

5-11 EASTERN PROMENADE



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR
HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, June 20, 1974

PERMIT ISSUED

JUN 24 1974

00572

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location .. 5 East Promenade .. Use of Building .. apt. house .. No. Stories .. 3 .. New Building Existing ..
Name and address of owner of appliance .. George E. MacGowan Jr ..
Installer's name and address .. Randall-McAllister .. Telephone ..

General Description of Work

To install .. replace boiler in existing system ..

IF HEATER, OR POWER BOILER

Location of appliance .. basement .. Any burnable material in floor surface or beneath? .. no
If so, how protected? .. Kind of fuel? .. oil
Minimum distance to burnable material, from top of appliance or casing top of furnace .. ad ..
From top of smoke pipe .. ad .. From front of appliance .. ad .. From sides or back of appliance .. ad ..
Size of chimney flue .. 12" .. Other connections to same flue .. none
If gas fired, how vented? .. Rated maximum demand per hour ..
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? ..

IF OIL BURNER

Name and type of burner .. Texaco .. Labelled by underwriters' laboratories? .. yes
Will operator be always in attendance? .. no .. Does oil supply line feed from top or bottom of tank? .. bottom
Type of floor beneath burner .. conc .. Size of vent pipe .. 1 1/2
Location of oil storage .. basement .. Number and capacity of tanks .. 2: 275 existing
Low water shut off Make No.
Will all tanks be more than five feet from any flame? .. yes .. How many tanks enclosed? .. none
Total capacity of any existing storage tanks for furnace burners ..

IF COOKING APPLIANCE

Location of appliance .. Any burnable material in floor surface or beneath? ..
If so, how protected? .. Height of Lgs, if any ..
Skirting at bottom of appliance? .. Distance to combustible material from top of appliance? ..
From front of appliance .. From sides and back .. From top of smokepipe ..
Size of chimney flue .. Other connections to same flue ..
Is hood to be provided? .. If so, how vented? .. Forced or gravity? ..
If gas fired, how vented? .. Rated maximum demand per hour ..

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Amount of fee enclosed? 5.00

APPROVED:

OK 6-20-74 M.K.R.

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 ..

CS 300

INSPECTION COPY

Signature of Installer

M.R. Kilgore License #512

W. L. Brown

Permit No. 74/572

Location S Eastern Promenade

Owner George MacLennan

Date of permit 6. 24. 74

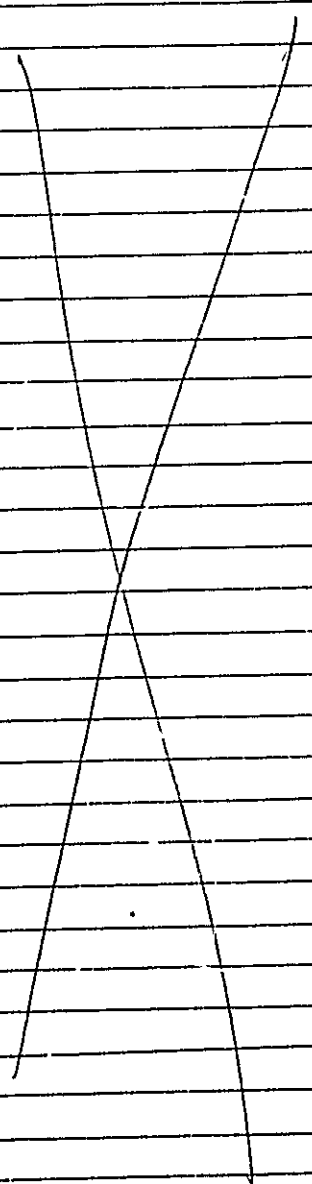
Approved _____

NOTES

Dec 3/74

OK.

W. L. Brown



CITY OF PORTLAND, MAINE

Application for Permit to Install Wires

Permit No. 1423
 Issued 7/20/74
 Portland, Maine June 20, 1974

To the City Electrician, Portland, Maine:

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

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

Owner's Name and Address Geo. E. Macgowan, Jr., 5 E. Prom Tel.
 Contractor's Name and Address Randall & McAllister, 84 Commercial St.
 Location 5 E. Prom Use of Building Dwelling & 2 Apts.
 Number of Families 3 Apartments 3 Stores Number of Stories 3
 Description of Wiring: New Work New Additions Alterations
 Install Texaco Forced Hot Water Boiler-Burner Unit -Replacement
 Pipe Cable Metal Molding BX Cable Plug Molding (No. of feet)
 No. Light Outlets Plugs Light Circuits Plug Circuits
 FIXTURES: No. Fluor. or Strip Lighting (No. feet)
 SERVICE: Pipe Cable Underground No. of Wires Size
 METERS: Relocated Added Total No. Meters
 MOTORS: Number XXX Phase IXX H. P. Amps Volts Starter
 HEATING UNITS: Domestic (Oil) x No. Motors 2 Phase 1 H.P. 1/8 & 1/6
 Commercial (Oil) No. Motors Phase H.P.
 Electric Heat (No. of Rooms)
 APPLIANCES: No. Ranges Watts Brand Feeds (Size and No.)
 Elec. Heaters Watts
 Miscellaneous Watts Extra Cabinets or Panels
 Transformers Air Conditioners (No. Units) Signs (No. Units)
 Will commence June 20 1974 Ready to cover in 19 Inspection June 22 1974
 Amount of Fee \$ 2.00

Signed Randall & McAllister

DO NOT WRITE BELOW THIS LINE

SERVICE	METER				GROUND	
VISITS: 1	2	3	4	5	6	
7	8	9	10	11	12	

REMARKS:

INSPECTED BY  (OVER)



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR
HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, Nov. 18, 1971

PERMIT ISSUED
NOV 18 1971
1462
CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 5 Eastern Promenade Use of Building Dwelling No. Stories 2 1/2 ~~Not~~ Building Existing "
Name and address of owner of appliance George E. Macgowan, Jr., 5 eastern Promenade ..
Installer's name and address Randall & McAllister, 84 Commercial At. Telephone

General Description of Work

To install Whirl - power oil burner only

IF HEATER, OR POWER BOILER

Location of appliance basement Any burnable material in floor surface or beneath? no
If so, how protected? Kind of fuel? oil
Minimum distance to burnable material, from top of appliance or casing top of furnace
From top of smoke pipe From front of appliance From sides or back of appliance
Size of chimney flue Other connections to same flue
If gas fired, how vented? Rated maximum demand per hour
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion?

IF OIL BURNER

Name and type of burner Whirl-Power MF -65 Labelled by underwriters' laboratories? yes
Will operator be always in attendance? no Does oil supply line feed from top or bottom of tank?
Type of floor beneath burner Size of vent pipe
Location of oil storage Number and capacity of tanks 2 - 275
Low water shut off Make No.
Will all tanks be more than five feet from any flame? How many tanks enclosed?
Total capacity of any existing storage tanks for furnace burners

IF COOKING APPLIANCE

Location of appliance Any burnable material in floor surface or beneath?
If so, how protected? Height of Legs, if any
Skirting at bottom of appliance? Distance to combustible material from top of appliance?
From front of appliance From sides and back From top of smokepipe
Size of chimney flue Other connections to same flue
Is hood to be provided? If so, how vented? Forced or gravity?
If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Amount of fee enclosed? \$4.00 (\$2.00 for one heater, etc., \$1.00 additional for each additional heater, etc., in same building at same time)

APPROVED:

O.K. E.8. 11/18/71

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

Randall & McAllister

Signature of Installer

MR. Kilgore

CS 300

INSPECTION COPY

NOTES

That house 12/23/41
12/23/41

Permit No. 711 1463
Location 5 Eastern Green
Owner George E. Macgown
Date of permit 11/18/41
Notif. closing-in
Inspn. closing-in
Final Notif.
Final Inspect. W. J. J. J.
Cert of Occupancy issued

CITY OF PORTLAND, MAINE

Application for Permit to Install Wires

Permit No 55501

Issued

Portland, Maine November 20, 1971

To the City Electrician, Portland, Maine:

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

(This form must be completely filled out - Minimum Fee, \$1.00)

Owner's Name and Address Geo. E. Macgowan, Jr. 5 E. Prom. Tel.
 Contractor's Name and Address Randall & Mc Allister 84 Comm. St. Tel.
 Location 5 E. Prom. Use of Building Dwelling
 Number of Families Apartments Stores Number of Stories 2-1/2
 Description of Wiring: New Work New Additions Alterations
 Install. Model MF-65 Whirlpower Oil Burner-Burner replacement only-Forced hot Water
 Pipe ... Cable ... Metal Molding ... BX Cable ... Plug Molding (No. of feet) ...
 No. Light Outlets ... Plugs ... Light Circuits ... Plug Circuits ...
 FIXTURES: No. ... Fluor. or Strip Lighting (No. feet) ...
 SERVICE: Pipe ... Cable ... Underground ... No. of Wires ... Size ...
 METERS: Relocated ... Added ... Total No. Meters ...
 MOTORS: Number ... Phase ... H. P. ... Amps ... Volts ... Starter ...
 HEATING UNITS: Domestic (Oil) 1 No. Motors 1 Phase 1 H.P. 1/2
 Commercial (Oil) ... No. Motors ... Phase ... H.P. ...
 Electric Heat (No. of Rooms) ...

APPLIANCES: No. Ranges ... Watts ... Brand Feeds (Size and No.) ...
 Elec. Heaters ... Watts ...
 Miscellaneous ... Watts ... Extra Cabinets or Panels ...

Transformers ... Air Conditioners (No. Units) ... Signs (No. Units) ...
 Will commence Nov. 20 1971 Ready to cover in ... 19 ... Inspection Nov. 20 1971

Amount of Fee \$ 2.00

Signed Randall & Mc Allister

DO NOT WRITE BELOW THIS LINE

SERVICE ...	METER				GROUND	
VISITS: 1	2	3	4	5	6	
7	8	9	10	11	12	
REMARKS:						

INSPECTED BY

[Signature]

(OVER)

LOCATION *E. Prom. 5*
 INSPECTION DATE *11/19/71*
 WORK COMPLETED *11/19/71*
 TOTAL NO. INSPECTIONS *1*
 REMARKS:

FEES FOR WIRING PERMITS EFFECTIVE JULY 31, 1963

WIRING	
1 to 30 Outlets	\$ 2.00
31 to 60 Outlets	3.00
Over 60 Outlets, each Outlet	.05
(Each twelve feet or fraction thereof of fluorescent lighting or any type of plug molding will be classed as one outlet)	
SERVICES	
Single Phase	2.00
Three Phase	4.00
MOTORS	
Not exceeding 50 H.P.	3.00
Over 50 H.P.	4.00
HEATING UNITS	
Domestic (Oil)	2.00
Commercial (Oil)	4.00
Electric Heat (Each Room)	.75
APPLIANCES	
Ranges, Cooking Tops, Ovens, Water Heaters, Disposals, Built-in Dishwashers, Dryers, and any permanent built-in appliance — each unit	1.50
MISCELLANEOUS	

Site Improvements	Construction Comment
Munjoy South	Me. R-2

NAME: John J. Conroy

Date - 11-11-2011

ADDRESS *1000 1st St. N.E.*

Received By _____

PHONE NO. 2-2411

Referred To:

NATURE OF COMMENT:

Watt		Heller		Rose	
Potter		Eastman	:	Ballew	
Switzer		Pleat			

Other _____

RESULT OF ACTION: C.H. - 10130177 all.

Distribution: White to Engineers
Blue to Main Office
Green to Site Office
Pink to Other - Designate



(A) APARTMENT HOUSE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, Nov. 14, 1956

ISSUED

02033

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 5 Eastern Promenade Within Fire Limits? _____ Dist. No. _____
Owner's name and address Mrs. Ruth Merrill McGowan, 183 Falmouth St. Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Megquier & Jones, 33 Pearl St. Telephone 3-6471
Architect _____ Specifications _____ Plans yes No. of sheets 1x1
Proposed use of building Apartment No. families _____
Last use _____ No. families _____
Material frame No. stories 3 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ 350. Fee \$ 2.00

General Description of New Work:

To erect metal fire escape on westérly side of building from second floor to ground.

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** Megquier & Jones

Details of New Work

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

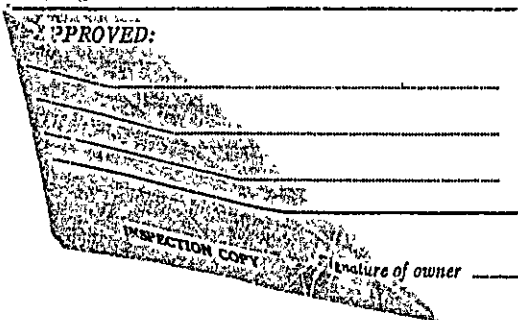
If a Garage

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

Miscellaneous

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

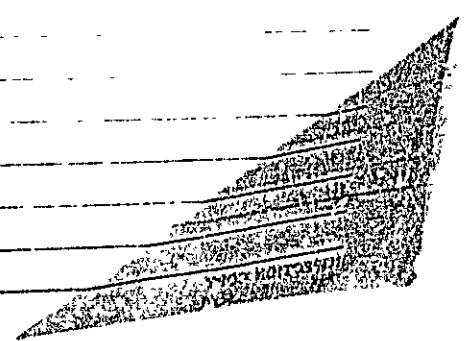
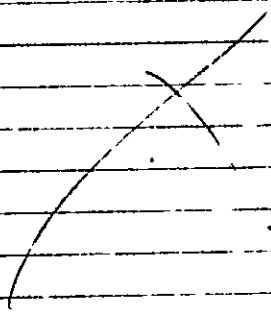
Mrs. Ruth Merrill McGowan
Megquier & Jones



Permit No. 5612033
Location: Eastern Avenue
Owner: Mr. & Mrs. M. L. Brown
Date of permit 11/15/56
Notif. closing-in _____
Inspn. closing-in _____
Final Notif. _____
Final Inspn. _____
Cert. of Occupancy issued _____
Staking Out Notice _____
Form Check Notice _____

NOTES

12/17/56 - M. L. Brown
Done



November 15, 1956

AP 5 Eastern Promenade-----Proposed fire escape

Megquier & Jones
23 Pearl St.
Mrs. Ruth Merrill McGowan
183 Fulmouth St.

Copy to E. G. Johnson Co.,
3 Cliff St.

Dear Mrs. McGowan & Gentlemen:

Permit for the erection of the above fire escape is issued to Megquier & Jones, herewith, subject to the following conditions which have been talked over with Mr. Wagner of the Company:

--the odd shaped bracket (inverted) at the end of the balcony farther from Eastern Promenade is to have a 3/4 inch through bolt at the top and a suitable lag bolt at the bottom of the bracket to make the bracket secure against the building top and bottom.

--where the bottom end of the stairway is to be supported by a rod from an inverted bracket overhead, the inverted bracket is to have a lag bolt at the bottom to the building as well as the through bolt at the top; also the end of the angle beneath the lower end of the stairway is to be supported by a rod from the overhead bracket, as close as possible to the building wall, -that in addition to the lag bolt against the building and the 3/4 inch rod intended to support the outer end of the angle supporting the stairway.

Very truly yours,

Warren McDonald
Inspector of Buildings

WNCD/B

Enclosure to Megquier & Jones. Permit card and copy of application

(COPY)

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION 5 Eastern Promenade

Date of Issue June 25, 1957

Issued to Mrs. George E. Macgowan, Jr.

This is to certify that the building, previously known as ~~residence~~ at the above location, built and changed as to use under Building Permit No. 56/1444, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire Building

Limiting Conditions:
Not to be any living quarters above second story and this limitation of use to be made known to any prospective buyers before deal is consummated, as per owner's signed statement of August, 1956.
This certificate supersedes
certificate issued

APPROVED OCCUPANCY

One apartment first story
Two apartments second story
No living quarters on third floor
Utility rooms only in basement

Approved:

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar

September 6, 1956

AP 5 Eastern Promenade--Change of single family dwelling house to three family apartment house without living quarters above the second story--Letter No. 3
(References by paragraph numbers are to the numbered paragraphs in Letter No. 2 of August, 27 using the same terminal numbers but prefixing the figure 3 and decimal point instead of figure 2 and decimal point in letter No. 2. In cases where the subject matter of the former paragraphs has been cared for elsewhere than in this letter, reference to those paragraphs will be omitted)

E. G. Johnson Co.,
3 Cliff St.
Mrs. George E. Macgowan, Jr.
5 Eastern Promenade

Copies to Mr. John Howard Stevens
187 Middle St.
Fire Chief

Dear Mrs. Macgowan & Gentlemen:

Building permit for the alterations and change in use is issued, herewith, to the contractor, subject to the following conditions. If these conditions are not fully understood, it is important that the work shall not be started and that you contact this office for further adjustment to show compliance with the Building Code,--thus to avoid misunderstanding as the job progresses, and to give assurance that upon final inspection we will be able to issue the certificate of occupancy required before the building may be lawfully used for more than one apartment.

Issuance of the permit is based on the following facts on file here:

✓ --three sheets of architect's drawing, Sheet 1, revised August 14, Sheet 2, revised August 20, and further change in red crayon by Mr. Johnson (he gave the assurance that he had and the owner would have copies of Sheet 2 similarly marked up), the changes indicating adjustment of second floor partitions so that a private hall would be provided to the right hand apartment, the dinette will be eliminated and the balance of the space used as kitchenette; also the doorway closed at the rear stairway so that more convenient entry could be made to a closet beneath the stairs from second to third floor; Sheet 3 revised August 14.

✓ --a fragmentary plan of the basement indicating fire resistive enclosure of cellar stairs, dated August 28, 1956.

--architect's specifications dated June 27, 1956 (some of these specifications have been adjusted by various letters, but it is the belief that reference to the following paragraphs will clear up all matters in doubt).

✓ --the owner's statement as to regard of the use of the third floor.

3.1 Information on fragmentary plan of basement is to be adjusted as follows:
--the enclosing partitions are to be extended so that the doorway at the foot of the stairs will be as far from the lowest riser as the fire door is wide; the fire door is to be a standard fire resistant door with metal clad frame all as described in Section 303c4 of the Code or a better door

E. G. Johnson Co.

Mrs. George E. McGowan, Jr. ————— 2

September 6, 1956

bearing the label of Underwriters' Laboratories, Inc., and the door is to be made self-closing by means of a liquid door closer;

✓ The partitions enclosing the basement stairs (this is Mr. Johnson's specification) are to be covered on both sides with one-half inch thick gypsum wall board but spaces between studs filled with mineral wool bats nailed in place. Mr. Johnson is to have the mineral wool bats nailed in place and then notify for closing-in inspection. The plan indicates that the enclosure is to be completed by taking the soffit (under side) of the stairs fire resistive. I have the impression from Mr. Johnson that he intended to make complete enclosing partitions without covering the soffit. In such a case, of course, wallboard cannot be applied beneath the stairs after the bats have been nailed in place, so it will be satisfactory to apply this half inch wallboard ^{on one side} before notice to this office and then nail the bats in place. If Mr. Johnson decides to cover the soffit instead of extending the partitions way down to the floor, he should contact this office with application for amendment to the permit now issued showing what particular material he intends to use on the soffit, as the material described for the partitions is not sufficient protection for the soffit which can only be covered on the under side and is in the nature of a ceiling.

NAME 3.5 Indicated in the specifications or letters revising them, but to clear the matter up the electric lights in front and rear halls are to be on the owner's meter and controlled by an automatic time switch, this being referred to in addendum to specifications (which by the way was omitted from the above list of papers). In this connection it is assumed that the gas light fixtures existing will either be removed, or at the very least that the gas service from the street will be cut and capped on the inside of the foundation wall if that safety method has not already been cared for.

NAME 3.7 Handrail is to be provided full length of the rear stairs along the side where the winding treads are the widest. Handrail also to be provided on one side of cellar stairs if tenants are to have use of the basement, an electric light being important also within the stairway enclosure. Handrail to be provided on front entrance stairs so that they will be continuous on at least one side full length and one on both sides where the stairs widen to more than 44 inches at the lowest three risers, this handrail to be so adjusted that accidents will not likely occur descending when the wider part of the stairway is reached.

✓ 3.8 Compliances established by the crayon markings by Mr. Johnson on second floor plan, referred to in the list above. The new window to be provided in the kitchenette.

✓ 3.9 A separate permit for the new outside fire escape is to be secured by Fogquier & Jones based on their own plan. At that time it will be determined whether or not a drop ladder will be used or the fire escape will go clear down to the ground with a concrete pier at the bottom extending no less than four feet below the surface of the ground. It is understood that Mr. Johnson is to see to it that the window giving access to the fire escape will afford an opening when the bottom half is way up at least, ~~8 inches~~ ~~at least 28 inches high and at least two feet wide—otherwise~~ to provide a swinging or casement window.

E. H. Johnson Co.
Mrs. George E. Macgowan, Jr.-----3

September 6, 1956

Please see to it that notification is given for inspection before closing-in and that no work is covered up, except as indicated for the cellar stair enclosure, before our inspector's approval is indicated at the job; also that notice for final inspection is given as soon as all features controlled by the Building Code are completed, so that, if all is found in order, the certificate of occupancy may be issued.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMcD/11

Enclosure to contractor: Permit card and copy of application

243B

Warren McDonald, Inspector of Buildings
Room 110 City Hall
Portland, Maine

August 1956

Dear Mr. McDonald:-

In consideration of issuance of building permit for alterations in the single family dwelling house at 5 Eastern Promenade and change of use to a three-family apartment house and in consideration of certificate of occupancy for this new use to be issued when compliance with the Building Code of Portland has been established, the undersigned owner of the property agrees that there will not be any living quarters above the second story of the building, that this limitation of use will be made known to any prospective buyers of the property before the transaction is consummated, and that the certificate of occupancy authorizing the new use and bearing this limitation will be delivered to any such new owner.

All of the above is on the basis of course, that the third floor could be used for living quarters if requirements of the Building Code for that occupancy were met under a permit.

Witness: _____

Signed by W. McDonald
Owner's Signature



(A) APARTMENT HOUSE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, July 12, 1956

PERMIT ISSUED

555 74 1956
01444

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ alter ~~rebuild~~ ~~reconstruct~~ 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 5 Eastern Promenade Within Fire Limits? _____ Dist. No. _____
Owner's name and address Mrs. George E. MacGowan, Jr. 5 Eastern Promenade Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address E. G. Johnson Co., 5 Cliff St. Telephone 3-1630
Architect _____ Specifications _____ Plans yes No. of sheets 6
Proposed use of building 3-family No. families _____
Last use _____ 1-family _____ No. families _____
Material wood No. stories 2 1/2 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot taxi garage
Estimated cost \$ 2,000 Fee \$ 5.00

General Description of New Work

To change from 1-family dwelling to 3-family as per plans and specifications

Permit Issued with Letter

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? _____
Has septic tank notice been sent? _____ Form notice sent? _____
Height average grade to top of plate _____ Height average grade to highest point of roof _____
Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
Material of underpinning _____ Height _____ Thickness _____
Kind of roof _____ Rise per foot _____ Roof covering _____
No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
Framing lumber—Kind _____ Dressed or full size? _____
Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

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

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

NOTES

9/24/56 - Left C.T. to check in certain pattern
 Industry w/ C.T. & S.
 10/26/56 - Yellowway
 ex: house finished except
 in skid. No sign of
 along road. Old
 road. House to
 where work was finished.
 6/19/57 - Well board
 enclosure for cellar stairs
 not taped and plastered.
 Eng. S.
 Mr. Mas Howe,
 said he would tape
 & plaster joints and call
 when completed. S.H.

Permit No. 561444
 Location 15 Eastern Avenue
 Owner George C. MacLennan Jr.
 Date of permit 9/7/56
 Notif. closing in 9/24/56
 Inspn. closing in
 Final Notif.
 Final Inspn.
 Cert. of Occupancy issued
 Staking Out Notice
 Form Check Notice

True copy
S E. Brown

Warren McDonald, Inspector of Buildings
Room 110 City Hall
Portland, Maine

August 1956

Dear Mr. McDonald:-

In consideration of issuance of building permit for alterations in the single family dwelling house at 5 Eastern Promenade and change of use to a three-family apartment house and in consideration of certificate of occupancy for this new use to be issued when compliance with the Building Code of Portland has been established, the undersigned owner of the property agrees that there will not be any living quarters above the second story of the building, that this limitation of use will be made known to any prospective buyers of the property before the transaction is consummated, and that the certificate of occupancy authorizing the new use and bearing this limitation will be delivered to any such new owner.

All of the above is on the basis of course, that the third floor could be used for living quarters if requirements of the Building Code for that occupancy were met under a permit.

Witness:

William B. Black

John M. Chapman
Owner's Signature

STEVENS AND SAUNDERS
ARCHITECTS

187 MIDDLE STREET • PORTLAND 3, MAINE

Members of the American Institute of Architects

JOHN HOWARD STEVENS
JOHN CALVIN STEVENS 2ND
JAMES COOPER SAUNDERS

August 28, 1956

Mr. Warren McDonald
Building Inspector
Department of Building Inspection
City Hall
Portland, Maine

RECEIVED
AUG 29 1956
DEPT. OF BLD'G. INSP.
CITY OF PORTLAND

Re: Macgowan Alteration (Merrill house)

Dear Mr. McDonald:

In accordance with your telephone request of this afternoon, we are delivering herewith a print of a part of the old original basement plan to illustrate a method of enclosing the present stair to first floor with 1-hour fire resistance, to make a complete fire shut-off between basement and first floor, with standard self-closing fire door as per your letter regarding this feature.

Sincerely yours,

John Howard Stevens
John Howard Stevens
STEVENS & SAUNDERS

JHS:nlb
Enc.

*P.S. Please attach to the front of the
three sheets of the revised plans. JHS.*

STEVENS AND SAUNDERS

ARCHITECTS

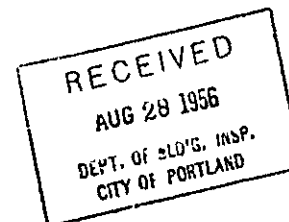
187 MIDDLE STREET • PORTLAND 3, MAINE

Members of the American Institute of Architects

JOHN HOWARD STEVENS
JOHN CALVIN STEVENS 2ND
JAMES COOPER SAUNDERS

August 28, 1956

Mr. Warren McDonald
Inspector of Buildings
Department of Building Inspection
City Hall
Portland, Maine



Re: Macgowan Alterations (Merrill house)

Dear Mr. McDonald:

This acknowledges your second letter regarding this job, dated August 27, and will also refer to our letter of August 24, transmitting revised plans and Addendum #1 of the specifications.

In these documents, we intended to cover all the points made in your first letter.

Your paragraph 2.1: The building code is quite explicit on this subject of enclosure of stairways with 1 hour rating, and we feel that with a copy of the code on hand (which every builder should have), no question should arise.

2.2: Plans and specifications clearly dispose of this situation (separation of the 2nd floor "common hall" by partition into one hall for east apartment, and a small common hall for both east and west apartments on 2nd floor). The fire escape is specified in the Addendum.

2.3: The elimination of the intended stair from 2nd to 3rd floor, over the front stair leaves the attic floor "as is". There is no opening here at present.

2.4: As above.

2.5: Noted. Addendum covers this.

2.6: Yes.

2.7: Noted.

2.8: This reversal of Dinette and Kitchenette provides a new window for kitchenette and the dinette becomes practically a part of the hall and other rooms. It is used only as an "eating nook".

Mr. Warren McDonald

-2-

August 28, 1956

The vent from new bathroom to connect to the present w.c. compartment on 1st floor is explained in Addendum. So far as we know, this has not been brought to the attention of the Health Department.

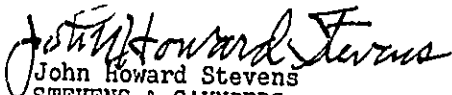
The long "common hall" (as per first plan) is now a smaller "common hall" for both apartments, leading to the common stair at front. See 2.2 above.

2.9 Mr. Johnson's idea re fire escape is the same as ours and will conform to standard requirements.

But - we see no natural necessity for the concrete "step" at grade to have a foundation four feet below grade. With the vertical sliding ladder, it is merely a bumper, or stop, when the ladder comes down. If frost lifts it 2" or 3", no harm is done. It is not attached to the fire escape nor anything else. Detailed drawings of the fire escape will be filed by the manufacturer when he makes his application for erection. Your comments regarding window are noted, and will govern the work. All to be according to code.

We trust you now have sufficient information to issue a building permit at an early date because the Macgowans are vitally interested in having the work completed so as to be able to secure tenants this fall.

Sincerely,


John Howard Stevens
STEVENS & SAUNDERS

JHS:nlb

cc: Mrs. Macgowan
Mr. Maurice Johnson

STEVENS AND SAUNDERS

ARCHITECTS

187 MIDDLE STREET • PORTLAND 3, MAINE

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JOHN HOWARD STEVENS
JOHN CALVIN STEVENS 2ND
JAMES COOPER SAUNDERS

August 22, 1956

C O P Y

Mrs. George E. Macgowan
183 Falmouth Street
Portland, Maine

Re: Residence

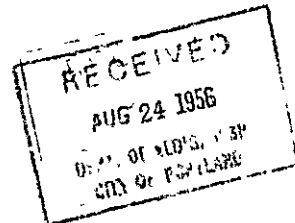
My dear Mrs. Macgowan:

As a matter of record, we are setting forth the estimates of the proposed work in converting Mr. Merrill's house into three apartments, based on our plans and specifications, three sheets dated June 27, 1956. On the basis of these plans, Maurice Johnson submitted an estimate of \$6,976.00 as the probable cost of the entire job. You have a copy of that letter and the plans and specifications.

On submitting these plans to the Inspector of Buildings, he sent a letter pointing to several features which did not comply with the Building Code and, consequently, we have revised plans and added another Sheet, No. 4, to show a method of installing an enclosed stairway to provide an emergency exit from the 2nd floor western apartment. Sheet No. 2 now shows the omission of the front stairway from 2nd floor to attic, and the closing of the common corridor on 2nd floor to make a definite separation between the West apartment and the East.

In order that the round chamber over the library may have access to the bathroom and direct access to the living-room, we have shown some additional doors and new closets.

The new Sheet No. 4 shows a door from the chamber, under the Observatory, with the floor carried out level into a landing at the head of a stair leading down to a landing, then down to about the level of the piazza floor and from there to grade. The door at grade would have a vestibule latch - always operated from inside, but only opened from outside with a key. The inside walls to be covered with sheet rock and painted.



3-7247

STEVENS AND SAUNDERS

ARCHITECTS

Mrs. George E. Macgowan
187 MIDDLE STREET, PORTLAND 3, MAINE -2-

Members of the American Institute of Architects

August 22, 1936
JOHN CALVIN STEVENS 2ND
JAMES COOPER SAUNDERS

It is my hope that you will decide to build this because it will not detract from the character of the house, but will, in fact, look as if it were part of the original design. The house would still look like a single residence.

On the basis of these revised plans, Mr. Johnson has this morning reported his estimates of probable costs as follows:

Original Estimate	\$6,976.00
Add enclosed exit as per Sheet No. 4	1,600.00
Add additional doors, Sheet No. 2	<u>150.00</u>
	\$8,726.00
Omit front stair to attic	<u>600.00</u>
	\$8,126.00

An iron fire escape, instead of the enclosed one, Sheet No. 4, will comply with Building Code requirements, and the simplest type, and least expensive, would be an iron balcony above the flat bay on the West end, with a counter-balanced vertical ladder between chimney and the bay. The window is of a size that will be acceptable under the Code. (But, I don't like it. Should hate to try to use it, particularly on a cold icy night.)

It might prove a deterrent to some possible tenant for that 2nd floor apartment, which already has two strikes against it; i.e., kitchen, and lack of a service stair.

Applying Mr. Johnson's estimate on this basis:

Original Estimate	\$6,976.00
Additional doors	<u>150.00</u>
	\$7,126.00
Omit attic stair	<u>600.00</u>
	\$6,526.00
Add Meguire & Jones fire escape	400.00
" patching bolt holes inside	80.00
" concrete base at grade	<u>50.00</u>
	\$7,050.00

STEVENS AND SAUNDERS

ARCHITECTS

Mrs. George E. Macgregor
187 MIDDLE STREET PORTLAND 3, MAINE -3-

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August 22, 1940
JOHN HOWARD STEVENS
JOHN CALVIN STEVENS 2ND
JAMES COOPER SAUNDERS

(These last two figures, \$80.00 and \$50.00, are my own guess.)

COPY
Mr. Johnson says he can put a crew on as soon as the building permit is issued, and thinks the work can be done in a little more than two months.

As I told you, we have found him to be a careful and conservative estimator, and recommend that you employ him to do the work by the day; for, on this type of alteration work, any attempt to carry it out at a fixed contract price is quite sure to result in higher figures, and also more detailed plans and specifications than the sketchy memo specifications we have supplied.

Sincerely yours,

John Howard Stevens
STEVENS & SAUNDERS

JHS:nlb

cc: Mr. Warren McDonald
Mr. Maurice Johnson

STEVENS AND SAUNDERS
ARCHITECTS
187 MIDDLE STREET • PORTLAND 3, MAINE

Members of the American Institute of Architects
JOHN HOWARD STEVENS
JOHN CALVIN STEVENS 2ND
JAMES COOPER SAUNDERS

August 24, 1956

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

Re: Merrill Residence

Dear Sir:

With this we are sending a copy of the specifications with Addendum No. 1 and the three sheets of plans revised to cover the items as outlined in your recent letter. Please return the plans and specifications that you have, as a manner of avoiding a mix-up.

It is understood that the third story is never to be used for living quarters unless other arrangements are made to comply with the Building Code.

There is a pool table now on this floor and the Owner proposes to use this at times.

We suggest you prepare a letter for the Owner's signature covering the requirements on this floor, that will be filed as a record of this job, in your office.

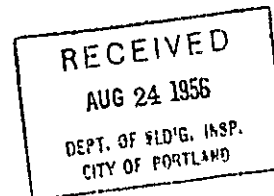
Although not shown on plan, the Addendum No. 1 covers fire escape from west apartment, also describes hand rail.

Sincerely yours,

John Howard Stevens
John Howard Stevens
STEVENS AND SAUNDERS

JHS:emn

cc: Mrs. George E. MacGowen, Jr.



August 27, 1956

AP 5 Eastern Promenade—Change of single family dwelling house to 3-family apartment house with alterations—Letter No. 2—(references made herein to the numbered paragraphs in our letter of July 23, using the same numbers of the paragraphs but prefixing the figure 2 so that the separate paragraphs in these two letters may be clear. If more numbered paragraphs are necessary in this letter, the numbers will be in the same series with the figure 2 and decimal point prefixed)

Mrs. George E. Macgowan, Jr.
183 Palmyra St.
Mr. John Howard Stevens
187 Middle St.
E. G. Johnson Co.,
3 Cliff St.

Copies to Mrs. Macgowan, Jr.
5 Eastern Promenade
Harry W. Marr
Chief of the Fire Dept.

Dear Mrs. Macgowan & Gentlemen:

Since our letter of July 23 there have been a number of conversations involving changes between Mr. Macgowan and Chief Marr, Chief Marr and myself, Mr. Stevens and myself and Mr. Macgowan and myself. Last week Mr. Johnson came in with some prints of revised Stevens plans, saying that the owners had decided upon the metal fire escape instead of the new enclosed stairway, and we talked over some of the requirements which had not been shown on the plans. On Friday we received from Mr. Stevens some prints of revised plans, addendum No. 1 of specifications dated August 20, and copy of a letter from Mr. Stevens to Mrs. Macgowan. In view of this confusion and in the interest of getting the job started as quickly as possible under a building permit on the basis that misunderstandings will not arise during the work to hinder issuance of the certificate of occupancy, it seems best to go over the matter in this letter again with particular reference to our letter of July 23 and what has transpired since, including what to do now to get the permit issued and the work underway. The numbered paragraphs below are similar to the numbers of my letter of July 23 but with the prefixed 2 and a decimal point. For instance, paragraph 1 of July 23 is referred to as 2.1.

2.1 - A supplementary plan is necessary showing the arrangement and materials of construction with self-closing standard fire-resistant door around the cellar stairs in the cellar. Mr. Johnson has noted down information for the benefit of all of you as to the assembly of materials for 1-hour fire resistance avoiding plaster. The written specifications referring to the Building Code merely are not sufficient, but would only lead to misunderstanding.

2.2 - As a result of conference between Mr. Macgowan and Chief Marr, an adjustment of partitions in the second floor hall is to be made and a fire escape provided on the west side of the building from the new second floor apartment there, thus eliminating the need for an automatic fire alarm.

Mrs. George E. Macgowan, Jr.
Mr. John Howard Stevens
E. C. Johnson Co., _____

August 27, 1956

OK
This change in second floor partitions is shown on revised plan which Mr. Stevens sent and indicated as revised August 20; but it is my recollection that the revised print which Mr. Johnson had in here was slightly different. The essence of this change is that a solid partition is built across the "common" second floor hall, which cuts the right hand apartment off from use of the existing rear stairs (their second means of egress to be by the new fire escape). He explained to Mr. Johnson these new partitions may all be wooden stud with gypsum wall board on both sides.

2.3 - The new stairs from second to third floor will not be built, and any idea of using the third floor for living quarters is being abandoned. Upon discussion with Mr. Macgowan, the conclusion has been reached that it will not be necessary to floor over the existing stairwell at third floor if the owner will give to this department a written statement assuring that the third floor will never be used for living quarters. To assist as much as possible, a satisfactory written statement and addressed to myself is being enclosed in Mrs. Macgowan's letter, which she may sign and return if the statement is satisfactory to her, retaining the copy also enclosed for her own file.

OK 2.4 - Proposed stairway second to third floor is to be eliminated.

OK 2.5 - These electric lights in front and rear halls will still be required on owner's meter and controlled by an automatic time switch, this being referred to in the addendum to the specifications.

OK 2.6 - Revised plans show the second floor hall four feet wide.

X 2.7 - This paragraph still applies. Only additional handrail appearing at the foot of front stairs, that is additional handrails required on front and rear existing stairs and on cellar stairs if tenants are to use the basement. Note electric light probably necessary in cellar stairs enclosure.

X 2.8 - Revised plans show position of second floor dinette and kitchenette reversed with kitchenette at exterior front wall and new window provided.

This leaves the proposed dinette with no direct means and almost no means of getting daylight or outside air, contrary to the provisions of Section 20315.2. It is not clear how this deficiency can be met unless the two rooms are changed back to the original with no objection to making the dinette larger than shown on the first plans. Note from Sections 20315.2 and from 2124 that the kitchenette, if 70 square feet or less in area, may be vented by other means than exterior windows.

A question of venting the room which is to accommodate the new bath room in first story is not yet clear, but perhaps arrangements have been made with the Health Department under whose jurisdiction this matter comes.

Presumably these windows in stairways are operable or will be made so. The former "common hall" on second floor is no longer "common".

2.9 - (New paragraph—only eight numbered paragraphs in former letter). Revision of specifications in addendum No. 1 with regard to new fire escape, is noted. Mr. Johnson thought that this fire escape would be built by Negquier & Jones and that they would apply for their own permit and file with the application their own plan. This fire escape may go clear down to the ground in which case it should have a concrete pier at

Mrs. George Z. Macgowan, Jr.
Mr. John Howard Stevens
E. G. Johnson Co.,

August 27, 1956

the bottom extending no less than four feet below the surface of the ground and no less than six inches above for the support of the stairway. If desired a drop ladder may be used from the bottom of the steps of the fire escape, but the actual steps must not be more than 10 feet above the grade of the ground. The double hung window to give access to the fire escape is required to be no less than two feet wide and to afford an opening when the bottom half is way up not less than 28 inches high. No storm sash should be provided on this window unless readily operable from the inside to be swung easily outward.

Very truly yours,

Warren McDonald
Inspector of Buildings

bMcJ/H

Enclosure to Mrs. Macgowan: Original and one copy of statement concerning use of third floor and photograph of dwelling returned.

34

July 23, 1956

A? 5 Eastern Promenade--Change of single family dwelling house to 3-family apartment house with alterations

R. G. Johnson Co.,
3 Cliff St.
Stevens & Saunders
187 Middle St.
Att: Mr. John Howard Stevens

Copy to Mrs. George E. Macgowan, Jr. (2)
5 Eastern Promenade
183 Falsouth St.
Chief of the Fire Dept.

Gentlemen:

Building permit for the above work is not issuable because of discrepancies as compared with Building Code requirements. Please make changes on plans or in writing to show compliance since verbal assurances are satisfactory to no one in the long run. References thus--203e3--are to sections of the Building Code where they apply.

1. 203f2 The cellar stairs are required to be enclosed in the cellar by partitions affording no less than 1-hour fire resistance and with a standard fire-resistant door (203ch) in the enclosure at the foot of the stairs equipped with a liquid door closer.

On the occasion of a former proposal by the owner, it was explained to her that the room of considerable size at the foot of the cellar stairs would not meet the needs for enclosing the stairs because there is too much room in it for storage and for fire to take place.

2. 212el.2(a) The two stairways from second floor are related to each other and to the occupants of the second floor apartments in such a way that compliance with this section is not established despite Mr. Stevens' attempt, which he has explained to me, to segregate the two stairs. It is a well recognized fact that doors in apartment houses which are supposed to be kept closed are often left open, and, if equipped with self-closers good maintenance of the closers is often neglected because their purpose is not remembered and they are often inconvenient under ordinary circumstances. Thus there is too much risk that a fire starting in either hallway or in the common second floor hall might reach such proportions during the time the occupants would be sleeping that they could not use either stairway when aroused. While I have not talked with the Chief of the Fire Department about the matter, it appears likely that a standard automatic fire detection and alarm system would give sufficient additional protection. Even a fire escape, on the right hand side as one faces the building from the street, would not help the occupants of the apartment on the left hand side particularly because the occupants of that apartment would not be able to reach either stairway without traversing the common hall on second floor.

3. The intention with regard to the use of the third floor is probably not understood, but going to the expense of extending the front stairway to reach the third floor would indicate that the third floor space is intended for some type of

July 23, 1956

habitual use by persons. It is believed that there are two finished rooms up there now besides the toilet room. The one marked storage on the plan does not have sufficient window area in it to be used for living quarters.

The wide-open nature of the third floor in view of the closeness of the existing and proposed stairways appears in non-compliance with 212el.2(a) even if an automatic fire alarm were provided. If an automatic fire alarm is provided to cover the situation in second story, thermostats would also be required to fully cover the third floor; but it is suggested that if the owner really intends to use the third floor for living quarters that consideration be given to a fire escape on the right hand side of the building.

If use of the third floor were to be abandoned, probably thermostats would still be required, but the new stairway up there would not be. We would, however, expect the existing stairwell at third floor level to be floored over with merely a two foot by three foot covered hatchway to give access to the attic.

4. If the new stairway is to be built to the third floor as a required means of egress, the question of adequate head room beneath the steep pitch roof is questioned. It ought to be at least six feet four inches at all points.

5. 203e3 Electric lights are required in public and stair halls all on the owner's meter and controlled by an automatic time switch capable of being set to turn the lights on automatically, according to the season of the year, at or before sunset each night, and to turn them off at or after sunrise the next morning.

6. 203e5 The new closet in second floor hall should be made smaller so that the common hall would be at least four feet wide at all points.

7. 212e5.2 Because the stairs are apparently more than 40 inches wide, handrails are required on both sides of the front stairs, full length of each run, the term "full length of each run" meaning that the hand rails are to be continuous so that a person at the top can be guided by the handrail before he starts stepping down and that the handrail will be continuous so that he will be guided by it even when he reaches the lowest step of the run. The handrails on these front stairs are not continuous to cover the four lower risers, and there may be other omissions.

Because of the two sets of winding treads in the rear stairs, handrails are required full length on the side of the stairs where the winding treads have their greatest width, and if handrail is provided on the other side it should run full length of the run.

It is my impression that there is no handrail on the stairs from second to third floor and none on the cellar stairs. If third floor is to be used a handrail is required on the existing stairs and if the tenants are to use the basement for laundry or otherwise, a handrail is required full length of the cellar stairs. The required enclosure of the cellar stairs will probably make necessary an electric light over the cellar stairs with two-way switch or controlled by door switches top and bottom.

8. 203d5 It appears likely that the small dining room for right apartment, second floor, has a window less than 11 square feet in area.

212d What ventilation is to be provided for the inside kitchenette of right hand apartment on second floor?

While the concern of the Health Department under the Plumbing Ordinance rather than this department, it is noted that no specific means of ventilating the new bathroom on first is indicated. There is the word "vent", but what it means is not clear. If in doubt, take this up with the Plumbing Inspector in the Health Department.

K. G. Johnson Co.
Stevens & Saunders

July 23, 1956

203d5.5 Are the two windows shown on second floor plan in front and side stairways, openable? If not, they should be made so.
The common hall on second floor has no outside windows in it.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMCD/B

9418

(A) APARTMENT HOUSE ZONE



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, April 20, 1956

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 5 Eastern Promenade Within Fire Limits? Dist. No.
Owner's name and address Ruth Merrill McGowan, 183 Falmouth St. Telephone 3-8517
Lessee's name and address Telephone
Contractor's name and address Telephone
Architect Specifications Plans yes No. of sheets 4
Proposed use of building convalescent home No. families
Last use single family dwelling No. families
Material wood No. stories 2 1/2 Heat Style of roof Roofing
Other building on same lot 2-car garage Fee \$
Estimated cost \$

General Description of New Work

To change the use to a convalescent home to accommodate a maximum of 10 patients-- no patients to be housed above the second store, no more than two non-ambulatory patients to be quartered in the building at any one time and no non-ambulatory patients to be above the first story.

To make any necessary improvements which might be required for this new use.

The third floor rooms will be used as bedrooms for the help.

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

owner

Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work?
Is connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Material of underpinning Height Thickness
Kind of roof 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.

Ruth Merrill McGowan

Signature of owner BY: Ruth Merrill McGowan

C16-254-12-Marks

SECTION COPY

Permit No. 56
 Location 5 Eastern Prom
 Owner Ruth M. Macgowan
 Date of permit 156
 Notif. closing-in _____
 Inspn. closing-in _____
 Final Notif _____
 Final Inspn. _____
 Cert. of Occupancy issued _____
 Staking Out Notice _____
 Form Check Notice _____

NOTES

May 3, 1956

AP 5 Eastern Promenade--Proposal to change the use of single family dwelling house to a convalescent home (termed by the Building Code a Type B Hospital)

Mrs. Ruth Merrill Macgowan
183 Palmouth Street

Two copies to Mrs. Macgowan

Dear Mrs. Macgowan:-

It appears that the second floor level of the dwelling is higher above the grade of the ground around the building, especially in the rear, than the 13-foot limit stipulated by Sect. 209j1.1 of the Building Code when a convalescent home is to be established in a building of frame construction. Under these circumstances, irrespective of the descriptions which follow, the building permit is not issuable unless you care to seek a variance from the Board of Appeals which has the same personnel as the City Council. This is a semi-formal proceeding, and if you desire to proceed with it, after you have considered the entire proposition as outlined below, please let us know and we will tell you how to proceed.

As you read the following notes, it will be clear, even if the above appeal should be filed and granted, that the two features of accommodating a maximum of 10 patients instead of 8 patients and the feature of accommodating any persons at all on the third floor will cause considerable extra outlay; so that it is quite possible that you may conclude that you prefer to limit the total number of patients to eight and to forego any use of the third floor for living quarters—at least for the present.

The following notes will indicate the discrepancies as to compliance with the Building Code as we find them from examination of your preliminary plans and of the building. If you decide to proceed with the appeal as to the height of the second floor, it is in order for you to employ someone who can revise your plans to care for the requirements of the Building Code so that you may file a set of blueprints of the plans with your application for the permit with all of the information on them printed from the originals, not marked on in crayon or otherwise. Check against Building Code requirements discloses the above discrepancy as regards height of second floor above the grade, and the following:

1. The cellar stairs require enclosure in the cellar by partitions calculated to afford at least one-hour fire resistance, the doorway from the cellar to this enclosure to be at least as far away from the lowest riser as the door is wide, to be equipped with a fire door labeled as class C by Underwriters' Laboratories, Inc., set in a consistent fire door frame, the door to be made self-closing by means of a liquid door closer. The provision of this enclosure will probably require an additional light within the enclosure.

2. If more than eight patients are to be accommodated in the building at one time, you have the alternatives of covering the entire cellar ceiling with some assembly of material which is rated as affording one-hour fire resistance, or of

May 3, 1956

enclosing the heating boiler and the fuel oil tanks with partitions and ceilings affording the same amount of fire resistance, doorway to the heater room to be similar to that specified at the cellar stair enclosure. If the number of patients were limited to eight or less, neither of these requirements would apply.

All of the cellar ceiling, except that over the laundry, is now plastered. If that ceiling is plastered on metal lath, the required one-hour fire resistance would probably be provided except over the laundry and at one point where there was evidently a floor register of some kind which is now covered over but still has the encircling sheet metal exposed in the cellar. However, it appears likely that this plaster is on wooden lath which would not prove adequate. In view of the relative location of the heating boiler in approximately the center of the cellar and the considerable distance between the boilers and the fuel oil tanks, to enclose the heater and fuel oil tanks in one enclosure would prove fairly costly, and besides the same type of ceiling would be required over this enclosed heater room as would be required for the entire ceiling under the first alternative.

It is understood that the small stove in the laundry is to be disconnected and removed from the premises, the opening where it is now connected to the chimney to be "bricked-up".

3. A standard automatic fire detection and alarm system is required with the detection part of the system (thermostats or fire-detecting wire) covering the entire cellar, all public and stairhalls, all closets off halls, the kitchen and pantry and all spaces which the Fire Chief may deem "hazardous rooms". A separate permit from this department is required for this fire alarm system, and the permit must be approved by the Chief of the Fire Department before it is issued. This permit must be applied for by the actual installer and is issuable only to him. Before the permit is issued it will be necessary to determine what spaces, besides those specifically named above, will be considered hazardous by the Fire Department. The installer of your choice could well find out from the Fire Department about this latter feature before he estimates the job for you. In somewhat similar cases the Fire Department would require the entire third floor to be covered by the fire detection part of the system. If, however, there were to be rooms up there used for living quarters they would be likely to allow omitting the detectors in the living rooms. If there are to be any living quarters on the third floor, at least one alarm gong would be required there, otherwise not.

4. Since there is only one means of egress from the third floor, a second means of egress would be required if it is decided to use any part of the third floor to accommodate persons for sleeping, living or recreation. It appears likely that this second means would have to be by way of an outside fire escape on the side toward Fore St. If you should decide upon such a fire escape it is desirable that you arrange it so that patients and others at second floor level at least could use the fire escape because the means of egress on that side of the building and at second floor level are not the best and without an additional means must rely wholly upon the automatic fire alarm system and the self-closing doors indicated below.

5. Because of the relative arrangement of the two stairways from second floor to first floor, it is necessary to equip with liquid door closers the door in first story between the main hall and back entry and the door in second story between the main hall and the side stair hall.

6. The lockset on the exterior front door has a rectangular "dead bolt" in it that makes it possible to lock the door so that persons on the inside could not open the door without requiring a key. Such an arrangement is not allowable, but whether or not this lock can be adjusted to meet the requirements or will have to be replaced

May 3, 1956

only a competent hardware man can determine.

7. The exterior back door is already properly equipped with a lockset, and it is the belief that the storm door outside of this has no fastenings which would not be released by turning the usual knob. The door between the main hall and first story in the back entry requires a lockset to accomplish the same purpose as described for the front door, and the door on second floor between main hall and side stairhall the same. It is my impression that these two locksets are the ordinary kind with rectangular dead bolt which can only be operated by key. If that is the case it is likely that the dead bolt may be removed and the lockset would then be suitable.

8. Handrails are required on at least one side of all stairways which would be used as a means of egress, to run full length of each run. In the side or rear stairs between first and second floor there are two sets of winding treads and one set in the stairs from second to third floor. In these cases a handrail is required full length of each run on the side where the winding treads are the widest. Wherever there are handrails now not running full length of the run they are to be extended to cover the full length of the run of stairs irrespective of whether or not handrails are required on the other side because of winding treads or otherwise. The term "full length of run" means that the handrails are to be continuous so that a person at the top can be guided by the handrail before he starts stepping down and that the handrail will be continuous so that he will be guided by it even when he reaches the lowest step of the run.

The handrail on the right hand side is not continuous to the lower four risers of front stairs at first floor level, and should be made so. There is no handrail at all on the upper run of stairs to the third floor. If third floor is not to be used none will be necessary. If third floor is to be used in any way for living quarters or recreation a handrail will be required. There is no handrail on the cellar stairs. If the cellar is to be used habitually for persons—say in the laundry or otherwise a handrail should be provided on these stairs also.

9. With regard to artificial lighting of means of egress, the Code provides that all means of egress shall be equipped with artificial lighting, on as few circuits and controlled by as few switches as practicable, adequate to illuminate the way to the outside of the ground level. It appears that all of the lights in the stairs and the halls in first and second story are controlled either by separate switches or by pull chains. Obviously this arrangement does not meet the requirement. An electrician should be consulted and arrangements made to change the lighting and switches to comply with this requirement.

10. One item with regard to handrails was omitted. The handrail on the side stairs first to second floor is not extended far enough to care for the bottom step, and should be extended.

11. The house is piped for gas and there are a number of gas lights in the halls. The meter has been removed and the gas supply is no doubt shut off at the service from the street. This should be investigated. If the service from the street is still connected to the inside piping including these gas lights, the connection should be disconnected or the gas lights removed as they are not permitted in a convalescent home. If at any time in the future it was desired to re-connect the gas main and use gas for some purpose such as heating hot water or the like that would be allowable, but the gas lights would all have to be removed—all of this of course to prevent a gas light being accidentally turned on and the gas escaping into the building to great hazard.

12. There are several fire places in first and second stories. Some have

May 3, 1956

Mrs. Ruth Merrill Macgowan - - - -#4

metal guards in front of them and some have not. On account of the nature of the proposed occupancy, the Code requires that each fireplace be protected by substantial metal guard or grille having no larger than 2-inch openings and to be at least four inches from the face of the fireplace opening. These should be fastened in some way so that they could not be accidentally dislodged, and would be required whether or not there are any plans at present to use the fireplaces.

13. The window in the sleeping room on third floor marked "Help" contains only about nine square feet of sash while one-twelfth of the floor area of the room is required to be provided or close to 11 square feet. If you decide to use this room even for the help or any of the persons employed or living in the building, the window will either have to be enlarged, or, you do have a right to ask the Board of Appeals to grant that deficiency as well as that of the height of second floor above the grade. If you so desire, both questions could be included in the one Building Code appeal.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMCD/G

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FILL IN COMPLETELY AND SIGN WITH INK

PERMIT ISSUED

Permit No. 001

JUN 18 1945

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, June 18, 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 5 Eastern Promenade Use of Building dwelling No. Stories 2 ~~New~~ Existing Existing

Name and address of owner of appliance Henry F. Merrill

Installer's name and address Randall & McAllister 24 Commercial St. Telephone 3-2941

General Description of Work

To install oil burning equipment ~~installing equipment~~ (forced hot water)

NOTIFICATION BEFORE LATHING
OR CLOSING IN IS WAIVED

IF HEATER, POWER BOILER OR COOKING DEVICE

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED

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, 4'

from top of smoke pipe 24" from front of appliance 5' from sides or back of appliance 6'

Size of chimney flue 8x12 Other connections to same flue none

IF OIL BURNER

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

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

Location oil storage cellar No. and capacity of tanks 2 275 three way valve

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

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

Signature of Installer Randall & McAllister

ORIGINAL

6365DN

Permit No. 45/601

Location 5 Eastern Promenade

Owner Henry F. Messell

Date of Permit 6/19/45

Post Card sent

Notif. for inspa.

Approval Tag Issued 9-20-45 Pms

Oil Burner Check List (date)

1. Kind of heat Free Hot Water

2. Label ✓

3. Anti-siphon

4. Oil storage ✓

5. Tank Distance ✓

6. Vent Pipe ✓

7. Bill Pipe ✓

8. Gauge

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

7/2/45 Burner Ling.
Installed. Pms

7-11-45 Two Changes
Pms

9-20-45 Two Water

Control Ganges

✓ Pms



(A) APARTMENT HOUSE 2017
APPLICATION FOR PERMIT

PERMIT ISSUED
2069

Class of Building or Type of Structure Third Class

NOV 28 1936

Portland, Maine, November 26, 1936

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 5 Eastern Promenade Ward 1 Within Fire Limits? yes Dist. No 5
Owner's or Lessee's name and address Henry F. Merrill, 5 Eastern Promenade Telephone _____
Contractor's name and address A. B. Flood, 51 Quebec Street Telephone 2-7145
Architect's name and address _____
Proposed use of building dwelling house No. families 1
Other buildings on same lot _____
Plans filed as part of this application? no No. of sheets _____
Estimated cost \$ 18. Fee \$.25

Description of Present Building to be Altered

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

General Description of New Work

To cut in new window at least three square feet in area for ventilation of new toilet in an existing closet on third floor

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

Details of New Work

zc, front _____ depth _____ No. stories _____ Height average grade to top of plate _____
To be erected on solid or filled land? _____ Height average grade to highest point of roof _____
Material of foundation _____ Thickness, top _____ bottom _____
Material of underpinning _____ Height _____ Thickness _____
Kind of Roof _____ Rise per foot _____ Roof covering _____
No. of chimneys _____ Material of chimneys _____ of lining _____
Kind of heat _____ Type of fuel _____ Is gas fitting involved? _____
Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
Material columns under girders _____ Size _____ Max. on centers _____
Studs (outside walls and carrying partitions) 2x4-10" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.
Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

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

Miscellaneous

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

Signature of owner By A. B. Flood

INSPECTION COPY

Ward 1 Permit No. 36/5069
Location 5 Eastern Promenade
Owner Henry F. Merrill
Date of permit 11/28/36
Notif. closing-in
Inspn. closing-in
Final Notif.
Final Inspn. 12/3/36
Cert. of Occupancy issued None

NOTES
12/3/36 - Work done -
A.G.O.

P 398 935 582

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—
NOT FOR INTERNATIONAL MAIL

(See Reverse)

Sent to	
Proprietors of Custom	
Street and No. House Wharf	
5 Eastern Promenade	
P.O., State and ZIP Code	
Portland, Maine	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to whom and Date Delivered	
Return Receipt Showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	\$
Postmark or Date	

PS Form 3800, Feb. 1982



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

July 27, 1984

Proprietors of Custom House Wharf
Att: Mr. J.R. Macgowan
5 Eastern Promenade

RE: Fire Damage-Custom House Wharf

Mr. Mac Gowan:

As a result of continuous complaints, an inspection was made by this department to determine the extent of concern. We find by our inspection that no attempt has been made to secure property from public or removal of unsound portion of connecting building. There are also holes in platform that pose as a threat to any one in this vicinity. Where as no progress has been made to rebuild, we have to pursue another course of action.

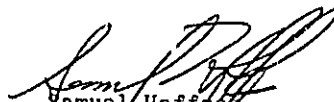
We therefore order that a fence be placed around the perimeter of the open area of pier to insure against any traffic across this property.

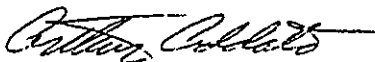
The unsound structure of remaining building is to be removed and portion connected is to be built up in a method that would constitute it applicable to local building codes.

Where as this present condition is a violation of the Municipal Code of the City of Portland, Me. it must be corrected within 10 days.

Failure to comply will result in a complaint being filed for prosecution in District Court and fines imposed as the Laws allow.

Sincerely


Samuel Hoffes
Chief Bldg. Insp.


Arthur Addato
Code Enforcement Officer

CC. Joe Gray Jim Collins
Tim Honey

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

July 5, 1995

John MacGowan
262 Payne Rd.
Scarboro, ME 04074

Re: 5-11 Eastern Promenade
CBL: 002-A-007
DU: 3

Dear Mr. MacGowan,


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

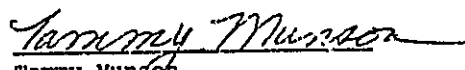
Congratulations are extended to you for the general condition of your property which was found to meet the standards established by the City's Housing Code.

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

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

Sincerely,


Merle Leary
Code Enforcement officer


Tammy Munson
Field Supervisor/C.E.O.

el