

CITY OF PORTLAND, MAINE

FILED IN
- PORTLAND OFFICE

October 15, 1969

City Planning Board

To: Each Member of the
City Planning Board

From: Donald E. Megathlin, Jr.
Planning Director

Subject: Minutes of the Planning Board Meeting of Friday, October 10, 1969

A regular meeting of the Planning Board was held on Friday afternoon, October 10, 1969, in Room 209, City Hall, Portland, Maine. The meeting was called to order by Harry E. Cummings, Chairman, at 3:15 P.M. following a brief work session. Among those present were:

Harry E. Cummings, Chairman
John E. Pancoast, Vice Chairman
Mrs. Dara W. Childs, Member
Kenneth H. Cadigan, Member
John H. Conway, Associate
Donald E. Megathlin, Jr., Planning Director
Warren J. Turner, Planner II
Henry Willette, Landscap Architect
Richard E. Anderson, Director of Parks and Recreation
David Lanzetell, The Press
David Jackson, WCSH Radio-TV
Mitchell Cope, The Minat Corporation
Philip Hamlin, Developer

See Pg 2.

1. Realignment of the Entrance to St. James Street at Park Avenue

Mr. Donald E. Megathlin, Jr., the Planning Director, reviewed the plan for the proposed realignment of St. James Street, as prepared by the State Highway Commission, and the local amendment, which was suggested by the Planning Staff, to move the street right-of-way slightly to the westerly. This will permit a small parcel of additional land area to be utilized for future industrial purposes on the easterly side of St. James Street. On motion made and duly seconded, the plan, as amended, was approved with a sidewalk to be provided along the westerly side of the Street only.

2. Warren Brothers' Request to Obtain Permission of the City for Quarrying in the Acreage Westerly of the Evergreen Cemetery.

The Planning Director summarized the Staff Report and colored slides were shown of the ledge outcropping, which covers about 14 acres of land to the rear of Evergreen Cemetery. Then Mrs. Childs requested that the Staff Report be made available in printed form. On motion made and duly seconded, the Board voted to table this matter until the next meeting.

3. Proposed Change of Zone from R-1 to A-B - Vicinity of 974 Westbrook Street

Mr. Megathlin suggested that this zoning matter be deferred until more definite detailed planning for the alignment of the proposed Stroudwater Loop Road could be

completed. Another property owner has also expressed an interest in a possible change of zone for this same general area.

Mr. Cummings said that Mr. Schmitt has agreed to a deferral of action on this zone change request for the present time. On motion made by Mr. Pancoast, and duly seconded, the Board voted to table this matter indefinitely.

4. Final Approval of the Plan For Section K of Longfellow Woods Subdivision, Minat Corporation.

Preliminary approval of this Section had been granted by the Board in 1960. Mr. Megathlin presented the lineen of the plan for Section K of Longfellow Woods. Access to Warwick Street from Candlewyck Terrace is not included in this plan. Pavement width of 28 feet will be continued in this Section. Section L will be presented with the next year and will include access to Warwick Street.

Mr. Cadigan moved that final approval of Section K as presented be granted. On motion duly seconded, it was so voted by the Board.

5. Final Approval of Mona Road Extension, Section C of Meadow View Park Subdivision - Minat Corporation.

Mr. Megathlin presented Section C of the Meadow View Park subdivision for review by the Board. Preliminary approval was granted about two years ago. The 28-foot street pavement will be continued; curbs and sidewalks will be provided on both sides of this new section of Mona Road which is to connect with Samuel Road. A 50-foot right-of-way for future sewer easement has been reserved and is included within the plan. This section will be sewered and meets Public Works Department specifications.

On motion made and duly seconded, the Board voted to grant final approval of the plan for Mona Road extension, including the 28 foot pavement width for the Street.

6. Preliminary Approval of Subdivision Plan for Valley View Heights - Section 4 - Philp E. Hamlin, Developer.

Six lots are now under consideration in this plan for an extension of Mr. Hamlin's Valley View Heights Subdivision. This plan has been approved by the Building Inspector and the Health Department. It complies with City requirements, which govern areas where sewers are not available.

It is recommended that a turn-around or cul-de-sac be provided. Street grades and profiles for these extensions of Patricia Lane and Longview Avenue have not yet been received from the Public Works Department.

Mr. Cadigan moved that the Board grant preliminary approval to this subdivision plan, as presented. On motion duly seconded, it was so voted by the Board.

7. Communication from Walter M. Jeffords, Jr., re: Proposed Private Club at Portland House, 45 Eastern Promenade.

In a letter to the Planning Director, Mr. Jeffords pointed out that there are very few restaurants located in the Easterly end of the Portland Peninsula. In order to satisfy the needs of the tenants of the Portland House, Mr. Jeffords proposes to obtain City permission for the establishment of a private club on the premises of his apartment building. Such a Club would be used exclusively for tenants of the Portland House and their guests. The R-6 Residence Zone does not permit a restaurant or private club in that Zone. Mr. Haley, a nearby neighbor

and property-owner, expressed his opposition to this proposal.

On motion made and duly seconded, the Board moved to receive the communication and to refer it to the Staff for study and a report.

8. Plans for Sidewalk Areas Along Forest Avenue and in Libbytown -
Vicinity of I-295.

Plans were considered for a 10 foot sidewalk, including a 4 foot paved esplanade, for planters, with the remaining 6 foot area to be used for sidewalk purposes. This same pattern was considered for the Libbytown area, except that no sidewalk will be provided on the southerly side of Congress Street westerly of Frederick Street. This area will be subjected to conflicting traffic to and from I-295 on various on and off ramps which are to be located at frequent intervals.

Mr. Pancoast moved that both plans be returned with favorable action by the City Planning Board. On motion duly seconded, it was so voted. It was suggested that utility poles be set on the inside of the sidewalks so that plowing of snow can be facilitated.

9. Inquiry Concerning Possible Sites for Location of a Car Wash.

Mr. Arthur Everett then spoke to the Planning Board regarding his plan to seek a location for his automatic car-wash, and expressed interest in the lot adjacent to the Spurwink Agency on Brighton Avenue, which is within an R-P Zone. Mr. Everett indicated that he would require a B-2 Zone for his enterprise, and he assured the Board that the cars would be 95% dry before leaving his establishment. It was suggested that Mr. Everett discuss his problem with the Planning Staff.

Mr. Cadigan then moved that the meeting be adjourned. There being no further business to come before the Board, the meeting was therefore adjourned.

END OF MINUTES

AGENDA
PORTLAND PLANNING BOARD MEETING
FRIDAY, OCTOBER 10, 1969, 3 P.M.
Room 209, City Hall, Portland, Maine

File
w/ Planning
Answer P-15
C.L.

PUBLIC HEARINGS

UNFINISHED PLANNING BUSINESS

1. Approval of Realignment of Entrance to St. James Street
2. Warren Bros. - Request Concerning Land Area Westerly of Evergreen Cemetery - Staff Report
3. Proposed Zone Change - 974 Westbrook Street
4. Final Subdivision Approval - Longfellow Woods, Section K - Minat Corporation
5. Final Subdivision Approval - Mona Road Extension - Minat Corporation
6. Final Subdivision Approval - Valley View Heights, Section 4, Philip Hamlin

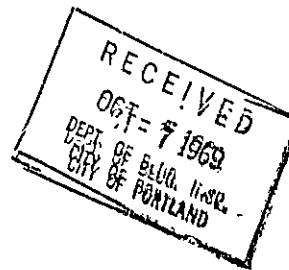
NEW PLANNING MATTERS

Communications

7. Re: Portland House - Letter from Walter M. Jeffords, Jr.

Reports

8. Sidewalks on Forest Avenue and Congress Street at I-295



CITY OF PORTLAND, MAINE
MEMORANDUM

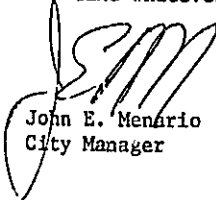
TO: R. Lovell Brown, Director of Buildings and Inspections
FROM: John E. Menario, City Manager
SUBJECT: Portland House

DATE: Sept. 30, '69

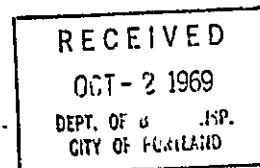
Please excuse my delay in formally presenting to you the decision of the Corporation Counsel at the September 15 meeting of the City Council. I am aware, however, that Harold Parks has passed on the conclusion of that meeting in order that you could give judgement to the property owner.

For your records and file, however, let me indicate that the Corporation Counsel, Barnett I. Shur, did rule at the afternoon meeting of September 15, 1969 that the request of the owner to install a dining club facility was thought in the Corporation Counsel's opinion an assessor's use and therefore the building permit should not be issued.

This information I know has been passed on to the owners since I have already had a call from them and I assume that they will take whatever appropriate action may be necessary.


John E. Menario
City Manager

JEM:eg



CITY OF PORTLAND, MAINE

Application for Permit to Install Wires

Permit No. 56571
 Issued 2/13/68

Portland, Maine 2/9/1968

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 Portland Town Home Tel. 773-9611
 Contractor's Name and Address of. J. W. ... Co Tel. 774-6316
 Location 37-A ...
 Number of Families 1/2 Apartments 1/2 Stores 1 Number of Stories 11
 Description of Wiring: New Work Additions Alterations

Pipe Cable Metal Molding BX Cable Plug Molding (No. of feet)
 No. Light Outlets 366 Plugs 1120 Light Circuits 182 Plug Circuits
 FIXTURES: No. Light Switches 428 Fluor. or Strip Lighting (No. feet)
 SERVICE: Pipe Cable Underground No. of Wires 4 Size 3 gauge
 METERS: Relocated Added Total No. Meters 113
 MOTORS: Number Phase H. P. Amps Volts Starter
 HEATING UNITS: Domestic (Oil) No. Motors Phase H. P.
 Commercial (Oil) No. Motors Phase H. P.
 Electric Heat (No. of Rooms)
 APPLIANCES: No Ranges Watts Brand Feeds (Size and No)
 Elec. Heaters Watts
 Miscellaneous Watts Extra Cabinets or Panels 11
 Transformers Air Conditioners (No. Units) Signs (No Units)
 Will commence 2/9/1968 Ready to cover in 19 Inspection 19
 Amount of Fee \$ 110.70
 Signed J. W. ...

DO NOT WRITE BELOW THIS LINE

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

REMARKS:

INSPECTED BY J. W. ...

LOCATION *Eastern Prom 32-49*
 INSPECTION DATE *10/1/69*
 WORK COMPLETED *10/1/69*
 TOTAL NO. INSPECTIONS ...
 REMARKS:

FEES FOR WIRING PERMITS EFFECTIVE JULY 31, 1963

WIRING		
1 to 30 Outlets	(including switches)	\$ 2.00
31 to 60 Outlets	(including switches)	3.00
Over 60 Outlets, each Outlet	(including switches)	.05
(Each twelve feet or fraction thereof of fluorescent lighting or any type of plug molding will be classed as one outlet)		
SERVICE		
Single Phase		2.00
Three Phase		4.00
MOTORS		
Not exceeding 50 H.P.		3.00
Over 50 H.P.		4.00
HEATING UNITS		
Domestic (Oil)		2.00
Commercial (Oil)		4.00
Electric Heat (Each Room)		.75
APPLIANCES		
Ranges, Cooking Tops, Ovens, Water Heaters, Disposals, Dishwashers, etc. — Each Unit		1.50
TEMPORARY WORK (Limited to 6 months from date of permit)		
Single Phase		1.00
Three Phase		2.00
Service, Single Phase		1.00
Service, Three Phase		1.50

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: John Manario, City Manager


DATE: 9-3-69

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

SUBJECT: In reference to 45 Eastern Promenade (The Portland House)

I am enclosing a copy of the letter received this date from Mr. J. D. Grumbles.

I believe this will answer the questions we submitted and wanted and would appreciate your further review on advice as to whether you feel we may issue the permit for this Dining Club facility.



Bob Brown

RLB:m

attachment

Portland House
45 Eastern Promenade
Portland, Maine

SEPTEMBER 2, 1969

MR. R. LOVELL BROWN
DIRECTOR, BUILDING INSPECTION DEPARTMENT
CITY OF PORTLAND, MAINE

DEAR MR. BROWN:

IN REPLY TO YOUR LETTER OF AUGUST 28TH CONCERNING OUR READING ROOM AND LOUNGE, WE ARE PASSING THIS INFORMATION TO YOUR OFFICE. IN ORDER THAT WE MIGHT MORE FULLY SERVE OUR PRESENT TENANTS AND ATTRACT NEW PEOPLE TO THE PORTLAND AREA AS PROSPECTIVE TENANTS WE HAVE DEVISED A PLAN WHEREBY THE OCCUPANTS OF PORTLAND HOUSE MAY JOIN A PRIVATE CLUB WITHIN THE BUILDING WHERE THEY WILL BE ABLE TO MEET THEIR FRIENDS AND BE SERVED A DECENT MEAL.

THE OFFICIALS OF THE CLUB WILL BE ELECTED FROM MEMBER TENANTS AND THE PORTLAND HOUSE MANAGEMENT WILL ACT AS DIRECTORS. THERE WILL BE NO OUTSIDE MEMBERS BUT INVITED GUESTS WILL BE PERMITTED USE OF THE CLUB. A GUEST WILL NOT BE ALLOWED TO ENTER THE CLUB UNLESS HE IS IN THE PRESENCE OF HIS HOST WHO ASSUMES ALL RESPONSIBILITY FOR SUCH GUESTS.

BRIDGE TABLES WILL BE AVAILABLE IN THE READING ROOM AND POSSIBLY A TELEVISION SET AND A SIMPLE LIBRARY OF NEWSPAPERS AND MAGAZINES.

WE PLAN TO HAVE A CHEF DURING THE LUNCHEON AND DINNER HOURS WHO WILL BE ABLE TO COOK FOR NO MORE THAN 15 TO 20 PEOPLE AND WHO WILL BE ASSISTED BY A WAITER.

I BELIEVE THE FOREGOING ANSWERS THE VARIOUS COMMENTS IN YOUR LETTER OF AUGUST 28TH, HOWEVER WE WILL BE PLEASED TO FURNISH ANY FURTHER INFORMATION YOU MAY REQUIRE. I WOULD LIKE TO ADD THAT OF THE 41 APARTMENTS NOW LEASED, 35 APARTMENTS ARE OCCUPIED BY TENANTS WHO MOVED FROM OUTSIDE THE CITY OF PORTLAND.

JDG:HM

VERY TRULY YOURS,


J. D. GRUMBLES

FROM THE DESK OF
ROBERT LOVELL BROWN

Keep original
letter -

send a Xerox
copy to J.M.

45 Eastern Promenade
(Portland House)

August 28, 1969

- - cc to: John Menario, City Manager

Mr. Walter Jeffords, Jr.
5 Temple Street

Dear Mr. Jeffords:

The recent permit request for a reading room and dining club for tenants at the above address has been reviewed by this department. The use of a facility of this nature is not clearly defined in either the Code or the Zoning Ordinance, we have had to refer it for advisement to management. In order for them to further research this new use, within the building facility, it has been requested that I write you and ask for a letter explaining more fully than the application for permit, the exact use of the area and the general use of the dining club for tenants and guests and if the general public would be allowed admittance, and if so, how would it be controlled? Any other information you may be able to afford me to forward along would be appreciated.

Very truly yours,

R. Lovell Brown
Director, Building Inspection Department

RJB:m

SELF
MEMORANDUM

3:30 P. M.
July 30, 1969

FILES
G.L.

Reference to the Portland House request for permit at 45 Eastern Promenade to provide a tenants lounge as per plan for tenants only on the first floor.

As there has been a great deal of concern about the dining club possibility at The Portland House, I have taken it upon myself to make some long distance calls to other Building Inspectors. This afternoon I called Mr. Vincent Demaise, the Director of the Building Inspection Department for the City of Providence, R. I. He is also Second Vice President to BOCA and a known authority on Building and Zoning Codes. I asked him in the course of our conversation about whether he had run into a similar condition of an apartment complex, such as this that asked for a dining club area. His answer was they had no buildings of that magnitude down there and no dining club with as few people as 25 which this has. In their case they did have one similar condition, where there was a separate round building with a connecting corridor but it contained more than 50 people for a similar activity. Mr. Demaise felt that this would be classified as an accessory use where it was devoted for tenants only and according to him would be allowable.

The next call I made was to Mr. Richard Thumo, the Commissioner of Building and Inspection Department for the City of Boston. I presented to him the conditions and use to which this request was for and his feeling was that in order to clear the air and make certain of this awkward position of use he would suggest that it be submitted to the Board of Appeals, even though it is stated that it is limited to tenant use and their guests. According to him, Boston has nothing of this nature because when you get 50 or more rooms in an apartment complex they call it an assembly hall dining facility and treat it as such where there are more people than what we are talking about here.

ELB

5- fee Paid 6/13/69
Granted 7/3/69
69/62

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

MISCELLANEOUS APPEAL

Walter M. Jeffords, Jr., owner of property at 33-47 Eastern Promenade
under the provisions of Section 24 of the Zoning Ordinance of the City of Portland,
hereby respectfully petitions the Board of Appeals to permit: construction of a
canopy from apartment house with its outer edge approximately on front line. This
permit is presently not issuable in the R-6 Residence Zone in which this property
is located because the front yard setback of 10 feet is required under Section 602.7B.4.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals find
that enforcement of the terms of the Ordinance would result in undue hardship and
desirable relief may be granted without substantially departing from the intent and
purpose of the Ordinance.

Walter M. Jeffords, Jr.
APPELLANT
[Signature]

DECISION

After public hearing held July 3, 1969, the Board of Appeals finds that
enforcement of the terms of the Ordinance would result in undue hardship and
desirable relief may be granted without substantially departing from the intent
and purpose of the Ordinance.

It is, therefore, determined that such permit may be issued.

BOARD OF APPEALS

Franklin G. Hillery
Harvey M. Stewart
[Signature]

DATE: July 3, 1969

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF Walter M. Jeffords, Jr.

AT 33-47 Eastern Promenade, Portland

Public Hearing on the above appeal was held before the Board of Appeals.

BOARD OF APPEALS

Franklin G. Hinckley
Ralph L. Young
Harry M. Shwartz

VOTE

YES	NO
(X)	()
(X)	()
(x)	()

Record of Hearing

Appeal

33-47 Eastern Promenade

June 11, 1969

Walter H. Jeffords, Jr.
5 Temple Street

cc to: Borian Construction Company
30 Lake Street
White Plains, New York
cc to: Corporation Counsel

Dear Mr. Jeffords:

Amendment to building permit 67/1397 to construct canopy from apartment house with its outer edge approximately on front line at the above named location in the R-6 Residence Zone in which this property is located is not issuable under the Zoning Ordinance because the front yard setback of 10 feet is required under Section 602.7D.4.

We understand that you would like to exercise your appeal rights in this matter. Accordingly you or your authorized representative should come to this office in Room 113, City Hall to file the appeal on forms which are available here. A fee of \$5.00 shall be paid at this office at the time the appeal is filed.

Very truly yours,

A. Allan Soule
Assistant Director, Building Inspection Dept.

AAS:M

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

June 24, 1969

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine on Thursday, July 3, 1969 at 4:00 p.m. to hear the appeal of Walter M. Jeffords, Jr. requesting an exception to the Zoning Ordinance to construct a canopy from apartment house with its outer edge approximately on front line at 33-47 Eastern Promenade.

This permit is presently not issuable under the Zoning Ordinance because the property is located in an R-6 Residential Zone where the front yard requirement is 10 feet under Section 602.7B.4 of the Ordinance.

All persons interested either for or against this appeal will be heard at the above time and place.

BOARD OF APPEALS

Franklin G. Hinekley
Chairman

h

cc: Daniel T. Haley
21 Eastern Promenade

June 30, 1969

Mr. Walter M. Jeffords, Jr.
5 Temple Street
Dear Mr. Jeffords:

July 3, 1969



ORGANIZED 1853

The HOME Insurance Company
New York, N.Y.

DANIEL T. HALEY AGENCY

214 E Promenade Portland Maine 04101 - Tel 77-261
July 3 1969

Board of Appeals
City Hall
Portland Me.

Gentlemen:

My name is Daniel T. Haley, I live at 191 Eastern Promenade and own property that abuts the Portland House. I am considered by many residents of the Hill as their spokesman.

My first question is: does Sec. 602.25.D apply to this appeal (space & bulk) or does Sec. 602.25 C (owners within 500 ft. & 10 day notice)? (Space was under decision too in original appeal)

My 2nd question is: Is this hearing on the canopy, a valid one? Are the people entitled to a 10 day notice? (Sec. 602.25 G).

My 3rd question is: Is the first paragraph of the letter sent to me pure deception or is it for another canopy to cover the newly laid sidewalk and stoop that leads to a window? or does it apply to the canopy that is already constructed in violation of the ordinance 602.75.4 (front yards)

My fellow residents feel strongly that the granting of this variance under 602.24c 1 (hardship) & 2 (unique circumstances, should not be used to benefit the appellant. We further believe that ignorance of the law is an excuse and neither should an honest, or otherwise, mistake on the part of the building inspectors dep't or the building architect's part be used as an excuse to justify and further compound the violation of the ordinance. We further feel that if this variance is granted it will be contrary to ord. 602.24. c x2 3 & 4 and to the original intent of the law: it would further set a precedent for others throughout the city to build in violation of the ordinance and then have the Board of Appeals approve & perpetuate the violation. We are also afraid that if this variance is granted the canopy will be used for a sign on top of it permanently to replace the existing one that was installed in violation of 602.16 2 & 602.16 3. a and then after the sign was installed a permit was requested.

People have called me continually about the sign, canopy, rumors of dining rooms, coffee shops and also about the manner in which the entrance drive ways were installed which create hazards for the walking public & much inconvenience for mothers pushing baby carriages on the way to the pool or who are out for a stroll around the Prom. Apparently the Public Works approved them hastily & without much thought given to the public good.

Again I wish to reiterate: granting the variance will be perpetuation of a violation.

Sincerely,

33-47 Eastern Promenade

June 11, 1965

Walter N. Joffords, Jr.
5 Temple Street

cc to: Dorian Construction Company
30 Lako Street
White Plains, New York
cc to: Corporation Counsel

Dear Mr. Joffords:

Amendment to building permit 57/1397 to construct canopy from apartment house with its outer edge approximately on front line at the above named location in the R-6 Residence Zone in which this property is located is not issuable under the Zoning Ordinance because the front yard setback of 10 feet is required under Section 602.7D.4.

We understand that you would like to exercise your appeal rights in this matter. Accordingly you or your authorized representative should come to this office in Room 113, City Hall to file the appeal on forms which are available here. A fee of \$5.00 shall be paid at this office at the time the appeal is filed.

Very truly yours,

A. Allan Soule
Assistant Director, Building Inspection Dept.

AAS:m



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. #2

Portland, Maine, June 10, 1969

PERMIT GRANTED

JUL 8 1969

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 67/1397 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 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 Dorian Construction Company Telephone

Architect Plans filed No. of sheets

Proposed use of building Apartment House Building No. families

Last use No. families

Increased cost of work Additional fee .50

Description of Proposed Work

To extend canopy to sidewalk line (approx. 10')

Appeal sustained 7/3/69

Details of New Work permit to owner

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:

Walter M. Jeffords Jr.

Signature of Owner by: *Walter M. Jeffords Jr.*

Approved: *[Signature]*
Inspector of Buildings

(COPY)



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 33-47 Eastern Promenade

Issued to **Walter M. Jeffords, Jr.**
5 Temple Street

Date of Issue **June 30, 1969**

This is to certify that the building, premises, or part thereof, at the above location, built ~~2000~~
~~1960~~ under Building Permit No. **67/1397**, has had final inspection, has been found to conform
substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for
occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Apartment House
108 Units

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

(Date)

Inspector

[Signature]
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.

13-47 Eastern Promenade

June 10, 1969

Mr. J. D. Grambles
5 Temple Street

cc to: Walter Jeffords, Jr.
5 Temple Street

Dear Mr. Grambles:

In reference to our telephone conversation this date pertinent to the items which are incomplete at this time and the request for certificate of occupancy we find the following items to still be completed.

1. The question of adequate air for combustion in the boiler room has not been settled.

2. The Building Code requires that white lights be installed outside both exit doors from each garage level. The exit light and the white light must operate on the same switch.

3. The amendment made this date for extension of canopy to street line will have to be processed.

The unassigned area for a proposed tentative club for tenants as denoted in your letter of April 23, 1969 is of course to be reviewed with plans at a future date if you so decide to elect it.

You may accept this letter as a temporary certificate of occupancy for the building less the items noted above. When the building is reached its final completion we will then issue you a proper and final certificate of occupancy.

Very truly yours,

R. Lovell Brown
Director, Building Inspection Department

RLB:m

DORIAN CONSTRUCTION CORP.

30 Lake Street, White Plains, N. Y. 10603
Phone: (714) 428-2711

October 12, 1967

Mr. James D. Grumbles
Northern Utilities, Inc.
5 Temple Street
Portland, Maine

Re: Filing Fee
Portland House

Dear Jim:

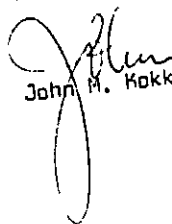
As you know the filing fee for our project is computed at - 2.00 per \$1,000.00 of construction cost excluding the cost of excavation and foundations. In our case it is fair to assume that the basis for computing the fee should be \$1,400,000.00, which means that the fee should be \$2,800.00.

I suggest you call Mr. Mayberry, the Inspector of Buildings, and reach an agreement with him in regard to this. The fee should then be paid so that the building permit is issued for the building.

Please let me know if I could be of further assistance.

Sincerely yours,

DORIAN CONSTRUCTION


John M. Kokkins

JMK/v1

A/P -33-47 Eastern Frozenade

Nov. 16, 1967

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

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

cc to: J. D. Grunkles, 5 Temple Street
cc to: Robert Gass, 5 Temple Street

Gentlemen:

A check of your plans reveals that more information will be needed to show City of Portland Building Code compliance before permit for the superstructure of this building can be issued as follows:

1. As the specifications recently received at this office have omitted building specialties we are unable to get any information as to the type of plastic that you propose to use for balcony dividers. Although this building is located in the least restricted fire zone (fire zone 3) it is necessary that information on this product is known to check compliance with Building Officials Conference of America Code Section 2000 covering plastic construction. This code section has formerly been adopted by reference.
2. In order to comply with means of egress Section 402.5.1.4 stairwell Number 2 will need to extend from the first garage level to the second garage level so that in case of an emergency persons can go directly out-of-doors at the ground level. The extension of the stairway and passageway to the exterior door will need to be closed off from the garage by two hour fire rated walls and Glass 5 labeled doors with self closing devices. Any locking device on the exterior door will need to be of the vestibule latch set type. The function of this lock being that although locked from the outside can always be opened from within.
3. The brick facing will need to be bonded to the reinforced concrete foundation with approved dovetail anchors of either number 6 gauge wire galvanized after bonding or 1" wide by 1/8" thick dovetail cavity wall ties located at not over every fifth brick joint and at not over 2 feet on centers.
4. The face brick will need to be tied to the concrete block backing and the spandrel steel by approved 3/16 diameter galvanized wire box ties at every fifth joint vertically and at not over 2 feet o.c. horizontally. These ties may be of the adjustable type. Continuous track or ladder type concrete block reinforcing is not approved for tying the brick facing to the concrete block backing.
5. The elevator shaftway will need to have windows or skylights glazed in accordance with Section 2102.3.2 of this code.
6. The fire chief will need to be consulted as to provisions for access to this building through the stairtower penthouses in case of emergency.

Borian Construction Co.
John M. McKinnis
J. D. Grumbles
Herbert Cass

Page 2

Nov. 16, 1967

7. It is called to your attention that the sanitary sewer line will need to be extra heavy cast iron pipe from the building to the city sewer in the street or to a manhole outside of the building.

8. The wash and vent piping under 2 $\frac{1}{2}$ inches inside diameter must be either extra heavy cast iron or type L (hard) copper pipe. Galvanized pipe may be used on vents after the vent pipe has risen at least 6 inches above the flood rim of the highest fixture at each floor level.

The mechanical plans are now being checked with specifications which were just received and you will be notified as soon as possible as to any code discrepancies. We felt that it was important that you receive the information stated in paragraphs 7 and 8 in order to plan your rough-in as the foundation was being constructed.

Very truly yours,

Gerald E. Kayberry
Director Building & Inspection Services

GEM:m

A.P.-33-47 Eastern Promenade

Dec. 19, 1967

Dorian Construction Company
30 Lake Street
White Plains, New York

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

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

Gentlemen:

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 Corralux Pyro panels are acceptable for use as balcony dividers.

Very truly yours,

Gerald H. Payberry
Director Building & Inspection Services

GSH: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

DORIAN CONSTRUCTION CORP.

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

Phone: (914) 428-2711

January 16, 1968

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

Att: Mr. Earle Smith,
Field Inspector

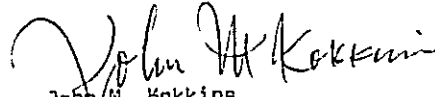
RE: PORTLAND HOUSE
45 Eastern Promenade
Portland, Maine

Dear Sir:

In reply to your letter of January 11th, 1968 referring to the extent of the canopy over public sidewalk, please be assured that this canopy will be confined within the limits of the property.

Sincerely yours,

DORIAN CONSTRUCTION CORP.


John M. Kokkins

JMK:ny
cc: Mr. Grumbles
cc: Mr. Buchanan

BP - 33-47 Eastern Promenade

June 10, 1968

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

cc: Walter N. Joffords, Jr.,
5 Temple Street
cc: J. D. Crumbles, 5 Temple St.
cc: John H. Fekkins
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.

MASONRY CONTRACTOR

ANASTASI BROTHERS CORPORATION

HOME OFFICE 300 E. MT AIRY AVE • PHILADELPHIA, PA 19119 • Phone (215) 248-5200
BRANCH OFFICE 853 PLAIN STREET • MARSHFIELD, MASS 02050 • Phone (617) 834-8554

June 13, 1968

City Hall
Building Inspectors' Office
Portland, Maine

RE: Portland House

Attention: Mr. Brown

Gentlemen;

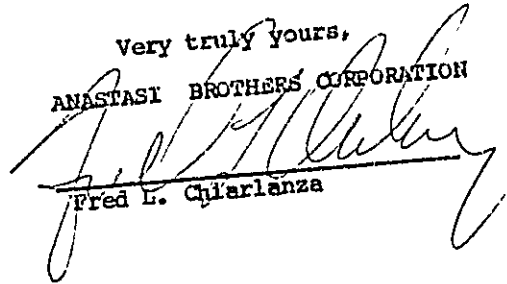
This letter is to confirm the recent meeting between yourself and Mr. Muse of U. S. Gypsum concerning the use of 3" Hollow Gypsum Block in lieu of 3" Solid Gypsum Block (as shown on the Architect's Drawings) for the above captioned project.

To the best of this writer's knowledge it was satisfactory to substitute such in that the fire rating in both instances is the same, and the dead load of the structure would benefit in that the weight factor is decreased.

If such as stated is true please sign and return a copy of this letter. We are presently proceeding in the above manner.

Very truly yours,

ANASTASI BROTHERS CORPORATION



Fred L. Quarlanza

FLC/ac

CC:

- Mr. Bob Schmerbeck
- Mr. Nail Addatto
- Mr. Larry Anastasi

Date: June 17, 1968

Accepted: [Signature]

✓ 216.

DORIAN CONSTRUCTION CORP.

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

Phone: (914) 428-2711

June 27, 1968

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

Att: Mr. Robert Brown, Director
of Building Inspection

Re: PORTLAND HOUSE
Balconies

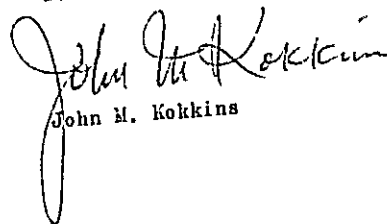
Dear Mr. Brown:

At your request, we attach herewith a letter from
our structural engineer, Hertzberg & Cantor, pertaining
to the balconies.

We have already instructed our concrete subcontractor,
Cianchette Bros., Inc. to comply accordingly.

Sincerely yours,

DORIAN CONSTRUCTION CORP.


John M. Kokkins

JMK:ny
cc: T. Buchanan
cc: Cianchette Bros.

HERTZBERG AND CANTOR

CONSULTING ENGINEERS

ABRAHAM HERTZBERG P.E.
IRWIN G. CANTOR P.E.

YERAEEL SEINUK
ANTONIO CARRACINO
SHELDON PULASKI



235 EAST 42ND STREET
NEW YORK, N. Y. 10017
YUKON 3 477012

June 25, 1968

Dorian Construction Co.
30 Lake Street
White Plains, N.Y. 10603

Re: Portland House
Portland, Maine

Attn. - Mr. John M. Koldins, President

Dear Sir:

We have been asked to instruct the construction superintendent on how to pour the balcony slabs of the referenced job.

Such balconies should be shored when slabs are poured and shoring must be kept in place for at least seven (7) days before stripping the forms.

Sloping of slab for drainage can be accomplished if necessary with light weight concrete filling extending from the periphery of the balconies to the drainage point.

Very truly yours,

HERTZBERG AND CANTOR

ANTHONY CARRACINO

Brick - Actual $3\frac{5}{8}$

Block Actual $3\frac{5}{8}$

 $7\frac{1}{4}$

Allow cavity $2\frac{1}{2}$
max

 $9\frac{3}{4}$
wall.

make up in 5/8" plaster
if necessary.

7/11/68

33-47 Eastern Promenade

July 11, 1968

Corien Construction Company
30 Lake Street
White Plains, New York 10603

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

John A. Lakkins
30 Lake Street
White Plains, New York

cc to: Thomas Buchanan, 33-47 Eastern Prom.

Gentlemen:

Confirming our conversation of July 11, 1968 with
Mr. Buchanan it is expressly understood that beginning with the
third floor 2 $\frac{1}{2}$ " is the absolute maximum cavity allowable in the
masonry walls of the Fortland House at 33-47 Eastern Promenade.

Very truly yours,

Earle J. Smith
Field Inspector

ESJ:m

33-47 Eastern Promenade

July 15, 1968

Dorian Construction Company
30 Lake Street
White Plains, New York, 10603

cc to: J. D. Grumbler, 5 Temple Street
cc to: Walter H. Jeffords, Jr., 5 Temple Street
cc to: Thomas Luhanan, 33-47 Eastern Prom.

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

Gentlemen:

As per Section 1901.1 of the Building Code using pamphlet 54 of the A.S.A. we question whether the 4'6" x 3'6" opening is enough to provide adequate air for combustion for the 39 gas-fired heating units in the boiler room.

Please provide us with your figures in regard to the above so that we may check them against code requirements.

Very truly yours, . . .

Farlo S. Smith
Field Inspector

EJL:m

DORIAN CONSTRUCTION CORP.

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

July 24, 1968.

City of Portland, Maine
Dept. of Building Inspection
113 City Hall
Portland, Maine 04111

Re: PORTLAND HOUSE
33-47 Eastern Promenade
Portland, Maine

Attention: Mr. Earle S. Smith

Gentlemen:

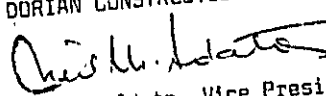
We wish to refer to your letter dated July 15, 1968, regarding the combustion air for the heating units in the boiler room.

We enclose herewith a copy of a letter from our Consulting Engineers, Herbert Klein and Associates, showing their computations on this matter.

Kindly let us know if you agree with the figures given by our Engineer.

Very truly yours,

DORIAN CONSTRUCTION CORPORATION


Neil M. Adato, Vice President

NMA/v1
Encl.

Herbert Klein and Associates / Consulting Engineers

July 18, 1968

Mr. Neal M. Adato
Dorian Construction Corp.
30 Lake Street
White Plains, N. Y. 10603

Re: Portland House

Dear Mr. Adato,

We have your letter of July 17th with the letter from Mr. Earle S. Smith of the Portland Department of Building Inspection questioning the size of the fresh air intake for the boiler room.

We cite you from Par. 3.4.2. of Section 3.4 "Air for Combustion and Ventilation" of A.C.A. or N.F.P.A., No. 54:- "Where the heating appliance of gas fired appliances have draft hood dilution and the appliances are in unconfined areas with an outside wall, there shall be one (1) square inch of free opening for each 5000 Btu per hour of input".

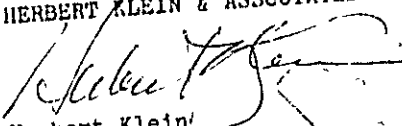
We have installed in the boiler room, which is an unconfined large room with exterior wall and a door to the outside, a total of 11,700,000 Btu input of appliances including the domestic hot water units. Dividing that by 5000 would require a total of 2340 square inches. Our drawing calls for 14.5 square feet or 2088 square inches with our understanding that the exterior door would have an adjustable louvre. We anticipate that under normal conditions for Portland we will not have to fire more than 60% of the units. Our design and installation was sized for the most adverse conditions.

We believe the fresh air louvre called for on our drawings is more than ample since no consideration was given above for infiltration from the door to the public hall. However, I have checked the door schedule, and the boiler room door-No. D-16 is a Kalamain door (no louvre is called for) which can easily have a louvre cut into it. If the inspector insists upon it, the louvre should have a minimum of 252 square inches of free air and should be adjustable.

We suggest that you call to the inspector's attention that we have designed a system of sequential firing modulated to outside temperature and that all the units do not have to be fired at one time.

Very truly yours,

HERBERT KLEIN & ASSOCIATES


Herbert Klein

33-47 Eastern Promenade
Portland House

July 31, 1968

Dorian Construction Company
30 Lake Street
White Plains, N. Y.

cc to: J. B. Crumbles, 5 Temple Street
cc to: Walter Jeffords, Jr., 5 Temple Street
cc to: Thomas Buchanan, 33-47 Eastern Promenade

Neal Adato
30 Lake Street, White Plains, N.Y.

Gentlemen:

Confirming our conversation of the 30th, we feel that the free air capacity of the fresh air intake in the outside wall of the boiler room would be more in line with the realistic "use factor" of this area if it were based on 60 percent use at most adverse conditions.

If this can be accomplished to your advantage by adjustable louvres in the upper part of the exterior boiler room door or by increasing capacity of existing louvres in outside wall it will be acceptable to this office.

Very truly yours,

Earle S. Smith
Field Inspector

CITY OF PORTLAND, MAINE
Department of Building Inspection

August 9, 1968

C
O
P
Y
Dorian Construction
33-47 Eastern Promenade
Portland, Maine

Gentlemen:

As of August 8, 1968 the following risers have been water tested:

P-1, P-4, P-6, P-8, P-9, P-10, P-12, P-13, P-14,
P-16, and P-18.

These risers have been tested from ground to roof, and the following have been tested up to and including the sixth floor:

P-7 and P-17.

For all purposes these stacks may be closed in after clearance with the building inspector.

Very truly yours,

Ernold R. Goodwin, R. S.
Chief Plumbing Inspector

ERG: kc

CC to: Wilbur F. Blake, Inc. (2)
33-47 Eastern Promenade
9 Forest Street
Portland, Maine

CC to: Mr. Earle Smith, Building Inspection Department

33-47 Eastern Promenade

Oct. 21, 1968

Dorian Construction Company
30 Lake Street, White Plains
New York, 10603

cc to: Thomas Buchanan
33-47 Eastern Promenade

Gentlemen:

On the basis of the certificate of test as prepared
by the "Better Fabrics Testing Bureau, Inc." on material designated
as a "Glass Fiber Reinforced Plastic Sheet", trade named Fiberlux
Fiberglass, this office approves its use as balcony dividers.

Very truly yours,

Earle Smith
Field Inspector

ESS:m

DORIAN CONSTRUCTION CORP.

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

Phone: (914) 428-2711

October 11, 1968

Department of Building
City of Portland
33-47 Eastern Promenade
Portland, Maine

Re: PORTLAND HOUSE

Gentlemen:

Enclosed herewith we are sending you the technical data for the FIBERLUX FIBERGLASS sample, which we have submitted for your approval for use as balcony dividers for the subject project.

We would appreciate receiving your approval for the use of this material as balcony dividers, so that we may proceed with the installation.

Sincerely yours,

DORIAN CONSTRUCTION CORP.

Neil M. Adato, P. Eng.

Neil M. Adato

NMA:lm
Enclosures -2- technical data sheets

cc: Thomas Buchanan

*Bob
All else equal
to Complete*

BETTER FABRICS TESTING BUREAU, INC.

Fiberlux Products Inc.
29 Elm Avenue
Mt. Vernon, New York

101 WEST 31ST STREET
NEW YORK I. N. Y
LACKAWANNA 4-2290

REPORT NO. 90565

December 6, 1961

Certificate of Test

This report certifies laboratory tests of a corrugated white material identified as:
" Glass Fiber Reinforced Plastic Sheet "

submitted to determine:

Tests Applied

Length

- Test 1
- Test 2
- Test 3
- Test 4
- Test 5

Width

- Test 1
- Test 2
- Test 3
- Test 4
- Test 5

Average

Average

FLAMMABILITY (ASTM D 635-56T Method)

Test Results

0.91 inches per minute
1.12 inches per minute
0.99 inches per minute
1.03 inches per minute
0.91 inches per minute
0.97 inches per minute

0.92 inches per minute
0.91 inches per minute
1.04 inches per minute
0.93 inches per minute
0.96 inches per minute
0.92 inches per minute

Specification Requirements

Shall not exceed
2 1/2 inches per
minute.

ASTM D 635-56T

METHOD OF TEST

Flammability of Rigid Plastics Over 0.050 inches
in Thickness.

EVALUATION OF TEST RESULTS

The burning rate of the plastic material submitted did not exceed the time limitation of 2 1/2 inches per minute and would meet the flammability requirements of the New York City Board of Standards and Appeals. The material showed an average burning rate of 0.97 inches per minute in the length direction and 0.92 inches per minute in the width direction which is well within requirements.



Test
Reference
90565
HPD

BETTER FABRICS TESTING BUREAU, INC.

Robert L. Stutz, Secretary

PLEASE FILE

IMPORTANT INFORMATION



Fiberlux PRODUCTS, INC.

59 SO. TERRACE AVENUE • MOUNT VERNON, N. Y. • 914-MO 4-7111

***** NOW *****

FIBERLUX FIBERGLASS APPROVED FOR USE IN NEW YORK CITY

THE RESOLUTION -

Whereas, the report of a Committee on Test reads: 1860 61-SM—H. Perrine for Fiberlux Products Inc., Mt. Vernon, New York, filed for approval of the material known as Fiberlux, under the provisions of C26-191.0 Administrative Building Code.

Use: The material is to be used in locations where glass is allowed such as skylights, patio roofs, awnings, partitions, etc.

DESCRIPTION The material consists of flat, corrugated or step-down panels made of fiber glass imbedded and saturated in polyester and acrylic resins. For color, pigments or coloring compounds are added to the resin before fabrication of the panels.

INSPECTION AND TEST. Samples of the material were inspected by Asst. Engr. J. A. Darts. The material was found to comply with CS 214-57 and its burning rate is characterized as low-burning.

RECOMMENDATION The Committee on Test is of the opinion that, as the material is rated as slow-burning, the approval of the material Fiberlux be limited in scope to the following uses:

Subdividing partitions, partitions in Class 1 Building 10'-0" or less in height as provided under C26 667.5 Administrative Building Code.

Patio roofs, outside the fire limits as set forth under C26 549.0 Administrative Building Code; as awnings, except in locations prohibited under C26 219.0 Administrative Building Code. The Committee further recommends the material Fiberlux may be used for the glazing of windows in schools as defined under C26 132.0 and C26-133.0 Administrative Building Code on condition that this material shall not be used in locations that require a fire resistive opening protective assembly, that the school buildings in which the material is used shall not exceed 75'-0" in height and that the glazing compounds used shall only be those as specified by the manufacturer of Fiberlux and further that all containers or cartons in which the material is marketed shall be labeled or stamped "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 1860 61-SM."

(Sgd.) **WILLIAM A. NOLAN**
Director,

JOHN A. DARTS,
Asst. Engr.,

GEORGE F. SKLENARIE,
Asst. Engr.,

Committee on Test.

Resolved that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

A true copy of resolution adopted by the Board of Standards and Appeals June 26, 1962.
Printed in Bulletin No. 27, Vol. XLVII.

BP - 07/1307
33-47 Western Bldg.

January 2, 1969

Mr. Thomas Buchanan
33-47 Western Bldg.

Sorian Construction Co.
30 Lake Street
White Plains, N. Y.

cc: James D. Grumbles
5 Temple St.
cc: Walter Jefferson
5 Temple Street
cc: Capt. Corbin
Fire Dept.

Gentlemen:

In order to clarify the situation which has developed concerning the "Emergency Lighting" at the Portland House it should be pointed out that the City of Portland Building Code does not require such a system in an apartment house.

However, if the State Law requires an emergency lighting system it would of course supersede the requirements of the Portland Building Code.

Very truly yours,

Marie S. Smith
City Engineer

MS/h

A.P.- 33-47 Eastern Promenade

May 12, 1969

Dorian Construction Co.
30 Lake Street
White Plains, N. Y. 10603

cc to: Walter Jeffords, Jr., 5 Temple Street
cc to: J. D. Crumbles, 5 Temple Street
cc to: Thomas Luchanan, 33-47 Eastern Promenade

Gentlemen:

A recent inspection of the premises at 33-47 Eastern Promenade shows the following discrepancies which have not as yet been resolved.

1. The question of adequate air for combustion in the boiler room has not been settled.
2. The building Code requires that white lights be installed outside both exit doors from each garage level. The exit light and the white light must operate on the same switch.

When these items have been taken care of please notify this office and another inspection will be made.

Very truly yours,

Earle S. Smith
Plant Examiner I

ES:m

33-47 Eastern Promenade

April 2, 1969

Dorian Construction Company
30 Lake Street
White Plains, New York, 10603

cc to: J. D. Grumbler, 5 Temple Street
cc to: Thomas Buchanan
33-47 Eastern Promenade

John E. Kokkins
30 Lake Street
White Plains, New York

Gentlemen:

A routine inspection of the hi-rise at the above address reveals that the exit lights located in the corridors indicating the inclosed stairways do not meet Building Code requirements.

Building Code requires that 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.

Very truly yours,

Earle S. Smith
Plan Examiner I

SS:m

Carle -

2/4/68

Is this O.K.? 2nd

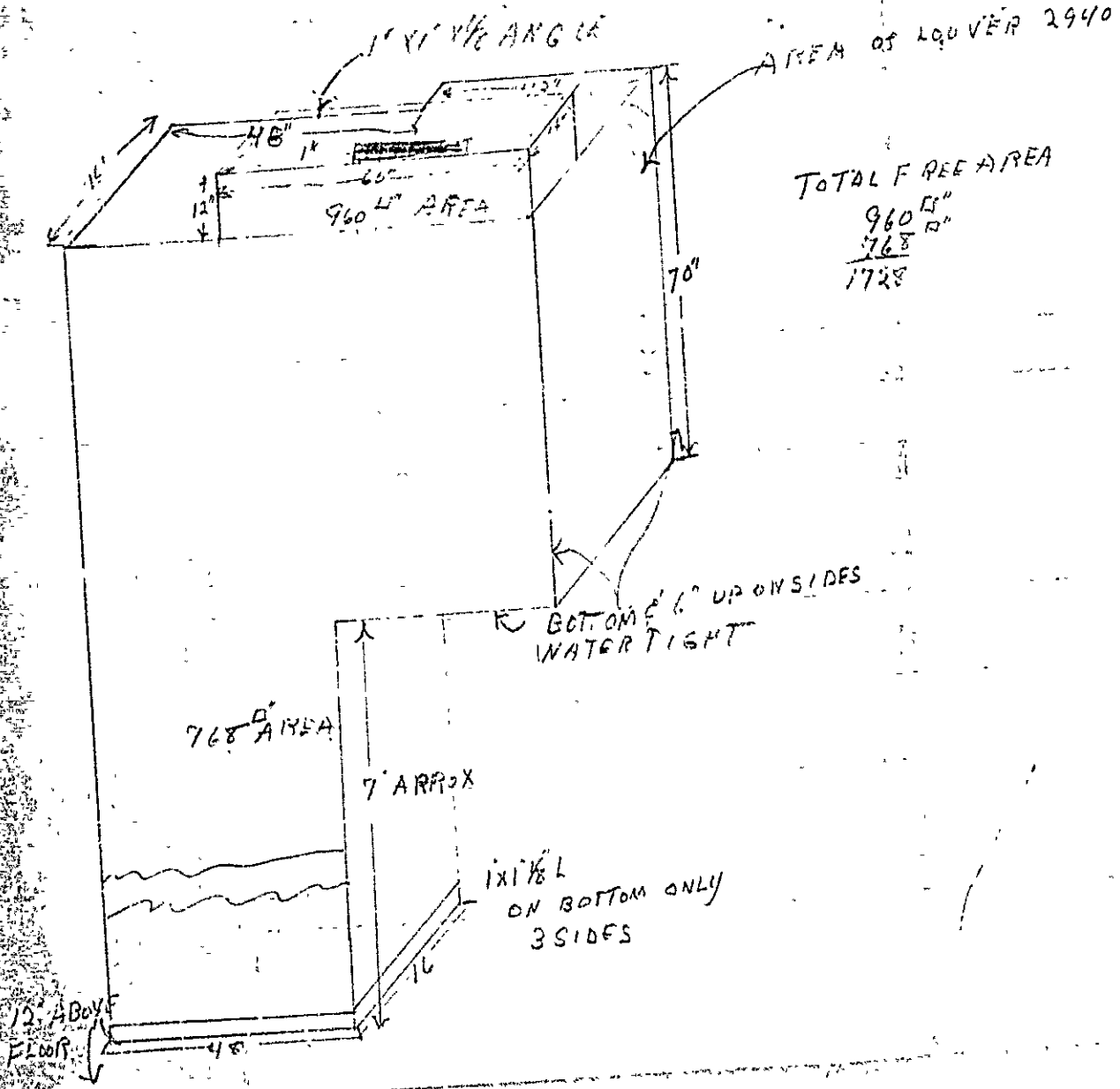
Lead in intake. - Call

Dan Walker at Portland

House - Walker's address

number. - Allen

PORTLAND-HOUSE



TOTAL FREE AREA
960
768
1728

RECEIVED
FEB - 4 1969
DEPT. OF BLDG.
CITY OF PORTLAND

Don [unclear]
Portland House
Call - [unclear]
[unclear]

Tom B.
7/73-9611

67/1398

45-47 Eastern Prom.

- 7/15/68 - See letter re - air in boiler room. E.S.S.
- 7/16/68 - Certain vent ducts slipping into opening. Angles not large enough. Mr. Pittingill said he'd correct situation. E.S.S.
- 7/22/68 - up to 3rd floor level with masonry walls. E.S.S.
- 7/29/68 - up to 4th floor with brick walls - laying out canicular blocks 1st floor - setting metal door frames etc
- 7/31/68 - Letter about air for combustion in boiler room. E.S.S.
- 8/2/68 - up to 5 floor with masonry. E.S.S.
- 8/13/68 - up to 7th floor with masonry, also doing penthouses. E.S.S.
- 8/15/68 - Laying pipe - etc on 1st two floors. Subdividing robust canicular. E.S.S.
- 8/19/68 - Same as above - also up to 8th floor with brick walls. E.S.S.
add - penthouses done. E.S.S.

33-47 Eastern prom.
6/13/68

8/27/68 - UP to 10th floor with masonry,
2nd floor being subdivided - corridors, some
room partitions. E.S.S.

Roofing started.

8/30/68 - UP to 11th floor with masonry.
Roof 1/3 completed. E.S.S.

9/6/68 - Told Mr. Buchanan that
light flat Corrugated tin could not be
used to tie pyrobor to blocks. A No.
6 wire the rod to be used. Mr. Buchanan
agreed not to use any more of them. E.S.S.

9/9/68 - Bob Schmeckel of Anataxia
said new ties were ordered for above
work. E.S.S.

9/12/68 - Ties for masonry partitions o.k.
Beginning to erect steel partitions 1st
floor. E.S.S.

9/23/68 - UP to 9th floor with
corridor partitions and squaring. E.S.S.

9/30/68 - Sample of plating for balcony
climber. Told B. to have Architect
refer to letter of Nov. 16, 1967. E.S.S.

6/15/68

10/9/68 - Beginning to clean 2 + 3rd floors -
E.S.S.

10/10/68 - Gyp blocks fireproofing nearly
Completed on all floors.

10/18/68 - In some areas Gyp. blocks
may be substituted for 4" solid
concrete blocks. E.S.S.

10/28/68 - Top over front stairwell enclosure
has caused the considerable delays
E.S.S.

1/20/69 - plastering out. JSP

1/27/69 - plan for assembly or lounge + dining
room proposed. E.S.S.

4/8/69 - Letter about Exit lights - JSP

4/16/69 - Told Buchanan if "lounge area"
was to materialize, that a permit
should be applied for as well as submitting
plan for venting of boiler room. E.S.S.

4/24/69 - When air intake for boiler
room is fixed and question of
lounge is settled the req. cert. may be
issued. E.S.S.

5/7/69 - white light circuit 2 lower levels.
exit + air intake for boiler room.

5/12/69 - See letter about
omissions. E.S.S.

6/30/69 - O.K. to name Carter S.S.

(COPY)



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION **33-47 Eastern Promenade**

Issued to **Walter M. Jeffords, Jr.**

Date of Issue **June 30, 1969**

~~This is to certify~~ ^{5 Temple Street} that the building, premises, or part thereof, at the above location, built ~~and~~
~~substantially~~ under Building Permit No. **67/1397**, has had final inspection, has been found to conform
substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for
occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Apartment House

Limiting Conditions:

103 Units

This certificate supersedes
certificate issued

Approved:

(Date)

Inspector

[Signature]
Inspector of Building

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.



APPLICATION FOR PERMIT

R6 RESIDENCE ZONE

Class of Building or Type of Structure

First Class

Portland, Maine

April 21, 1967

Application completed-10-16-67

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 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, Temple St. Telephone _____

Lessee's name and address _____ Telephone _____

Contract name and address Dorian Construction Corp. 10603 Telephone _____
30 Lake St. White Plains, New York

Architect _____ Specifications _____ Plans Yes No. of sheets 2

Proposed use of building Apartment House Bldg. No. families 70

Last use _____ Roofing _____

Material masonry No. stories 10 Heat _____ Style of roof _____

Other buildings on same lot _____ Fee \$ 2,800.00

Estimated cost \$1,400,000.00 fee paid-Oct. 16, 1967

General Description of New Work

To construct 14-story masonry apartment house building, as per plans.

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

Address contains 6/15/67

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** 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 concrete at least 4 feet below grade 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? _____

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.

APPROVED: W. E. [Signature]

CS 301

INSPECTION COPY

Signature of owner

B V

Trane
T-6 Trane Co
NOTES 11 Floors
10 opt souls flow

5/19/67 - 20 included with the building
5/23/67 - 20 included with the building
5/24/68 - Mostly all of
upper part of well framed.
5/27/68 - Contractors were held
to least freshly poured
concrete. Insulated panels
not sufficient. E. S. S.
5/28/68 - Getting ready to
pour top section R -
Reinforcing will be supporting
guy's inf. E. S. S.
5/29/68 - Pouring should
be completed by this
weekend. E. S. S.
5/31/68 - Last of the
concrete poured to-day.
To start on steel next
week. E. S. S.
6/1/68 - Measuring
steel. E. S. S.
6/19/68 - Erecting steel
in South East corner.
See note on plans.
6/26/68 - Getting steel
erected.
6/30/68 - Getting steel
erected. Laying floor
spec. Columns. E. S. S.
5/28/68 - Nip some stairs
with steel bar iron job
bar iron stopped for 3 weeks
due to strike.
6/29/68 - 16 Slows up
pouring in bot joints.

Permit No.	6111397
Owner	Victor W. DeLoraine
Date of permit	12/11/67
Notif. closing-in	
Inspn. closing-in	
Final Notif.	
Inspn.	
ert. of Occupancy issued	7/7/69
Staking Out Notice	
Form Check Notice	

5/8/68 - Steelwork will
be done in a few days.
Starting to pour floors.
E. S. S.
5/22/68 - Fireproofing
of beams + columns being
done. E. S. S.
5/23/68 - Steel all
in. test. Floors being
poured. plumbing
being checked. No
work as per association.
E. S. S.
5/28/68 - To check fire
doors. E. S. S.
6/3/68 - Went over line
door schedule with
Mr. Prabhakar. E. S. S.
6/13/68 - To use Gypsum
pyrobon (plaster) around
shaftways.
To use Mankite
blocks instead of cinder
blocks.
To use double door
steel ties with 1st few
courses until 16" x 22"
ties are on job. E. S. S.
7/1/68 - Thickened ties
being used as per spec.
letter. E. S. S.
7/1/68 - See letter RE -
Wall Cavity. E. S. S.



APPLICATION FOR PERMIT

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION 05.04
ZONING LOCATION PORTLAND, MAINE MAY 15, 1985

PERMIT ISSUED

24 1985
MAY 26 1985

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

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

LOCATION 45 Eastern Promenade, Portland, ME 04104 Fire District #1 [], #2 []
1. Owner's name and address Portland House Inc. - same Telephone 774-3744
2. Lessee's name and address Telephone
3. Contractor's name and address Donalco Co., Inc. - 141 Main St. So. Port Telephone 767-3246
Proposed use of building condominiums No. of sheets
Last use same No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ 10,000

FIELD INSPECTOR - Mr. @ 775-5451

Appeal Fees \$
Base Fee 60.00
Late Fee
TOTAL \$

To remove existing portico and installing new 12' x 36' as per plans.

Stamp of Special Conditions

send permit to # 3 04104

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

DETAILS OF NEW WORK

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

IF A GARAGE

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

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

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

Signature of Applicant [Signature] Phone # same
Type Name of applicant Donalco, Inc. 1 [] 2 [] 3 [] 4 []
Other and Address

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY

930578

Permit # _____ City of Portland BUILDING PERMIT APPLICATION Fee \$35. Zone _____ Map # _____ Lot# _____

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Philip Gemmer Phone # 774-5971
 Address: Box 3564 - Ptid, NE 04104
 LOCATION OF CONSTRUCTION 45 Eastern Promenade UNIT
 Contractor: M. J. Brewer Inc Sub: 797-7534
 Address: XXXXXXXXXX - Ptid, NE Phone # XXXXXX 04104
Box 3035
 Est. Construction Cost: \$2500 Proposed Use: 1-fam unit w renov Zoning:
 Past Use: 1-fam unit

of Existing Res. Units _____ # of New Res. Units _____
 Building Dimensions L _____ W _____ Total Sq. Ft. _____
 # Stories: _____ # Bedrooms _____ Lot Size: _____
 Is Proposed Use: Seasonal _____ Condominium _____ Conversion _____
 Explain Conversion interior renovations - wall, door

Foundation:
 1. Type of Soil: _____
 2. Set Backs - Front _____ Rear _____ Side(s) _____
 3. Footings Size: _____
 4. Foundation Size: _____
 5. Other _____

Floor:
 1. Sills Size: _____ Sills must be anchored.
 2. Girder Size: _____
 3. Lally Column Spacing: _____ Size: _____
 4. Joists Size: _____ Spacing 16" O.C.
 5. Bridging Type: _____ Size: _____
 6. Floor Sheathing Type: _____ Size: _____
 7. Other Material: _____

Exterior Walls:
 1. Studding Size _____ Spacing _____
 2. No. windows _____
 3. No. Doors _____
 4. Header Sizes _____ Span(s) _____
 5. Bracing: Yes _____ No _____
 6. Corner Posts Size _____
 7. Insulation Type _____ Size _____
 8. Sheathing Type _____ Size _____
 9. Siding Type _____ Weather Exposure _____
 10. Masonry Materials _____
 11. Metal Materials _____

Interior Walls:
 1. Studding Size _____ Spacing _____
 2. Header Sizes _____ Span(s) _____
 3. Wall Covering Type _____
 4. Fire Wall if required _____
 5. Other Materials _____

For Official Use Only

Date 6/28/93 Subdivisor Name UL 8 1993
 Inside Fire Limits _____
 Etd. Code _____
 Time Limit _____
 Estimated Cost: \$2500

PERMIT ISSUED
 CITY OF PORTLAND

Street Frontage Provided: _____
 Provided Setbacks: Front _____ Back _____ Side _____ Side _____
 Review Required:
 Zoning Board Approval: Yes _____ No _____ Date: _____
 Planning Board Approval: Yes _____ No _____ Date: _____
 Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____
 Shoreland Zoning Yes _____ No _____ Floodplain Yes _____ No _____
 Special Exception _____
 Other (Explain) _____

Ceiling: WRA 7-2-93 HISTORIC PRESERVATION
 1. Ceiling Joists Size: _____
 2. Ceiling Strapping Size _____ Spacing _____ not in district nor landmark
 3. Type Ceilings: _____ Does not require review
 4. Insulation Type _____ Size _____ Requires Review
 5. Ceiling Height: _____

Roof:
 1. Truss or Rafter Size _____ Spacing _____ Approved
 2. Sheathing Type _____ Size _____ Approved with Conditions
 3. Roof Covering Type _____ Depos

Chimneys:
 Type _____ Number of Fire Places _____ Depos

Heating:
 Type of Heat: _____

Electrical:
 Service Entrance Size: _____ Smoke Detector Required: Yes _____ No _____

Plumbing:
 1. Approval of soil test if required Yes _____ No _____
 2. No. of Tubs or Showers _____
 3. No. of Flushes _____
 4. No. of Lavatories _____
 5. No. of Other Fixtures _____

Swimming Pools:
 1. Type: _____
 2. Pool Size: _____ x _____ Square Footage _____
 3. Must conform to National Electrical Code and State Law

Permit Received By Louise Chase

Signature of Applicant [Signature] Date 6/28/93

Signature of CEO Richard L. Hiller Date _____

Inspection Dates _____

67/93/2

White-Tax Assessor - Yellow-GPCOG - White-Tag-CEO

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PLOT PLAN

N
▲

FEES (Breakdown From Front)

Base Fee \$ 35-

Subdivision Fee \$ _____

Site Plan Review Fee \$ _____

Other Fees \$ _____

(Explain) _____

Late Fee \$ _____

Type

Inspection Record

Date

Type	Inspection Record	Date
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____

COMMENTS

Work is all completed

Signature of Applicant

[Handwritten Signature]

Date

6/28/93

MR. PHIL GEMSE
UNIT 6D
PORTLAND HOUSE

M. R. BARKER F/W
4/6/93

SCALE 1/8" = 1'

