

CITY OF PORTLAND, MAINE  
Department of building inspection



# Certificate of Occupancy

LOCATION 19 Anderson St.

Date of Issue 5/12/90

Issued to Peter Erskine

This is to certify that the building, premises, or part thereof, at the above location, built - altered - changed to use under Building Permit No. 90/040 has had final inspection, has been found to conform substantial 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

CHANGE OF USE - from three-family to one apartment and nine lodgings rooms

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

6-12-90

(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.



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

Date May 18, 1990  
 Receipt and Permit number 01313

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: 19 Anderson St. ADDRESS: P.O. Box 10357 Portland, Maine 04104

OWNER'S NAME: Peter Erskine FEES

OUTLETS: Receptacles \_\_\_\_\_ Switches \_\_\_\_\_ Plugmold \_\_\_\_\_ ft. TOTAL 1-30 ..... 3.00

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

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 X ..... 5.00  
 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) ..... 8.00  
 TOTAL AMOUNT DUE: \_\_\_\_\_

INSPECTION: Call Gilbert Marino 772-2554 before inspection to get into building.

Will be ready on MONDAY, 1990; or Will Call \_\_\_\_\_

CONTRACTOR'S NAME: Gary G. Webber

ADDRESS: 129 Westbrook St. So. Portland, Maine 04106

TEL.: 839-4600

MASTER LICENSE NO.: 04893 SIGNATURE OF CONTRACTOR: Gary G. Webber

LIMITED LICENSE NO.: \_\_\_\_\_

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

Inspection Services  
P. Samuel Hoffsas  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

**CITY OF PORTLAND**

September 26, 1995

MARITIME MANAGEMENT CO  
C/O TIMOTHY MCNAMARA  
P O BOX 68  
PORTLAND ME 04112

Re: 19 So Anderson St.  
CBL: 013- - D-008-001-01  
DU: 8 rooms

Dear Sir:

You are hereby notified, as owner or agent, that an inspection was made of the above referenced property. Violations of Article V of the Municipal Ordinance (Housing Code) were found as described in detail on the attached "Housing Inspections Report".

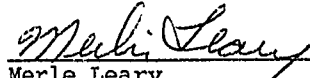
In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects within sixty (60) days. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within ten (10) days from this date, we will assume the repairs to be in progress and, on re-inspection within the time set forth above, will anticipate that the premises have been brought into compliance with the Housing Code Standards.

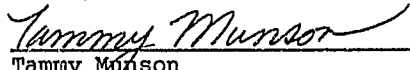
Please Note: You should consult this department to insure that any corrective action you should undertake complies with the building, plumbing, electrical, zoning and other Articles of the City Code.

Please contact this office if you have any questions regarding this order.

Your cooperation will aid this department in it's goal to maintain decent, safe, and sanitary housing for all of Portland's residents.

Sincerely,

  
Merle Leary  
Code Enforcement Officer

  
Tammy Munson  
Code Enfc. Offr./ Field Supv.

HOUSING INSPECTION REPORT

Location: 19 So Anderson St  
Housing Conditions Date: September 26, 1995  
Expiration Date: November 25, 1995

Items listed below are in violation of Article V of the Municipal Codes, "Housing Codes", and must be corrected before the expiration date:

1.	INT - CELLAR - STAIRS ARE MISSING A RAILING	108.20
2.	INT - CELLAR - LIGHT FIXTURES ARE INOPERATIVE	113.50
3.	INT - CELLAR - STAIRWAY HAS LOOSE SWITCH & WIRING	113.50
4.	INT - 1ST & 2ND FLRS - BATHROOM CEILING HAS A LEAKING CONDITION	108.20
5.	INT - 1ST FLR - BATHROOM CEILING HAS MISSING/BROKEN TILES	108.20
6.	INT - 1ST FLR - KITCHEN FLOOR IS BROKEN UNDER THE SINK	108.20
7.	INT - OVERALL - BUILDING HAS AN INFESTATION OF COCKROACHES	109.50
8.	INT - 1ST FLR - FRONT HALL LINOIEUM IS LOOSE & TORN	108.20
9.	INT - 1ST FLR - BATHROOM TUB IS LEAKING HOT WATER	111.20
10.	INT - 1ST FLR - BATHROOM LAVATORY LACKS COLD WATER	111.20
11.	INT - 2ND FLR - BATHROOM TOILET COVER IS MISSING	111.20
12.	INT - 2ND FLR - FRONT BEDROOM WINDOW HAS BROKEN GLASS	108.30
13.	INT - 3RD FLR - MIDDLE BEDROOM SKYLIGHT IS BROKEN	113.50
14.	INT - 3RD FLR - BATHROOM LAVATORY IS MISSING A TRAP	111.20
15.	INT - 3RD FLR - BATHROOM FLOOR HAS LOOSE LINOIEUM	108.20
16.	INT - 3RD FLR - BATHROOM TUB ENCLOSURE HAS EXCESSIVE MOLD	111.20
17.	INT - 3RD FLR - FRONT HALL CSILING HAS PEELING PAINT	108.20
18.	INT - 3RD FLR - FRONT HALL CEILING HAS A LEAKING CONDITION	108.20
19.	INT - 2ND/3RD FLRS - FRONT BEDROOMS ARE MISSING STORMS	108.30

PRIORITY VIOLATIONS: #'s 2, 4, 7, 9, 11, 12, 13



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 10 Anderson St

Issued to People's Heritage Bank

Date of Issue 03 June 1996

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. 960390, 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

Twelve (12) Lodging Units

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

6/3/96 *Michael Leary*  
(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.



**City of Portland, Maine - Building or Use Permit Application** 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 19 Anderson St		Owner: People's Heritage		Phone:	Permit No: 960390
Owner Address:		Leasee/Buyer's Name: Property Manager Apartment Management Services		Phone:	Business Name: Stephen - 772-5447
Contractor Name: Apartment Management Services		Address: P.O. Box 9715-986 Portland, ME 04304		Phone:	
Past Use: 1 Apartment 9 Loading Units		Proposed Use: 12 X Loading Units		COST OF WORK: \$	PERMIT FEE: \$ 25.00
Proposed Project Description: Change Use		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
		Signature: <i>H. G. G.</i>		Signature:	
		PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied: <input type="checkbox"/>		Signature: _____ Date: _____	
Permit Taken By: Mary Gresik		Date Applied For: 09 May 1996			
<p>1. This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.</p>					
<p><b>CERTIFICATION</b></p> <p>I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit</p>					
SIGNATURE OF APPLICANT: Stephen Zbrocki		ADDRESS:		DATE: 09 May 1996	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE				PHONE:	
<p>White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector</p>				<p><b>PERMIT ISSUED WITH LETTER</b></p> <p>Zoning Appeal: <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied</p> <p>Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review</p> <p>Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied</p> <p>Date: <i>5/11/96</i></p> <p>Signature: <i>[Signature]</i></p> <p>GEO DISTRICT: <b>1</b> <i>M. L. G.</i></p>	

COMMENTS

6-3-96 OK for GFO

Type	Inspection Record	Date
Foundation:	_____	_____
Framing:	_____	_____
Plumbing:	_____	_____
Final:	_____	_____
Other:	_____	_____

BUILDING PERMIT REPORT

DATE: 15/MAY/96 ADDRESS: 19 Anderson ST.  
REASON FOR PERMIT: Change of use From 1 APT. 9 Lodging Units To 12 Lodging Units  
BUILDING OWNER: Peop. Le's Heritage  
CONTRACTOR: Apartment Management APPROVED: \*4 \*5 \*7 \*9 \*20  
PERMIT APPLICANT: \_\_\_\_\_ DESIGNED: \_\_\_\_\_

CONDITION OF APPROVAL OR DENIAL

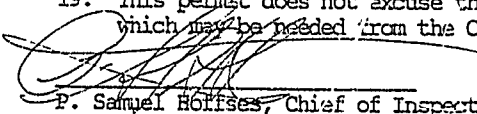
1. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
2. Precaution must be taken to protect concrete from freezing.
3. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
- \* 4. All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with selfclosers.
- \* 5. Each apartment shall have access to two(2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
6. The boiler shall be protected by enclosing with one(1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An INDICATING shut-off valve shall be installed in an accessible location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 sq. feet per sprinkler.
- \* 7. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue, they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508 mm), and a minimum net clear opening of 5.7 sq. feet.
8. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.
- \* 9. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's building code Chapter 9, section 19, 919.3.2(BCCA National Building Code/1993), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):



1. In the immediate vicinity of bedrooms
2. In all bedrooms
3. In each story within a dwelling unit, including basements

In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted.

10. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 section 407.0 of the BOCA/1993)
11. ~~Guardrail & Handrails~~-A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.
12. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10, section & subsections 1023. & 1024. of the City's building code. (The BOCA National Building Code/1993)
13. Stair construction in Use Group R-3 & R-4 is a minimum of 9" tread and 8-1/4" maximum-rise. All other Use Group minimum 11" tread, 7" maximum-rise.
14. Headroom in habitable space is a minimum of 7'6".
15. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
16. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued or demolition permit is granted.
17. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
18. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act, Title 5 MRSA refers, shall obtain a certification from a design professional that the plans of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
19. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's Office.

  
P. Samuel Hoffses, Chief of Inspection Services

/el 3/16/95

C.C. Lt. McDev, III PFD

20. Every sleeping room and living area shall have access to an approved means of escape, complying w/Chapter 21 of the Life Safety Code, located to provide a safe path of travel to the outside of the building without traversing any corridor or space exposed to an unprotected vertical opening.

Applicant: Stephen Zabrocki  
Address: 19 Anderson St  
Assessors No.: 13-D-008

Date: 5/14/96

CHECK LIST AGAINST ZONING ORDINANCE

Date - Existing  
Zone Location - Rb  
Interior or corner lot -  
Use - changed use from 1 apt and 9 Lodging units to 12 Lodging units  
Sewage Disposal -  
Rear Yards -  
Side Yards - Existing  
Front Yards -  
Projections -  
Height -  
Lot Area - 3157<sup>sq</sup> ft per Assessors  
Building Area -  
Area per Family - min. Land Area per Lodging house rooming unit = 250'  
Width of Lot - 250 x 12 = 3000<sup>sq</sup> ft  
Lot Frontage -  
Off-street Parking - 1 pkg space for each 5 rooming units → 3 spec req - 4 spec shown  
Loading Bays -  
Site Plan - min. Rooming unit Areas for Lodging houses = 200<sup>sq</sup> ft of combined rooming unit & common areas for each rooming unit  
Shoreland Zoning - 50' x 26' (per floor) = 1300<sup>sq</sup> ft ÷ 200 = 6.5 rooming units per floor - 4 are actually there  
Flood Plains -

ok → 80<sup>sq</sup> ft req. min. each living unit - smallest unit is 80.75<sup>sq</sup> ft

1956 - E unit

19 Anderson - 1981 - 3 fam

→ 40 sp. Supplied Aff  
AS OK & complete

1990 - Changed use from 3 fam  
to lodging house with 9 bedrooms  
1-3 Bdrm Apt - Approved



**City of Portland, Maine - Building or Use Permit Application** 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 19 Anderson St		Owner: People's Heritage	Phone:
Owner Address:		Lease/Buyer's Name: Property Management Services Apartment Management Services	Business Name: Stephen - 772-5447
Contractor Name: Apartment Management Services		Address: P.O. Box 9715-986 Portland, ME 04101	Phone:
Past Use: 1 Apartment 9 Lodging Units		Proposed Use: 12 Lodging Units	COST OF WORK: \$ PERMIT FEE: \$ 25.00
Proposed Project Description:  Change Use		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group/Type:  Signature: _____ Date: _____

Permit No: **960390**

**PERMIT ISSUED**

**MAY 16 1996**

**CITY OF PORTLAND**

Zoning: CBL: 013-D-008

Zoning Approval: \_\_\_\_\_  
Special Zone or Review: \_\_\_\_\_

Shoreland  
 Wetland  
 Flood Zone  
 Subdivision  
 Site Plan major  minor  mm

Permit Taken By: Mary Gresik Date Applied For: 09 May 1996

- This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.

**PERMIT ISSUED WITH LETTER**

**CERTIFICATION**

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application issued. I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT: Stephen Zabrocki ADDRESS: \_\_\_\_\_ DATE: 09 May 1996 PHONE: \_\_\_\_\_

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: \_\_\_\_\_ PHONE: \_\_\_\_\_

**Zoning Appeal**

Variance  
 Miscellaneous  
 Conditional Use  
 Interzoning  
 Approved  
 Denied

**Historic Preservation**

Not in District or Landmark  
 Does Not Require Review  
 Requires Review

**Action:**

Approved  
 Approved with Conditions  
 Denied

Date: 5/11/96

\_\_\_\_\_

CEO DISTRICT 1

*m. Leary*

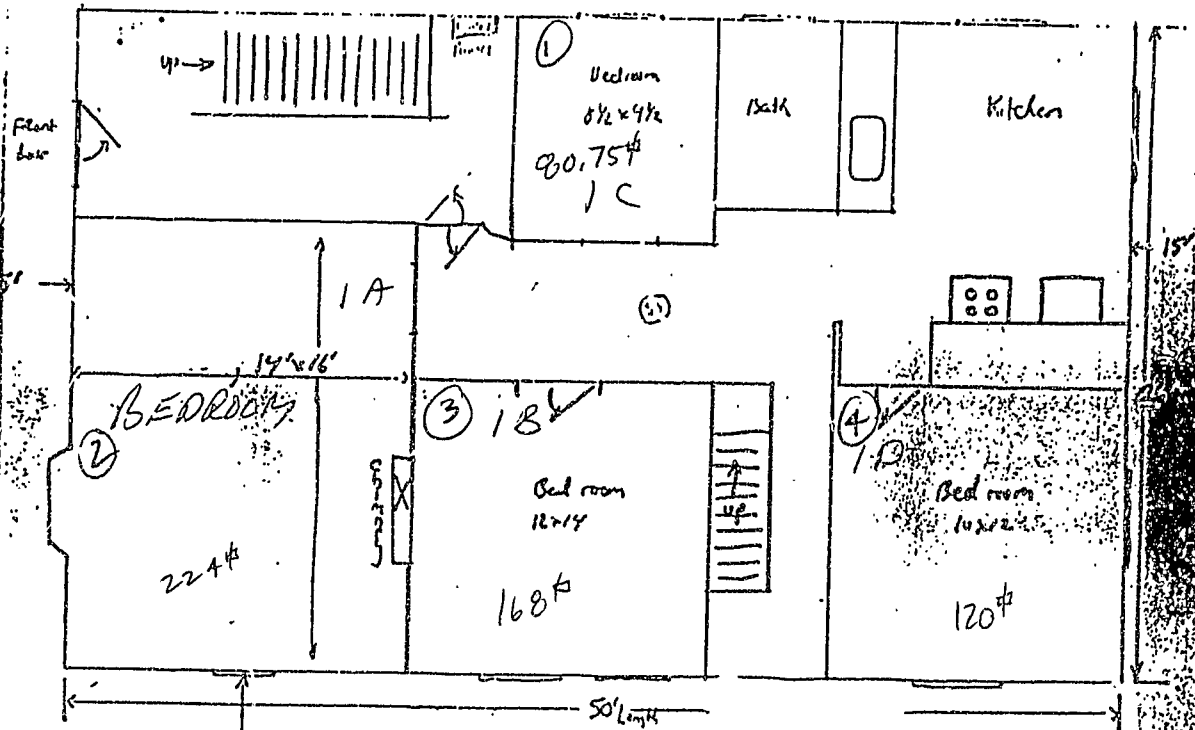
White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Grey Card-Inspector



19 Anderson St. First Floor  
3 Bedroom apartment

R-6 zone  
Lot: approximately 45' x 70'  
3150 sq ft

6/1/14



Parking for  
FIRE & SECURITY  
ALARM SYSTEM  
UPDATED BY  
LAPLANTE ELECTRIC  
799 3904

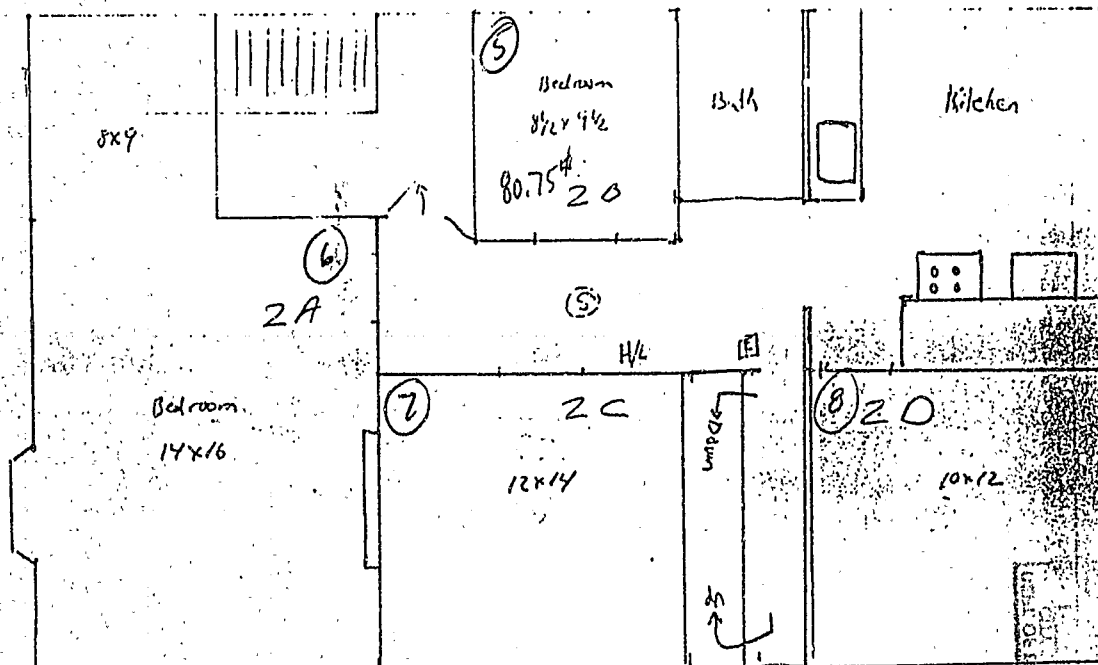
PEOPLES HERITAGE BANK  
ATTN: CTO PETER SMITH  
P.O. BOX 9540  
PORTLAND ME 04112

bldg = 50' x 26' = 1300 sq ft

19 Anderson St.  
4 Bedrooms

2<sup>nd</sup> Floor

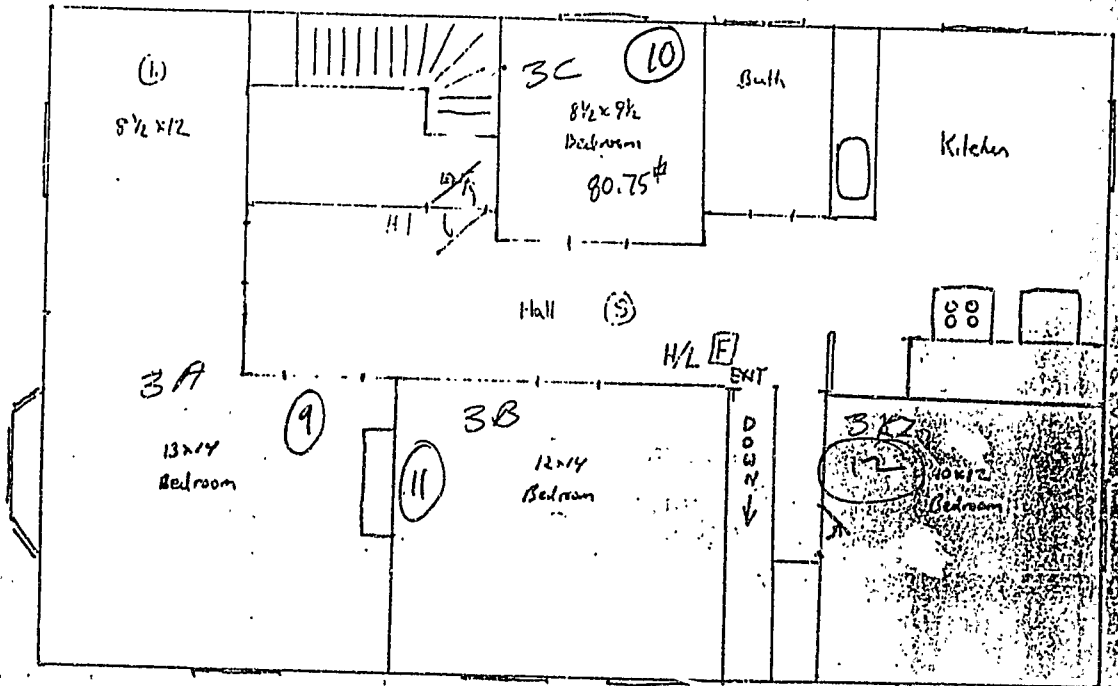
132 11



doors are 20 mark fire doors  
doors have automatic closures  
single station fire alarm  
system fire alarm  
Horn & Lights  
Fire Call station

5 Bed rooms

6/3/24



~~(6) 1/2" dia. hole in wall for door  
 All doors have automatic closers  
 (9) 1/2" dia. hole in wall  
 (5) Light in the hall  
 H/L Hall and light  
 (E) 1/2" dia. hole in wall~~

20 MIN + FIRE DOORS THROUGHOUT

COMPLETELY HARDWIRE SMOKE ALARMS  
 W/ HORN-LIGHTS, PULL STATIONS  
 IN ALL HALLS, STAIRWELLS, + BEDROOMS  
 LA PLANTE



PARKING

4 - 9' X 19' PARKING SPACES

19 ANDERSON ST

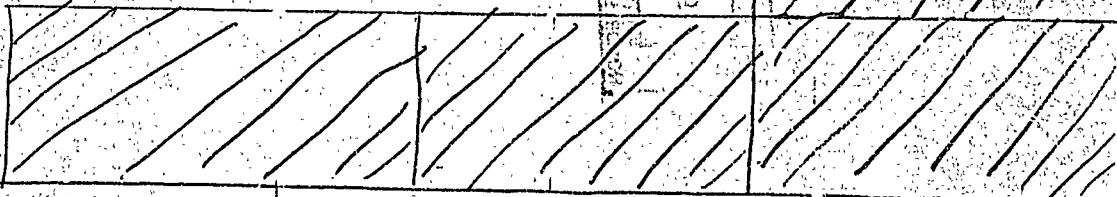
SIDEWALK

18'

DRIVEWAY

70'

DEPT. OF PUBLIC WORKS  
CITY OF BOSTON  
MAY 2 1954





21 ANDERSON STREET

February 24, 1938

In Reply Please Refer To  
P.38/83-I

Mr. Alexander Comeau,  
90 Caleb Street,  
Portland, Maine

Dear Sir:

Our inspector advises in connection with the work being done at 21 Anderson Street, that you plan to have certain wooden headers removed so as to be at least one inch from two warm air intakes in connection with the heating system.

There is another matter which we do not intend to insist upon, but we think that it should be called to the attention of the owner so that he will know about it and make some change if it seems wise to him.

A part of the cold air intake pipe for the furnace is of wood and there is a wooden floor joist running through the center of it. Even though this is a cold air pipe and under ordinary circumstances would never have any exposure to heat, it is not considered an entirely safe condition to have any part of this cold air pipe constructed of wood or to have wood exposed to the inside of it in any way. The reason for this is, that, although the pipe is intended only for cold air, it is connected to the shell of the furnace. In case of holes or cracks in the shell of the furnace adjacent to the fire box, there is a possibility that sparks may under some conditions be drawn back into the cold air supply pipe. This is not likely, but possible. Also in case of trouble and the furnace is completely overheated far beyond safe temperatures, dangerous height of temperature is likely to spread to the cold air duct and set fire to the woodwork exposed inside of it.

We are giving the owner a copy of this letter, and perhaps you will be good enough to explain to him that we are not requiring them to do anything about this cold air pipe, but that we feel that it would be for his best interest to make the pipe entirely of incombustible material with no woodwork exposed on the inside of it, if he is financially able to do so.

Very truly yours,

Inspector of Buildings

WMed/H



Original Permit No. P. 38/89-2  
 Amendment No. 1

AMENDMENT TO APPLICATION FOR PERMIT 1938

Portland, Maine, January 31, 1938

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for an amendment to Permit No. 38/89 pertaining to the building or structure comprised in the original application 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 21 Anderson Street Ward 2 Within Fire Limits? yes Dist. No. 1

Owner's or Lessee's name and address Eusebe Montpelier, 21 Anderson Street

Contractor's name and address Alexander Comeau, 30 Caleb Street

Plans filed as part of this Amendment no No. of Sheets \_\_\_\_\_ Additional fee .25

Increased cost of work \_\_\_\_\_

Description of Proposed Work

To remove all of the partitions on the third floor which are all non-bearing also the ceiling and to leave merely an open attic at this level. Remove one part of front stairs from second to the third floor in front and to adjust non-bearing partitions in the second story to utilize space where the stairs are now for a room. To reconstruct a portion of the front chimney which is now unsafe due to deterioration of the joints. If it is found necessary to remove the chimney as far down as the first floor level, the entire chimney will be removed and a new chimney built in its place with the proper clearance from woodwork and providing a legal lining. All chimney flues in the building which do not now have them will be equipped with cast iron cleanout doors and frames.

Eusebe Montpelier  
 Signature of Owner By Alexandre Comeau

Approved: \_\_\_\_\_



FILL IN COMPLETELY AND SIGN WITH INK

PERMIT ISSUED

Permit No. 1935

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, November 9, 1937

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 23 Anderson Street Use of Building dwelling house No. Stories 2 1/2
Name and address of owner Euseb Montpelier, 23 Anderson St. Ward 2
Contractor's name and address Max Rice, 229 Fore St. Telephone 2-4184

General Description of Work

To install steam heating system for second floor in place of stove heater

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 coal
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, 2'
from top of smoke pipe 2 1/2', from front of heater, 4' from sides or back of heater over 3'
Size of chimney flue 18x24 Other connections to same flue hot air furnace

IF OIL BURNER

Name and type of burner Labeled and approved by Underwriters' Laboratories?
Will operator be always in attendance? Type of oil feed (gravity or pressure)
Location oil storage No. and capacity of tanks
Will all tanks be more than seven feet from any flame? How many tanks fireproofed?

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

Signature of contractor Max Rice

INSPECTION COPY

PERMIT REQUIRED BEFORE WORKING OR CLOSING-IN IS WAIVED



Ward D Permit No. 371935  
 Location 23 Columbia St.  
 Owner Eusel Mumferson  
 Date of permit 11/9/37  
 Post Card sent 11/9/37  
 Notif. for insp. none  
 Approval Tag issued 11/24/37  
 Oil Burner Check List (date) 11/24/37

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

NOTES

11/27/37 some windings  
 installation at a local  
 11/27/37. but with parts

practically against  
 the chimney, the other  
 about 6 ft. or more  
 are kept in strings by  
 advised with a very  
 that will wear fast  
 also advised to be per-  
 mitted on existing parts  
 complete to what  
 parallel to and cut  
 2" below O.R.  
 11/27/37 work parts  
 replace the inner  
 parts clean out down  
 in and should part  
 will over old parts  
 O.R.



Permit No. 0039  
**APPLICATION FOR PERMIT**

Class of Building or Type of Structure Third Class JAN 27 1938  
 Portland, Maine, January 27, 1938

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 22 Anderson Street Ward 2 Within Fire Limits? yes Dist. No. 1  
 Owner's or Lessee's name and address Eusebe Montpelier, 21 Anderson Street Telephone \_\_\_\_\_  
 Contractor's name and address Alexander Comescu, 90 Caleb Street Telephone 2-5752  
 Architect's name and address \_\_\_\_\_  
 Proposed use of building Dwelling No. families 2  
 Other buildings on same lot \_\_\_\_\_  
 Plans filed as part of this application? no No. of sheets \_\_\_\_\_  
 Estimated cost \$ 5,500. Fee \$ 5.75

Description of Present Building to be Altered

Material frame No. stories 2 1/2 Heat steam-hot air Style of roof pitch Roofing Asphalt  
 Last use Dwelling No. families 2

General Description of New Work

To repair after fire to former condition making a few minor changes not of essential consequence to the structure such as providing new doors and one or more partitions, and straightening out the former spiral stairs from the second to third floor to make of it two straight runs with a landing.  
 New roofing will be Glass C Und. Laboratories, Inc.

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

Size, front \_\_\_\_\_ depth \_\_\_\_\_ No. stories \_\_\_\_\_ Height average grade to top of plate \_\_\_\_\_  
 To be erected on solid or filled land? \_\_\_\_\_ earth or rock? \_\_\_\_\_  
 Material of foundation \_\_\_\_\_ Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_  
 Material of underpinning \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_  
 Kind of Roof \_\_\_\_\_ Rise per foot \_\_\_\_\_ Roof covering \_\_\_\_\_  
 No. of chimneys \_\_\_\_\_ Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_  
 Kind of heat \_\_\_\_\_ Type of fuel \_\_\_\_\_ Is gas fitting involved? \_\_\_\_\_  
 Corner posts \_\_\_\_\_ Sills \_\_\_\_\_ Girt or ledger board? \_\_\_\_\_ Size \_\_\_\_\_  
 Material columns under girders \_\_\_\_\_ Size \_\_\_\_\_ Max. on centers \_\_\_\_\_  
 Studs (outside walls and carrying partitions) 2x4-16" 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 are observed? yes  
 Signature of owner By: Eusebe Montpelier  
Alexandre Comescu

INSPECTION COPY

Ward 2 Permit No. 38/89  
 Location 21 Anderson Street  
 Isaac Montpelier  
 of permit 1/27/38  
 No. closing-in 2/17/38 9:30  
 Inspn. closing-in 2/11/38 G.T. etc  
 Fire-1 Notif.  
 Final Inspn: 5/7/38 C.K.C.  
 Cert. of Occupancy issued

NOTES  
 1/31/38 Sec. 1000 part;  
 only work being done  
 C.K.C.  
 2/2/38. Working on title  
 removed with nail  
 plates best of work  
 removed from "ceiling"  
 and ceiling removed  
 floor joist painted  
 will be put in place  
 available work included  
 being under ledge at  
 attic floor. Little  
 roof rafters have been  
 spiked to present  
 water etc.  
 3/5/38, in L. 1200 working both  
 chimney and alt. from

attic floor etc.  
 2/14/38. Pittman outside  
 finish etc.  
 2/14/38. Work progressing  
 C.K.C.  
 2/17/38. Done G.T. A few feet of  
 under second floor ledges  
 to put in two warm air  
 intakes to box + header  
 removed 1" insulation wood  
 around cold air intake  
 and floor joist running  
 through center etc.  
 2/24/38. Better work  
 3/1/38. Work on working etc.  
 3/2/38. Plastering Wall  
 in water in living  
 room. Floor joist  
 board header re-  
 moved 1" Left R.T.  
 over register with  
 note etc.  
 3/4/38. Carpenter working  
 on roof etc.  
 3/22/38. Working on  
 inside finish etc.  
 3/24/38. Same etc.  
 4/7/38. Work called for  
 this permit done only

remaining work is re-  
 moral of wood in first  
 floor cold air duct and  
 lining it with metal.  
 etc.  
 4/11/38. Same etc.  
 4/25/38. Cold air duct  
 has been disconnected  
 and wood on sides  
 still exposed. Timber  
 which runs through  
 has been cut off and  
 headed. Warm air  
 heater now in use.  
 Question base board  
 and moulding top  
 side of wall registers.  
 etc.