

33-47 Eastern Promenade

June 6, 1969

Mr. J. D. Grumbles
5 Temple Street

In ref to Portland House

Dear Mr. Grumbles:

In reference to our meeting and chat on Wednesday, May 21st pertinent to the extension of walkway canopy at the Portland House it will be necessary for you to apply for an amendment to the permit for the extension of the canopy to the street line as soon as possible so that we may review this through the proper channels.

Very truly yours,

R. Lowell Brown
Director, Building Inspection Department

RLB:ca

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: R. Lovell Brown, Director of Building Inspection
FROM: John E. Menario, City Manager
SUBJECT: Highrise on the Eastern Promenade.

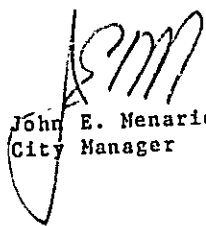
DATE: 4/14/69

It's obvious with the number of complaints that I receive regarding the Highrise that there is a real angry neighborhood which refuses to accept the Highrise, and which continues to raise objections each time a new activity takes place.

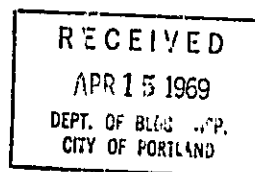
I, therefore, regret at times to call these to your attention, but know that if they are not handled properly the City of Portland is apt to be criticized as well. For that reason, and that reason only, I am calling to your attention a recent complaint regarding a sign which was placed on the property which was felt by those who called, to be beyond the dimensions of a sign which is allowed in that zone. I have not seen the particular sign in question, but apparently it's one which identifies the project and advertises the fact that rentals are now available. Would you please have a member of your staff review the situation and take whatever appropriate action you deem is necessary.

A second complaint regards the nature of the construction which was allowed on the site and namely the pedestrian enclosed walkway which was allowed to develop out to, or near the sidewalk line.

It is felt by the caller that this particular construction violates the set-back requirements in the zone, was not part of the Zoning Board Appeal variance which was granted. I am not aware of this situation and would appreciate whatever information you may be able to offer me.


John E. Menario
City Manager

JEM:af



33-47 Eastern Promenade
Apartment House Building

Feb. 27, 1969

Mr. J. D. Crumbles
5 Temple Street

cc to: Mr. Walter W. Jeffords
5 Temple Street
cc to: John Kenario, City Manager

Dear Mr. Crumbles:

Recently a number of concerns from the area and neighborhood of your apartment hi-rise have expressed interest in what they believe to be the construction of a dining room facility within the structure. This office has been approached to qualify such a concern. If your planing is to include such a facility we do not have knowledge of it in this office and any initial plan submitted did not indicate same. With this in mind it would be desirable, if you do contemplate this, to bring it to our office's attention as soon as possible so that your suggestions and plan may be reviewed in an orderly fashion and be within the requirements of zoning and code.

We will be only to glad to talk this over with you if there is any foundation to warrant this request for qualification.

Very truly yours,

E. Lovell Brown
Director of Building Inspection

klj:m

*F. W. Brown
2/21/69
T.M.C. CRAWFORD*

CITY OF PORTLAND, MAINE
MEMORANDUM

DATE: 2/20/69

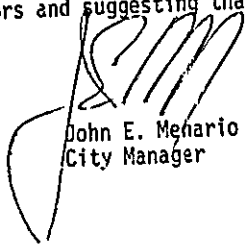
TO: R. Lovell Brown, Building and Inspections Director
FROM: John E. Menario, City Manager
SUBJECT: Eastern Promenade Highrise - Dining Room Facilities

Thank you very much for the recent information regarding the alleged development of a dining room within the facility. I will pass this information on again to Dan Haley and attempt to restate the City's position on this question even though others have tried to pass along the same type of information to him.

I think it may be desirable, however, if you would consider writing a letter to the owner of the project. This particular letter might well save a great deal of embarrassment later on if the initial construction work proceeds to a point where it would be difficult or awkward for the City to halt the work or most costly and upsetting to the developer to modify the plan. I am certain that if or when the matter becomes a point of controversy that many people will run around the community saying that the Building Inspector's office and the City Manager's office was aware of this happening and allowed it to proceed to a point where it could not be altered. In this particular regard I think your letter might help a great deal.

I would suggest that the letter be written to the owner pointing out to him that we have had a number of concerns from the neighborhood expressing interest in what they believe to be a construction of a dining room facility within the structure and note perhaps that it is our understanding that this information is made available to many neighbors in the area by construction men on the project. It might be well to point out that the initial plan which you have approved did not include such a facility, that certain design aspects and size of the facility might well be beyond the permitted zone use, and that if they are contemplating such a facility, it would be desirable to bring that to your office's attention immediately in order that the suggestions could be reviewed in an orderly fashion and within the meaning of the law.

If for some reason you feel that this letter is not a desirable approach, please let me know in order that I might then deliberate on calling the owner as a personal call alerting him to these rumors and suggesting that he approach your office in order to resolve any differences.


John E. Menario
City Manager

JEM:eg

OWNER IS. MR. WALTER J. PFELOS - OF (PORTLAND GAS LIGHT CO)
5 TEMPLE ST
PHONE 772-8321
OR MR. CRAWFORD.

From the desk of -

Mrs. Patricia E. Meally

9/9

Bob Brown and Allen Soule:

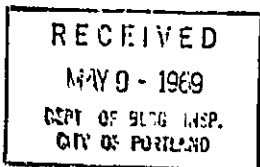
I am hep to the problem about the dining room, I think.

Can you give me some guidance on answer to the sign and canopy location.

Any other information you think I should have would be most welcome before an answer is attempted.

Thanks,

Pat



City of Portland, Maine . Executive Department

ROUTING SLIP			
Order	Name	Check	Check
<input checked="" type="checkbox"/>	<u>Pat</u>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<u>J.E. Menario</u>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<u>J.S. Dexter</u>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<u>R.D. Curley</u>	<input type="checkbox"/>	<input type="checkbox"/>
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- Immediate Action
- Necessary Action
- Investigate & Report
- Submit Your Recommendations or comments.
- Reply Directly
- Prepare Reply
- For Your Information
- For Your Approval
- For Your Signature
- As Requested
- Return After Use
- For Your Files
- For Our Files

REMARKS:

This is Dan Haley
Can you prepare a reply for
Barney?
JEM

5/8

25 Morning Street
Portland, Maine
May 7, 1969

Mr. John Menario, City Manager
City of Portland
City Hall
Portland, Maine

Dear Sir:

The Munjoy South Association feels that many city regulations were not enforced when permits were issued for Portland House.

It is our understanding that an occupancy permit has been granted for Portland House in spite of the fact changes not included in the original permit have been made and a dining room has been planned. We also understand rest rooms suitable for a dining room, or maybe restaurant would be a better word, have been installed. We feel this is an apartment house and should not have a restaurant or dining room. The Board of Appeals denied there would be a restaurant in the building when the hearing was held and now they have full intentions of having a dining room. According to our study of zoning, we feel this permit should not have been issued.

We also understand a permit has been granted for a temporary sign which is larger than the maximum of fifteen square feet. It is a double sign and exceeds the maximum. According to the zoning law we fail to see where a temporary sign could be granted.

If we understand the rules correctly, there is a regulation on buildings and structures being set back a certain distance from the sidewalk, and we feel the canopy of this building would be subject to the same rules as a building.

Would you please have the Corporation Counsel, Mr. Shur, investigate these matters and inform us what sections or sub-sections of the zoning law would permit this. We are strongly opposed to this in our area because it is a R-6 zone, and furthermore if this type of thing is permitted in this R-6 zone it would be permissible in all R-6 zones which we do not feel is in the interest of our city.

Very truly yours,

MUNJOY SOUTH ASSOCIATION

By

Mary T. Chasman
Secretary

C

MAY 8 1969

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Pat Heally, Corporation Counsel office
FROM: R. Lovell Brown, Director, Building & Inspection Services
SUBJECT: In reference to the Portland House

DATE: 5-12-69

In reply to your memo of 5-8-69 and the letter from Mr. Dan Haley the following is a rundown of answers to his letter of May 7th.

1. On April 24th we issued a letter to Mr. Crumbles as a temporary certificate of occupancy for the portions that have been completed, or are about to be, with the exception of the tentative dining club for tenants area. I will quote a letter sent to me on April 23rd by Mr. Crumbles asking for a certificate of occupancy and in part he states-"it is our intention to put in a dining club for the tenants in the northwest corner of the building on the ground floor and to have a total feet area of less than 900 square feet". "Of course, the final plans will be subject to your approval".

As you can see this is their intent, however I wish to make it quite clear that at this point nothing has been done except that that area is incomplete, therefore we issued a temporary certificate of occupancy for the portions that were to be used by tenants, such as housing and nothing more.

2. In reference to the temporary sign. We informed the owner that the temporary sign would require a permit and he came in the next day and applied for that permit. It is now in the process of going through the appeal, because it is larger than allowable, but I might add, not much larger.
3. In reference to the canopy at the sidewalk. To the best of our knowledge from any plans we have available the actual location of the termination of the canopy was never clearly defined based on the time of the appeal. The canopy does extend to the sidewalk where the contractor installed it and as best as I can tell from the usual rules of setbacks it is in the neighborhood of about 3 feet beyond what would be normally allowable. This we have not quizzed the owner upon at this time, we did take some pictures when we had the complaint on the sign showing the location of the canopy which frankly does not look objectionable, but according to the rule it probably is out further than is allowable. In reference to the final paragraph of Mr. Haley's letter to Mr. Menario he is evidently quite concerned about things that are happening in his R-6 Zone which he states "do not feel is in the interest of our City". I am submitting to you the pictures that were taken of the temporary sign and canopy by the sidewalk on 4-16-69 along with the copy of the memo I sent to Mr. Menario of that date.

Bob Brown

RLB:m
attachments

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: John Menario, City Manager

FROM: R. Lovell Brown, Director of Building & Inspection Services

SUBJECT: Hi-rise - Eastern Promenade

DATE: 4-16-69

The first thing I would like to ask you in this memo is, could you and I, and possibly Barney have a time in the near future that we could get together and discuss this problem we seem to be having on the Hi-rise, namely Portland House. After going through the rest of this memo you may better understand the reason why. It is my feeling that the City, through Council members, yourself and myself is being unduly harassed by a very few who are trying to organize a program of constant knit picking at City Hall in order to satisfy minor problems about this progressive structure. Our office has researched out each problem and tried to qualify the questions and now I have come to the conclusion that we are spending a great deal of time for things which either have not come about yet, or if so, are of a minor or incidental nature.

The sign you mentioned in your memo of 4-14 is a temporary sign, it is larger than is allowable. They did not have a permit for it, but have applied for one. The canopy that comes to the sidewalk edge is about 8 feet further than is normally allowable, however this was not indicated on the plans submitted at the time of the appeal, and evidently they extended it out to the edge of the sidewalk. Frankly it is pleasing, makes good sense in the local that it is in, personally I see no harm in it however, it probably would have to be appealed. Action on this I have not taken at this moment, as I feel at this point this along with some of the other problems such as proposed dining-rooms, etc. could be better discussed in a short session with you and Barney, as I have some ideas on this. I feel that we could make a ruling in advance on the dining room problem and my purpose for requesting a get together with you is to discuss the probability of talking with a specific person, probably Mr. Haley and ourselves and see how much more of this he plans to come up with, and if so, what point will we all come to an agreement to the knit picking; harassing so that we can help to make Portland grow with good public relations. At the rate we are going it is entirely probable that minor incidental details will be picked on indefinitely until the building is finally occupied, and quite frankly it is taking a lot of our time while new progressive work has to pile up. Please give me a buzz when you feel we can get together on this one way or the other.

Bob

RLB:m

45 Eastern Promenade
Portland House

April 24, 1969

Mr. J. D. Grumbles
5 Temple Street

Dear Mr. Grumbles:

In reference to your letter of April 23rd, 1969 and your request for early certificate of occupancy for the Portland House, you may accept this letter as a temporary certificate of occupancy for the portions that have been completed or are about to be with the exception of the tentative Dining Club for tenants area as denoted in your letter. This is, of course, to be reviewed with plans at a future date as you have cited. When the building has reached its completion we will then issue you a proper and final certificate of occupancy.

Very truly yours,

R. Lovell Brown
Director of Building & Inspection Services

HLB:m

attachment

cc sent to City Manager and Assistant City Manager

Portland House
45 Eastern Promenade
Portland, Maine

APRIL 23, 1969

MR. R. LOVELL BROWN
DIRECTOR OF BUILDING & INSPECTION SERVICES
CITY OF PORTLAND, MAINE
389 CONGRESS STREET
PORTLAND, MAINE 04111

RE: PORTLAND HOUSE
45 EASTERN PROMENADE
PORTLAND, MAINE

DEAR MR. BROWN:

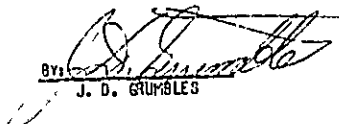
WE ARE EXERTING EVERY EFFORT TO OBTAIN A CERTIFICATE OF OCCUPANCY FOR PORTLAND HOUSE THIS WEEK AND ARE ARRANGING FOR THE NECESSARY DEPARTMENTAL INSPECTIONS ETC., AND FIND THAT WE HAVE AN OPEN ITEM THAT REQUIRES YOUR DISCRETION AND APPROVAL.

IT IS OUR INTENTION TO PUT IN A DINING CLUB FOR THE TENANTS IN THE NORTHWEST CORNER OF THE BUILDING ON THE GROUND FLOOR AND TO HAVE A TOTAL FREE AREA OF LESS THAN 900 SQUARE FEET AND INSTALL A DOOR ON THE NORTH WALL OF THE BUILDING THROUGH THE KITCHEN WHICH CAN BE USED EITHER FOR AN EXIT OR SUPPLY PURPOSES. I HAVE BEEN UNABLE TO COME UP WITH FINAL SATISFACTORY DRAWINGS AND AT THIS POINT WE CAN ONLY ASSURE YOU THAT THE FREE SQUARE AREA WILL BE LESS THAN 900 SQUARE FEET AND THAT THE DOOR WILL BE INSTALLED. OF COURSE, THE FINAL PLANS WILL BE SUBJECT TO YOUR APPROVAL.

JDG:HH

VERY TRULY YOURS,

PORTLAND HOUSE

BY: 
J. D. GRUMBLES

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: R. Lovell Brown, Building Inspection Director

FROM: John E. Menario, City Manager

SUBJECT: Highrise Eastern Promenade.

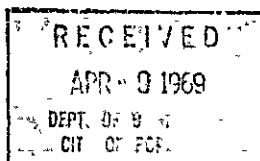
DATE: 4-9-69

I just wanted to reduce my thoughts to writing so that there would be no misunderstandings between you and I regarding my concern of the certificate of occupancy. It's my general feeling as I discussed with you by phone that the following items ought to be completed before any certificate of occupancy is issued by the City of Portland.

1. That the ^{owner} order of the project request in writing a certificate of occupancy and explaining in detail why he is requesting the certificate of occupancy before the completion of plans as submitted to you earlier.
2. That the letter include the owner's understanding regarding the area which is presently considered unassigned and to firmly note that it is not the thinking of the owner presently to include any facility in that area such as a dining room or other facilities without securing the direct approval of the City through the Corporation Counsel's Office and/or the Building Inspection Department but preferably those two departments jointly.
3. That when the letter is received by the owner a copy be forwarded immediately to the Corporation Counsel's Office in order that they might determine whether a certificate of occupancy can be issued under the situation and whether a certificate of occupancy is in compliance with the codes as they interpret them.
4. That when all the above items have been completed to the satisfaction of the City that a certificate of occupancy then be issued perhaps with a cover letter from you noting that such issuance has been granted with an understanding that the City continues to reserve its judgement on what may be considered proper or improper uses of the unassigned area without attempting at this time to be definitive.

JEM:af


John E. Menario
City Manager



PERSONAL MEMO BY R.L.B.
(COPY SENT TO J.M.)

FILE IN G.L.

March 12, 1969

IN REFERENCE TO THE PORTLAND HOUSE
EASTERN PROMENADE

On Tuesday, March 11th, Mr. Buchanan and the builder, Mr. Neal Adato came to my office in the afternoon to discuss the letter I had written to Mr. Grumbles and Mr. Jeffords of a week ago asking about the concern of a dining area by residents in the area of the Hi-Hiss.

We discussed the possibility of having an early certificate of occupancy prior to absolute completion of some of the minor items and this "so-called dining area", which they expressed a desire to take more time to decide what its use was going to actually be. Mr. Grumbles had not made up his mind at this point just what or how the dining area was to be used. As it stands now we agreed that we would issue a certificate of occupancy with the exception of this area so that apartment dwellers could move in. Mr. Adato informed me that if and when it was decided what the desire was by the owner, then they would re-submit partial plans for this particular area showing us what they wanted to do, allowing us the normal time to evaluate the same and issue a permit accordingly with proper procedure.

On today's date, March 12th, my Plumbing Inspector, Mr. Goodwin has managed to get a drawing that was originally submitted on Dec. 30, 1968 to the plumbers. This drawing was in the possession and locker of one of the plumbers. He borrowed it just long enough for us to look at it and see what this dining area was all about. While we borrowed it we have made a tracing of the area for our own personal reference.

At this point as far as my department is concerned there has been no illegal act done on the part of owner or contractor in revamping the "so-called dining area" for anything other than an apartment use with the exception that some of the plumbing was changed to a lesser size and lesser amount with the O.K. of Mr. Goodwin. This is not unusual and does not necessarily clearly state that there is to be a dining area for public use. It would seem that the major concern here is by outside factions who are more concerned with a restaurant type operation for general public use. At this point my only verbal understanding with anybody is with Mr. Adato who says as far as he knows it would be called a private club or dining area for residents of the building only. Unless we hear otherwise this is the only assumption that can be taken and no action is being made by this office without any further instructions from the management.

March 12, 1969

IN REFERENCE TO THE FORTLAND HOUSE
EASTERN PROMENADE

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We discussed the possibility of having an early certificate of occupancy prior to absolute completion of some of the minor items and this "so-called dining area", which they expressed a desire to take more time to decide what its use was going to actually be. Mr. Grumbles had not made up his mind at this point just what or how the dining area was to be used. As it stands now we agreed that we would issue a certificate of occupancy with the exception of this area so that apartment dwellers could move in. Mr. Adato informed me that if and when it was decided what the desire was by the owner, then they would re-submit partial plans for this particular area showing us what they wanted to do, allowing us the normal time to evaluate the same and issue a permit accordingly with proper procedure.

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April 23, 1969

In reference to telephone call from Mr. Grumbles:
Re: HIGHRISE - EASTERN PROMENADE

- G: In regarding the dining club that we are going to have in the building-
- B: If you anticipate doing so we would like to have a letter of some sort from you stating what part you wish to retain as held in abeyance until you decide just what you are going to do or something of that nature.
- G: And so if I sent you that letter, that wouldn't hold up anything on the rest of the building?
- B: Right - If you want a certificate of occupancy now, even though it is not quite completed, just tell us the part that you are withholding at this time subject to further approval and then we will take it from there and issue it on that basis.
- G: Very good - Now on the exit lights- am I going to have to change that before we occupy the building?
- B: As far as I am concerned - no - I wrote you this letter which I guess you received-
- G: Right I received that
- B: And I checked it out- often times it is better to check things out than rather try to say them over the phone, because it did give me a little time. As stated in the letter ^{about this} code did call for 4 1/2" letters, however, I will be quite frank and honest with you/because I think you should know the whole picture. I will read this to you, now that I have you on the phone I can perhaps make it more understandable, than if I tried to write it, because I am afraid it might confuse you when I looked into this. Under our Section, which I don't think you care the number, called Exit Signs and Lights - for apartment buildings, now we classified your building as an apartment building, bear that in mind-
- G: Right
- B: Now nextly, the State I believe, ^{and} we only know just a little about this, we do not enforce State Code Mr. Grumbles, but we have of late in particular found that if we know or have knowledge of something that the State is enforcing, and they are getting stronger and stronger in the enforcement of large buildings and assemblages of this nature - then we feel that it is only a courtesy to our tax payers if we have knowledge of it to denote that it may be well to investigate with the State, or we have heard this or something of this nature only as a courtesy. Now this courtesy sometimes can get kind of bad, because people say well you are enforcing the State Code, I don't want people to feel that I am because I am not, but I am only doing it with good intentions. Sometimes their rules, naturally, if they apply the rule states that whichever is the most stringent is the one that is the applicable thing. Now in this case I will site our code to you as verbatim in our code book- it says "Exit signs and lights shall be required in hotels (we do not classify it as a hotel incidentally) and in places of public assemblage only in tenement and lodging houses" in other words if you have a place of public assemblage in your tenement or lodging house which you are classified under tenement - which is another deviation of apartment- if you have that, then you would require exit signs, in other words, by our code understanding you would only need to have exit signs actually if you were to go to, for instance this dining area, or dance area in that building or something in that light that we could classify as public assemblage. As it stands right now, ~~in~~ in the plans we have ~~you~~ do not have anything that we call a public assemblage - so, theoretically, according to this, I personally think it is an antique law, and I think it should be modified because I don't think when this was written they ever anticipated ~~modern~~ Hi Rise buildings, but these are things that will have to be ironed out later, but as we see it right now anyway, you did not really have to have, by our's, and we have not sited so to my knowledge

in any of the information we have had that you had to have these exit signs, however they were indicated on the plans, which is a better thing than what the minimum code requirements show, therefore, if they are indicated on the plans they have to conform to what the plan said which indicated there were to be exit lights. Now, here I go on a little further and it says, all exit signs shall be capable of internal or external illumination and shall be so illuminated at all times that when the part of the building served by the means of egress indicated is in use or likely to be used - well that is logical. Now that ends the reading of the first lesson, so to speak, but then I went on further in your letter and I did not site that little paragraph in there, because it just didn't make sense to try to pay that that if the State is involved here, and only as a matter as reference only, and in the section of their Code 101 which they go by which they call their exit code, they specifically call for 4½ inch letters and they specifically call for exit lights in a hotel, which they are classifying you as, as I understand it, so, if they are classifying you as a hotel, their rulings are a little different than ours and you would be by them required to have 4½ inch letters on the exit signs and be required to have the exit signs, which you have. Now I only did that as a courtesy in the letter, I hope it didn't confuse you thoroughly, or make the matter worse. I said that perhaps we should both evaluate the matter a little further before we pursued it from our standpoint. My reasoning is there, that if you feel that it would be wise to continue and go to 4½, which you indicated you had already ordered, it might be well to pursue it and let it come as it is, and due to the fact that the State probably will come along and say - well you are going to have to have them anyway. If you don't think so and you want to let it ride, that's entirely your judgement, not mine.

G: O.K.

B: As it stands right now, according to our Code, I cannot tell you that you have to have them any different than you have.

G: Well, I have a letter from Mr. Smith - saying that we don't comply with the code.

B: Yes, I realize that, I think perhaps there was, well, perhaps a little lack of communication about that, I regret that -

G: Well, that is quite alright -

B: It does say very clearly in the first section of the book - that in the Sec. 402 which I said in your letter it does say, that if lights are provided they shall be 4½ inch letters in which case these are, they are provided, they should be 4½ inch letters, this is an interpretation of the code, and, but to go to this other section which is under the hotels, it takes it back, so to speak, you know, but you be the judge at this point of where you want to pursue it that way. Inas far as for asking for variance as such on it, inasmuch as this is spelled in the code this way ~~there~~ under our section 500, which I just read to you - you can't have a variance of something that doesn't exist.

G: Right

B: According to my reading the requirement doesn't exist.

G: Very good

B: I have thoroughly confused you I know.

G: No, that is fine, and I think I understand the situation. You know about two months ago I sent over New York Building Code to Mr. Menario

B: Oh - A New York Building Code?

G: Right which is just new, and I think they spent about a million dollars putting it together and I thought you might find it interesting, and Mr. Menario might find it interesting

B: Very good

G: You might talk with him about it -

B: Very fine

G: Its about, well, you wouldn't read it over the weekend - but, I thought you might find it interesting.

B: Very nice

G: They have made quite a study in New York, Also, I would like for you to go up with me and go through the building in the next few days, I will give you a call and see if we can't go up.

B: I will be delighted

G: O.K. very good - alright and I will get that other letter off to you today

B: Why don't you just state in your letter the parts that you want to retain, and to hold in advance until further review and if those parts ~~are not to be submitted~~ ~~if they are to be submitted~~ ~~will be submitted with plans accordingly in due time.~~

G. O.K. very good

B. We will issue the certificate on the basis of that.

G: Thank you very much, goodbye

33-47 Eastern Promenade

April 18, 1969

J. D. Grumbles
5 Temple Street

Dear Mr. Grumbles:

In reference to our telephone conversation this afternoon pertinent to the exit lights presently installed in the above apartment building. Under our Portland Code general requirements Section 402.5.5.2c it states: on internally illuminated signs the words exit or to exit shall be in letters no less than $4\frac{1}{2}$ inches high showing red or green with an opaque background.

Although the State Codes are not enforced by the City of Portland we do try to be aware of their requirements particularly where a large number of people would be involved. As a matter of reference only I would like to call your attention to the State requirement which calls for $4\frac{1}{2}$ inch lettering. The general rule is that whichever code compliance within the State structure is the most demanding that will be the applicable one and although your request to me to look into the possibility of a variance on the present exit size letters is a possibility from the standpoint of the City Code I feel certain that the State Code would take preference in this case and you would eventually have to go to the $4\frac{1}{2}$ inch letters. It is my understanding that the present letters are about 1 inch which is rather small, even if allowable. Perhaps it would be well to evaluate this bit of information before either of us pursue this problem further. If you have any further questions please do not hesitate to call me.

Very truly yours,

R. Lovell Brown
Director of Building & Inspection Services

RLB:m

Over

DET 502513

DOES NOT REQUIRE EXIT LIGHTS AT ALL AS NO PUBLIC
ASSUMBLAGE IS PRESENT — IT IS ONLY AN APARTMENT HOUSE
RUBS

4/23/69. 10:20AM.

TALKED TO MR GRIMALUS BY PHONE THIS DATE.
CONVERSATION WAS AS FOLLOWS —



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, Dec. 3, 1968

PERMIT ISSUED
DEC 3 1968
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 45 Eastern Prom. Use of Building apt. No. Stories 11 New Building Existing
Name and address of owner of appliance Walter Jeffords, Jr., 5 Temple Street
Installer's name and address Portland Gas Light Co., 5 Temple St. Telephone 772-8321

General Description of Work

To install six gas-fired Model PJMLDKAM-R Perfection Schank Infra red heaters

IF HEATER, OR POWER BOILER

Location of appliance outside installation at entrance to garage
Any burnable material in floor surface or beneath? no
If so, how protected? Kind of fuel? gas
Minimum distance to burnable material, from top of appliance or casing top of furnace over 8' from ground
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? direct vent. Rated maximum demand per hour 48,000 per unit
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? yes

IF OIL BURNER

Name and type of burner Labelled by underwriters' laboratories?
Will operator be always in attendance? Does oil supply line feed from top or bottom of tank?
Type of floor beneath burner Size of vent pipe
Location of oil storage Number and capacity of tanks
Low water shut off 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

equipped with automatic shut-off

Amount of fee enclosed? 7.00 (\$2.00 for one heater, etc, \$1.00 additional for each additional heater, etc., in same building at same time.)

APPROVED:

O. K. E. J. J. 12/3/68

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

Portland Gas Light Co.

CS 300

INSPECTION COPY

Signature of Installer By: C. L. Leighton

Mac

Permit No. 68/1247 D
Location 45 Gaetano Brown St
Owner Walter Jeffards Jr.
Date of permit 17/3/68
Approved _____

NOTES

my
ES
ms

EP - 33-47 Eastern Promenade

June 10, 1968

Dorian Construction Co.
30 Lake Street
White Plains, New York

cc: Walter M. Jeffords, Jr.,
5 Temple Street
cc: J. D. Crumbles, 5 Temple St.
cc: John M. Kokkins
30 Lake St.
White Plains, N. Y.

Gentlemen:

Because of the deflection which occurred during or after pouring of the concrete floor of the first balcony, this office has instructed Mr. Buchanan to furnish us with the architects computations pertaining to balconies. In the interim Mr. Buchanan has agreed not to pour any more of the balconies until the computations are checked at this office.

Very truly yours,

Earle S. Smith
Inspector

PS: Referring to our letter of November 16, 1967 the dove tail anchors do not meet specifications which spell out that a number 6 gage wire tie be used or a 1" x 1/8" flat tie.



R6 RESIDENCE ZONE
APPLICATION FOR PERMIT

Class of Building or Type of Structure First Class
Portland, Maine, April 5, 1968

PERMIT ISSUED

282
APR 5 1968

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 33-47 Eastern Promenade Within Fire Limits? _____ Dist. No. _____
Owner's name and address Walter M. Jeffords Jr., 5 Temple St. Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Pettengill & Ross Co., 57 Cross St. Telephone 774-5923
Architect _____ Specifications _____ Plans on file No. of sheets _____
Proposed use of building Apartment House Bldg. No. families _____
Last use _____ No. families _____
Material _____ No. stories 14 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____ Fee \$ 5.00
Estimated cost \$ _____

General Description of New Work

To install ventilation and air conditioning as per plan, & 5 air handling units

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

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
Is connection to be made to public sewer? _____ if not, what is proposed for sewage? _____
Has septic tank notice been sent? _____ Form notice sent? _____
Height average grade to top of plate _____ Height average grade to highest point of roof _____
Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
Kind of roof _____ Rise per foot _____ Roof covering _____
No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
Framing Lumber—Kind _____; Dressed or full size? _____ Corner posts _____ Sills _____
Size Girder _____ Columns under girders _____ Size _____ Max. on 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 mason. 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? _____
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? YRS.
Pettengill & Ross Co.

APPROVED:

O.H. - 415168 - Allen

INSPECTION COPY

Signature of owner By: Gale Wickpartuis

Mas

NOTES

7/16/68 - Went shifts
not centered in some
openings. Called set.
in the street he'd handle
with set. P.P.S.

4/8/69 - work done
see

~~X~~

Permit No. 611/287

Location 3347 Eastern Ave

Owner M. J. M. J. M. J.

Date of permit 4/5/68

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

From:
J. D. Grumbles
5 Temple St.
Portland, Maine

1.
JOHN M. KOKKINS, A.I.A.

ARCHITECT
30 LAKE STREET
WHITE PLAINS, N. Y. 10603
914-423-2711

*Fort Allen
Park Mr. Myberry*

Graybar Building
Suite 849
420 Lexington Avenue
New York, N. Y. 10017
MUrray Hill 5-0275

April 25, 1967

Mr. William J. Murphy
165 East 44th Street
New York, New York 10017

Dear Bill:

RE: PORTLAND JOB

Enclosed please find a copy of Outline Specifications for this project.

Please read it and if you have any suggestions that cannot wait my return from Europe, please communicate them to Albert Anaya for incorporation with the plans.

As I mentioned to you on the phone, we would like to get the borings as soon as possible as indicated on the survey which Anaya will transmit to you shortly.

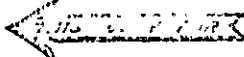
Sincerely yours,

John M. Kokkins
John M. Kokkins, A.I.A.
Architect

JMK/pr

Enclosure

CC: Mr. James D. Grumbles



RECEIVED

MAY 4 1967

DEPT. OF BLDG. INSP.
CITY OF PORTLAND

EASTERN PROMENADE - PORTLAND, MAINE

OUTLINE SPECIFICATION

Demolition - Demolish all existing structures on site (except possibly one house at western part of property).

Foundation - Stone concrete walls and garage floors.

Basic Structure-Steel skeleton with open bar joists, corrugated steel platform and 2 1/2" concrete floor finish.

Masonry - 10" cavity walls with face brick for exterior walls above grade.

3" gypsum block for walls of stairs, public corridors, elevator shafts and walls between apartments.

Dampproofing and Waterproofing - Exterior walls below grade troweled with mastic. Spand-ol waterproofing: 40 oz. fabric felt. Same flashing under window sills.

Interior

Partitions - All partitions within apartments shall be built with 2 1/2" truss-rod studs with rocklath and two coats of plaster on each side.

Ceilings - All ceilings shall be built with metal lath and acoustic plaster.

Finish Floors - All spaces within apartments except kitchens and bath-rooms will be covered with 1/2" thick laminated, prefinished, oak parquet floors laid on cement floors with cold adhesive. Kitchen floors will be finished with solid vinyl asbestos tile 1/8" thick and base shall be 4" black rubber.

Carpentry and Millwork

- Doors within apartments entering rooms will be flush type, masonite finish 1 1/2" thick.

Closet doors: same, except 1 3/8" thick.

Wide closet doors: accordion type from floor to ceiling.

All closets with two wood shelves and clothes pole.

Linen closets with five shelves.

Wood saddles at all wood doors.

Base: one-piece wood base wherever there is wood flooring.

Metal Doors, Bucks & Liners

- Doors facing public spaces shall be hollow metal, 1 1/2" thick, fireproof, self-closing.

Bucks: All door frames throughout shall be steel.

All exterior openings shall have steel linings.

Windows and Exterior Doors - Aluminum, Venetian blinds.

Elevators - Two automatic elevators at 250 ft. per minute.

Kitchens - Fully equipped with kitchen cabinets, Formica tops, refrigerators, wall ovens, cooking tops, dishwashers, exhausts. Efficiency apartments to have 24" stoves and no dishwashers.

Baths - Tile floors and walls - vanities, medicine cabinets and good quality fixtures.

Public Halls - Carpeting and wall paper.

Lobby - Decorator-designed.

Windows - Venetian blinds in all exterior windows.

Plumbing - Hot and cold water - up-feed pressure pumps, copper tubing and cast iron. American Standard fixtures or equal. Sprinklers in garage.

Heating - Two gas-fired boilers each at 75% full capacity. Hot water circulated with baseboard radiation.

Air Conditioning - None - only thru-wall sleeves for cooling units.

Electric - Complete wiring system based on National Fire Underwriters Requirements - Romex cable - electric service to tenants individually metered. One central meter room in cellar.

Master antenna for television outlets in all apartments.

Gas to Tenants - Free - all in one meter.

Ventilation - All bathrooms, kitchens, public halls and garage to be mechanically ventilated.

Notes:

Call Mr. Topp 772-6115 or Home 775-1013

What was Cortland High School -

change of name to Jones High School

What is density - ~~height~~ - ~~width~~

83 - 125 Went to school

PERMIT TO INSTALL PLUMBING

207-102

Date Issued **6/4/68**
 Portland Plumbing Inspector
 By **ERNOLD R GOODWIN**

Address **33-47 Eastern Promenade** PERMIT NUMBER **18202**
 Installation For **Portland House, III Plus Apt. Building**
 Owner of Bldg. **Kalter Jeffords**
 Owner's Address **5 Temple Street**
 Plumber: **Ralph Blake** Date: **6/4/68**

App. First Insp.
 Date **7/8/68**
 By **[Signature]**

App. Final Insp.
 Date **ERNOLD R. GOODWIN**
 By **[Signature]**

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

NEW	REPL		NO	PER	DATE
		SINKS			11 2 - 68
		LAVATORIES	121	79.60	11 3 - 68
		TOILETS	165	111.00	11 8 - 68
		BATH TUBS	190	114.00	11 9 - 68
		SHOWERS	141	84.60	11 10 - 68
		DRAINS 30 FLOOR SURFACE 70	44	36.40	11 11 - 68
		HOT WATER TANKS	100	60.00	11 12 - 68
		TANKLESS WATER HEATERS	1	.60	12 1 - 68
		GARBAGE DISPOSALS	1	1.59	12 2 - 68
		SEPTIC TANKS	1	2.00	12 3 - 68
		HOUSE SEWERS	1	7.31	12 4 - 68
		ROOF LEADERS	1	1.00	12 5 - 68
		AUTOMATIC WASHERS	11	6.60	12 6 - 68
		DISHWASHERS	110	66.00	12 7 - 68
		OTHER			12 8 - 68
				TOTAL	1503

Building and Inspection Services Dept: Plumbing Inspection.

A.P. - 33-47 Eastern Promenade

May 22, 1967

Walter H. Jeffords, Jr.
5 Temple Street

cc to: J. D. Crumbles, 5 Temple Street
cc to: Robert Gass, 5 Temple Street
cc to: Corporation Council

Dear Mr. Jeffords:

Building permit for erection of a 13-story masonry apartment house building at the above named location for 112 families is not issuable under the Zoning Ordinance for the following reasons:

1. This building which is located in the R-6 Residence Zone and I-3b Industrial Zone will have about one-third of its area in the I-3b Industrial Zone which does not permit this use under Section 13-A-32 of the Ordinance.
2. The building as you face it from the street will be located only 14 feet from the left side lot line instead of the minimum of 25 feet required by Section 13-C-1 applying to that section of the building that is located in the I-3b Industrial Zone.
3. This building being 13 stories and about 128 feet high in the R-6 Residence Zone exceeds the limit of 5 stories or 65 feet as required by Section 7-3-5 and 14 stories and about 140 feet high in the I-3b Industrial Zone exceeds the limit of 4 stories or 45 feet as required by Section 13-C-3 of the Ordinance.

We understand that you would like to exercise your appeal rights in this matter. Accordingly you or your authorized representative should come to this office in Room 113, City Hall to file the appeal on forms which are available here. A fee of \$15.00 shall be paid at this office at the time the appeal is filed.

Very truly yours,

Gerald E. Kayberry
Director of Building & Inspection Services

GEM:m

A.P.-33-47 Eastern Promenade

May 5, 1967

J. D. Grumbles
5 Temple Street

cc to: Robert Cass, 5 Temple Street
cc to: John M. Kokkins, A.I.A.
30 Lake St. White Plains, N.Y. 10603

Dear Mr. Grumbles:

We are unable to get your application, to construct a 10-story masonry apartment building at the above named location, to the Board of Appeals until we have further information as follows:

1. We will need to know how many families are involved.
2. We will need a new plot plan showing us the location of the parking for this building. Section 14-B-1 of the Zoning Ordinance requires that one parking space (either by means of open-air spaces or by garage space) shall be provided for each dwelling unit.
3. We will need an elevation plan of this building so that we can determine the height of this apartment house both in the front and the rear where the land drops off. We will also need these plans for the appeal board.

Very truly yours,

A. Allan Soule
Inspector

AAS:m

CS
ma
sig
AKS

A.P.-33-17 Eastern Broomcove

May 5, 1957

J. D. Grumbles
5 Temple Street

cc: to: Robert Cass, 5 Temple Street
cc: to: John K. Kojkins, A.I.A.
30 Lake St. White Plains, N.Y. 10603

Dear Mr. Grumbles:

We are unable to get your application to construct a 10-story masonry apartment building at the above named location, to the Board of Appeals until we have further information as follows:

1. We will need to know how many families are involved.
2. We will need a new plot plan showing us the location of the parking for this building. Section 14-3-1 of the Zoning Ordinance requires that one parking space (either by means of open-air spaces or by garage space) shall be provided for each dwelling unit.
3. We will need an elevation plan of this building so that we can determine the height of this apartment house both in the front and the rear where the land drops off. We will also need these plans for the appeal board.

Very truly yours,

A. Allan Soule
Inspector

AAS:m

JOHN M. KOKKINS, A.I.A.
ARCHITECT

30 Lake Street
White Plains, N. Y. 10603
(914) 428-2711

September 28, 1967

The City Council of the City of Portland
City Hall
380 Congress Street
Portland, Maine

RE: Portland House
Proposed Apartment Building
Eastern Promenade
Portland, Maine

Gentlemen:

In examining our plans for the subject project, the Director of Building Inspection called our attention to the following two items which do not appear to be in full agreement with the code:

Item A: The distance of the apartment entrance wall is more than three times the height of the top of the window from the floor (Code 502-C-0-1c).

Item B: The size of the kitchens is larger than 70 square feet (Code 402-4-1).

Our answer to the above is as follows:

Item A: Although in our plans we do not completely separate the entrance hall or foyer from the living room, these spaces are generally considered to be two distinct areas. During the last twenty or thirty years Architects and Building Owners and Managers throughout the country in their search for more flexibility in circulation, ventilation, furniture arrangements, better use of space and better appearance have come to accept that good modern planning requires the elimination of permanent partitions between living rooms and foyers. The municipal authorities of all major cities have accepted it. As a result, this type of layout has become standardized in practically all modern high rise apartment buildings throughout the country.

JOHN M. KOKKINS, A.I.A.

ARCHITECT

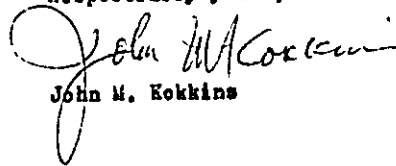
30 Lake Street

White Plain, N. Y. 10603

Item B: Our kitchens are somewhat larger than 70 square feet, which is the maximum permitted by said section of the code for "kitchenettes" without exterior exposure. Our kitchen planning follows a standard generally followed in all metropolitan areas, namely, continuity of space between kitchen and dining area with an exterior window. In such cases there is no mechanical ventilation required. In this project, in addition to the continuity of space, we provide in every kitchen mechanical ventilation of 150 cubic feet of air per minute, which is sufficient not only for the kitchen itself, but also for all adjacent areas such as dining area, living room and foyer.

In view of the above, we respectfully request that a more liberal interpretation of the Building Code be used in granting us approval of our plans as shown in respect to the above items. Such approval will allow us to offer apartments more modern and more in keeping with up-to-date standards in this field.

Respectfully yours,


John M. Kokkins

JMK:ar

CC to: Mr. Gerald E. Mayberry
Mr. James D. Grumbles
Mr. J. L. Murphy

City of Portland, Maine
Municipal Officers
BUILDING CODE

...October 2, ... 1967

To the Municipal Officers:

Your appellant, Walter M. Jeffords, who is the owner of property at 33-47 Eastern Promenade, respectfully petitions the Municipal Officers of the City of Portland to permit an exception to the provisions of the Building Code relating to this property, as provided by Section 115, Paragraph A of said Building Code.

Building permit for construction of a 14-story apartment building is not issuable under the Building Code because the ventilated kitchenettes will be about 90 square feet in area instead of 70 square feet allowed by Section 402-4-1. Also, alcove walls will be over three times the distance from the window head (7'5") which in this case allows 22'3" but is about 34 feet in some cases in violation of Section 502-4-6-1c referring to habitable rooms in apartment house use.

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

An exception may be granted if the Municipal Officers find that enforcement of the Building Code would involve practical difficulty and desirable relief may be granted without substantially departing from the intent and purpose of the Code.

Appellant

After public hearing held on the 2nd day of October, 1967, the Municipal Officers find that an exception is necessary to avoid practical difficulty and desirable relief may be granted without substantially departing from the intent and purpose of the Code.

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

David M. King
Samuel B. King
J. Weston Walsh
Harold B. Ship
Clifton M. Ship
Ralph Ames
MUNICIPAL OFFICERS

JOHN M. KOKKINS, A.I.A.
ARCHITECT

30 Lake Street
White Plains, N. Y. 10603
(914) 428-2711

September 28, 1967

The City Council of the City of Portland
City Hall
389 Congress Street
Portland, Maine

RE: Portland House
Proposed Apartment Building
Eastern Promenade
Portland, Maine

Gentlemen:

In examining our plans for the subject project, the Director of Building Inspection called our attention to the following two items which do not appear to be in full agreement with the code:

Item A: The distance of the apartment entrance wall is more than three times the height of the top of the window from the floor (Code 502-4-6-1a).

Item B: The size of the kitchens is larger than 70 square feet (Code 402-4-1).

Our answer to the above is as follows:

Item A: Although in our plans we do not completely separate the entrance hall or foyer from the living room, these spaces are generally considered to be two distinct areas. During the last twenty or thirty years Architects and Building Owners and Managers throughout the country in their search for more flexibility in circulation, ventilation, furniture arrangements, better use of space and better appearance have come to accept that good modern planning requires the elimination of permanent partitions between living rooms and foyers. The municipal authorities of all major cities have accepted it. As a result, this type of layout has become standardized in practically all modern high rise apartment buildings throughout the country.

JOHN M. KOKKINS, A.I.A.

30 Lake Street

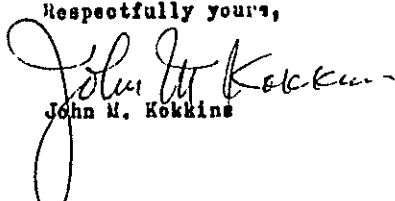
White Plains, N. Y. 10603

A R C H I T E C T

Item B: Our kitchens are somewhat larger than 70 square feet, which is the maximum permitted by said section of the code for "kitchenettes" without exterior exposure. Our kitchen planning follows a standard generally followed in all metropolitan areas, namely, continuity of space between kitchen and dining area with an exterior window. In such cases there is no mechanical ventilation required. In this project, in addition to the continuity of space, we provide in every kitchen mechanical ventilation of 150 cubic feet of air per minute, which is sufficient not only for the kitchen itself, but also for all adjacent areas such as dining area, living room and foyer.

In view of the above, we respectfully request that a more liberal interpretation of the Building Code be used in granting us approval of our plans as shown in respect to the above items. Such approval will allow us to offer apartments more modern and more in keeping with up-to-date standards in this field.

Respectfully yours,


John M. Kokkins

JMK:sr

CC to: Mr. Gerald E. Kayberry
~~Mr. James D. Grumbine~~
~~Mr. J. L. Murphy~~

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Robert W. Donovan, Asst. Corporation Counsel

DATE: Oct. 2, 1967

FROM: Gerald E. Mayberry, Director Building & Inspection Services

SUBJECT: Building Code appeal at 33-47 Eastern Promenade

Proposed construction of a 14-story apartment house includes rooms having interior alcove walls at a distance from the exterior walls greater than 3 times the height from the floor to the window head contrary to Section 502.4.6.1-c applying to apartment house use. In this case the height from floor to window head is 7'-5" which requires that the alcove walls be not further than 22'-3" whereas these walls are up to 34 feet from the exterior walls.

Also kitchenettes without windows to the exterior are allowed by Section 402.4.1 to be not over 70 square feet in area if provided with an approved ventilation system. These kitchenettes are as large as 94 square feet.

As this building is completely ventilated the owner is appealing on the basis that this building is so designed that ventilation by the use of windows for this purpose is to be discouraged.

Although the Building Code functions to provide adequate ventilation for old and new buildings dependent wholly upon windows, it does not make allowances for completely ventilated buildings.

Gerald E. Mayberry
Gerald E. Mayberry

GEM:m

cc to: City Manager

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Robert W. Donovan, Asst. Corporation Counsel
FROM: Gerald E. Mayberry, Director Building & Inspection Services
SUBJECT: Building Code appeal at 33-47 Eastern Promenade

DATE: Oct. 2, 1967

Proposed construction of a 1 1/2-story apartment house includes rooms having interior alcove walls at a distance from the exterior walls greater than 3 times the height from the floor to the window head contrary to Section 502.4.6.1-c applying to apartment house use. In this case the height from floor to window head is 7'-5" which requires that the alcove walls be not further than 22'-3" whereas these walls are up to 34 feet from the exterior walls.

Also kitchenettes without windows to the exterior are allowed by Section 402.4.1 to be not over 70 square feet in area if provided with an approved ventilation system. These kitchenettes are as large as 94 square feet.

As this building is completely ventilated the owner is appealing on the basis that this building is so designed that ventilation by the use of windows for this purpose is to be discouraged.

Although the Building Code functions to provide adequate ventilation for old and new buildings dependent wholly upon windows, it does not make allowances for completely ventilated buildings.

Gerald E. Mayberry
Gerald E. Mayberry

GEM:m

cc to: City Manager


October 3, 1967

John M. Kokkins, A.I.A.
30 Lake Street
White Plains, New York 10603

Dear Mr. Kokkins:

Enclosed you will find copy of the decision of the
Municipal Officers granting exceptions to the Building Code
as requested in your letter of September 28, 1967 with reference
to the Portland House, Proposed Apartment Building, Eastern
Promenade, Portland, Maine.

Very truly yours,


Barnett I. Shur
Corporation Counsel

M
Enclosure

cc: Building Inspector ✓
City Clerk
Planning Board
(with copies of decision)

C
O
P
Y

JOHN M. KOKKINS, A.I.A.
ARCHITECT

30 Lake Street
White Plains, N. Y. 10603
(914) 428-2711

October 3, 1967

Mr. Gerald E. Mayberry
Director of Building Inspection
City Hall
389 Congress Street
Portland, Maine

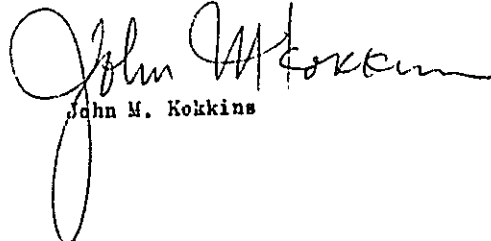
RE: Portland House
Eastern Promenade
Portland, Maine

Dear Mr. Mayberry:

Enclosed please find photostatic copies of structural steel framing plans of all structurally supported garage levels, including garage roof and basement, typical floor and superstructures as well as the column schedule. These plans show all data used in the computations of our engineers in designing the structure.

I trust this information is sufficient for your examination.

Sincerely yours,


John M. Kokkins

JMK:ar

Enclosures 3

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Robert W. Donovan, Asst. Corporation Counsel

DATE: Oct. 2, 1967

FROM: Gerald E. Mayberry, Director Building & Inspection Services

SUBJECT: Building Code appeal at 33-47 Eastern Promenade

Proposed construction of a 14-story apartment house includes rooms having interior alcove walls at a distance from the exterior walls greater than 3 times the height from the floor to the window head contrary to Section 502.4.6.1-c applying to apartment house use. In this case the height from floor to window head is 7'-5" which requires that the alcove walls be not further than 22'-3" whereas these walls are up to 34 feet from the exterior walls.

Also kitchenettes without windows to the exterior are allowed by Section 402.4.1 to be not over 70 square feet in area if provided with an approved ventilation system. Those kitchenettes are as large as 94 square feet.

As this building is completely ventilated the owner is appealing on the basis that this building is so designed that ventilation by the use of windows for this purpose is to be discouraged.

Although the Building Code functions to provide adequate ventilation for old and new buildings dependent wholly upon windows, it does not make allowances for completely ventilated buildings.

Gerald E. Mayberry

GEH:m

cc to: City Manager



APPLICATION FOR AMENDMENT TO PERMIT

PERMIT ISSUED

OCT 9 1967

CITY of PORTLAND

Amendment No. #1

Portland, Maine, October 2, 1967

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 67/884, 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 47 Eastern Promenade Within Fire Limits? Dist. No.
Owner's name and address Walter M. Jeffords, Jr., 5 Temple St. Telephone
Lessees name and address Telephone
Contractor's name and address Dorian Construction Corp., 30 Lake St., White Plains, N. Y. Telephone
Architect Plans filed No. of sheets
Proposed use of building Apartment House No. families
Last use No. families
Increased cost of work Additional fee 50

Description of Proposed Work

Redesign foundation to use piles on 9 footings only as per plan
Revise footing elevations of footings adjoining footings on piles

473-9611

Details of New Work contractor

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

Approved:

[Signature]

Dorian Construction Corp.

Signature of Owner [Signature]

By:

Approved: Inspector of Buildings

INSPECTION COPY CS. 105



NO RESIDENCE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure _____
August 23, 1967
Portland, Maine, _____

PERMIT ISSUED
00884
SEP 14 1967
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 47 Eastern Promenade Within Fire Limits? _____ Dist. No. _____
Owner's name and address Walter M. Jeffords, Jr., 5 Temple St. Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Dorian Construction Corp., 30 Lake St., White Plains, N. Y. Telephone _____
Architect John M. Koykins, 30 Lake St., White Plains, N. Y. Specifications _____ Plans yes No. of sheets 13
Proposed use of building _____ No. families _____
Last use Apartment House No. families _____
Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ _____ Fee \$ 2.00

General Description of New Work

To excavate and construct foundation only for 13 story apartment house

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

If a Garage

No. cars to be 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? _____
Will there be in charge of the above work a person com see that the State and City requirements pertaining to observed? yes

Dorian Construction Corp.

CS 301

INSPECTION COPY

Signature of owner By: _____

Permit No. 67884

NOTES

9/24/67 - MO work started
 E.S.D.

10/9/67 - Rough excavation
 being made. E.S.D.

10/10/67 - Same E.S.D.

10/16/67 - Unable to
 check location because
 lot lines were not laid
 out.

Mrs. Mayberry says
 o.k. to check footings
 without forming providing
 the top was 4' or more
 below grade. E.S.D.

10/16/67 - O.K. to pour
 footings 1-2-5-6-30
 Location was re-estimated
 at rear points by Jordan.
 E.S.D.

10/17/67 - Footings 3 +
 4 poured to day in addition
 to the above. E.S.D.

10/19/67 - 33-34 ready to
 pour. 23-24-25-26-27
 ready. E.S.D.

10/20/67 - 31-32-
 42 o.k. to pour.
 E.S.D.

10/24/67 - Ready to pour
 28-29-30 plus the
 elevation shall tray pit.
 Went over called meeting
 precautions with Mrs
 Superintendant. E.S.D.

10/26/67 - 61-62
 69-72 ready to
 pour.

11/1/67 - 55-56-57-60-65-
 68-71-66-17-54-
 poured. E.S.D.

11/7/67 - Remains of
 footings poured with
 the exception of 76.
 A change is to be

Owner *Walter M. DeF...*

Date of permit *9/14/67*

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

made here. Tied
 Buchanan to be sure
 + let us know about any
 change. E.S.D.

11/9/67 - Front section
 of wall being poured.
 E.S.D.

11/28/67 - FTps all poured
 wall poured around to
 rear of garage. E.S.D.

11/30/67 - Went over lot
 with Mr. Buchanan at
 the site. E.S.D.

12/14/67 - Pouring wall
 perimeter. E.S.D.

12/15/67 - Same lot
 left section nearly done
 E.S.D.

12/28/67 - Pouring upper
 sections of foundation
 wall. Sights + elevat
 elevations. E.S.D.

Gen. Const.
 permit issued
 12/19/67



R6 RESIDENCE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, June 1967

PERMIT ISSUED
00519
JUN 30 1967
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 33-33a Eastern Promenade Within Fire Limits? Dist. No.
Owner's name and address Walter M Jeffords Jr. 5 Temple St. Telephone
Lessee's name and address Fred I. Minnie Jr. Telephone
Contractor's name and address 187 Sawyer St. So. Port. Telephone
Architect Specifications Plans No. No. of sheets
Proposed use of building No. families
Last use Dwelling No. families 2
Material frame No. stories 2 Heat Style of roof Roofing
Other buildings on same lot
Estimated cost \$ Fee \$ 5.00

General Description of New Work

To demolish existing 2-story frame dwelling, also garage on same lot (detached)

Do you agree to tightly and permanently close all sewers or drains connecting with public or private sewers from this building or structure to be demolished, under the supervision and to the approval of the Dept. of Public Works of the City of Portland? Yes.

Land to be used for new construction.

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

If a Garage

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

APPROVED:

J. E. M.

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

Walter M Jeffords Jr.

CS 301

INSPECTION COPY

Signature of owner

by:

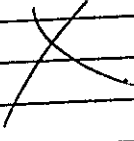
Signature of Walter M Jeffords Jr.

Signature date 6/29/67

JM

NOTES

8/24/67 - Woburn
E.R.S.



Permit No.

67/519

Location

33-33 Cambridge Avenue

Owner

Walter M. DeLuca

Date of permit

6/30/67

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

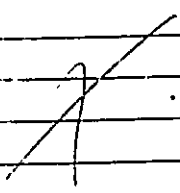
Staking Out Notice

Form Check Notice

70

Permit No. 67/578
Location 39 Carlton Avenue
Owner M. Walter M. Pelland Jr.
Date of permit 6/28/67
Notif. closing-in _____
Inspn. closing-in _____
Final Notif. _____
Final Inspn. _____
Cert. of Occupancy issued _____
Staking Out Notice _____
Form Check Notice _____

NOTES

8/24/67 - work done
E.S.S.


DORIAN CONSTRUCTION CORP.

30 Lake Street, White Plains, N. Y. 10603

Phone: (914) 428-2711

December 15, 1967

City of Portland, Maine
Department of Building Inspection
City Hall
389 Congress Street
Portland, Maine

Att: Mr. Gerald E. Mayberry, Director

RE: Portland House
45 Eastern Promenade
Portland, Maine

Dear Mr. Mayberry:

At our last meeting with you on December 5, 1967, the two items still remaining open regarding approval of our drawings for this project were:


- A. Corrulux Panels at balcony dividers.
- B. Second exit from basement at 1st Garage level.

Regarding the Corrulux panels, these will be Johns Manville, Standard Pyro Panel, rated by Underwriters Laboratories as Flame Spread 35. These panels come labeled to show quality and Flame Spread rating. They ignite at about 850°-900° F. (See page 5 of enclosed brochure.)

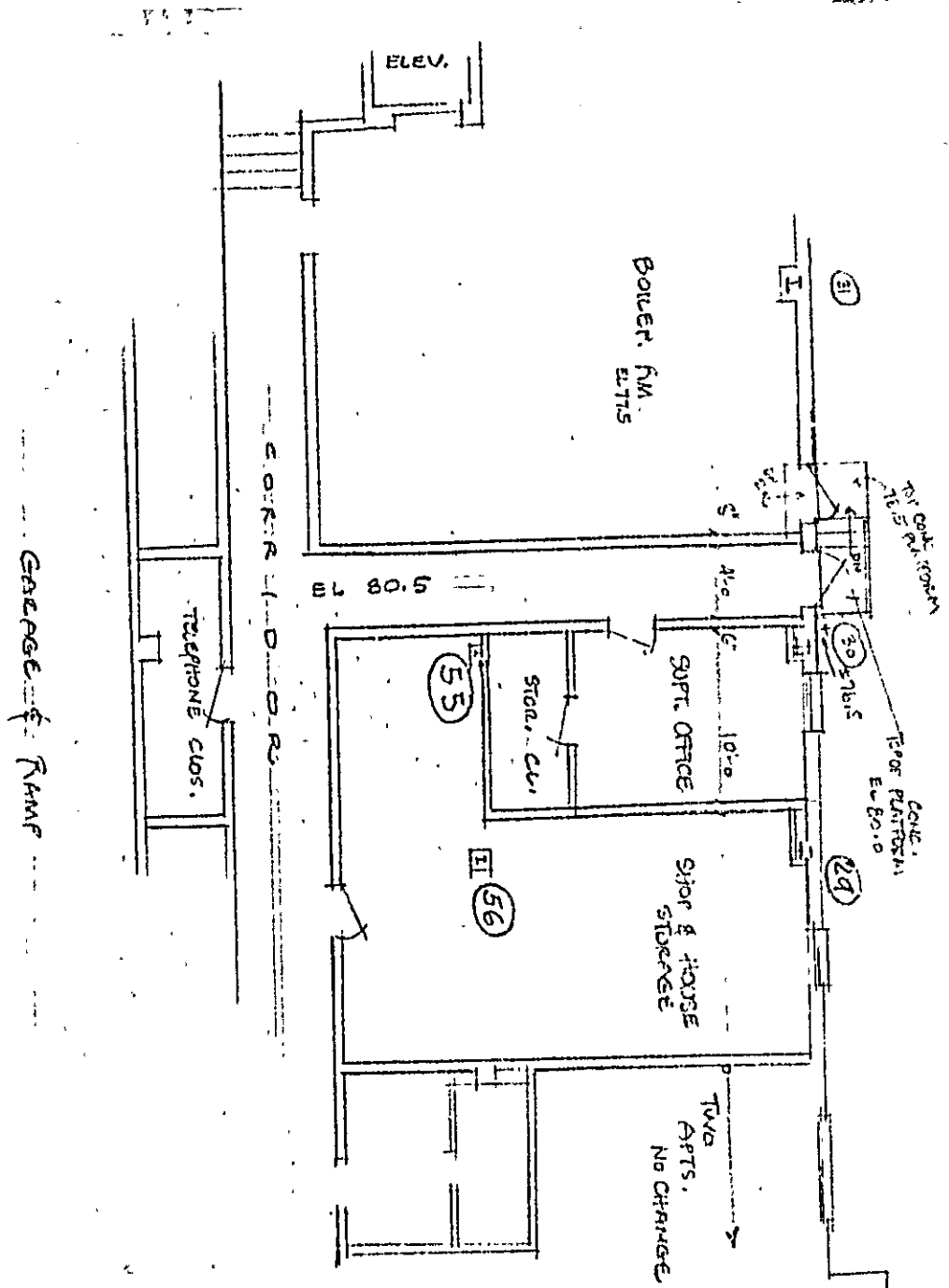
Regarding item B, I enclose herewith two prints of a sketch showing second exit from the south part of the basement at 1st garage level along columns #55 and #30. As I indicated to you at our meeting, this location of the second exit appears to be more direct and more feasible and you indicated your concurrence to this.

If, as I trust, the above meet with your approval, please let me know at your earliest convenience so that the drawings will be revised to show the changes.

Respectfully yours,

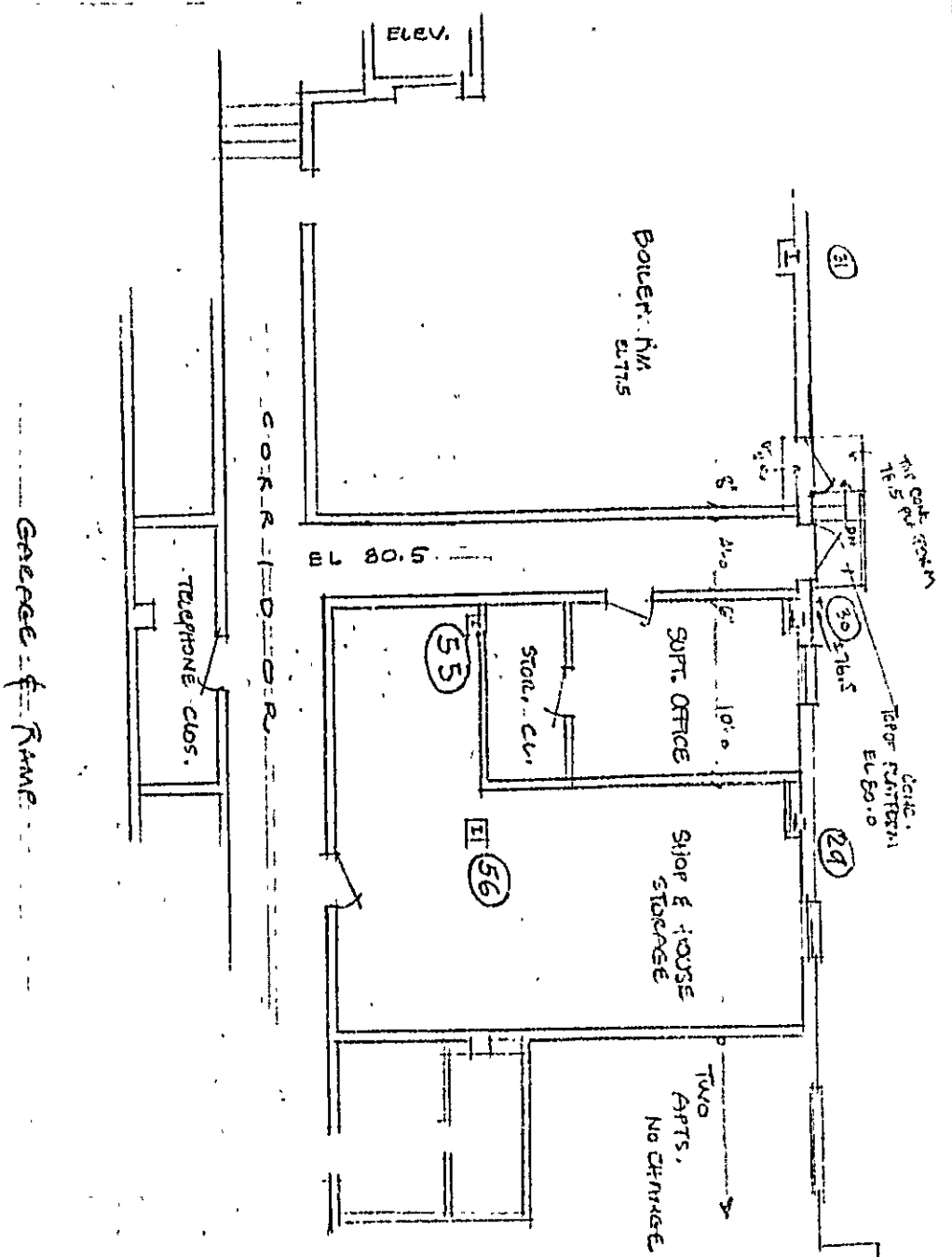

John M. Kokkins

JMK:ny
cc:T. Buchanan
enclosure



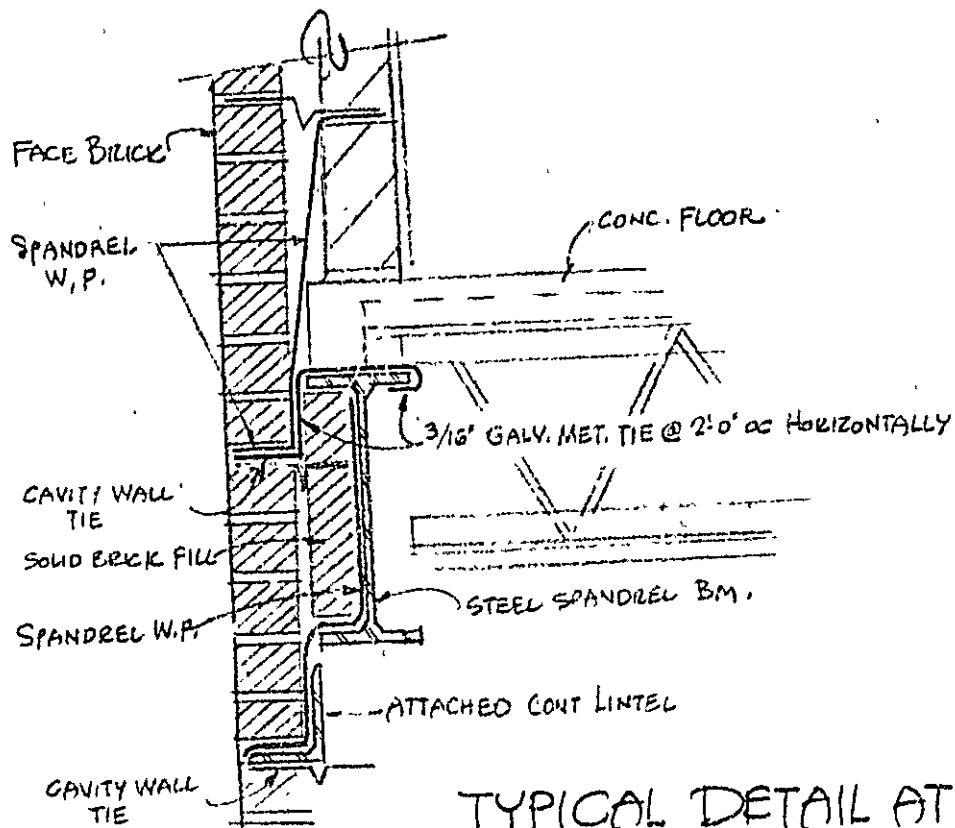
PROPOSED REVISION TO ADD
 ANOTHER MEANS OF EGRESS
 AT 1ST GARAGE LEVEL.

PORTLAND HOUSE
 PORTLAND, MAINE



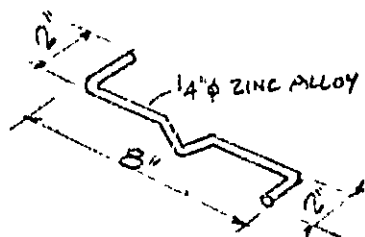
PROPOSED REVISION TO ADD
 ANOTHER MEANS OF EGRESS
 AT 1ST GARAGE LEVEL.

PORTLAND HOUSE
 PORTLAND, MAINE



TYPICAL DETAIL AT
SPANDREL BEAM

SCALE 1/2" = 1'-0"



TYPICAL CAVITY WALL TIE

SPACED MAX. 2'-0" OC. HORIZONTALLY
& EVERY 6th BRICK COURSE VERTICALLY.

PORTLAND HOUSE
EASTERN PROMENADE
PORTLAND, MAINE
11/21/67



APPLICATION FOR PERMIT

Class of Building or Type of Structure Installation
Portland, Maine, December 22, 1967

PERMIT ISSUED
01472
DEC 28 1967
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 37-47 Eastern Promenade Within Fire Limits? _____ Dist. No. _____

Owner's name and address Walter H Jeffords Jr. 5 Temple St. Telephone _____

Lessee's name and address _____ Telephone _____

Contractor's name and address Cianchette Bros. Inc. Pittsfield Maine Telephone _____

Architect _____ Specifications _____ Plans no No. of sheets _____

Proposed use of building _____ No. families _____

Last use _____ No. families _____

Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____

Other buildings on same lot _____

Estimated cost \$ _____ Fee \$ 2.00

General Description of New Work

To install temporary 100 gallon gasoline tank, outside above ground.

Sent to Fire Dept 12/22/67
Rec'd from Fire Dept. 12/22/67

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. **PERMIT TO BE ISSUED TO** contractor at #465 Congress St.

Details of New Work

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

Is connection to be made to public sewer? _____ If not, what is proposed for sewage? _____

Has septic tank notice been sent? _____ Form notice sent? _____

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

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

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

Kind of roof _____ Rise per foot _____ Roof covering _____

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

Framing Lumber—Kind _____ Dressed or full size? _____ Corner posts _____ Sills _____

Size Girder _____ Columns under girders _____ Size _____ Max. on centers _____

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

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

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

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

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

If a Garage

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

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

APPROVED:
Deputy Chief V. D. Washley 12-22-67

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

Cianchette Bros.

INSPECTION COPY

Signature of owner

by:

Cianchette Bros. Inc.
Bradford L. Halperin

M

Permit No. 671462
Location 37-47 Eastern Prom.
Owner Walter M. Jeffers Jr.
Date of permit 12/18/67
Notif. closing-in _____
Inspn. closing-in _____
Final Notif. _____
Final Inspn. _____
Cert. of Occupancy issued _____
Staking Out Notice _____
Form Check Notice _____

NOTES

A.A.S.
E.S.
ms
(u)

A.P.-35-47 Eastern Promenade

Dec. 19, 1967

Dorian Construction Company
30 Lake Street
White Plains, New York

cc to: Walter K. Jeffords, Jr., 5 Temple Street
cc to: J. D. Crumbles, 5 Temple Street

John H. Kalkins
30 Lake Street, White Plains, N.Y.

Contention:

Building permit to construct a 14 story masonry apartment house building at the above location is being issued subject to compliance as shown by your letter of November 27, 1967, and your letter and prints of December 15, 1967 and as follows:

1. It is understood that you are to revise your plans to provide the second means of egress from stairwell number 2 more directly out-of-doors as per your revised print received December 18, 1967. This means of egress is to be lighted and marked with exit and directional signs which will need to be shown on your revised plans.
2. The Standard Corrugux Pyro panels are acceptable for use as balcony dividers.

Very truly yours,

Gerald K. Layberry
Director Building & Inspection Services

GIR:m

A.P.- 33-47 Eastern Promenade

Jan. 11, 1968

Dorian Construction Company
30 Lake Street
White Plains, New York

cc to: Walter M. Jeffords, 5 Temple Street
cc to: J. D. Grumbles, 5 Temple Street

John M. Kokkins
30 Lake Street, White Plains, N.Y.

Gentlemen:

Sheet A-1 shows the 10' wide canopy as protruding a short distance over street line or inside edge of public sidewalk.

This, of course, is not permissible. Canopy is to terminate at the edge of sidewalk line.

Very truly yours,

Earle Smith
Field Inspector

:SS:m

*J
me
ly*

PERMIT TO INSTALL PLUMBING

Job #5000

Address **39 Eastern Promenade**

PERMIT NUMBER **17379**

Installation For: **Apt. House, HI Rise Apts.**

Owner of Bldg.: **Walter Jaffords-Portland House**

Owner's Address: **39 Eastern Promenade**

Plumber: **Ralph Blake**

Date: **1/8/68**

Date Issued **1/8/68**

Portland Plumbing Inspector

By **ERNOLD R. GOODWIN**

Date **JAN 8 - 1968**
App. First Insp.

By **ERNOLD R. GOODWIN**

CHIEF PLUMBING INSPECTOR
App. Final Insp.

Date **JAN 8 - 1968**

By **ERNOLD R. GOODWIN**

CHIEF PLUMBING INSPECTOR
Type of Bldg.

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

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



RESIDENCE ZONE P
APPLICATION FOR PERMIT

Class of Building or Type of Structure Second CLASS
March 21, 1968
Portland, Maine,

PERMIT ISSUED

220
 MAR 21 1968

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 37-47 Eastern Promenade Within Fire Limits? _____ Dist. No. _____
 Owner's name and address The Portland House, 37-47 Eastern Prom. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Automatic Sprinkler Corp. of America P.O. Box 799-7331
2311 So. Portland Telephone _____
 Architect _____ Specifications _____ Plans yes No. of sheets 3
 Proposed use of building Apartment Building No. families _____
 Last use _____ No. families _____
 Material 2nd. cl. No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ _____ Fee \$ 5.00

General Description of New Work

To install wet sprinkler system in garage area only as per plans.

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

Details of New Work

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

O.K. - 3/21/68 - G.L.L.

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

Automatic Sprinkler Corp. of America

CS 101

INSPECTION COPY

Signature of owner

by:

Newton R. Smith

7M