

166-168 EASTERN PROMENADE



Full cut #020R - Half cut #F10R - Third cut #0203R - Full cut #0205R



**APPLICATION FOR PERMIT**  
**DEPARTMENT OF BUILDING INSPECTIONS SERVICES**  
**ELECTRICAL INSTALLATIONS**

Date Dec. 2, 19 82  
 Receipt and Permit number A 92445

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: 168-170 Eastern Prom  
 OWNER'S NAME: John McIntosh ADDRESS: Falmouth, Foreside, Me.

		<b>FEES</b>	
OUTLETS:	Receptacles _____	Switches _____	Plugmold _____ ft. TOTAL <del>200</del> <u>200</u>
FIXTURES: (number of)	Incandescent _____	Flourescent _____ (not strip)	TOTAL _____
	Strip Flourescent _____ ft.		
SERVICES:	Overhead <u>x</u>	Underground _____	Temporary _____ TOTAL amperes <u>200</u> <u>6.00</u>
METERS: (number of)	<u>2</u>	<u>4</u>	<u>2.00</u>
MOTORS: (number of)	Fractional _____	1 HP or over _____	
RESIDENTIAL HEATING:	Oil or Gas (number of units) _____	Electric (number of rooms) _____	
COMMERCIAL OR INDUSTRIAL HEATING:	Oil or Gas (by a main boiler) _____	Oil or Gas (by separate units) _____	
	Electric Under 20 kws _____	Over 20 kws _____	
APPLIANCES: (number of)	Ranges _____	Water Heaters _____	
	Cook Tops _____	Disposals _____	
	Wall Ovens _____	Dishwashers _____	
	Dryers _____	Compactors _____	
	Fans _____	Others (denote) _____	
	TOTAL _____		
MISCELLANEOUS: (number of)	Branch Panels <u>3</u>	Transformers _____	<u>3.00</u>
	Air Conditioners Central Unit _____	Separate Units (windows) _____	
	Signs 20 sq. ft. and under _____	Over 20 sq. ft. _____	
	Swimming Pools Above Ground _____	In Ground _____	
	Fire/Burglar Alarms Residential _____	Commercial _____	
	Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____	over 30 amps _____	
	Circus, Fairs, etc. _____	Alterations to wires _____	
	Repairs after fire _____	Emergency Lights, battery _____	
	Emergency Generators _____		
		INSTALLATION FEE DUE: _____	
	FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT ..... DOUBLE FEE DUE: _____		
	FOR REMOVAL OF A "STOP ORDER" (304-16.b) .....	TOTAL AMOUNT DUE: <u>11.00</u>	

INSPECTION: Will be ready on \_\_\_\_\_ 19 \_\_\_\_; or Will Call XX  
 CONTRACTOR'S NAME: Louis Cavallaro  
 ADDRESS: 125 Sherwood St.  
 TEL.: \_\_\_\_\_  
 MASTER LICENSE NO.: 1703 SIGNATURE OF CONTRACTOR: Louis Cavallaro  
 LIMITED LICENSE NO.: \_\_\_\_\_

INSPECTOR'S COPY — WHITE  
 OFFICE COPY — CANARY  
 CONTRACTOR'S COPY — GREEN





## CITY OF PORTLAND

JOSEPH E. McDONOUGH  
FIRE CHIEF

November 23, 1982

Mr. Clifford Dunham  
630 Congress Street  
Portland, Maine 04101

Re: 168-170 Eastern Promenade Condominium Conversions

Dear Mr. Dunham:

In order for the above mentioned building to meet the present codes for it's intended use, the following provisions must be met:

- 1.) All vertical openings (stairways, pipe chases, etc.) shall be enclosed with construction having a fire rating of one (1) hour. Any doors opening into these enclosures will be required to be one (1) hour labled doors with approved door closers.
- 2.) Each apartment shall be equipped with a single station smoke detector wired to the house current.
- 3.) The boiler room shall be enclosed with construction having a fire rating of at least one hour, including the ceiling and any doors within the enclosure.
- 4.) Each living unit shall have access to two separate and remote approved means of egress.

If this office can assist you in any way, please contact me at your convenience.

Respectfully,

Lt. James P. Collins  
Fire Prevention Bureau

JPC/jmr

CITY OF PORTLAND, MAINE  
MEMORANDUM

TO: Joseph E. Gray, Jr., Director of Planning and Urban Development      DATE: 9/30/82  
FROM: Richard P. Flewelling, Assistant Corporation Counsel  
SUBJECT: Condominium Conversion Ordinance/Investor-owned Units

John McIntosh, a local real estate professional, has asked me for advice on the applicability of the Condominium Conversion Ordinance (C. 608) to the following facts:

A 3-decker apartment building is for sale. Each of three individuals wishes to purchase a floor as income-producing (i.e., rental) property. (At some unspecified point, when the unit is voluntarily vacated, each may wish to move in himself.) In order to do so, however, the present owner must "convert" the building by filing a declaration of condominium in the Registry.

I have advised Mr. McIntosh as follows:

- Q. Is a notice of intent to convert required?  
A. No, unless the tenant will be required to vacate.
- Q. Is the tenant entitled to an option to buy?  
A. No, for the same reason given above.
- Q. Is the tenant entitled to relocation payments or referrals?  
A. No, again, for the same reason given above.
- Q. Is a conversion permit required?  
A. Yes, because there will be a "sale" of units by the present owner to each of the three individuals (albeit, as investors).

By way of elaboration, I should state that, frankly, investor-owned condominium units were not what we had in mind when the ordinance was drafted. However, I understand that due to prevailing market conditions, a substantial number of those units recently converted continue to be rented to tenants; the landlord is now the unit owner.

It may be that the ordinance should be re-evaluated in light of these developments. However, as long as the units remain a part of the rental housing stock, I see no cause for alarm unless it can be demonstrated that rents are substantially increased so as to squeeze lower income tenants into a shrinking rental housing supply. Even so, apartment buildings can be, and are being, upgraded to appeal to higher income tenants without conversion and without regulation. Query whether we can or should be doing anything in terms of regulation to prevent this or to maintain present levels of lower income housing.

Joseph E. Gray, Jr., Director of  
Planning and Urban Development

September 30, 1982  
Page Two

In any event, the rule for now is that unless the tenant is being evicted in order to make room for the new unit purchaser (as occupant), the notice/option to buy/relocation assistance provisions do not apply. A conversion permit is required, however, no matter to whom (owner-occupant or owner-investor) the unit is sold, if indeed it is to be sold.

Please contact me if you have any questions.

*Richard P. Flewelling*  
Richard P. Flewelling  
Assistant Corporation Counsel

cc: P. Samuel Hoffses  
Lyle Noyes  
Burton MacIsaac  
Alex Jaegerman



CITY OF PORTLAND, MAINE  
Department of Building Inspection

### Certificate of Occupancy

LOCATION 168-170 Eastern Prom

Issued to Garland McIntosh, John McIntosh

Date of Issue Dec. 29, 1982

~~This is to certify~~ <sup>Cliff Dunham</sup> that the building, premises, or part thereof, at the above location, built under temporary C of O thru Jan. 12, 1983, —changed as to use under Building Permit No. \_\_\_\_\_, 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

6 Condominiums

Limiting Conditions: Cross connections as noted under Plumbing requirements (page 2) must be corrected before permanent C of O will be issued

This certificate supersedes <sup>James P. Collins</sup> certificate issued

Approved: <sup>Kevin Marshall</sup>  
(Date) \_\_\_\_\_  
Inspector

\_\_\_\_\_  
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.

CITY OF PORTLAND, MAINE  
MEMORANDUM

775-1563-0/100  
774-5643 PSB  
Closing Room  
w/BS need be

DATE: 10-13-82

TO: P. S. Hoffses, Chief of Inspection Services  
FROM: K. W. Carroll, Code Enforcement Officer  
SUBJECT: Condominium Conversion - 168-170 Eastern Promenade

The subject building was recently inspected and the following requirements for Condominium Conversion developed:

A: Building and Housing Codes

4) Repair or replace left side exterior stairs and rails.

B: Electrical

1st Floor Front

ok { Living Room - ok  
Dining Room - ok  
Kitchen - both counters need outlets  
Bath - needs outlet on GFI  
Bedroom - ok  
There is no smoke alarm in hall.

2nd Floor Front

ok { Living Room - ok  
Dining Room - needs another outlet  
Kitchen - sink counter needs outlet  
Bath - needs GFI  
Bedroom - ok

3rd Floor Front

ok { Living Room - ok  
Dining Room (used as bedroom) - needs outlet  
Kitchen - ok  
Bath - needs outlet on GFI  
Bedroom - ok

1st Floor Rear

ok { Living Room - needs outlet in bay windows  
Kitchen - ok  
Bath - needs GFI on medicine chest  
Bedroom - ok

2nd Floor Rear

ok { Living Room - needs 2 outlets  
Kitchen - ok  
Bath - GFI on outlet  
Bedroom - ok  
Shed lite needs fix. - loose fixture.

3rd Floor Rear

ok { Living Room - needs outlet  
Kitchen - needs outlet by sink  
Bath - GFI on outlet  
Bedroom - ok

ok - for Conditional C of O  
- cross connections as noted  
under plumbing requirements  
(pg 2) must be corrected  
before per. - vent C of O  
will be C of O  
R 12/29/82



(2)

Subject: Condominium Conversion - 168-170 Eastern Promenade

10-13-82

B: Electrical Con't.

There are six apartments (condo's) and only three meters. I think this is going to run into problems. Who pays for hall lights? Who pays for running boiler? Who pays for water and laundry and sewer? *separate services installed*

Forgoing are my feelings about things that should be done. As you know, I have no real power to make changes.

C: Plumbing

The conversion of the apartment building at 168-170 Eastern Promenade will require in Apartment 3, third floor front:

- ~~(1)~~ An anti syphon ballcock in closet tank.
- (2) A Code faucet on bathtub at present shower fixture is below flood rim.

Apartment 1, first floor front, will require:

- (1) Antisyphon ballcock in closet tank.

All other plumbing in building meets requirements of Plumbing Code. Until these corrections are made, I cannot approve conversions.

*K. W. Carroll*  
K. W. Carroll

KWC/jmr

Note:

Fire Prevention:

Separate report to be submitted by Lt. James P. Collins.

**RECEIVED**  
**OCT-7-1982**  
 DEPT. OF BLDG. INSP.  
 CITY OF PORTLAND

APPLICATION FOR  
 CONDOMINIUM CONVERSION PERMIT  
 CITY OF PORTLAND, MAINE  
 PART I

To the Chief of Inspection Services, Portland, Maine, the undersigned hereby applies for a Condominium Conversion Permit.

Location of Project: \_\_\_\_\_  
 Assessor's chart: \_\_\_\_\_  
 Block: \_\_\_\_\_  
 Lot: \_\_\_\_\_

Name of Owner: Garland McIntosh, John McIntosh, Cliff Dunham

Address: 168-170 Eastern Prom., Portland, Maine

Telephone No.: 775-5654

Name of Project: Eastern Prom. Condominium

No. of Units to be Converted: three(3)

No. of Unit, applying for: three(3) 2 FAMILY UNITS

No. of Units in Structure six(6)

Date on which Declaration of Condominiums was filed in Cumberland County Registry of Deeds \_\_\_\_\_

INSPECTION SERVICES USE ONLY

Approved By \_\_\_\_\_ Date: \_\_\_\_\_  
 Zoning \_\_\_\_\_

		No. of units approved (circle) and date									
		1	2	3	4	5	6	7	8	9	10
Fire Dept:	1						6				
	others										
Plumbing:	1										
	others										
Elec:	1						6				
	others										
Bldg. & Housing	1										
	others										
C. of O :	1										
	others										

Comments: C of O Conditional - Cross connections at  
① First floor front toilet tank must be connected  
② Cross connection @ 3rd floor front this must be connected

FEE 75.00 10/6/82

CONDOMINIUM CONVERSION APPLICATION  
PART II

CODE COMPLIANCE:

1. Please attach copy of Notice of Intent to this application.
2. Attach also a list of names of tenants or occupants to whom letters were sent.
3. Please include addresses of those receiving notices of intent and dates such notice was received. (Please give apt. number wherever possible)
4. Have notices of intent been given to tenants in accordance with Chapter 608.4 of the Municipal Code entitled "Condominium Conversion Ordinance"?  
yes            no
5. Have relocation payments been made to eligible tenants in accordance with Chapter 608.5 of the Municipal Code?    yes            no
6. Have relocation referrals and assistance been provided to tenants on demand?  
yes            no

N/A as per memo: From *[Handwritten Name]* dated 9/30/82

(REVISED)

CONDOMINIUM CONVERSION APPLICATION  
PART III

PROJECT DATA:

1. Name of Project: \_\_\_\_\_

2. Assessor's Reference, (Chart-Block-Lot): \_\_\_\_\_

3. Number of units and rental rates before conversion:  
(Please specify whether or not monthly rent includes utilities.)

	Number	Monthly Rent
a) One bedroom units.....	_____	_____
b) Two bedroom units.....	_____	_____
c) Three or more bedroom units..	_____	_____

4. Number of units and purchase price after conversion:

	Number	Purchase Price
a) One bedroom units.....	_____	_____
b) Two bedroom units.....	_____	_____
c) Three or more bedroom units..	_____	_____

5. Length of time building owned by applicant: \_\_\_\_\_

6. Place a check in the spaces below if there has been or will be any building improvements, renovations, or modifications associated with this conversion which require any of the following permits:

Building Permit       Plumbing Permit  
 Electrical Permit       Heating Permit       None

7. Specify the type and approximate cost of any building improvements associated with this conversion that do not require permits:

- \$ \_\_\_\_\_ Exterior walls, windows, doors, roof;
- \$ \_\_\_\_\_ Insulation;
- \$ \_\_\_\_\_ Interior cosmetic (e.g. wall or floor refinishing, etc.);
- \$ \_\_\_\_\_ Other (specify) \_\_\_\_\_;
- \_\_\_\_\_ None.

OVER

8. For each converted rental unit supply the following information on last tenants prior to conversion:

	Unit Number:	1	2	3	4	5	6	7	8	9	10
a) Length of occupancy.....		:	:	:	:	:	:	:	:	:	:
b) Age of head of household.....		:	:	:	:	:	:	:	:	:	:
c) Number of children.....		:	:	:	:	:	:	:	:	:	:
d) Number of persons ages 60 or over.....		:	:	:	:	:	:	:	:	:	:
e) Will tenant purchase unit? (Yes/No)....		:	:	:	:	:	:	:	:	:	:
f) If not, was (or will) relocation payment (be) made? (Yes/No).....		:	:	:	:	:	:	:	:	:	:
g) If moving, check destination below:											
i) Same Neighborhood.....		:	:	:	:	:	:	:	:	:	:
ii) Elsewhere in Portland.....		:	:	:	:	:	:	:	:	:	:
iii) Out of Portland.....		:	:	:	:	:	:	:	:	:	:
iv) Unknown.....		:	:	:	:	:	:	:	:	:	:

APPLICANT SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

CITY OF PORTLAND, MAINE  
MEMORANDUM

RPF

TO: Joseph E. Gray, Jr., Director of Planning and Urban Development  
DATE: 9/30/82  
FROM: Richard P. Flewelling, Assistant Corporation Counsel  
SUBJECT: Condominium Conversion Ordinance/Investor-owned Units

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By way of elaboration, I should state that, frankly, investor-owned condominium units were not what we had in mind when the ordinance was drafted. However, I understand that due to prevailing market conditions, a substantial number of those units recently converted continue to be rented to tenants; the landlord is now the unit owner.

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Joseph E. Gray, Jr., Director of  
Planning and Urban Development

September 30, 1982  
Page Two

In any event, the rule for now is that unless the tenant is being evicted in order to make room for the new unit purchaser (as occupant), the notice/option to buy/relocation assistance provisions do not apply. A conversion permit is required, however, no matter to whom (owner-occupant or owner-investor) the unit is sold, if indeed it is to be sold.

Please contact me if you have any questions.

*Richard P. Flewelling*  
Richard P. Flewelling  
Assistant Corporation Counsel

cc: P. Samuel Hoffses  
Lyle Noyes  
Burton MacIsaac  
Alex Jaegerman



CITY OF PORTLAND, MAINE  
DEPARTMENT OF BUILDING INSPECTION  
COMPLAINT

Location:  
166 Eastern Prom

INSPECTION COPY  
COMPLAINT NO. 82-21

Date Received March 22, 1982

Location 166 Eastern Prom Use of Building dwelling  
Complainant's name and address Michael Height - same Telephone none listed  
Complainant's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
Complainant's name and address Neighbor Telephone \_\_\_\_\_

Description: Illegal rooming house being run from this building.

NOTES:

*Inspected  
Complaint not*





**APPLICATION FOR PERMIT**  
**DEPARTMENT OF BUILDING INSPECTIONS SERVICES**  
**ELECTRICAL INSTALLATIONS**

Date Feb. 4, 1982  
 Receipt and Permit number A 88101

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: 166 Eastern Prom  
 OWNER'S NAME: James Ireland ADDRESS: James Ireland lives at  
& Herbert Winslow address FEES

OUTLETS:	Receptacles _____	Switches _____	Plugmold _____	ft. TOTAL _____	_____
FIXTURES: (number of)	Incandescent _____	Flourescent: _____	(not strip) TOTAL _____	_____	_____
	Strip Flourescent _____	ft. _____	_____	_____	_____
SERVICES:	Overhead _____	Underground _____	Temporary _____	TOTAL amperes _____	_____
METERS: (number of)	_____	_____	_____	_____	_____
MOTORS: (number of)	Fractional _____	_____	_____	_____	_____
	1 HP or over _____	_____	_____	_____	_____
RESIDENTIAL HEATING:	Oil or Gas (number of units) _____	_____	_____	_____	_____
	Electric (number of rooms) <u>11</u>	_____	_____	_____	<u>11.00</u>
COMMERCIAL OR INDUSTRIAL HEATING:	Oil or Gas (by a main boiler) _____	_____	_____	_____	_____
	Oil or Gas (by separate units) _____	_____	_____	_____	_____
	Electric Under 20 kws _____	Over 20 kws _____	_____	_____	_____
APPLIANCES: (number of)	Ranges _____	Water Heaters _____	_____	_____	_____
	Cook Tops _____	Disposals _____	_____	_____	_____
	Wall Ovens _____	Dishwashers _____	_____	_____	_____
	Dryers _____	Compactors _____	_____	_____	_____
	Fans _____	Others (denote) _____	_____	_____	_____
	TOTAL _____	_____	_____	_____	_____
MISCELLANEOUS: (number of)	Branch Panels _____	_____	_____	_____	_____
	Transformers _____	_____	_____	_____	_____
	Air Conditioners Central Unit _____	_____	_____	_____	_____
	Separate Units (windows) _____	_____	_____	_____	_____
	Signs 20 sq. ft. and under _____	_____	_____	_____	_____
	Over 20 sq. ft. _____	_____	_____	_____	_____
	Swimming Pools Above Ground _____	_____	_____	_____	_____
	In Ground _____	_____	_____	_____	_____
	Fire/Burglar Alarms Residential _____	_____	_____	_____	_____
	Commercial _____	_____	_____	_____	_____
	Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____	_____	_____	_____	_____
	over 30 amps _____	_____	_____	_____	_____
	Circus, Fairs, etc. _____	_____	_____	_____	_____
	Alterations to wires _____	_____	_____	_____	_____
	Repairs after fire _____	_____	_____	_____	_____
	Emergency Lights, battery _____	_____	_____	_____	_____
	Emergency Generators _____	_____	_____	_____	_____
	INSTALLATION FEE DUE: _____	_____	_____	_____	_____
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT	DOUBLE FEE DUE: _____	_____	_____	_____	_____
FOR REMOVAL OF A "STOP ORDER" (304-16.b)	TOTAL AMOUNT DUE: <u>11.00</u>	_____	_____	_____	_____

INSPECTION:  
 Will be ready on \_\_\_\_\_, 19\_\_\_\_; or Will Call XX  
 CONTRACTOR'S NAME: Thomas Maiorano  
 ADDRESS: 89 Murray St.  
 TEL.: \_\_\_\_\_  
 MASTER LICENSE NO.: 4485 SIGNATURE OF CONTRACTOR: Thomas Maiorano  
 LIMITED LICENSE NO.: \_\_\_\_\_

INSPECTOR'S COPY — WHITE  
 OFFICE COPY — CANARY  
 CONTRACTOR'S COPY — GREEN







**APPLICATION FOR PERMIT**  
**DEPARTMENT OF BUILDING INSPECTIONS SERVICES**  
**ELECTRICAL INSTALLATIONS**

Date Dec. 29, 1980, 19  
 Receipt and Permit number A59716

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:  
 The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of  
 Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:  
 LOCATION OF WORK: 166 Eastern Promenade  
 OWNER'S NAME: James Ireland ADDRESS: \_\_\_\_\_ FEES

OUTLETS:  
 Receptacles \_\_\_\_\_ Switches \_\_\_\_\_ Plugmold \_\_\_\_\_ ft. TOTAL \_\_\_\_\_  
 FIXTURES: (number of)  
 Incandescent \_\_\_\_\_ Flourescent \_\_\_\_\_ (not strip) TOTAL \_\_\_\_\_  
 Strip Flourescent \_\_\_\_\_ ft. \_\_\_\_\_

SERVICES:  
 Overhead \_\_\_\_\_ Underground \_\_\_\_\_ Temporary \_\_\_\_\_ TOTAL amperes 200 3.00  
1 1.00

METERS: (number of) 2  
 MOTORS: (number of)

Fractional \_\_\_\_\_  
 1 HP or over \_\_\_\_\_

RESIDENTIAL HEATING:  
 Oil or Gas (number of units) \_\_\_\_\_  
 Electric (number of rooms) \_\_\_\_\_

COMMERCIAL OR INDUSTRIAL HEATING:  
 Oil or Gas (by a main boiler) \_\_\_\_\_  
 Oil or Gas (by separate units) \_\_\_\_\_  
 Electric Under 20 kws \_\_\_\_\_ Over 20 kws \_\_\_\_\_

APPLIANCES (number of)  
 Ranges \_\_\_\_\_ Water Heaters \_\_\_\_\_  
 Cook Tops \_\_\_\_\_ Disposals \_\_\_\_\_  
 Wall Ovens \_\_\_\_\_ Dishwashers \_\_\_\_\_  
 Dryers \_\_\_\_\_ Compactors \_\_\_\_\_  
 Fans \_\_\_\_\_ Others (denote) \_\_\_\_\_

TOTAL \_\_\_\_\_

MISCELLANEOUS: (number of)  
 Branch Panels \_\_\_\_\_  
 Transformers \_\_\_\_\_  
 Air Conditioners Central Unit \_\_\_\_\_  
 Separate Units (vindows) \_\_\_\_\_

Signs 20 sq. ft. and under \_\_\_\_\_  
 Over 20 sq. ft. \_\_\_\_\_

Swimming Pools Above Ground \_\_\_\_\_  
 In Ground \_\_\_\_\_

Fire/Burglar Alarms Residential \_\_\_\_\_  
 Commercial \_\_\_\_\_

Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under \_\_\_\_\_  
 over 30 amps \_\_\_\_\_

Circus, Fairs, etc. \_\_\_\_\_  
 Alterations to wires \_\_\_\_\_

Repairs after fire \_\_\_\_\_  
 Emergency Lights, battery \_\_\_\_\_  
 Emergency Generators \_\_\_\_\_

FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT ..... INSTALLATION FEE DUE: 4.00  
 FOR REMOVAL OF A "STOP ORDER" (304-16.b) ..... DOUBLE FEE DUE: \_\_\_\_\_  
 TOTAL AMOUNT DUE: 4.00

INSPECTION:  
 Will be ready on \_\_\_\_\_, 19\_\_ ; or Will Call x  
 CONTRACTOR'S NAME: Thomas E. Maiorano  
 ADDRESS: 89 Murray St.  
 TEL.: 774-3572  
 MASTER LICENSE NO.: 4485 SIGNATURE OF CONTRACTOR: Thomas E. Maiorano  
 LIMITED LICENSE NO.: \_\_\_\_\_

INSPECTOR'S COPY — WHITE  
 OFFICE COPY — CANARY  
 CONTRACTOR'S COPY — GREEN



PERMIT TO INSTALL PLUMBING

Address 1680170 Eastern Prom PERMIT NUMBER 1731  
 Installation For: multi family  
 Owner of Bldg.: Joseph Letellier- 207 Pool , Biddeford  
 Owner's Address:

Date Issued 10-3-78  
 Portland Plumbing Inspector  
 By ERNOLD R. GOODWIN

App. First Insp.  
 Date  
 By

App. First Insp.  
 Date  
 By

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

NEW	REPL		NO.	FEE
		<u>Biddeford</u>		
		SINKS		
		LAVATORIES		
		TOILETS		
		BATH TUBS		
		SHOWERS		
		DRAINS FLOOR SURFACE		
	<b>xx</b>	HOT WATER TANKS	<b>1</b>	<b>2.00</b>
		TANKLESS WATER HEATERS		
		GARBAGE DISPOSALS		
		SEPTIC TANKS		
		HOUSE SEWERS <b>base fee</b>		<b>3.00</b>
		ROOF LEADERS		
		AUTOMATIC WASHERS		
		DISHWASHERS		
		OTHER		
			TOTAL	<b>5.00</b>

Building and Inspection Services Dept.; Plumbing Inspection



**APPLICATION FOR PERMIT**  
 DEPARTMENT OF BUILDING INSPECTIONS SERVICES  
 ELECTRICAL INSTALLATIONS

Date Oct. 3 19 78  
 Receipt and Permit number A 12996

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:  
 The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of  
 Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: 168-170 Eastern Prom  
 OWNER'S NAME: ~~XXXXXXXXXX~~ Michale ADDRESS: 21 Hodgins Street  
 Height \_\_\_\_\_ FEES \_\_\_\_\_

OUTLETS: Receptacles \_\_\_\_\_ Switches \_\_\_\_\_ Plugmold \_\_\_\_\_ ft. TOTAL \_\_\_\_\_

FIXTURES: (number of) Incandescent \_\_\_\_\_ Fluorescent \_\_\_\_\_ (not strip) TOTAL \_\_\_\_\_  
 Strip Fluorescent \_\_\_\_\_ ft. \_\_\_\_\_

SEVICES: Overhead \_\_\_\_\_ Underground \_\_\_\_\_ Temporary \_\_\_\_\_ TOTAL amperes \_\_\_\_\_

METERS: (number of) \_\_\_\_\_

MOTORS: (number of) Fractional \_\_\_\_\_  
 1 HP or over \_\_\_\_\_

RESIDENTIAL HEATING: Oil or Gas (number of units) XX \_\_\_\_\_ 3.00  
 Electric (number of rooms) \_\_\_\_\_

COMMERCIAL OR INDUSTRIAL HEATING: Oil or Gas (by a main boiler) \_\_\_\_\_  
 Oil or Gas (by separate units) \_\_\_\_\_  
 Electric Under 20 kws \_\_\_\_\_ Over 20 kws \_\_\_\_\_

APPLIANCES: (number of)  
 Ranges \_\_\_\_\_ Water Heaters \_\_\_\_\_  
 Cook Tops \_\_\_\_\_ Disposals \_\_\_\_\_  
 Wall Ovens \_\_\_\_\_ Dishwashers \_\_\_\_\_  
 Dryers \_\_\_\_\_ Compactors \_\_\_\_\_  
 Fans \_\_\_\_\_ Others (derote) \_\_\_\_\_  
 TOTAL \_\_\_\_\_

MISC LLANEOUS: (number of)  
 Branch Panels \_\_\_\_\_  
 Transformers \_\_\_\_\_  
 Air Conditioners Central Unit \_\_\_\_\_  
 Separate Units (windows) \_\_\_\_\_  
 Signs 20 sq. ft. and under \_\_\_\_\_  
 Over 20 sq. ft. \_\_\_\_\_  
 Swimming Pools Above Ground \_\_\_\_\_  
 In Ground \_\_\_\_\_  
 Fire/Burgl: Alarms Residential \_\_\_\_\_  
 Commercial \_\_\_\_\_  
 Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under \_\_\_\_\_  
 over 30 amps \_\_\_\_\_  
 Circus, Fairs, etc. \_\_\_\_\_  
 Alterations to wires \_\_\_\_\_  
 Repairs after fire \_\_\_\_\_  
 Emergency Lights, battery \_\_\_\_\_  
 Emergency Generators \_\_\_\_\_

FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT ..... INSTALLATION FEE DUE: \_\_\_\_\_  
 FOR REMOVAL OF A "STOP ORDER" (304-16.b) ..... DOUBLE FEE DUE: \_\_\_\_\_  
 TOTAL AMOUNT DUE: 3.00

INSPECTION: Will be ready on \_\_\_\_\_, 19\_\_; or Will Call XX  
 CONTRACTOR'S NAME: James Cassidy  
 ADDRESS: 21 Hodgins St.  
 TEL.: \_\_\_\_\_  
 MASTER LICENSE NO.: 241 SIGNATURE OF CONTRACTOR: [Signature]  
 LIMITED LICENSE NO.: \_\_\_\_\_

INSPECTOR'S COPY — WHITE  
 OFFICE COPY — CANARY  
 CONTRACTOR'S COPY — GREEN

ELECTRICAL INSTALLATIONS —

Permit Number 12996

Location 168-170 Eastern Pk

Owner Michale Height

Date of Permit 10-3-78

Final Inspection 10-19-78

By Inspector Herscht

Permit Application Register Page No. 3

INSPECTIONS: Service \_\_\_\_\_ by \_\_\_\_\_

Service called in \_\_\_\_\_

Closing-in \_\_\_\_\_ by \_\_\_\_\_

PROGRESS INSPECTIONS: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

\_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

\_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

\_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

\_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

\_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

CODE

COM. 1A

COL. 1A

DATE 10-19-78

DATE:

REMARKS:

*OK*

*[Handwritten signature]*





CITY OF PORTLAND, MAINE  
DEPARTMENT OF BUILDING INSPECTION  
**COMPLAINT**

Location:  
166 Eastern Prom

INSPECTION COPY

COMPLAINT NO. 81-29

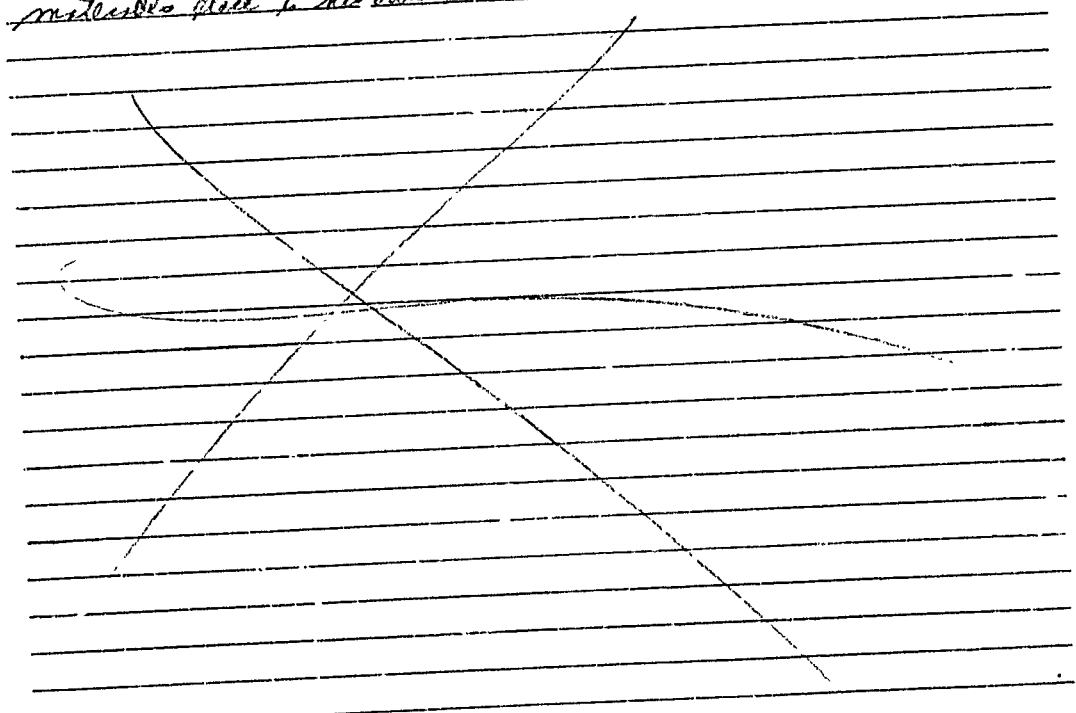
Date Received March 31, 1981

Location 166 Eastern Prom Use of Building dwelling  
Owner's name and address Concetta & Michael Hight - 168 E. Prom Telephone 774-9801  
Tenant's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
Complainant's name and address Neighbor Telephone \_\_\_\_\_

Description: Neighbor is concerned about debris that is in both side yards and rear of yard of dwelling, would like it checked into.

NOTES:

3/31/81 talked w/ owner - he is in process of putting up new siding, storm windows and other exterior work. Has been slowed down by bad weather. Will make an effort to get yard in reasonable order this week.  
4-6-81 - owner has made general cleanup of yard & stacked materials close to his own house. Case closed @





FILL IN AND SIGN WITH INK

000855

PERMIT ISSUED

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

OCT 5 1978

Portland, Maine, Oct. 3, 1978

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 168-170 Eastern Prom Use of Building apartment No. Stories 3 New Building Existing "
Name and address of owner of appliance Michael Height - same
Installer's name and address Joseph Letellier & Sons-207 Pool, Biddeford 04005 Telephone 21884 2847012

General Description of Work

To install hot water heat basement board system with 6 pumps - replacement

IF HEATER, OR POWER BOILER

Location of appliance basement Any burnable material in floor surface or beneath? no
If so, how protected? Kind of fuel? # 2 fuel oil
Minimum distance to burnable material, from top of appliance or casing top of furnace 3 ft, all around
From top of smoke pipe From front of appliance From sides or back of appliance
Size of chimney flue 10 x 10 Other connections to same flue no
If gas fired, how vented? Rated maximum demand per hour
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? yes

IF OIL BURNER

Name and type of burner Bec kett - gun Labelled by underwriters' laboratories? yes
Will operator be always in attendance? no Does oil supply line feed from top or bottom of tank? bottom
Type of floor beneath burner concrete Size of vent pipe 1 1/4
Location of oil storage basement Number and capacity of tanks 2-275 gal.
Low water shut off yes Make McDonald Miller No.
Will all tanks be more than five feet from any flame? yes How many tanks enclosed? none
Total capacity of any existing storage tanks for furnace burners 550 gal.

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

[Empty lines for miscellaneous information]

Amount of fee enclosed? 5.00

APPROVED:

014 ER 10/3/78

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 Installer

Roal R. Chretien

CS 300

INSPECTION COPY

NOTES

Handwritten notes on lined paper, mostly illegible.

- 1. 1/4" FILL PIPE
- 2. 1/4" VENT PIPE
- 3. Kind of Lead
- 4. Backing Material & Support
- 5. Name of Model
- 6. Name of Control
- 7. Name of Switch
- 8. Name of Control
- 9. High Limit Control
- 10. Name of Support & protection
- 11. Vent Supply line
- 12. Name of Tanks
- 13. Name of Support
- 14. Oil Tank
- 15. Name of Card
- 16. Oil Tank
- 17. Oil Tank
- 18. Name of ventilation
- 19. Name of combustible
- 20. Thermal Control switch

Permit No. 78/0855  
 Location 168/170 Eastern Plaza  
 Owner Michael Quill  
 Date of permit 10-3-88  
 Approved 10-5-78

Large section of lined paper, mostly blank with a large handwritten 'X' drawn across it.



July 3, 1961

Mr. John E. O'Donnell  
465 Congress Street

Dear Mr. O'Donnell:

It has come to the attention of this department that in front of the building at 166-168 Eastern Promenade in this City, of which you are reported to be the owner, a driveway is being provided across the esplanade to give access to the yard at the side of the building for the off-street parking of motor vehicles. Such off-street parking facilities are controlled by the Zoning Ordinance and the purpose of this letter is to inform you of some of the restrictions which apply in the area where your property is located.

Any cars parked in this side yard are required to be kept not less than five feet from the lot line between your property and that next door if they are parked closer than fifty feet to the street line (inside edge of the sidewalk). This restriction does not apply if the cars are parked more than fifty feet from the street. It is not lawful to park more than one motor vehicle for each apartment in the building.

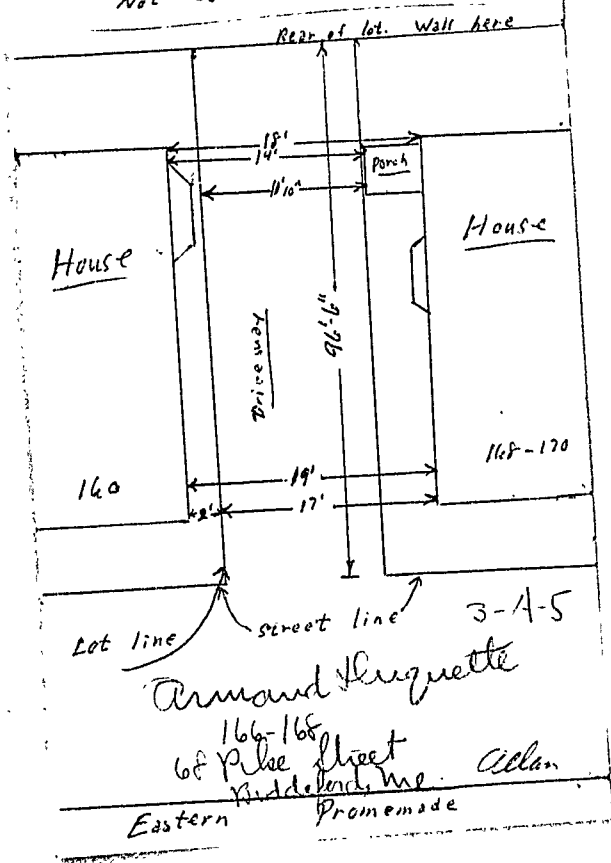
Will you please inform your tenants in regard to these restrictions and see to it that the parking is kept within the limits prescribed so that it may not become necessary for this department to take action concerning any violations of the Zoning Ordinance that may occur? If you have any questions in regard to the application of the Ordinance, I shall be glad to go further into the matter upon request.

Very truly yours,

AJS/jg

Albert J. Sears  
Building Inspection Director

166-170 Eastern Prom.  
Not to scale



Lot line street line 3-4-5  
Armand Perquette  
166-165  
lot Pine Street  
Biddleford, Me. Allen  
Eastern Promenade

**CITY OF PORTLAND, MAINE**

DEPARTMENT OF BUILDING INSPECTION



ALBERT J. SEARS  
DIRECTOR  
GERALD E. MAYBERRY  
DEPUTY DIRECTOR

June 28, 1961

Mr. Armand Duquette  
68 Pike Street  
Biddeford, Maine

Dear Mr. Duquette:

It has come to the attention of this department that in front of the building at 166-168 Eastern Promenade in this City, of which you are reported to be the owner, a driveway is being provided across the esplanade to give access to the yard at the side of the building for the off-street parking of motor vehicles. Such off-street parking facilities are controlled by the Zoning Ordinance and the purpose of this letter is to inform you of some of the restrictions which apply in the area where your property is located.

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Will you please inform your tenants in regard to these restrictions and see to it that the parking is kept within the limits prescribed so that it may not become necessary for this department to take action concerning any violations of the Zoning Ordinance that may occur? If you have any questions in regard to the application of the Ordinance, I shall be glad to go further into the matter upon request.

Very truly yours,

*Albert J. Sears*

Albert J. Sears  
Building Inspection Director

AJS:m

*This property is now owned  
by John O'Connell and Al  
Cummings, office 465 Congress St  
Portland.*

*A. Duquette*

June 28, 1961

Mr. Armand Duquette  
68 Pike Street  
Biddeford, Maine

Mr. John O'Donnell  
465 Congress Street

Dear Mr. Duquette:

It has come to the attention of this department that in front of the building at 166-168 Eastern Promenade in this City, of which you are reported to be the owner, a driveway is being provided across the esplanade to give access to the yard at the side of the building for the off-street parking of motor vehicles. Such off-street parking facilities are controlled by the Zoning Ordinance and the purpose of this letter is to inform you of some of the restrictions which apply in the area where your property is located.

Any cars parked in this side yard are required to be kept not less than five feet from the lot line between your property and that next door if they are parked closer than fifty feet to the street line (inside edge of the sidewalk). This restriction does not apply if the cars are parked more than fifty feet from the street. It is not lawful to park more than one motor vehicle for each apartment in the building.

Will you please inform your tenants in regard to these restrictions and see to it that the parking is kept within the limits prescribed so that it may not become necessary for this department to take action concerning any violations of the Zoning Ordinance that may occur? If you have any questions in regard to the application of the Ordinance, I shall be glad to go further into the matter upon request.

Very truly yours,

Albert J. Sears  
Building Inspection Director

AJS:m





FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, October 23, 1948

PERMIT ISSUED OCT 25 1948

PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to install the following heating, cooking or power appliance with the Laws of Maine, the Building Code of the City of Portland, and the following specification.

Location 168 Eastern Promenade Use of Building Apartment No. Stories Building 3 1/2
Name and address of owner Sadie Melamed, 168 Eastern Promenade
Installer's name and address H. J. Katz, 171 Congress St. Telephone

General Description of Work

To install steam boiler (replacement)

IF HEATER, OR POWER BOILER

Location of appliance or source of heat basement Type of floor beneath appliance concrete
If wood, how protected? Kind of fuel oil
Minimum distance to wood or combustible material, from top of appliance or casing top of furnace 18"
From top of smoke pipe 24" From front of appliance Over 4' From sides or back of appliance Over 3'
Size of chimney flue 8x8 Other connections to same flue stove
If gas fired, how vented? Rated maximum demand per hour

IF OIL BURNER

Name and type of burner Labelled by underwriter's laboratories?
Will operator be always in attendance? Does oil supply line feed from top or bottom of tank?
Type of floor beneath burner
Location of oil storage Number and capacity of tanks
If two 275-gallon tanks, will three-way valve be provided?
Will all tanks be more than five feet from any flame? How many tanks fire proofed?
Total capacity of any existing storage tanks for furnace burners

IF COOKING APPLIANCE

Location of appliance Kind of fuel Type of floor beneath appliance
If wood, how protected?
Minimum distance to wood or 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?
If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Amount of fee enclosed? 2.00 (\$1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED:

OK 10-23-48 [Signature]

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

Signature of Installer

[Signature]

INSPECTION COPY

Permit No. 48/1977  
Location 168 Eastern Ave  
Owner Sadie Melamed  
Date of permit 10/25/48  
Approved 5.19.49 17115

NOTES

Notes section with horizontal lines and a diagonal line crossing through them.



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, October 11, 1948

PERMIT 19374  
01856  
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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 170 270 Eastern Prom. Use of Building Apartment house No. Stories New Building Existing "
Name and address of owner of appliance Sadie Melaned, 270 Eastern Prom.
Installer's name and address Randall & McAllister, 84 Commercial St. Telephone 3-2941

General Description of Work

To install (two) oil burning equipment in connection with existing steam heating systems

IF HEATER, OR POWER BOILER

Location of appliance or source of heat Type of floor beneath appliance
If wood, how protected? Kind of fuel
Minimum distance to wood or combustible material, from top of appliance or casing top of furnace
From top of smoke pipe From front of appliance From sides or back of appliance
Size of chimney flue Other connections to same flue
If gas fired, how vented? Rated maximum demand per hour

IF OIL BURNER

Name and type of burner Timken Labelled by underwriter's laboratories? yes
Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? bottom
Type of floor beneath burner concrete
Location of oil storage cellar Number and capacity of tanks 1-275 gal.
If two 275-gallon tanks, will three-way valve be provided?
Will all tanks be more than five feet from any flame? yes How many tanks fire proofed?
Total capacity of any existing storage tanks for furnace burners 1-275 gal.

IF COOKING APPLIANCE

Location of appliance Kind of fuel Type of floor beneath appliance
If wood, how protected?
Minimum distance to wood or 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?
If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Amount of fee enclosed? 2.00 (\$2.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED: OK 10-11-48 [Signature]

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

Randall & McAllister

Signature of Installer by: [Signature]

INSPECTION COPY

Permit No. 48/1856  
Location <sup>170</sup>~~270~~ Eastern Prom  
Owner Sadie McLeod  
Date of permit 10/12/48  
Approved NOT COMPLETE

NOTES 6-1-49  
RMH

- 1 Fill Pipe.....
- 2 Vent Pipe.....
- 3 Kind of Heat.....
- 4 Burner Rigidity & Supports.....
- 5 Name & Label.....
- 6 Stack Control.....
- 7 High Limit Control.....
- 8 Remote Control.....
- 9 Piping Support & Protection.....
- 10 Valves in Sample Line.....
- 11 Capacity of Tanks.....
- 12 Tank Level & Supports.....
- 13 Tank Pressure.....
- 14 Oil Gauge.....
- 15 Instruction Card.....
- 16 .....



(A) APARTMENT HOUSE ZONE  
APPLICATION FOR PERMIT

PERMIT ISSUED

01368  
AUG 5 1948

Class of Building or Type of Structure Third Class  
Portland, Maine, June 21, 1948

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 Ordinances of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 170 ~~East~~ Eastern Promenade (See 11-116) Within Fire Limits? yes Dist. No. 3  
 Owner's name and address Mrs. Sadie Melamed, 170 Eastern Promenade Telephone \_\_\_\_\_  
 Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Contractor's name and address Samuel Serota, 11 Lewis St. Telephone 3-5105  
 Architect Miller & Beal, Inc. Specifications \_\_\_\_\_ Plans yes No. of sheets 3  
 Proposed use of building Tenement No. families 6  
 Last use \_\_\_\_\_ " \_\_\_\_\_ No. families 4  
 Material frame No. stories 3 Heat steam Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
 Other buildings on same lot \_\_\_\_\_ Fee \$ 2.00  
 Estimated cost \$ 1000.

General Description of New Work

To provide one new apartment on second floor and one new apartment on third floor, as per plans.

Permit Issued with Letter

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

Details of New Work

Is any plumbing involved in this work? yes Is any electrical work involved in this work? 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 \_\_\_\_\_  
 Material of underpinning \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_  
 Kind of roof \_\_\_\_\_ Rise per foot \_\_\_\_\_ Roof covering \_\_\_\_\_  
 No. of chimneys \_\_\_\_\_ Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_ Kind of heat \_\_\_\_\_ fuel \_\_\_\_\_  
 Framing lumber—Kind \_\_\_\_\_ Dressed or full size? \_\_\_\_\_  
 Corner posts \_\_\_\_\_ Sills \_\_\_\_\_ Girt or ledger board? \_\_\_\_\_ Size \_\_\_\_\_  
 Girders \_\_\_\_\_ Size \_\_\_\_\_ Columns under girders \_\_\_\_\_ Size \_\_\_\_\_ Max on centers \_\_\_\_\_  
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet  
 Joists and rafters: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
 On centers: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
 Maximum span: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
 If one story building with masonry walls, thickness of walls? \_\_\_\_\_ height? \_\_\_\_\_

If a Garage

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

Miscellaneous

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

Mrs. Sadie Melamed

APPROVED:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature of owner By: Sam Serota

INSPECTION COPY

NOTES

10/13/45 - 7 caused of fire escape  
 fire escape here. 281  
 23. The brick windows here, they  
 were very bad when I treated  
 them. 281  
 10/19/48. Went over yellow stairs  
 including down stairs 2nd & 3rd  
 floors front halls and operation  
 of windows leading to fire escape.  
 Will call for another inspector.  
 281

Permit No. 48 / 1365  
 Location 120 Eastman Avenue  
 Owner Mrs. Jessie Johnson  
 Date of permit 6 / 5 / 48  
 Notif. closing-in  
 Inspn. closing-in  
 Exp. at Notif. 4 / 26 / 49  
 Final Inspn. 6-10-49 etc  
 Cert. of Occupancy issued 6/17/49

June 20

11/19/48 Other stairs enclosed no certification for inspection.  
 for door down on 2nd floor front hall door.  
 Could not get in to check windows to fireplace etc.  
 4/26/49. Mrs. Metamora called for work. All work now  
 alright except windows to fireplace. Open 23" only, etc.  
 Called Mr. Serota and left word for him to call office.  
 281  
 4/27/49. Mr. Serota called. He will adjust windows to  
 fireplace to comply with bldg. code, etc.  
 6-6-49. Mr. Serota in and will replace double framing  
 windows with casement windows where needed as  
 required to fireplace, etc.  
 6-10-49. Second and third floor windows to fireplace  
 have been changed to casement windows, etc.

COPY

CITY OF PORTLAND, MAINE  
Department of Building Inspection



### Certificate of Occupancy

Issued to **Mrs. Sadie Melamed**

Date of Issue **June 14, 1949**

This is to certify that the building, premises, or part thereof, indicated below, and ~~has~~ altered—changed as to use at **166-168 Eastern Promenade** under Building Permit No. **48/1368**, 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, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES  
**Entire Building**

APPROVED OCCUPANCY  
**6-family Apartment House  
2 apartments on each floor**

Limiting Conditions:

This certificate supersedes  
certificate issued

.....  
*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.

MILLER & BEAL, INC.  
ARCHITECTS

BANK OF COMMERCE BUILDING  
PORTLAND 3, MAINE

August 3 1948.

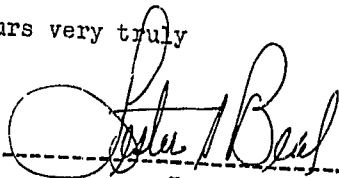
Re: Permit for alterations in second  
and third floors of apartment house  
to provide two apartments in each of  
these stories instead of one.

City Of Portland Maine.  
Dept. Of Building Inspection  
Mr. Warren Mc Donald

Dear Sir:

1. The doors at the head of front stairs in both the second and third stories will be equipped with liquid door closers.
2. The existing windows opening onto fire escape have double hung sash, each 32" wide by 30" high, window stool 23" to floor.
3. A liquid door closer will be installed on the fire door to new cellar stairway enclosure, an electric light to be provided in this enclosure.
4. The fire escape shown on sheet No. 4, as wood construction will be changed to a steel fire escape, per design to be submitted for approval by Meguire And Jones Co. . Permitted width of steel fire escape less required width of wood construction will increase width of side yard to more than 10 feet between fire escape and side lot line.

yours very truly



President.  
Miller & Beal Inc.  
Architects.



AP 170 Eastern Promenade-1

August 5, 1943

Mr. Samuel Serota  
11 Lewis Street  
Mrs. Sadie McLanahan  
170 Eastern Promenade

Subject: Permit for alterations  
in second and third stories  
of apartment house at 170  
Eastern Promenade to provide  
two apartments in each of these  
stories instead of one

Dear Madam & Sir:

The permit for the above work is issued herewith to Mr. Serota based on plans filed with application and architect's letter of August 3, 1943. After the work has been completed and before either of the new apartments is occupied, you are required to give notice to this department for an inspection when, if everything is found in compliance with law, the certificate of occupancy for the new use of the building will be issued. No closing-in of new partitions should be done until inspection and approval by this department.

Very truly yours,

Inspector of Buildings

AJS/S

CC: Miller & Beal, Inc.  
165 Congress Street

AP 170 Eastern Promenade-1

June 30, 1948

Mr. Samuel Serot,  
11 Lewis Street  
Miller & Beal, Inc.  
465 Congress Street

Subject: Permit for alterations in second and  
third stories of apartment house to provide  
two apartments in each of these stories in-  
stead of one

Gentlemen:

We are unable to issue a permit for the above work because the new wooden fire escape is proposed only about eight feet (as scaled from the plan) from the side lot line instead of the minimum side yard distance of ten feet specified by the Zoning Ordinance in the Apartment House Zone where the property is located.

Aside from this question of zoning there are several other details which need clearing up before issuance of any permit for the work. These are as follows:

OK 1. The doors at the head of the front stairs in both second and third stories must be equipped with liquid door closers.

OK 2. If the existing windows which will open onto the fire escape do not afford an opening at least 21" wide and 21" high, they will need to be adjusted to do so or else be made swinging windows.

OK 3. A liquid door closer is required on the fire door to new cellar stairway enclosure. An electric light is to be provided in this enclosure.

OK If some method of providing the fire escape of such size and in such location as to meet Zoning Ordinance requirements cannot be worked out, the owner has appeal rights if she should care to exercise them, although we have no way of telling whether she would be successful in having such an appeal sustained. However, should she decide to ask an exception from the Board of Appeals and will notify us that she wishes to do so, we will send her an outline of the appeal procedure and certify the case to the Assistant Corporation Counsel, who handles the appeals.

Very truly yours,

Inspector of Buildings

AJS/S

CC: Mrs. Sadie Melamed  
170 Eastern Promenade



(A) APARTMENT HOUSE ZONE  
APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, August 2, 1948

PERMIT ISSUED  
01359

AUG 4 1948

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair ~~and~~ 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 170 Eastern Promenade (No. 16-165) Within Fire Limits? yes Dist. No. 3  
Owner's name and address Mrs. Saie Melamed, 170 Eastern Promenade Telephone.....  
Lessee's name and address ..... Telephone.....  
Contractor's name and address Megquier & Jones, 33 Pearl St. Telephone.....  
Architect ..... Specifications..... Plans yes No. of sheets 1  
Proposed use of building Apts. No. families.....  
Last use " No. families.....  
Material frame No. stories 3 Heat..... Style of roof..... Roofing.....  
Other buildings on same lot.....  
Estimated cost \$ 700. Fee \$ 4.00

General Description of New Work

To erect metal fire escapes on south side of building as per plan.

CERTIFICATE OF OCCUPANCY  
REQUIREMENT IS WAIVED

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

Details of New Work

Is any plumbing involved in this work? ..... Is any electrical work involved in this work? .....  
Height average grade to top of plate ..... Height average grade to highest point of roof.....  
Size, front..... depth..... No. stories..... solid or filled land?..... earth or rock?.....  
Material of foundation..... Thickness, top..... bottom..... cellar.....  
Material of underpinning..... Height..... Thickness.....  
Kind of roof..... Rise per foot..... Roof covering.....  
No. of chimneys..... Material of chimneys..... of lining..... Kind of heat..... fuel.....  
Framing lumber—Kind..... Dressed or full size?.....  
Corner posts..... Sills..... Girt or ledger board?..... Size.....  
Columns..... Size..... Columns under girders..... Size..... Max. on centers.....  
Sills (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:

OK-8/4/48-AGS

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.

Megquier & Jones

Alpton Wagner

INSPECTION COPY

Signature of owner By:

NOTES

~~10/13/48 - Gene C. T. to close  
in balls. Ess~~

Permit No. 48/1359  
Location 121 East 1st Street  
Owner Mrs. Jessie M. Mendenhall  
Date of permit 8/4/48  
Notif. closing-in 10/13/48  
Inspn. closing-in 10/13/48  
Final Notif.  
Final Inspn.  
Cert. of Occupancy issued none



FILL IN AND SIGN WITH INK  
**APPLICATION FOR PERMIT FOR  
 HEATING, COOKING OR POWER EQUIPMENT**

Portland, Maine, February 6, 1947

**PERMIT ISSUED**  
 00212  
 FEB 8 1947

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 . . . 163 Eastern Prom. . . . . Use of Building dwelling . . . . . No. Stories 3 . . . . . New Building Existing "  
 Name and address of owner of appliance . . . Sadie Mellamed 163 Eastern Prom.  
 Installer's name and address . . . . . Randall McAllister . . . . . Telephone 3-2944

**General Description of Work**

To install Timken burner in connection w th existing steam heat

**IF HEATER, OR POWER BOILER**

Location of appliance or source of heat . . . . . Type of floor beneath appliance . . . . .  
 If wood, how protected? . . . . . Kind of fuel . . . . .  
 Minimum distance to wood or combustible material, from top of appliance or casing top of furnace . . . . .  
 From top of smoke pipe . . . . . From front of appliance . . . . . From sides or back of appliance . . . . .  
 Size of chimney flue . . . . . Other connections to same flue . . . . .  
 If gas fired, how vented? . . . . . Rated maximum demand per hour . . . . .

**IF OIL BURNER**

Name and type of burner Timken oil burner . . . . . Labelled by underwriters' laboratories? yes  
 Will operator be always in attendance? no . . . . . Does oil supply line feed from top or bottom of tank? bottom  
 Type of floor beneath burner . . . concrete . . . . .  
 Location of oil storage basement . . . . . Number and capacity of tanks . . . 1-275 gal.  
 If two 275-gallon tanks, will three-way valve be provided? . . . . .  
 Will all tanks be more than five feet from any flame? yes . . . . . How many tanks fire proofed? . . . . .  
 Total capacity of any existing storage tanks for furnace burners? none.

**IF COOKING APPLIANCE**

Location of appliance . . . . . Kind of fuel . . . . . Type of floor beneath appliance . . . . .  
 If wood, how protected? . . . . .  
 Minimum distance to wood or 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? . . . . .  
 If gas fired, how vented? . . . . . Rated maximum demand per hour . . . . .

**MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION**

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

APPROVED:  
OK 2-7-47 [Signature]

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

Randall McAllister Co.

Signature of Installer . . . . .

[Signature]

INSPECTION COPY

Permit No. 47/212

Location 168 Eastern Prom.

Owner Sadie Melamed

Date of permit 2/8/47

Approved 4-25-47 MMB

NOTES

- 1. Fill Pipe
- 2. Vent Pipe
- 3. Kind of Heat Steam
- 4. Boiler Rigidity & Support
- 5. Name & Label
- 6. Stack Control
- 7. High Limit Control
- 8. Remote Control
- 9. Piping Sizing & Protection
- 10. Valves in Sizing Line
- 11. Capacity of Tanks
- 12. Tank Heat
- 13. Tank Level
- 14. Tank Pressure
- 15. Tank Temperature
- 16.

2-13-47. Tank piping installed. MMB

Rept. 4450D-I

*Handwritten initials:*  
J.W.  
G.S.  
M.C.  
T.M.

April 8, 1944

Mrs. Sadie Melusé,  
168 Eastern Promenade,  
Portland, Maine

Subject: Building permit for reassignment  
of rooms in first story of building at  
168 Eastern Promenade to make two apart-  
ments in the first story instead of one,  
thus making four apartments in the building.

Dear Madam:

Although you did not with your application for the above permit furnish a floor plan of the first story showing the new arrangement as agreed with Mr. Sears of this office, I have decided to issue the permit to avoid expense on your part, and since the change is in the first story where exit provisions are not so acute.

Should you at any time in the future decide to make further changes in any story of the building, whether physical changes as to partitions, etc., are required or not, a similar permit will be required, and it will be necessary for you to file at the outset with the application for the permit complete blueprints, to scale, showing the situation as it exists at time of application and showing the arrangement you propose.

As soon as our inspector has had time to go over the building, if everything is found in order, the legal certificate of occupancy will be issued to cover the occupancy by four families. Until that time you should not allow the occupancy of the new apartment in first story.

Very truly yours,

W.M.C./H

Inspector of Buildings



(A) APARTMENT PERMIT  
APPLICATION FOR PERMIT

PERMIT ISSUED

Permit No. 0289

APR 8 1944

Class of Building or Type of Structure

Portland, Maine,

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 168 Eastern Promenade Within Fire Limits? yes Dist. No. 3  
Owner's or Lessee's name and address Sadie Melamed, 168 Eastern Promenade Telephone 3-0568  
Contractor's name and address Over Telephone  
Architect Plans filed Yes No. of sheets  
Proposed use of building Apartment house No. families 4  
Other buildings on same lot  
Estimated cost \$ Fee \$ 50

Description of Present Building to be Altered

Material wood No. stories 3 Heat Style of roof Roofing  
Last use apartment house No. families 3

General Description of New Work

To provide new apartment of two rooms and bath (in existing pantry, window), in existing rooms on first floor

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

Details of New Work

Is any plumbing work involved in this work? yes  
Is any electrical work involved in this work? Height average grade to top of plate  
Size, front depth No. stories Height average grade to highest point of roof  
To be erected on solid or filled land? earth or rock?  
Material of foundation Thickness, top bottom cellar  
Material of underpinning Height Thickness  
Kind of roof Rise per foot Roof covering  
No. of chimneys Material of chimneys of lining  
Kind of heat Type of fuel Is gas fitting involved?  
Framing lumber Kind Dressed or full size?  
Corner posts Sills Girt or ledger board? Size  
Material columns under girders Size Max. on centers  
Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.  
Joists and rafters: 1st floor, 2nd, 3rd, roof  
On centers: 1st floor, 2nd, 3rd, roof  
Maximum span: 1st floor, 2nd, 3rd, roof  
If one story building with masonry walls, thickness of walls? height?

If a Garage

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

Miscellaneous

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

INSPECTION COPY

4430



Permit No. 44) 269  
 No. 168 Eastern Pinn.  
 Owner Sadie Melamed  
 Date of issue 4/8/44  
 Notif. c. g-in  
 Insp'n. c. los. g-in  
 Fin. l. Notif 4/11/44  
 - anspn. 4/18/44 O.K.  
 Cert. of Occupancy issued 4/10/44

NOTES

4/12/44 - Inspector's report  
 Both chimneys in cellar  
 lower on the pipe of center  
 heater and provided shields  
 over other two smoke pipes  
 Lower down dumb water  
 duct at 1st floor level  
 Tell Mrs. Melamed if  
 she would take care of  
 these things except cover-  
 ing of smoke pipes and  
 will provide a shield  
 on this apartment fire  
 extinguisher which a  
 sign will be covered  
 as will be able to issue  
 certificate of occupancy  
 O.K.

4/18/44 All of above matters  
 taken care of except covering  
 of smoke pipe of - e heater  
 which will be taken care of  
 as soon as fire in building  
 has been well out. - O.K.

: Inquiry at 170 Eastern  
Promenade

September 30, 1943

Miller & Boal Inc.  
455 Congress Street  
Portland, Maine

Subject: Inquiry as to compliance with Zoning Ordinance and Building Code of plans to accompany application for building permit to cover alterations in and conversion of the building at 170 (108-168) Eastern Promenade to a six family apartment house

Gentlemen:

Present use as indicated on the inquiry as a two family dwelling house, but the records seem to show that this building has always been a three family apartment house. There are two discrepancies which would ordinarily require successful appeal before a permit could be issued, but probably both of them can be taken care of without appeal on the following bases:

The rear stairs are indicated to have treads only eight inches wide which is one-half inch short of the requirements in case of a conversion. Inasmuch as this apparently is an apartment house and will be, and probably no more persons, if as many, would depend upon these rear stairs for exit than at present, I feel that I am able to issue the permit on the basis of no change.

You show an alternate arrangement for the outside wooden fire escape with the one on the westerly side of the building, evidently preferred; but this fire escape is not permitted in the side yard. This may be overcome by locating the fire escape on the other side of the building as shown "alternate", but you would perhaps have to make the platform somewhat wider in order to provide more space where a person would get out of the window in the living room of rear apartment near the head of the stairs. In this connection, since the stairs and platforms are to be of wood, they are required to comply with similar facilities inside of an apartment house, therefore have an allowable minimum width of thirty inches each.

The following other matters either are not clear or do not appear in compliance with the Code:

1. If there are not overall areas of glass panels in each of the front and rear entrance doors at the present time, then such panels should be provided. Exception is the front entrance door which would serve only the front apartment in first story.
2. Outside fire escape stairs and landings required to be no less than thirty inches wide.
3. If front stairs are more than forty inches wide, then hand rails are required full length on both sides.
4. Required one hour fire resistance enclosure of cellar stairs apparently not indicated. It will be far better if you will provide a complete cellar plan showing this enclosure, location of heating plant or plants and whether or not there will be any change in these, the kind of cellar floor, etc., as all of these matters must be clear before a building permit could be issued.
5. Before building permit is issued we shall have to have complete details of the framing, supports, foundations, rise and tread of stairs, widths, etc. of our-

Miller & Beal, Inc. - 2)

side fire escape stairs and platforms. If I understand it, I am unwilling to approve the cantilever, knee brace arrangement indicated. Lower run of stairs is to be supported at the bottom upon a masonry foundation extending at least four feet below the grade of the ground. Posts supporting structure required to be anchored to piers. Railings of balconies should be at least nine inches beyond the jambs of doors leading to the balconies. Thresholds of doors to be no more than one foot above the balcony floor.

6. In many of these existing buildings to be converted under the MHA plan, it is found that a considerable number of details have to be taken care of which are really defects in the existing building, - such as provision of fire stops never provided, cleaning out chimneys, correcting defects in masonry of chimneys, providing proper clearances between smokepipes and combustible material, providing cleanout doors in chimney flues, seeing that the flues are cleaned out, correcting structural defects usually observable in the collar, taking care of dilapidated and unsafe porches and other minor parts. It seems to be the responsibility of the architect to detect these defects and put them in line for correction under the contract for conversion alterations. If these defects are not detected and arrangements made to correct them before final inspection, delay ensues in issuing the certificate of occupancy and therefore the occupancy of the building. I have agreed with HOLA that my inspectors will try to detect all such defects which can be observed at the time of "closing-in" inspection. That too is rather late, and it is my belief that you should go carefully over this building and have any such defects detected and arrangements made to correct them before application for the building permit is made.

Very truly yours,

Inspector of Buildings

WMD/S

CC: Mrs. Sadie Melamed  
170 Eastern Promenade

Mr. W. D. Tuttle, HOLA Supervisor  
142 High Street

*File*

INQUIRY BLANK

ZONE Apartment House

FIRE DIST. 3

CITY OF PORTLAND, MAINE  
DEPARTMENT OF BUILDING INSPECTION

Verbal  
By Telephone

DATE Sept. 20, 1943

LOCATION 170 Eastern Promenade OWNER Mrs. Sadie Melamed

MADE BY Mrs. Sadie Melamed 170 Eastern Promenade TEL. none

ADDRESS 170 Eastern Promenade

PRESENT USE OF BUILDING Dwelling House (two families)

CLASS OF CONSTRUCTION third NO. OF STORIES 3

REMARKS: How do these plans check with building code

INQUIRY:

ANSWER: 9/29/43. See letter

See plans (4 sheets) in misc. folder in file.

*WMS  
H/2/44*

DATE OF REPLY 9/29/43 REPLY BY WMS

LOCATION 166-168 Eastern Promenade

DATE 9/20/43

NOTES

Lined area for notes, consisting of approximately 18 horizontal lines.



FILL IN COMPLETELY AND SIGN WITH INK

PERMIT ISSUED

Permit No. 0443

APP 13 1938

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, April 12, 1938

To the INSPE CTOR 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 170 Eastern Promenade (De 166-168) Use of Building Dwelling  
Name and address of owner Mrs. Rose Diamon, 170 Eastern Promenade Ward 1  
Contractor's name and address Ballard Oil & Equip. Co. of Maine Telephone 2-1991

General Description of Work

To install Oil Burning Equipment - Steam **CERTIFICATE OF OCCUPANCY**

IF HEATER, POWER BOILER OR COOKING DEVICE

Is heater or source of heat to be in cellar? Yes If not, which story \_\_\_\_\_ Kind of Fuel Oil  
Material of supports of heater or equipment (concrete floor or what kind) Concrete  
Minimum distance to wood or combustible material, from top of boiler or casing top of furnace, \_\_\_\_\_  
from top of smoke pipe \_\_\_\_\_, from front of heater \_\_\_\_\_, from sides or back of heater \_\_\_\_\_  
Size of chimney flue \_\_\_\_\_ Other connections to same flue \_\_\_\_\_

IF OIL BURNER

Name and type of burner GBL-A1 Gilbarco Labeled and approved by Underwriters' Laboratories? Yes  
Will operator be always in attendance? \_\_\_\_\_ Type of oil feed (gravity or pressure) Pressure  
Location oil storage Basement No. and capacity of tanks 1-275-Gal. already install-  
ed  
Will all tanks be more than seven feet from any flame? Yes How many tanks fireproofed? \_\_\_\_\_

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

Signature of contractor [Signature]  
Mgr. Oil Burner Division

INSPECTION COPY

1639c

Ward 1 Permit No. 38/443  
Location 170 Eastern Promenade  
Owner Pro Diamond  
Date of permit 4/12/38

Post Card sent

Notif. for insp. None

Approval Tag issued 4/22/38, C.K.

Oil Burner Check List (date) 4/18/38

- 1. Kind of heat Steam
- 2. Label 1261218
- 3. Anti-siphon ✓
- 4. Oil storage ✓
- 5. Tank distance ✓
- 6. Vent pipe 4/22/38, P.K. ✓
- 7. Fill pipe ✓
- 8. Gauge ✓
- 9. Rigidity ✓
- 10. Feed safety ✓
- 11. Pipe sizes and material ✓
- 12. Control valve ✓
- 13. Ash pit vent ✓
- 14. Temp. or pressure safety ✓
- 15. Instruction card ✓
- 16. Handwritten A. Start

NOTES

4/18/38 Warrant will  
fix vent cap, etc.



Location, ownership and detail must be correct, complete and legible. Separate application required for every building. Plans must be filed with this application.

## Application for Permit to Build

(3d CLASS BUILDING)

Portland, Me., May 17, 1917 19

To THE INSPECTOR OF BUILDINGS:

The undersigned hereby applies for a permit to build, according to the following Specifications:—

(See 166-1687)

Location, ... 170. Eastern Promenade ..... Wd. ... 1 .....  
 Name of owner is? Ralph Diamon ..... Address, ... 170 Eastern Promenade .....  
 Name of mechanic is? Owner by day ..... " .....  
 Name of architect is? ..... " .....  
 Proposed occupancy of building (purpose)? ..... private garage .....  
 If a dwelling or tenement house, for how many families? .....  
 Are there to be stores in lower story? ..... No. ....  
 Size of lot, No. of feet front? .....; No. of feet rear? .....; No. of feet deep? .....  
 Size of building, No. of feet front? ... 12 .....; No. of feet rear? .....; No. of feet deep? ... 18 .....  
 No. of stories, front? ... one .....; rear? .....  
 No. of feet in height from the mean grade of street to the highest part of the roof? ... 10 ft. .....  
 Distance from lot lines, front? ..... feet; side? ... 3 ..... feet; side? ..... feet; rear? ... 3 ..... feet  
 Firestop to be used? .....  
 Will the building be erected on solid or filled land? ... solid .....  
 Will the foundation be laid on earth, rock, or piles? .....  
 If on piles, No. of rows? ..... distance on centres? ..... length of? .....  
 Diameter, top of? ..... diameter, bottom of? .....  
 Size of posts? .....  
 " girts? .....  
 " floor timbers? 1st floor ... concrete ... 2d. ...., 3d. ...., 4th .....  
 O. C. " " " " ..... " ..... " .....  
 Span " " " " ..... " ..... " .....  
 Braces, how put in? .....  
 Building, how framed? .....  
 Material of foundation? ... concrete ..... thickness of? ..... laid with mortar? .....  
 Underpinning, material of? ..... height of? ..... thickness of? .....  
 Will the roof be flat, pitch, mansard, or hip? ... pitch ..... Material of roofing? ... Slate, surfaced Asphalt .....  
 Will the building be heated by steam, furnaces, stoves or grates? ... None ..... Will the flues be lined? .....  
 Will the building conform to the requirements of the law? ... Yes .....  
 No. of brick walls? ..... and where placed? .....  
 Means of egress? ... Double doors .....

PERMIT MUST BE RECEIVED BEFORE BEGINNING WORK.

If the building is to be occupied as a Tenement House, give the following particulars:

What is the height of cellar or basement? .....  
 What will be the clear height of first story? ..... second? ..... third? .....  
 State what means of egress is to be provided? .....  
 ..... Scuttle and stepladder to roof? .....

Estimated Cost,  
 \$ 400.00 .....

Signature of owner or authorized representative,

Ralph Diamon

Address, \_\_\_\_\_

Plans submitted? ..... Received by? .....

Plans must be submitted in duplicate, one set to be filed with the Department and the duplicate set thereof (bearing the approval of the Inspector of Buildings) shall be kept on the work and exhibited on demand



191 7. ✓

No. 5104.....

**APPLICATION FOR  
PERMIT TO BUILD 3d CLASS BUILDING**

LOCATION

No. ... 120 Eastern Promenade.....

166-8

Ward 1.....

Inspector

**CONDITIONS**

PERMIT GRANTED

May 17, 1917.....191

Permit filled out by.....

Permit number.....

Plan number.....

**FINAL REPORT**



.....191

Has the work been completed in accordance with  
this application and plans filed and approved?

Law been violated?.....

Nature of violation?.....

Violation removed when?.....191

Estimated cost of building, etc., \$.....

Building Inspector.

**APPROVAL OF PLANS**

Supervisor of Plans.

Ⓢ

16



OFFICE HOURS  
10 TO 12 M.  
4 TO 5 P. M.

# City of Portland.

## OFFICE OF INSPECTOR OF BUILDINGS

May 20 1912

To the Inspector of Buildings of the City of Portland:

The undersigned respectfully makes application for a permit to erect enlarge a building on.....  
**Eastern Promenade**.....street, at number **168**.....to be.....  
**Three**.....stories high. **Sixty-two**.....feet long, **Thirty**.....  
feet wide; also an addition to be **Three**.....stories high, **seven**.....  
feet long, **eleven**.....feet wide, and to be used as a **Dwelling**.....

CELLAR WALL—To be constructed of **Stone**.....to be.....inches wide on bottom and  
batter to.....inches on top.

UNDERPINNING—To be.....Height of **12** underpinning from top of cellar wall to bottom of  
sill.....ft.....inches to be.....inches in thickness.

EXTERIOR WALLS—To be constructed of **Wood**..... If of Brick, Stone, etc. Total length of wall  
.....ft.....inches. Thickness of 1st..... 2d..... 3d..... 4th.....  
5th..... 6th..... story walls. If of reinforced concrete state mix and reinforcing system  
to be used. **6-8"**..... **6-10"**.....

If wood construction, sills to be.....Girders.....  
Posts **4-6"**.....Girts **4-4"**.....Studs **2-4"**.....to be spaced **16" on C.**.....  
This building will be used for the purposes of **Dwelling**..... (If for apartments,  
tenements, or other family uses state number of families accommodated and number on each floor.  
If for manufacturing or mercantile purposes state character of business and amount of estimated  
weight to be carried by the floor.)  
Number of families on floor..... **One**.....  
Total number of families..... **Three**.....  
Manufacturing (state character)..... **None**.....  
Estimated load on floors per sq. ft..... **60 Lbs**.....  
Mercantile business (state character and load per sq. ft.).....

If building is used for tenement house or family use and more than one family, the following provisions of the Building Laws regarding dividing partitions shall be adhered to (Quote Law re. this).

FIRESTOPS—All bearing and center partitions will have firestops cut in tight on top of each partition cap and between each set of floor timbers. Where ledger boards are used there shall be firestops cut in tight against bottom of ledger boards, of same size as wall studs. Also wherever the Inspector of Buildings may consider necessary.

STAIRWAYS—No. in building **Two**.....location **F. & R.**.....to be enclosed with **Wood**.....walls to be lathed with.....lathing.

ROOF—To be constructed of **Wood**..... Rafters to be.....**2-8"**.....inches to be spaced.....**16"**.....inches on centers. Roof to be covered with.....**Tar & Gravel**.....

Gutters to be made of **None**.....Cornices to be made of.....**Wood**.....  
Bay windows to be made of.....**Wood**.....to be covered with.....

Dormer Windows to be made of.....to be covered.....  
Chimneys, Smoke flues to be lined with **Flue Lining**.....and provided with a 10 inch outside collar and an inside collar to go to the inside of the flue.

Estimated Cost of Building **\$ 8,000**

INSPECTION—The Inspector of Buildings is to be notified when building is ready for lathing and at least 24 hours before the lathing is begun.

The Builder is **Jurgensen & Jensen Co.**.....Address.....**90 Veranda St.**.....

The Architect is.....Address.....

The Owner is **Morris Maimen**.....Address.....**91 Atlantic St.**.....

No Deviation will be made from the above application without written permission from the Inspector of Buildings.

The above petition was granted the.....day of.....1912

(Applicant to sign here

*M. F. Jurgensen*

PERMIT NO. 2697

DATE OF ISSUE 5-25-12

166-168 LOCATION  
H.S. Cactus Prom.

6-24-12

7-8-12

Final Insp

X

CITY OF PORTLAND, MAINE  
Department of Building Inspection



## Certificate of Occupancy

Issued to **Michael Lana** LOCATION **166 Eastern Prom** Date of Issue **April 14, 1983**

**This is to certify** that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. **83-163**, 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**

**4 Family Dwelling**

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved:

*4/14/83 Michael Lana*  
(Date) Inspector

*R. Samuel Affron*  
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.