kitchenette and
bath, above first floor
Apt. #4 (front side) Living room, bedroom, kitchenette
and bath. Not in

Third Floor - (Apt. 2 single rooms with cooking 3 persons)
Apt #7 three rooms, kitchenette, bath
Room & one room kitchenette, bath
" 6 " " " Not in
Rooms 1 & 2 - 1 front room occupied
Kitchenette - kitchen not in use

Apt	Occ	Rms
Basement -	1	2
1st flr -	2	4
mid -	2	7
3rd flr -	3	7
	8	22

Copy.

Goss' Guest House
ON THE GULF OF MEXICO

TEL. 2-2384 - - P. O. BOX 205 111 - 13th STREET

Pass-a-Grille Beach, Fla.

Mr Hubbard C.Newell-
444-Sawyer Street-
South Portland, Maine.

Subject- 86 Deering St- Portland, Me

Dear Mr Newell-

In that store room of ours in the basement(the 1st door to the right as you go in) and in a box or on the shelf- you will find an excellent set of blue Print plans of the house, that Mrs Caulfield gave me, when I purchased the place of her- she stated at the time that she had them made upbecause she thought that some day she might want to make some alterations- I did not go over them at all more than to see that they were a real set of Blue Prints- but I did keep them- AND so I am wondering if you will not them and go over them with the idea of course in mind that, they can be put to good use,and save having to go to any great big expense if they can be used.
Things are tough enough,so that I would like to use those plans, by having them altered, by /or who would know,I do not know if they will be satisfactory at all,but the idea occurred to me,and I thought I would write you.

I am very anxious to please Mr McDonalds office, and the Good Lord knows I try hard enough to be a good citizen, but by Golly I am just stuck here until May 1st,I feel that I could explain that all would be satisfactory, and I hate to bother you with all these details, but you know just how I am situated,and Mrs Goss has to be in the South account of her health,so what in the dickens can a poor cuss do,but call on his friends,and live in hopes he can reciprocate some time?
At my age- I find myself a great worry bird,in my 68 th and so is Mrs G.I am just nine days older than she is, so you see why I am hollering to you.

Our very best to you and Mrs Newell-

Sincerely- Leroy D.Goss

RECEIVED
MAR 24 1953
DEPT. OF BLD'G. INSP.
CITY OF PORTLAND

L. D. GOSS, Proprietor

Goss' Guest House
ON THE GULF OF MEXICO

TEL. 2-2584 - - P. O. BOX 205 111 - 13th STREET

Pass-a-Grille Beach, Fla.

March 21st- 1953

Department of Building Inspections-
Mr Warren Mc Donald-
Portland. Maine.

File C-53-33-
Reg-Mail-4/15/53 WMcD.

Dear Sir-

Please find enclosed herewith a copy of my letter to Mr Hubbard C.Newell-444 Sawyer Street. South Portland. Maine. who does my work, and who did the work at 26 Deering Street. the carpentering.
York Electrical Co- does the work and did the work -Electrical-

Wilbur F.Blake Inc- of 9 Forrest Street- does, and did do the Plumbing.

I some how got the impression that they attended to the building permits- and of course it never entered my mind, well, what ever I have done wrong, I want to have it fixed right, and I have written Mr Newell to attend to it as he is the regular maintainence man.

I have a Guest House here, that I have operated for 12 years, and I am away from Portland, from November 1st to May 1st- when I close my Guest House here, and return to Maine.

As I am stuck here with a housefull of Guests, until May 1st- and cannot kick them out, it seems that the only thing I can do is to have Mr Newell attend to all of the things required, which I should have to do in any event, even if I were there, in Portland.

Whenever any thing is wrong I just holler for him anway, in his line, and the same goes for Blake - and the York Electric. etc.

As you will note, in my letter to Mr Newell, (the third paragraph) I have instructed him to have plans made and to do all that is required , I hope all this will prove satisfactory.

Sincerely-

Leroy E. Goss.

RECEIVED
MAR 23 1953
DEPT. OF BLD'G. INSP.
CITY OF PORTLAND

L. E. GOSS, Proprietor

Copy of My letter to Mr Newell

Goss' Guest House
ON THE GULF OF MEXICO

TEL. 2-2584 — P. O. BOX 205 — 111 - 13th STREET

Pass-a-Grille Beach, Fla.
March 21st-1953-

Mr Hubbard C.Newell-
444 Sawyer Street.
South Portland. Maine.

Dear Mr Newell-

Subject- 26 Deering Street-
Portland, Maine-
Warren McDonald-Building Inspector

The enclosed just received letterfile C-53-33- of March 17th- attached to this letter-

---

I am forwarding this to youas I know you will understand all about it and will attend to it to Mr McDonalds satisfaction- and if there is anything I am doing or that I have done, please correct it allas spedily as possible,you understand all of this and I do not understa it hardly at all, as you did practically all of the work,Iof course thought that you had attended to all that about the building permits and I cannot help but feel that there is a mistake somewhere.

And I recall going down and having a talk with someonethere at the City Hall,about puting the building into Doctors offices of Apartments,and I am so hazy about it, as I had that virus X at the time as you will recall, and we had to close the place up and I had to go south.

Now- Mr Newell- will you please attend to this right away, and do what is required, I am stuck right here with my Guest House until May 1st-House is full of Guests- I am sending Mr McDonells letter to you via Air Mail- Registered.and am counting on you,do what everis required, plans made to submit etc,and to advise me all is o.k I see our friend Mr Emery once in a while when I am down town, and we always speak of you.

Mrs Goss joins me, in sending you and Mrs Newell our very best-

RECEIVED
MAR 23 1953
DEPT. OF BLD'G. INSP.
CITY OF PORTLAND

Sincerely ..

Leroy E.Goss.

P.S. I was the one that put up thatpartition for the toilet down stairs, I just set it out a liitle.about a foot.

L. E. GOSS, Proprietor

(A) APARTMENT HOUSE ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED
01936
OCT 28 1952
CITY of PORTLAND

Class of Building or Type of Structure ~~Garage~~

Portland, Maine, October 27, 1952

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect, alter, repair, demolish, remove~~ 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 26 Deering Street Within Fire Limits? yes Dist. No.

Owner's name and address L. E. Goss, 26 Deering Street Telephone

Lessee's name and address Telephone

Contractor's name and address Harris Oil Co., 202 Commercial Street Telephone 2-8304

Architect Specifications Plans no No. of sheets

Proposed use of building Apartment house No. families

Last use " " No. families

Material wood No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated cost $ Fee $ 1.00

General Description of New Work

To install 1-275 gallon fuel oil tank in basement for additional storage. (Existing 1-275 gallon tank).

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. ***PERMIT TO BE ISSUED TO*** Harris Oil Co.

Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work?

Height average grade to top of plate Height average grade to highest point of roof

Size, front depth No. stories solid or filled land? earth or rock?

Material of foundation Thickness, top bottom cellar

Material of underpinning Height Thickness

Kind of roof Rise per foot Roof covering

No. of chimneys Material of chimneys of lining Kind of heat fuel

Framing lumber—Kind Dressed or full size?

Corner posts Sills Girt or ledger board? Size

Girders Size Columns under girders Size Max. on centers

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

Joists and rafters: 1st floor, 2nd, 3rd, roof

On centers: 1st floor, 2nd, 3rd, roof

Maximum span: 1st floor, 2nd, 3rd, roof

If one story building with masonry walls, thickness of walls? height?

If a Garage

No. cars now accommodated on same lot, to be accommodated number commercial cars to be accommodated

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVED:

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

L. E. Goss
Harris Oil Co.

Signature of owner by: L. E. Goss

INSPECTION COPY

1-15 ~~12-32~~ ~~1-72~~

Permit No. 52/1936

Location 26 Deering St.

Owner L E. Lloyd

Date of permit 10/28/52

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn. 1/15/53 Final

Cert. of Occupancy issued

NOTES

11/12-52 Build Wall

(A) APARTMENT HOUSE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class

Portland, Maine, September 19, 1949

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 26-28 Deering Street Within Fire Limits? ..... Dist. No. .....

Owner's name and address Leroy E. Goss, 74 Deake St., So. Portland Telephone 2-7119

Lessee's name and address ..... Telephone .....

Contractor's name and address ..... Telephone .....

Architect ..... Specifications ..... Plans ..... No. of sheets .....

Proposed use of building Doctors' offices and lodging rooms No. families .....

Last use Lodging rooms No. families .....

Material brick No. stories 2½ Heat ..... Style of roof ..... Roofing .....

Other buildings on same lot .....

Estimated cost $..... Fee $.....

General Description of New Work

To change use of buildings from lodging house to doctors' offices in first and second stories with three lodging rooms in third story.

This application is preliminary to get settled the question of zoning appeal. In event the appeal is sustained the applicant will furnish complete information, the estimated cost and will pay legal fee.

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

Details of New Work

Is any plumbing involved in this work? ..... Is any electrical work involved in this work? .....

Height average grade to top of plate ..... Height average grade to highest point of roof .....

Size, front ..... depth ..... No. stories ..... solid or filled land? ..... earth or rock? .....

Material of foundation ..... Thickness, top ..... bottom ..... cellar .....

Material of underpinning ..... Height ..... Thickness .....

Kind of roof ..... Rise per foot ..... Roof covering .....

No. of chimneys ..... Material of chimneys ..... of lining ..... Kind of heat ..... fuel .....

Framing lumber--Kind ..... Dressed or full size? .....

Corner posts ..... Sills ..... Girt or ledger board? ..... Size .....

Girders ..... Size ..... Columns under girders ..... Size ..... Max. on centers .....

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

Joists and rafters: 1st floor ....., 2nd ....., 3rd ....., roof .....

On centers: 1st floor ....., 2nd ....., 3rd ....., roof .....

Maximum span: 1st floor ....., 2nd ....., 3rd ....., roof .....

If one story building with masonry walls, thickness of walls? ..... height? .....

If a Garage

No. cars now accommodated on same lot ....., to be accommodated ..... number commercial cars to be accommodated .....

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? .....

APPROVED:

.....

.....

.....

Miscellaneous

Will work require disturbing of any tree on a public street? No

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

Signature of owner Leroy E. Goss

INSPECTION COPY

Permit No. 491

Location 26-28 Deering St.

Owner Leroy E. & Bass

Date of permit 09/19/49

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

NOTES

LOCATION 2/3-2/6 Roanoke

DATE 9/20 69

PERMIT ✓

INQUIRY

COMPLAINT

BI-67

15/.'77

[illegible]

[illegible] 26-28 Deering Street-I

September 30, 1949

Mr. Leroy E. Goss
74 Meake Street
South Portland, Maine

Subject: Application for building permit intended to cover change of use of the lodging house at 26-28 Deering Street to a combination of doctors' offices in first and second stories with three lodging rooms in third story

Dear Sir:

Since under the Zoning Ordinance we are unable to issue a building permit to provide suites of doctors' offices in this building because the property is located in an Apartment House Zone, you have indicated your desire to seek an exception from the Board of Appeals.

Before I can certify the matter to the Board of Appeals as being ready for appeal proceedings we shall have to know more about the arrangement of doctors' offices in first and second story and will have to check against the Building Code to see whether or not the Code would require fire resistive separations between the two classes of occupancy and whether or not additional safety and fire prevention features would be required by the Building Code.

This building was converted several years ago from a single family dwelling house to a lodging house under building permit from this department and when all improvements had been made a certificate of occupancy was issued as a lodging house. At that time the building was equipped with a standard automatic fire detection and alarm system which the Building Code required.

On that occasion architectural floor plans of the building were furnished and are in our files for you to examine if you desire. Perhaps you can get enough information from those plans so that additional architectural services will not be necessary. It is particularly important to know whether or not any cooking facilities are contemplated or will be allowed in the third story rooms. The Building Code provides that even a single room occupied by only one person must be counted as an apartment, if there are cooking facilities in that room.

If the time element is important, I recommend that you file this additional information quickly since, unless your appeal is filed with the Board of Appeals before September29, extra delay will ensue before the required public hearing can be set. You will have to allow time enough for us to receive and check the additional information and then to write you and the Board of Appeals a letter of certification.

You can examine the plans of the building at any time when the office is open to the public whether I happen to be in the office or not—after this week between 8:30 A. M. and 3:45 P. M., during this week 8:00 A. M. to 3:45 P. M. and 8 to 12 Saturday.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMcD/G

(See Second Page)

Dear Mr. Goss:

We have been holding this letter since September 20 because, before we put it in the mail you phoned the office, saying that you were considering a different proposition involving an insurance office as a partial tenancy. We thought that you were to investigate more fully just what you wanted to do and let us know. Since we have heard nothing, it seems best to send the letter with this and the following notation.

It is certain that the Board of Appeals would take an entirely different view of a proposal for an insurance or other business office than for a doctor's office; for the reason that Deering Street, though always in an Apartment House Zone, has developed quite largely into professional occupancies for doctors and dentists, a development which had started before the Zoning Ordinance and has continued to expand under several granted appeals since the Ordinance was adopted. As far as I know nothing in the way of a business office has entered this area, and it is doubtful if the Board of Appeals have authority under the Ordinance to grant such a use in an Apartment House Zone.

With reference to the fourth paragraph of this letter, it is my impression that some or all of the third floor rooms have been converted to small apartments by installing or allowing to be used in them cooking appliances, and this may be true of other rooms below the third floor, whether changed by yourself or a former owner.

The certificate of occupancy issued in 1945 covered a lodging house only with no provision for cooking appliances except in the apartment of the owner or operator. If any of these conversions have been made, it may change the aspect of the situation and it may require further improvements for safety and fire prevention to comply with the Building Code for the number of apartments involved. This would be especially true if the number of apartments exceed six, or if six apartments had been established and additional lodging rooms beyond the six apartments.

The certificate of occupancy issued to Edgar and Anita Kaufhold on October 9, 1945 contained the conditions: (1) Third floor room numbered 7 on plans not to be used for living quarters; (2) Rooms numbered 4 and 5 on second floor to be used only in combination as a single suite.

Irrespective of who owns the building, use of these rooms contrary to the above would be in violation of the Building Code.

Warren McDonald

INQUIRY BLANK

ZONE A

FIRE DIST. 1

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Date Sept. 19, 1949.

Verbal
~~By Telephone~~

LOCATION 26-28 Neering St. OWNER _____

MADE BY Leroy E. Goss TEL. 2-7119

ADDRESS 74 Neals St. S.P.

PRESENT USE OF BUILDING Rooming House

CLASS OF CONSTRUCTION Second NO. OF STORIES 2½

REMARKS: _____

INQUIRY: 1- What steps are necessary to convert the first two stories of this building to doctor's offices?

ANSWER: 1- Use not allowable in the Apartment House Zone. Explained the appeal procedure. We have plans of the building

DATE OF REPLY 9/19/49 REPLY BY AJS

BI 76

INQUIRY BLANK

ZONE "A"

FIRE DIST.

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Verbal
By Telephone

Date February 8, 1949

LOCATION 26 Deering Street OWNER Wm. Penfield

MADE BY Mr. Deane [illegible], real estate agent for his client TEL.

ADDRESS

PRESENT USE OF BUILDING

CLASS OF CONSTRUCTION Second Class NO. OF STORIES

REMARKS:

INQUIRY: What bearing would Zoning Ordinance and Building Code have upon converting this lodging house to a convalescent home?

ANSWER: Apartment House Zone so use ok. Permit for change of use required under Building Code even if no physical changes. We have plans so none would be required. Probably no substantial changes required. Detectors of automatic fire alarm system would have to cover the kitchen, and there may be other minor requirements. Maximum number of patients would be ten and none above second floor.

DATE OF REPLY 2/8/49 REPLY BY WMcD

Location 26 Deering St

Date 1-10-46

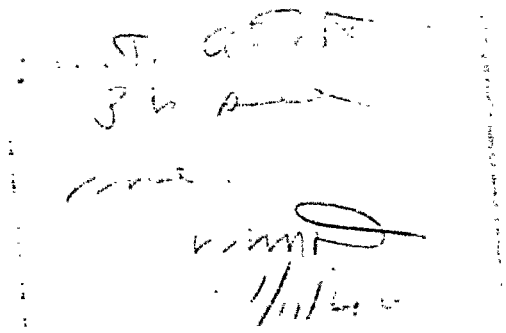
Permit
Inquiry
Complaint ✓

Mr. Hess

This is the installation which caused all the trouble, with the fire alarm system.

You found Mr. Holmes told you, this is a poor installation very poor workmanship. Post

[illegible]



FILL IN COMPLETELY AND SIGN WITH INK

Permit No._____

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, January 10, 1946

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 26 Deering St. Use of Building Lodging House No. Stories ____ New Building / Existing "

Name and address of owner of appliance Elmer Kaufhold, 26 Deering Street

Installer's name and address William F. Nugent, 224 Spring St. Telephone 2-2207

General Description of Work OK. 1-10-46 CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

To install steam heating system in place of existing hot air and hot water heat system not called for permit applied for - where at present using coal NOTIFICATION BEFORE LATH & CEILING IS WAIVED

IF HEATER, POWER BOILER OR COOKING DEVICE

Is appliance or source of heat to be in cellar? Yes If not, which story ____ Kind of Fuel Oil

Material of supports of appliance (concrete floor or what kind) concrete

Minimum distance to wood or combustible material, from top of appliance or casing top of furnace, 1' from top of smoke pipe 1' from front of appliance Over 1' from sides or back of appliance Over 3'

Size of chimney flue 12x12 Other connections to same flue none

IF OIL BURNER

Name and type of burner ____ Labeled and approved by Underwriters' Laboratories? ____

Will operator be always in attendance? ____ Type of oil feed (gravity or pressure) ____

Location oil storage ____ No. and capacity of tanks ____

Will all tanks be more than seven feet from any flame? ____ How many tanks fireproofed? ____

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

Signature of Installer William F. Nugent

ORIGINAL

Permit No. 461

Location 26 Deering St.

Owner Edgar Kaufhold

Date of Permit 1/ 1946

Post Card sent

Notif. for inspn.

Approval Tag issued

Oil Burner Check List (date)

1. Kind of heat
2. Label — See face of application
3. Anti siphon
4. Oil storage
5. Tank Distance
6. Oil Line
7. Fill Pipe
8. Guage
9. Rigidity
10. Feed safety
11. Pipe sizes and material
12. Control valve
13. Ash pit vent
14. Temp. or pressure safety
15. Instruction card
16.

NOTES

FILL IN COMPLETELY AND SIGN WITH INK

PERMIT ISSUED

Permit No. 1748

DEC 7 1945

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, December 7, 1945

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 26 Deering Street Use of Building Lodging house No. Stories 3 New Building Existing "

Name and address of owner of appliance Edgar O. Kaufhold, 26 Deering Street

Installer's name and address Community Oil Company, 812 Cumberland Avenue Telephone 2-7491

General Description of Work OK. 12-7-45

To install oilburning equipment in connection with steem heat

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

NOTIFICATION BEFORE LATHING OR CLOSING-IN REQUIRED

IF HEATER, POWER BOILER OR COOKING DEVICE

Is appliance or source of heat to be in cellar? yes If not, which story Kind of Fuel oil

Material of supports of appliance (concrete floor or what kind) concrete

Minimum distance to wood or combustible material, from top of appliance or casing top of furnace, from top of smoke pipe from front of appliance from sides or back of appliance

Size of chimney flue Other connections to same flue

IF OIL BURNER

Name and type of burner Silent Glow Labeled and approved by Underwriters' Laboratories? yes

Will operator be always in attendance? no Does oil supply line feed from top or bottom of tank? Type of oil feed (gravity or pressure) bottom

Location oil storage cellar No. and capacity of tanks 2-275 gal.

Will all tanks be more than seven feet from any flame? yes How many tanks fireproofed? 3-Way Valve.

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

Signature of Installer Community Oil Co. Inc

J R Linbar

ORIGINAL

Permit No. 45/1748

Location 26 Deering St.

Owner Edgar C. Kauffhold

Date of Permit 12/7/45

Post Card sent

Notif. for insp.

Approval Tag issued 1-4-46 Final

Oil Burner Check List (date)

1. Kind of heat	Steam
2. Label	✓
3. Anti-siphon	
4. Oil storage	✓
5. Tank Distance	✓
6. Vent Pipe	✓
7. Fill Pipe	✓
8. Guage	✓
9. Rigidity	✓
10. Feed safety	✓
11. Pipe sizes and material	✓
12. Control valve	✓
13. Ash pit vent	✓
14. Temp. or pressure safety	✓
15. Instruction card	✓
16.	

NOTES

L: 46,171-
F: 16/17-1

September 17, 1945

The Registered Dispatch
Attn: Mr. W. J. Holmes
Hanover, Massachusetts

Subject: Installation of Automatic Sprinkler System at 16 Ring Street and 41 East Street - Hanover

Gentlemen:

Will you kindly advise us of the present situation with regard to the above installations?

In the absence of your letter of July 2, which said that you had scheduled the Knowlton job at 16 Ring Street for installation here, in September, I issued a temporary certificate of occupancy to the owner to occupy the building subject to having additional open sprinklers installed on agreement by the that if the automatic fire alarm system were not installed and fully operative that the third floor space would be vacated and not leased until a new satisfactory fire alarm system had been installed.

The first of September is very close at hand, and my inspectors report that nothing appears to have been started here to install either of the automatic fire alarm system.

Such leaves the owners in a considerable of a predicament. Naturally I do not want to have them lose their agreement, but should they continue to use the third floor space and have a emergency arise whereby them or their employees were injured, I would be severely criticized by the public as to how such injuries happened. October 22 and the time you need the system installed, I would be facing very difficult situation.

No doubt there is a good reason for the delay; but the public is not primarily interested in acceptable reason for neglect after the fact of a disaster. Will you kindly hurry this installation in every way possible, acknowledge receipt of this letter and let us know that date you think that you can have it all installed, so that we know what my duty is under the circumstances?

With regard to the Childs' installation at East Street, after follow-up of your letter of July 2 conversation with Mr. Holmes, I have the idea that you would prefer to have the system in this City on the basis of a fire alarm only system. The Childs' building is in about the same situation as that of the Knowlton's as they have no tenants above the second floor. Nevertheless I have considerable non-liability toward the interest of the Directors of the Board of Mutual Officers. Will you not also tell me what you feel sure you can have the Childs' system fully installed?

Very truly yours,

Inspector of Buildings

rjc/b

CC: Mr. P. F. Gill
Mr. Chandler Sprout

Mrs. Caroline T. Knowlton
16 Ring Street

Mrs. Josephine S. Childs
41 East Street

26 Deering St.
Portland 3. Me.
July 30 /45

Mr Warren McDonald.
Inspector of Buildings.
Portland Me.

RECEIVED
AUG 1 1945
DEPT. OF BLD'G. INSP.
CITY OF PORTLAND

Dear Mr McDonald. —

Referring to your letter of July 25th — regarding Temporary Certificate of occupancy.

1st. Fire Alarm system.

We placed the order for the Protecto Wire system of open circuit, through the Lux Fire Service Co. 310 Commercial St. Portland Me. Mr Frank J. Bell, salesman.

Local office of the Protectowire Co. Canton Mass

They have agreed to install, as quickly as possible, but we have to wait our turn. They said it would be some time in September.

I understand Mr William O. Armitage has written for plans, showing detector locations, location and type of alarm bells, etc. and they are to be submitted to you.

The cost, installed and tested is to be $250.00

2nd. Cost of all labor and work involved.

Plastering (for walls, fire door entrance etc.) $2.00
Fire door, lumber, labor etc, approx. 17.00
Fire alarm system, installed & tested 34.00
Total estimated cost $51.00

3rd, Self-closing device on fire door.

.... the Building inspector was sure we have obtained a signed door closer and have it in operation at this time.

I trust I have covered all questions involved and that I may hear from you shortly.

Thanking you, I am

Very truly yours

Mrs Anita V. Caufield.

Encl. Enclosed is signed agreement.

COPY

This is a tempo[illegible] certificate issued pending receipt of forms for final certificate.

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

CERTIFICATE OF OCCUPANCY

This is to certify that the building at 26 Deering Street ~~xxxx~~ altered under Building Permit No. 45/471 has been finally inspected and may now be occupied for the purposes of a rooming house with the following conditions: (1) Third floor room numbered 7 on plans not to be used for living quarters. (2) Rooms numbered 4 & 5 on second floor to be used only as a single suite

Date 10/9/45

Inspector of Buildings

Issued to Edgar & Anita Kaufhold

RECEIVED
JUL 31 1945
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

PROTECTOWIRE
TRADE MARK

THE PROTECTOWIRE CO.
HANOVER, MASSACHUSETTS

July 30, 1945
Section 302

Mr. Warren McDonald
Inspector of Buildings
City of Portland, Maine

Dear Sir:

No expense is involved in leaving a loop of our "PROTECTOWIRE" Heat-Sensitive Cable for test purposes and we shall be very glad to do this on any installations that are made.

We are glad you appreciate that bells can be too loud. With the bells we use, the 6" and 8" sizes are interchangeable on the same base in a few seconds, and hence both sizes can readily be tried, and if necessary the tone adjusted.

We appreciate what you are experiencing in the way of skepticism, and shall be very glad to take the first job or two as "guinea pigs". We have never known of a case where the customer was not satisfied in the end.

Plans drawn for fire alarm installations in existing buildings usually require change when installed unless the building has been viewed in advance by a fire protection engineer. This is due to the existance of steam pipes or other heat sources, or the location of obstructions, which a plan does not show and for which allowance has to be made in order to effect proper and trouble-free installation. We shall be glad, however, to submit a plan covering any work to be done, and will try to have the properties inspected in advance to insure accuracy.

The Kaufhold job has been scheduled for installation early in September, and one or more additional jobs could readily be done at the same time.

Very truly yours,

W. G. Holmes
THE PROTECTOWIRE CO.

WGH/R
CC: Mr. Frank J. Gill

America's First Line of Defense Against Fire

ATH
RMT
PH
AJS
BS
HL

BP 45/471-I

9/26/S

August 1, 1945

Anita F. Kaufhold & Edgar O. Kaufhold
26 Deering Street
Portland 3, Maine

Subject: Temporary certificate of occupancy covering use as lodging house of the building at 26 Deering Street

Dear Madam and Sir:

You may consider this letter as a temporary certificate of occupancy covering the above use, and issued subject to your agreement of July 27, relating to the installation of the required automatic fire alarm system and agreeing that if said system is not installed completely and operative by September 30, 1945, you will have all third floor rooms vacated and keep them unused until the system has been satisfactorily completed.

Also, subject to the conditions contained in Order of Municipal Officers adopted May 7, 1945, as follows:

1. Since you have not provided the additional windows in the third floor room numbered seven on the plan, that room is not to be used for living quarters.

3. Since you have not provided the new hallway on the second floor, rooms numbered four and five on that floor are always to be used as a single suite.

When the automatic fire alarm has been installed, please notify this office so that another inspection may be made, whereupon, if everything is found in order, the final certificate of occupancy will be issued and will bear on it the pertinent conditions contained in the sustaining Order of the Municipal Officers.

Very truly yours,

Inspector of Buildings

WMcD/L

ATH
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AJS
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BS

B[illegible]

July 31, 1945

Mrs. Edith P. [illegible]
36 Spring Street
Portland 3, Maine

Subject: Completion of job at 36 Spring Street and temporary certificate of occupancy

Dear Madam:

You have asked for a temporary certificate of occupancy so that you may let the above building as sought, house although some required features, namely the automatic fire alarm, have not been completed. In my letter of May 8 I told you that on account of the uncertainty of securing the fire alarm system I would be willing to prepare an agreement for you to sign with regard to providing this system and give a temporary certificate of occupancy on the basis of that agreement. Accordingly, there is enclosed an agreement which both you and Mr. Kaufhold should sign with each signature witnessed in the blank provided. I understand that you have placed the order for the automatic fire alarm system with the Protectowire Company of Hanover, Mass. I have had some correspondence with them about your and other systems, but I do not as yet have the plans of the system referred to in paragraph 5 of my letter to you of May 28. This paragraph stated: "As soon as the matter of automatic fire alarm required by order of the Municipal Officers has been cleared up as to details, plans of the should be filed ing detector stations and location and type of alarm bells, method of actuating the system (by transformer on electric current or [illegible]) and method of testing periodically."

With the return of this signed agreement will you be kind enough to write me a letter and tell me how soon you expect the system to be completed.

Perhaps you have overlooked paragraph 4 in my letter of May 28 referring to the estimated cost of the work. Our records do not show that you have made any adjustment of this total estimated cost of the work which is required to include everything, including the automatic fire alarm system and all of the other work which has been built in. You were to furnish this complete estimated cost, for which you should have a very accurate figure by this time, and pay the additional fee needed. We are not going to this bother to get the small additional fee involved, but that our records do show a rational figure as to the total cost of the work, the original figure of $150.00 apparently being entirely inadequate. This matter will have to be cleared up before I can do anything toward a temporary certificate of occupancy.

In addition to the deficiency of automatic fire alarm system, you have provided a spring for a self-closing device on the fire door at the cellar stair enclosure, saying that this is to be replaced with a liquid door closer as soon as one can be obtained. I would prefer not to issue the temporary certificate without this liquid door closer having been provided. So, in your letter will you be kind enough to elaborate from when you have tried to purchase the liquid door closer, whether or not you actually have one on order, and how soon you have expectation of having it.

Very truly yours,

Inspector of Buildings

WMcD/S

CC: Mr. William O. Armitage
24 Mitchell St., Ft. Portland
The Protectowire Company, Hanover, Mass.

PROTECTOWIRE
TRADE MARK

THE PROTECTOWIRE CO.
HANOVER, MASSACHUSETTS

June 25, 1945

RECEIVED
JUN 27 1945
DEPT. OF BLD'G. INSP.
CITY OF PORTLAND

Mr. Wm. O. Armitage,
23 Mitchell Road,
South Portland, Maine

Dear Sir:

On the basis of blueprints furnished us by Lux Fire Service Company, we are pleased to quote you a price of TWO HUNDRED FIFTY DOLLARS ($250.00) for the complete installation, including all labor and materials, of a "PROTECTOWIRE" Automatic Fire Alarm System of the open circuit, battery operated type throughout the basement and public halls and stairways of the property of Mr. and Mrs. Edgar O. Kaufhold at 26 Deering Street, Portland, Maine.

This proposal contemplates protection of the indicated areas in accordance with established automatic fire alarm practice and the installation of an 8" alarm bell on each of the two top floors. It also includes one manual break glass fire alarm station of approved type near principal exit on first floor.

This work is done by our own experienced men, assuring a neat and workmanlike job in every respect, and the installation is guaranteed against defects in materials or workmanship for a period of one year from completion.

Government regulations are now such that the work could be done without any special application, though it would of course have to take its place in our schedule. We shall be pleased to hear from you if you would like to have the work done, or to answer any questions you may have regarding it. It is presumed you know that "PROTECTOWIRE" systems are widely used throughout the United States and other countries, and that several installations have been made for the U. S. Army and Navy in and near Portland.

Very truly yours,

W. G. Holmes
THE PROTECTOWIRE CO.

WGH/R
CC: Mr. Frank J. Hill
CC: Mr. Warren McDonald

America's First Line of Defense Against Fire

ATH
RMT
PH
AJS
BS

...6 Deering St.-I

May 12, 1945

1367 Broadway, So. Portland

Mrs. Edith P. Kauffold
Mr. L. V. Arritego
23 Mitchell Road, So. Portland

Subject: Building permit to cover alteration in the dwelling house at 46 Deering Street and to convert the building to a lodging house

Dear Madam & Sir:

Above building permit is issued, subject to the following, your appeal under the Building Code relating to certain features of the work having been sustained conditionally by the Municipal Officers on May 7, 1945:

1. The estimated cost of the work as given on the application still seems to stand at $150. Of course the work involved cannot be done for such a figure, and will the owner be kind enough to furnish the correct figure of the total work, including all labor and material for built-in work built-in installations such as electric wiring, fixtures, fire alarm etc., paying the additional fee for the permit if the new figure requires it. Normally I would withhold the building permit until this matter was straightened out, it having been called to your attention in my letter of May 8, but knowing something of the necessity of getting started on the work, I have decided to issue the permit and get the estimated cost straightened out later.

2. I note that the architect has entirely eliminated the closet off room number 3 on third floor to give access to the rear stairs from that room. That is satisfactory, of course, but not required by the condition imposed by the Municipal Officers. It will be satisfactory to leave the closet to serve room number 3 but to cut through a doorway in the rear wall of it, applying a sign on the room side of the door indicating that the door may be used to reach the rear stairs in case of emergency.

3. No attempt has been made to discover and draw to your attention any defects that may exist in the building as to structural strength or lack of fire stops or common fire prevention. Examination will be made by the inspector at the time of "closing-in" inspection and any such defects found will then have to be fixed. For instance, if the cellar ceiling is plastered and any of the plaster has come off, it will have to be replaced.

4. Since the building permit is being issued without information as to who the contractor will be, the owner must bear in a sense the responsibility of the contractor as well as that of the owner with regard to compliance with the Building Code. The owner should particularly call the attention of the contractor to the requirement for notice of readiness of "closing-in" inspection before any of the new work is covered from view with lath or otherwise, and none of the concealed work to be covered from view until inspection has been made and the certificate of closure (green tag) has been left at the job.

5. As soon as the matter of automatic fire alarm required by order of the Municipal Officers has been cleared up as to details, plans of it showing detecting stations and location and type of alarm bells, method of actuating the system (by transformer on electric current or how) and method of testing periodically.

6. I have explained to Mrs. Kauffold that since this has been a single family dwelling house, there is no reason why her family cannot occupy the building without further ado. Thus, no lodgers may legally live in the building until the certificate

May 28, 1945

of occupancy has been issued from this office.

Very truly yours,

Inspector of Buildings

RMcD/s

AP 26 Doering St.-I

ATH
RMT
PPH
AJS
BS

April 30, 1945

Mrs. Anita P. Kaufhold
1607 Broadway
So. Portland, Maine

Subject: Conversion of the dwelling house at 26 Doering Street to a lodging house

Dear Madam:

You told me over the telephone that you desired to file an appeal under the Building Code with the Municipal Officers seeking a variance in all of the points of Mr. Armitage's plan for rooms which do not comply with the Building Code requirements.

Accordingly I am sending you the original and one carbon copy of the appeal form made out with my part of it filled in--the reasons why the permit cannot be issued. If you will have typed in in the blank provided your own reasons for the appeal, briefly, will sign the original and return to this office promptly I think the matter can come up for hearing before the Board of Municipal Officers on Friday morning, May 4, 1945 at 11 o'clock, hearing to be in the Council Chamber. The carbon copy is for you to keep to show what you have asked for. In filling in your reasons for the appeal, please bear in mind that the Building Code provides that these reasons must show that failure to secure the permit works unnecessary hardship and that a variance may be granted from the precise terms of the requirements without substantially departing from the intent and purpose of the law.

The items in non-compliance on which your appeal is based are: (1) Heads of windows serving third floor rooms are only five feet four inches above the floor instead of the minimum of six feet required; (2) Rooms 7, 8 and 9 on the third floor are deficient in the amount of outside window area in that existing windows do not represent an area of at least 10 percent of floor area of the room; (3) Rooms 7 and 9 on the third floor have at least a part of one wall a greater distance from the nearest ... more than three times the height of that window head above the floor; (4) There is no provision for outside daylight via windows and no provision for certain ventilation in second story front hall and in either of the halls on third floor; (5) While there are two stairways from second and third floors, they do not represent safe means of egress because of their relative location and the location of the rooms with relation to them as explained in item 11 of my letter of April 5.

There are a few items either not shown or else not in compliance with the Ordinance which you may easily comply with and I have accordingly left them out of the appeal. As explained in my letter of April 5, item 6, vestibule locksets are required on both front and rear exterior entrance doors and on the front entrance vestibule doors unless all fastenings are removed from those doors that would prevent any person opening them from the inside merely by turning the usual knob, without requiring a key or any special knowledge. Also, with relation to the fire resistive enclosure around the cellar stairs the plans indicate that the partition existing at the side of the laundry will be used in the new enclosure. This will be satisfactory only if the plaster on both sides of this part of the partition is on metal lath or perforated Gypsum lath. Most likely it is on wooden lath or other combustible lath, in which case all plaster and lath will have to be removed from that part of the partition involved in the stairway enclosure and both sides of the partition covered with plaster on perforated Gypsum lath or on metal lath. The fire door in the enclosure at the foot of the cellar stairs is required to be a fire resistant door with consistent frame, minimum specification in Section 204-c-1 of the Building Code.

Kaufhol[illegible] ——— 2

April 30, 1945

If you should decide not to go ahead with the appeal, please let me know promptly. If you are going ahead with the appeal, please accept this letter as notice of the hearing to be held before the Municipal Officers at 11 o'clock in the forenoon on Friday, May 4, 1945.

Very truly yours,

Inspector of Buildings

WMcD/S

CC: Mr. W. J. Armitage
28 Mitchell Road
So. Portland, Maine

✓ATH
✓RMT
✓PH
✓AJS
✓BS

AP 26 Deering St.-I

May 8, 1945

1367 Broadway, So. Portland
Mrs. Anita P. Kaufhold
Mr. William O. Armitage
23 Mitchell Rd., So. Portland

Subject: Appeal relating to use of building at 26 Deering Street as a lodging house

Dear Madam & Sir:

On May 7, the Board of Municipal Officers voted to sustain conditionally the above appeal, subject to full compliance with all terms of the Building Code not involved. A copy of the sustaining order is enclosed.

In order to secure the building permit to allow going ahead with the work, and later occupancy of the building as a lodging house following issuance of the certificate of occupancy, it is now necessary that the plans be revised to show the intention now in the light of the conditions attached to sustaining order. Reference is made to these four conditions, as follows:

1. You have the option of providing the additional window in the third floor bedroom numbered 7 or not using that room for living quarters in any manner, not even for the living quarters of the owner. Whichever option you decide to follow will appear on the certificate of occupancy when issued; but you could give up the use of the room for living quarters for a time and later provide the dormer window, if you desire.

2. All of these can and should be shown on the plans.

3. All of these should be shown on the plans, including location of directional signs. These need not be lights.

4. There is some uncertainty as to what types of automatic fire alarm can now be procured. The architect should investigate this subject, familiarize himself with the systems available and cost of installations so that the owner may decide what system to follow. I shall be glad to help him with whatever information we have, here, but we can do nothing about deciding what type the owner will use or furnish the information as to cost. I will say tentatively that to secure my approval, the system ought to be electrically operated as far as giving the alarm is concerned and ought to be arranged so that frequent tests can be made in practical manner to make sure the system is in working order at all times. Because of the uncertainty of this item, if difficulty is encountered in securing a suitable system before the rest of the changes have been made, I will be willing to prepare an agreement for the owner to sign with regard to the automatic fire alarm system and give a temporary certificate of occupancy on the basis of that agreement; but it certainly will be necessary to proceed with all possible speed to actually provide the automatic system.

While revising the plans, please note particularly the fourth paragraph of my letter of April 30 and item number 15 of my letter of April 6. It is assumed that you may get estimates for doing the physical work, and it would seem desirable to include all of the work in these estimates. No doubt the additional cost of the physical changes will have to be increased over the original estimates given in the application for the permit. Also, when known, we would like to have the name of the contractor entered on the application for the permit.

Very truly yours,

WMcD/B

Inspector of Buildings

AP 86 Dearing St.-I

ATH
RMT
PH
AJS
BS

April 5, 1945

1367 Broadway, So. Portland
Edgar O. & Anita Kaufhold,
L. C. Andrew Attn: E. B. Fenderson
187 Brighton Avenue

Subject: Application for building permit to cover minor alterations in the dwelling house at 86 Dearing Street and converting the building to a lodging house with one apartment in first story

Dear Madam & Gentlemen:

Examination of the application and plans shows the following items either in non-compliance with the Building Code or with relation to which information as to compliance is not shown, Sections and Paragraphs indicated at the left being references to the Building Code applying in each case. With the architect's copy of this letter is enclosed an information sheet concerning special items to be considered in making the plans to cover conversion of the building to a dwelling house use.

	Sec.	Par.	
1.	207	a-1	It is important to establish the theoretical capacity of the building as to persons accommodated. Application shows seven lodging rooms but lodging rooms are numbered up to and including eight on the plan, and one room in third floor is indicated "game room". Please indicate just what the use of this latter room will be, and, on occasion might it not be used for sleeping quarters? Note theoretical capacity is designated in this paragraph,--four persons for first story apartment and two for each lodging room regardless of size and regardless of actual number of persons to occupy such room. Thus if only eight rooms are to be used for lodgers, theoretical capacity of then would be 16 and if the game room might at times be used for sleeping quarters, theoretical capacity would be 18. In the former case the total capacity of the building would be 20 and the latter case 22.
2.	203 203 203	b-3 d-3.1 j-2	What is the correct width of land of the owner between the wall of the dining room and the side property line. From b-4 if this distance is less than five feet any windows in the easterly wall of the dining room, window in wall of room number 3 and window in wall of game room toward the side property line required to be standard fire resistive windows. Under d-3.1 and j-2, if this distance is less than three feet and nine inches, there is not sufficient width of land on the owner's lot to satisfy the requirements for required windows to open upon. Please put this distance on the plan.
3.	203	d-3.1	Heights of ceilings above floors and heights of heads of required windows above floors not indicated on the plan.
4.	203	d-3.2	Area of windows required in living quarters not shown. This area to be measured overall of total sash (but not glass area).
5.	203	d-3.5	No provisions for light and air for second story front hall or for front and rear stairhalls in third story.
6.	203	e-3	Owner says that wiring is in for connecting public and stairhall lights to automatic time switch. Location of the lights ought to be shown on the plan and also location of time switch and the fact that on automatic time switch controlling all hall lights necessary to illuminate the means of egress should be shown on the plan.
7.	212	e-1.1-(a)	In the second floor in case fire were travelling up the front stairs occupants of room numbers 1, 2 and 3 (if 3 is to be used as a separate room and not with 4 as a suite) and perhaps room number 5 would have little chance of reaching the rear stairs; and if fire were travelling the rear stairs, occupants of room number 4 would have little chance

of reaching the front stairs unless in combination as a suite with number 5. On third floor, if fire were traversing the front stairs and had attained considerable headway, occupants of rooms 6 and 7 and the game room could merely reach the rear stairs; if fire were traversing the rear stairs, occupants of room number 4 might have difficulty in reaching the front stairs although their situation would be better than the others if there is to be a door in the doorway between room number 8 and the rear stairhall which, I presume, would be necessary.

✓ 8. 212 c-7.6 Bearing in mind that it is the theoretical capacity in persons that counts rather than the capacity actually provided, if the theoretical capacity in persons is more than 50, lockset on both vestibule and exterior doors in first story are required to be vestibule locksets which are so designed that any person on the inside can always open the door by merely turning the usual knob or pressing upon the usual thumb latch without requiring any special knowledge or a key. Where double doors are used, the door containing the vestibule lockset is required to be at least 30 inches wide. Vestibule doors may be equipped merely with a latch set without any dead bolt.

✓ 9. 212 c-5.2 Handrails required on at least one side full length of each stairway used as a means of egress. Not shown in every case. If present they should be shown on the plan, if not present, they should be indicated as to be provided. Often in a former dwelling like this, the handrails have not been provided in such a way to give practical assistance in traversing the entire length of a run of stairs. That is the objective now to be accomplished.

✓ 10. 212 c-5-3 Not clear whether the series of treads near the foot of the rear stairs at fourth floor are winding treads or tapered treads. A tapered tread must be at least six inches wide measured from nosing to nosing or from riser to riser at its narrowest part. Less than that establishes the tread as a winding tread. Not more than three consecutive winding treads are permitted.

✓ 11. 203 f-2 Intent of this regulation is clearly to enclose the cellar stairs in the cellar to prevent the likelihood of a fire starting in the cellar and swinging quickly up the stairs and involving the floors above. Method shown of enclosing cellar stairs leaves a room about 4 feet by 8 feet at the foot of the stairs within the enclosure, besides the space under the stairs where combustible material is quite likely to accumulate and fire start in this material and thus being on the habitation side of the protective partition and defeat the purpose for which the enclosure is provided. It seems to me that you might to reduce the size of the fire resistant enclosure either by extending the partition around the stairs to the newel posts at the foot of the stairs, or by supporting these enclosing partitions on the stairway construction and applying fire resistance to the underside of the stairs or the soffit, thus the fire resistive partitions could be extended at right angles to the stair run to the exterior wall opposite, about three feet from the rear wall, and the self-closing fire door provided in this short extension. This fire door is required to be a standard fire resistant door as per Section 302-c-4 and should be so specified and the frame likewise. The door is required to fit in the frame tightly with no cracks around the edges, when the door is closed, more than ¼ of an inch. The door is required to be made self-closing by means of "liquid" door closer. No doubt an electric light will be required in this enclosure to avoid accident in the dark hours. This light, however, need not be on the hall light switch. The cellar stairs should have a handrail on at least one side, full length.

12. 303 1-4. Concrete or equivalent cellar floor, reinforced is required, irrespective of whether or not your tenants are to be allowed in the cellar. Presumably there are no rooms for living quarters there. It would be helpful if a plan of the cellar as it is intended could be provided.

13. Presumably there are very few alterations to be made. Only one I have discovered are enclosure of cellar stairs, change of swing of rear exterior door (this is not required by the Building Code but is of course desirable), and separating the large existing between living room and bedroom in the first story to a single doorway and door. In case of a change of use, it is becoming quite common to supply plans showing the existing situation and then other showing the changes. I shall not insist upon this, but the plans ought to show all of the physical changes entailed clearly as changes so that they may be checked against Building Code requirements. For instance, a third floor plan, are shown as rather, one of them evidently intended as a duplicate both to go with room number 3. Such an arrangement is quite unusual to be existing on the third floor of a dwelling house. If one or both of them are proposed bathrooms, not existing, that fact should be shown whether partition or door changes are required or not.

14. From examination of a photograph of the building, I should judge that existing light and air provisions for most if not all of the third floor rooms are deficient.

15. Examination of plans and application is made without examination of the building. Should there be structural conditions that need correction or defects as to fire protection etc., they will of course have to be taken care of before any certificate of occupancy could be issued for the building for the new use. I suggest that the architect go over this building to discover any such features that require attention, and include them in his proposal. Should any defects be present and not attended to before, they will come to attention at the time of "closing-in" inspection of the cellar stair enclosure, before lath and plaster is applied, and that time is rather late to be finding out about them.

16. Comparatively few of the older dwelling houses are arranged as to be converted to lodging or apartment houses and meet all of the requirements, especially as to light and air. The Building Code grants the provision (itself a difficulty) in specific cases wherein application of the law involves practical difficulty or unnecessary hardship, and where desirable relief may be granted without substantially departing from the intent and purpose of the law, but not otherwise. The Municipal Officers may grant a variance from the strict terms of the law to give practical relief. Please note that the Board does not have authority to grant such a variance where there is substantial departure from the purpose which the law is intended to accomplish. If such items appear in this case and the owner wishes to make representations as to practical difficulty or unnecessary hardship and practical compliance with the intent and purpose of the law, he is invited by this clause to file an appeal with the Board of Municipal Officers. If that should be his intention, the architect should revise the plans to meet the above items except those upon which the owners intend to seek a variance, architect or owner should write a letter to us indicating what features they want to try by appeal, and the appeal forms will be sent to them on this basis with as much part filled in--reasons why the permit cannot be issued, and when the owners have filled in reasons for the appeal and signed the form and returned it to this office, the matter will be laid before the Municipal Officers for hearing.

Very truly yours,

Inspector of Buildings

mcD/S

AP 26 Deering St.

April 12, 1945

Mrs. Anita P. Kaufhold
1367 Broadway
So. Portland 7, Maine

Subject: Conversion of the use of the building at 26 Deering Street to a lodging house

Dear Mrs. Kaufhold:

Your letter of April 10 on the above subject correctly states that I am bound by the law which I am sworn to enforce, and, though I can sympathize greatly with the difficult situation in which you and Mr. Kaufhold find yourselves, I have no way of making exceptions to the requirements of the Building Code.

I am indeed sorry that you have gone so far ahead with the proposition after my conversation with Mr. Kaufhold so many months ago. However, that cannot be helped now, but I do urge that you stop all improvements, such as redecorating, as soon as your workmen reach a good place to stop, so that any changes that you may have to make will not interfere too greatly with the work which you have just freshly done. No matter how bad the situation, there is little use of being unduly concerned about it until we can find out what Mr. Armitage will have to suggest.

In the meantime while it is certainly allowable for you and your family to live in the house, it is not allowable for you to rent out any rooms until the requirements of the Building Code have been met and until you have a certificate of occupancy for the lodging house use from this department. Therefore, all the more need for haste in getting the plans of your proposal for complying with the Building Code filed here.

Very truly yours,

Inspector of Buildings

WMcD/S

CC: Mr. W. O. Armitage
23 Mitchell Road
So. Portland, Maine

RECEIVED
APR 11 1945
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

1367 Broadway.
So. Portland Me.
April 10/45.

RECEIVED
APR 11 1945
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

Mr Warren Mc Donald.
389 Congress St.
Portland Me.

Dear Mr McDonald,-

May I have a few minutes of your time with reference to the house at 36 Cleeve St.

Having read Mr Fenderson's letter & realizing it was useless to attempt to continue with him so I have contacted Mr Armitage. I have given him your letter, - the plans - and have gone through the building with him.

He will submit new plans to you as soon as he can find time to work on them.

Realizing your position and fully aware that the personal side may not have any bearing on the case - I would like to present my problems.

My past, was one of an ambitious young business woman, enjoying the finer things of life, with a thought for the future. At the time of the depression we were hit hard, and forced by circumstances, to exist in a one room apartment in a dingy lodging house, with a tiny baby.

Cooking, eating, washing and sleeping in one room left an agonizing impression on our lives.

When my baby was old enough I boarded him with strangers and went back into business, saving all, with the dream of having a home in the city which would give my baby the right home life as well as provide an income.

In the meantime my dad died and I have had my mother to care for. We are living in a very undesirable neighborhood for a growing boy.

Last fall we thought we had found our dream home. It was my impression from the landlord's conversation with you, that our only additional cost would be the fire-door and the fire-switches.

On the strength of that, we broke our savings and have been having the entire building re-decorated.

We had hoped to move in within the next week or so and have a few prospective roomers.

We have had the building six months already and the taxes are accumulating, due wholly to our ignorance of the laws, I admit, but this disasterous blow might not only mean loosing our entire savings but might even break up the home.

My mother has had double pneumonia twice within the past year with hospital

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When my baby was old enough I boarded him with strangers and went back into business, saving all, with the dream of buying a home in the city which would give my baby the right home life as well as provide an income.

In the meantime my dad died and I have had my mother to care for. We are living in a very undesirable neighborhood for a growing boy.

Last fall we thought we had found our dream home. It was my impression from the Kaufhold's conversation with you that our only additional cost would be the fire-door and the fire-switches.

On the strength of that, we spent our savings and have been having the entire building re-decorated.

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expenses, doctors and nurses bills of over fifteen hundred dollars and she will always have to have doctor's care every other week as long as I have her.

It is humanly impossible, on my husband's salary to shoulder all expenses, and with my child and invalid mother the above thought seemed to be the only logical means of additional income.

It was our desire to have a comfortable home life and have as our roomers those who appreciate the nicer things. We have already bought the furnishings.

I am only asking for your kindest consideration and I leave the rest to God.

Most sincerely
Anita Peck Kayfhold.

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CITY OF PORTLAND

(A) APARTMENT HOUSE ZONE

PERMIT ISSUED

APPLICATION FOR PERMIT

Permit No. 474

MAY 31 1945

Class of Building or Type of Structure Second Class

Portland, Maine, March 28, 1945

To the INSPECTOR OF BUILDINGS, PORTLAND, ME. New plans rec'd 5/16/45

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 26 Deering Street Within Fire Limits? Yes Dist. No. 1

Owner's or Lessee's name and address Edgar O. & Anita Kaufhold, 1367 Broadway, S.P. Telephone 4-1109

Contractor's name and address Not Let Telephone

Architect F. W. Fenderson W. O. Armitage 3-0958 Plans filed yes No. of sheets 3 4

Proposed use of building Rooming house - 7 rooms No. families

Other buildings on same lot

Estimated cost $500. Fee $ 1.00

Description of Present Building to be Altered

Material brick No. stories 3 Heat Style of roof hip Roofing

Last use dwelling No. families 1

General Description of New Work

To make alterations to dwelling as per plans submitted to provide rooming house. Aside from alterations shown on plans to provide single door in existing large opening between living room and bedroom in first story.

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

Is any plumbing work involved in this work? no

Is any electrical work involved in this work? yes 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 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 Type of fuel Is gas fitting involved?

Framing lumber—Kind Dressed or full size?

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

above work require removal or disturbing of any shade tree on a public street?

ere be in charge of the above work a person competent to see that the State and City requirements pertaining thereto

ved? yes

tion

AL

Signature of owner by Edgar O. and Anita Kaufhold

Edgar O. Kaufhold

Permit No. 45/471

Location 262 Deering St.

Owner Edgar C. Kaufhold

Date of permit 6/23/45

Notif. closing-in 6/25/45

Inspn. closing-in 6/25/45 G.T.

Final Notif. 7/17/45 2:45 P.M.
7/25/45 9:15 A.M.

Final Inspn. 10/4/45

Cert. of Occupancy issued 10/9/45

NOTES

of application - G.T.

8/1/45 - Permission
to occ
by letter

9/27/45 - Petit-
ioner to
have five more
rooms

10/8/45 - Fire alarm tested
OK on 10/4/45 - VMS