

18 ATLANTIC SHEET

INSPECTION REQUEST

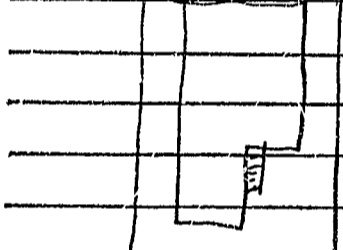
LOCATION: 18 ATLANTIC ST.

INSP.: HUGH REQ. BY: M.G.W. DATE: 4/14/95

REQUEST: LOCATION OF ESCAPE

IN RELATION TO LOT LINES

← STREET →



OR
Note:

~~QUALIFYING~~ REMARKS: _____ DATE: _____

CITY OF PORTLAND, MAINE
FIRE DEPARTMENT



JOSEPH R. CREMO
CHIEF

FIRE PREVENTION BUREAU
380 CONGRESS STREET
PORTLAND, MAINE

April 12, 1972

Mrs. Laura Belle Black
18 Atlantic Street
Portland, Maine

Re: 18 Atlantic Street
Portland, Maine

Dear Mrs. Black:

A recent inspection of your property by a fire inspector from the Portland Fire Department, Fire Prevention Bureau, revealed the existence of conditions which are in violation of the laws pertaining to fire and structural safety.

Accordingly, the following steps are to be taken to remedy these conditions:

Provide an approved second means of egress for all occupants of the third floor without delay.

Before any work is started a permit must be obtained from the office of Building Inspection.

Please advise this office within ten days of the action which you propose to take.

By Direction of Chief of Fire Department

Copy: Legal Department
Building Inspection ✓
File

CERTIFIED MAIL R.R.R. #713150

Joseph R. Cremo

CITY OF PORTLAND, MAINE
Application for Permit to Install Wires

Permit No. 54494
 Issued 11/23/70
 Portland, Maine Nov 23, 1970

To the City Electrician, Portland, Maine:

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

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

Owner's Name and Address Lie. Black Tel. _____
 Contractor's Name and Address Morris Elee Tel. 7743129
 Location 18 Atlantic St. Use of Building _____
 Number of Families _____ Apartments _____ Stoves _____ Number of Stories _____
 Description of Wiring: New Work _____ Additions _____ Alterations _____
 Pipe _____ Cable _____ Metal Molding _____ BX Cable _____ Plug Molding (No. of feet) _____
 No. Light Outlets _____ Plugs _____ Light Circuits _____ Plug Circuits _____
 FIXTURES: No. _____ Fluor. or Strip Lighting (No. feet) _____
 SERVICE: Pipe Cable Underground _____ No. of Wires 3 Size 2-3-14
 METERS: Relocated _____ Added _____ Total No. Meters _____
 MOTORS: Number _____ Phase _____ H. P. _____ Amps _____ Volts _____ Starter _____
 HEATING UNITS: Domestic (Oil) _____ No. Motors _____ Phase _____ H.P. _____
 Commercial (Oil) _____ No. Motors _____ Phase _____ H.P. _____
 Electric Heat (No. of Rooms) _____
 APPLIANCES: No. Ranges _____ Watts _____ Brand Feeds (Size and No.) _____
 Elec. Heaters _____ Watts _____
 Miscellaneous _____ Watts _____ Extra Cabinets or Panels _____
 Transformers _____ Air Conditioners (No. Units) _____ Signs (No. Units) _____
 Will commence _____ 19 _____ Ready to cover in _____ 19 _____ Inspection 11/24/70
 Amount of Fee \$ 2.00

Signed A J Morris

DO NOT WRITE BELOW THIS LINE

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

INSPECTED BY F W Hebert
 (OVER)

PERMIT TO INSTALL PLUMBING

15240

PERMIT NUMBER

Date Issued 5-28-65

PORTLAND PLUMBING INSPECTOR

By J. P. Welch

APPROVED FIRST INSPECTION

Date 6/3/65

By [Signature]

APPROVED FINAL INSPECTION

Date 6/4/65

JOSEPH P. WELCH

CHIEF PLUMBING INSPECTOR

- COMMERCIAL
- RESIDENTIAL
- SINGLE
- MULTI FAMILY
- NEW CONSTRUCTION
- REMODELING

Address 18 Atlantic Street

Installation For: V. Black

Owner of Bldg. V. Black

Owner's Address: 33 Morning Street

Plumber: Morris Cohen

Date: 5-28-65

NEW	REPL	PROPOSED INSTALLATIONS	NUMBER	SEE
1		SINKS	1	2.00
1		LAVATORIES	1	2.00
1		TOILETS	1	2.00
		BATH TUBS		
1		SHOWERS	1	2.00
		DRAINS		
		HOT WATER TANKS		
		TANKLESS WATER HEATERS		
		GARBAGE GRINDERS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS (Conn. to house drain)		

PORTLAND HEALTH DEPT. PLUMBING INSPECTION

TOTAL ▶ \$ 8.00

CITY OF PORTLAND
HEALTH DEPARTMENT
HOUSING DIVISION

Estelle Lewis
10 Atlantic Street
Portland
Maine



Loc. 10 Atlantic St.
Loc w/i S
Bldg. Fire Elec. Other
Issued February 20, 1959
Expires March 20, 1960

Dear Sir:

On April 12, 1959

an examination was made of the premises located at 10 Atlantic Street, Portland, Maine

Non-compliance with the ordinances relating to housing conditions was found as detailed below.

In accordance with the provisions of the above ordinance, you are hereby ordered to correct these defects according to specifications within the time limits allowed. Failure to comply with this notice will necessitate legal action.

Some repairs or improvements required will necessitate permits which are to be obtained from the Building Inspector, Health, Fire or other City Departments. These must be obtained before the work is started.

If any additional information is desired, visit or telephone the Housing Supervisor at this Office, Tel. 774-8221, extension 226. Kindly notify this office as soon as all corrections have been completed.

Very truly yours,
Boris A. Vanadzin, M.D.
Health Director

By _____
Housing Supervisor

VIOLATIONS & SPECIFICATIONS

Responsibility of Owner or Agent ** Responsibility of Occupant

REPAIRS REQUIRED AND SPECIFICATIONS

REPAIRS:

Repair and put in good order all dilapidated and dangerous parts of the structure as follows:

- a. Repair or replace the loose, worn, dilapidated and dangerous boards of the steps of the rear porch.
- b. Repair or replace the loose or missing siding of the rear walls.
- c. Repair or replace the loose and dilapidated rail of the stairway of the second floor hallway.
- d. Replace the cracked window pane in the kitchen of the second floor apartment.
- e. Repair or replace the loose, cracked, or missing plaster of the ceiling of the bedroom of the second floor apartment.
- f. Repair or replace the loose floor joist under the lavatory of the bathroom of the second floor apartment.
- g. Determine the reason and remedy the condition which now causes the peeling of the rear bedroom to show signs of leakage of the third floor apartment.
- h. Determine the reason and remedy the condition which now prevents the door from closing properly of the third floor apartment in the living room.
- i.

- k. Replace the broken window pane in the front window of the living room of the third floor apartment.
- l. Determine the reason and remedy the condition which now causes the skylight to leak.
- m. Repair or replace the loose glass in the skylight.
- n. Install a window with a net. I mesh area equal to at least 1/12th of its floor area or other to the outside air or an approved method of mechanical ventilation may be substituted.

ELECTRICAL EQUIPMENT

Check and have repaired all defective electric wiring and electrical equipment throughout the structure.

- a. Install two duplex convenience outlets or one duplex convenience outlet and one ceiling-type or wall-type aluminum electric light fixture in the living room of the third floor apartment.
- b. Repair or replace the illegal and defective wiring in the living room of the third floor apartment.

The above mentioned conditions are in violation of Chapter 307 of the Municipal Code of the City of Portland, and must be corrected on or before March 26, 1964.

RECEIVED
 MAR 26 1964
 DEPT. OF PUBLIC WORKS
 CITY OF PORTLAND



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

0203

APR 15 1975

ZONING LOCATION R-6 PORTLAND, MAINE, April 9, 1975

CITY OF PORTLAND

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

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

LOCATION 18 Atlantic Street Fire District #1 [], #2 []
1. Owner's name and address Mr. Black, 110 Dartmouth St. Telephone
2. Lessee's name and address Arnold Telephone
3. Contractor's name and address Arnold C. Rideout, 49 Nevada Ave. Telephone 797-5348
4. Architect Specifications Plans YES No. of sheets 2
Proposed use of building No. families
Last use 5 apts. No. families
Material No. stories 2 1/2 Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ 385. Fee \$.50

FIELD INSPECTOR--Mr. Irving GENERAL DESCRIPTION

This application is for: @ 775-5451 Ext. 234 To construct a fire escape from the top floor to the ground as per plans
Dwelling Garage Masonry Bldg. Metal Bldg. Alterations Demolitions Change of Use Other
Stamp of Special Conditions sent to Fire Dept. 4-9-75

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

PERMIT IS TO BE ISSUED TO 1 [] 2 [] 3 [x] 4 []

Other:

DETAILS OF NEW WORK

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

IF A GARAGE

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

APPROVALS BY: DATE

MISCELLANEOUS

BUILDING INSPECTION--PLAN EXAMINER Will work require disturbing of any tree on a public street?
ZONING: P.R. M.G. 4/15/75 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
BUILDING CODE: P.R. C.R. 4/15/75
Fire Dept.: H. Wick 4/15/75
Health Dept.:
Others:

Signature of Applicant Arnold C. Rideout Phone # 797 5348

Type Name of above Arnold C. Rideout 1 [] 2 [] 3 [x] 4 []

Other and Address

FIELD INSPECTOR'S COPY

(COPY)



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION **18 Atlantic St.**

Issued to **Estelle J Lewis**
18 Atlantic St.

Date of Issue **August 20, 1962**

This is to certify that the building, premises, or part thereof, at the above location, ~~built~~ ~~erected~~ changed as to use under Building Permit No. **62/992**, 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

Living Room in First Story.

APPROVED OCCUPANCY

City Office

Limiting Condition: **Only one person, who is to be an occupant of the dwelling unit, to be so employed.**

This certificate supersedes certificate issued

Approved:

(Date)

Inspector

Albert Sears
Inspector of Buildings

11- 18 Atlantic Street

Aug. 3, 1962

Mrs. Estelle J. Lewis
18 Atlantic Street

cc to: Corporation Counsel

Dear Mrs. Lewis:

Building permit and certificate of occupancy for conducting a real estate office in the living room of front apartment in first story of apartment house at the above named location is not issuable under the Zoning Ordinance because the proposed use is not allowable without authorization of the board of Appeals in the R-6 Residence Zone in which the property is located.

We understand that you would like to exercise your appeal rights in this matter. Accordingly we are certifying the case to the Corporation Counsel, to whose office in Room 208, City Hall, you should go to file the appeal.

Very truly yours,

Albert J. Sears
Building Inspection Director

AJS:m



R6 RESIDENCE ZONE
APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, August 3, 1962

PERMIT ISSUED
0899
AUG 20 1962
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 18 Atlantic Street Within Fire Limits? _____ Dist. No. _____
Owner's name and address Estelle J. Lewis, 18 Atlantic St. Telephone 2-5225
Lessee's name and address _____ Telephone _____
Contractor's name and address _____ Telephone _____
Architect _____ Specifications _____ Plans _____ No. of sheets _____
Proposed use of building _____ Apt. and real estate office _____ No. families 4
Last use _____ Apts. _____ No. families 4
Material Frame No. stories 2 1/2 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____ Fee \$ 2.00
Estimated cost \$ _____

General Description of New Work

To Change Use of building from 4-family apt. house to 4-family apt. house and
one real estate office - real estate to be located in living room of 1st floor
front apt. as per plan 47/1697

Appeal sustained 8/16/62

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

Details of New Work

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

APPROVED:

OK - 8/20/62 - agv

CS 301

INSPECTION COPY

Signature of owner

Estelle J. Lewis

*Granted 8/16/62
62/74*

DATE: August 16, 1962

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF ESTELLE J. LEWIS
AT 18 Atlantic Street

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

BOARD OF APPEALS

Franklin G. Hinckley
~~XXXXXXXXXXXX~~ Frederick B. Nelson
Harry M. Shwartz

VOTE	
YES	NO
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>

Record of Hearing

No opposition.

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

CONDITIONAL USE APPEAL

August 6, 1962

Estelle J. Lewis

Estelle J. Lewis, owner of property at 18 Atlantic Street,
under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby
respectfully petitions the Board of Appeals to: Permit establishing a real estate office in
the living room of front apartment in first story of apartment house at this location. This
permit is presently not issuable because the proposed use is not allowable in the R-6 Residence
Zone in which the property is located without authorization of the Board of Appeals.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that such
of the premises will not adversely affect property in the same zone or neighborhood and will
be contrary to the intent and purpose of the Zoning Ordinance.

Estelle J. Lewis
APPELLANT

DECISION

At a public hearing held August 16, 1962, the Board of Appeals finds that such use of
premises will not adversely affect property in the same zone or neighborhood and will not
be contrary to the intent and purpose of the Zoning Ordinance.

Therefore, determined that permit should be issued in this case.

Franklin G. Hillery
Henry M. Brown
Wendell H. Nelson

BOARD OF APPEALS

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

August 6, 1962

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Thursday, August 16, 1962, at 4:00 P.M. to hear the appeal of Estelle J. Lewis requesting an exception of the Zoning Ordinance to permit establishing a real estate office in the living room of the front apartment in the first story of the apartment house at 18 Atlantic Street.

This permit is presently not issuable because the proposed use is not allowable in the R-6 Residence Zone in which the property is located without authorization of the Board of Appeals.

This appeal is taken under Section 24 of the Zoning Ordinance which provides such permit may be granted only if the Board of Appeals finds that such use of the premises will not adversely affect property in the same zone or neighborhood and will not be contrary to the intent and purpose of the Zoning Ordinance.

All persons interested either for or against this appeal will be heard at the above time and place, this notice of required public hearing having been sent to the owners of property within 500 feet of the premises in question as required by Ordinance.

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

Hester

Opposed to any form of business in this residential neighborhood.

Warren D. Sears, 34 Atlantic St.
Elsie L. Sears, 34 Atlantic St.

CITY OF PORTLAND, MAINE
Department of Building Inspection

ALBERT J. SEARS
INSPECTOR OF BUILDINGS

AP- 16 Atlantic Street

Aug. 3, 1962

Mrs. Estelle J. Lewis
16 Atlantic Street

cc to: Corporation Counsel

Dear Mrs. Lewis:

Building permit and certificate of occupancy for conducting a real estate office in the living room of front apartment in first story of apartment house at the above named location is not issuable under the Zoning Ordinance because the proposed use is not allowable without authorization of the Board of Appeals in the R-6 Residence Zone in which the property is located.

We understand that you would like to exercise your appeal rights in this matter. Accordingly we are certifying the case to the Corporation Counsel, to whose office in Room 208, City Hall, you should go to file the appeal.

Very truly yours,

Albert J. Sears
Building Inspection Director

AJS:m

C
O
P
Y

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

August 13, 1962

Mrs. Estelle J. Lewis
18 Atlantic Street
Portland, Maine

Dear Mrs. Lewis:

The Board of Appeals will hold a public hearing
in the Council Chamber at City Hall, Portland, Maine, on
Thursday, August 16, 1962, at 4:00 P.M. to hear your appeal
under the Zoning Ordinance.

Please be present or be represented at this hearing
in support of this appeal.

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

August 6, 1962

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Thursday, August 16, 1962, at 4:00 P.M. to hear the appeal of Estelle J. Lewis requesting an exception of the Zoning Ordinance to permit establishing a real estate office in the living room of the front apartment in the first story of the apartment house at 18 Atlantic Street.

This permit is presently not issuable because the proposed use is not allowable in the R-6 Residence Zone in which the property is located without authorization of the Board of Appeals.

This appeal is taken under Section 24 of the Zoning Ordinance which provides such permit may be granted only if the Board of Appeals finds that such use of the premises will not adversely affect property in the same zone or neighborhood and will not be contrary to the intent and purpose of the Zoning Ordinance.

All persons interested either for or against this appeal will be heard at the above time and place, this notice of required public hearing having been sent to the owners of property within 500 feet of the premises in question as required by Ordinance.

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

RECEIVED
DEC 17 1956
CITY OF PORTLAND

To Atlantic
18 Atlantic
Portland
Maine

See memo
to Mr. McDonald, to find out

I am writing to you ^{WMS} 1/16
about the laws of furnished
apartments. Remember you told
me the Deaf Club should have
one more fire escape all right
I am writing about my apartment
and my friend advice me to
notify to you because my
apartment is fire trap
because I have only one door
in my apt. no fire escape
also same as third floor too
I have 3 family in my apt
same as third floor. Our
apt is next. my landlady
is going have new tenants

in her apartment very soon ^(D)
my God. that is too crowd.
she put all her things and
Boxes in closet like a city
Dump full up. and rail in
back door apt. is terrible
loose and stairs small. so
I have to write to you about
it I am so scared of this apt.
as friend advise me if you
like to inspect in this apt
is more important in 15
People in this house 20
escape and when you come
up and please ask in my name
and I will explain and show
you around without let her
know that you already knew
about this apt. she be working

In the morning^③ so I rather have
you come up at 9:30 to 10:30
to investigate this apt. that
is why. she always make sweet
epcure talking is hardly to believe
her. all is I want you to investigate
this house at once. We do not
want to loose all of our things
in of coming christmas fire
in ~~our~~ crowd apt.

Kindly please for my
sake do not let that on to Mrs
Estle Lewis that I revealed
that to you by letter ~~do~~ not
mention my name to her
whateres. Won't you Mr Dorsel
thank you. It would be
advisable for you to investigate
this apt is always be safe for
children because Mrs Lewis

(5)

I never think of fire escape in
this apt. I be glad to show you
around this apt, before Mrs
Lewis come home from work
and the man from Fire
Dept 2[#] came to look around
Mr said he will tell chief
about it I do not know if he
tel or not because Mrs Lewis
is very clever as I know. Cat
about her. if you come see
me just ask for my name
that is all nothing else. We
have couple down street floor
is bed ridden she neither
walk or move and I have
two kids come on top floor.

What you think of it I do not
want her to know that I notify
to you please. Thank you

Yours Truly
Mrs Roland B. Key

Harry W. Marr, Chief of the Fire Department

December 17, 1956

Warren McDonald, Inspector of Buildings

Deficient means of egress in apartment house at 18 Atlantic St.

It appears that the apartment on the third floor and the rear apartment on second floor of this 4-apartment house at 18 Atlantic St., has only one means of egress. As I understand Section 4a(3) of the Safety Ordinance, under your jurisdiction, such a condition would only be allowed in a lodging house of a limited number of persons--not an apartment house. This building has an automatic fire alarm system.

This condition was set up under a building permit and certificate of occupancy issued under the Building Code under a peculiar set of circumstances. When this building was converted from a dwelling house to an apartment house, the revision of Building Code of 1946 had been in effect a very short time, and this owner took advantage of a clause which allowed, even in apartment houses, only one means of egress from second and third floors if the occupancy was very limited as to number of persons, and if the building was equipped with an automatic fire alarm. The certificate of occupancy was issued without prejudice to any action under the Safety Ordinance.

Sometime later this allowance in the Building Code was amended so that it agrees very closely with a similar clause in the Safety Ordinance, and no longer allows any apartment house to have only one means of egress.

This memo is so that you might be advised of the situation, and perhaps issue orders under the Safety Ordinance after inspection.

WMCD/B

Inspector of Buildings

2 B

(A) APARTMENT HOUSE ZONE

APPLICATION FOR PERMIT



Class of Building or Type of Structure Third Class

Portland, Maine, July 17, 1947

Supersedes applica. 7/3/46

PERMIT ISSUED
NO. 01687
JUL 17 1947

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

Location 18 Atlantic Street Within Fire Limits? Yes Dist. No. 3
Owner's name and address Mrs. Durward Lewis, 13 Atlantic Street Telephone 4-1893
Lessee's name and address Telephone
Contractor's name and address Napoleon Dupuis, 151 Franklin Street Telephone 4-4804
Architect Specifications Plans Yes No of sheets 4
Proposed use of building Tenement No. families 4
Last use Dwelling No. families
Material frame No. stories 3 Heat Style of roof Roofing
Other buildings on same lot
Estimated cost \$ 775.00 see \$ 50 add.

General Description of New Work

To make alterations and improvement in accordance with Building Inspector's letter of July 16, 1947, taken cooperatively with four blue prints by Albert R. Farrington, architect and to change the use of the building from a dwelling house to apartment or 4 apartments.

Permit Issued with Letter

Appeal sustained 8/19/46

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 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
Girders Size Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor, 2nd, 3rd, roof
On centers: 1st floor, 2nd, 3rd, roof
Maximum span: 1st floor, 2nd, 3rd, roof
If one story building with masonry walls, thickness of walls? height?

If a Garage

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

APPROVED:

Miscellaneous
Will work require disturbing of any tree on a public street?
Will there be in charge of the above work a person who has observed that the State and City requirements pertaining observed? Yes

Mrs. Durward Lewis

Signature of owner By: Napoleon Dupuis

INSPECTION COPY

Memorandum from Department of Building Inspection, Portland, Maine

13 Atlantic Street--Installation of automatic fire detection and alarm system for Mrs. Burward Lewis by E. F. Douglas Company--3/25/47

To Owner & Installer:

This fire alarm system is being installed in a dwelling house which has been converted unlawfully to an apartment house, and the fire alarm system is required to compensate for the defect that there is only one stairway from the third floor, a situation which requires that the detection part of the system be provided in all rooms in the building whether finished or unfinished as well as in the entire basement or cellar and sub-cellar, if any, public and stair halls, all closets off halls or under stairs and hazardous rooms and attached garages, if any.

While the owner has applied for a building permit to legalize this change of use and to provide improvements for safety and fire protection required by the Building Code for the apartment house use, this department has never been able to issue this latter permit because sufficient information has never been supplied to show compliance with the Building Code for the apartment house use.

This permit for the automatic fire alarm system, therefore, is issued without prejudice to the issuance of the building permit for change of use of the building, and without accepting responsibility in any way on the part of the City for other conditions which obtain in the building which do not comply with Building Code requirements for safety.

WRM/s

CC: Mrs. Burward Lewis
13 Atlantic Street

(Signed) Warren McDonald
Inspector of Buildings



(A) APARTMENT HOUSE ZONE
APPLICATION FOR PERMIT

Class of Building or Type of Structure Installation

Portland, Maine March 13, 1947

0046
MAR 25 1947

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.
The undersigned hereby applies for a permit to ~~construct~~ 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 18 Atlantic Street Within Fire Limits? yes Dist. No. 3
 Owner's name and address Mrs. Durward Lewis, 13 Atlantic Street Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address E. S. Boulos Co., 52 Free Street Telephone 2-3707
 Architect _____ Specifications _____ Plans no No. of sheets _____
 Proposed use of building Tenement No. families _____
 Last use _____ " _____ No. families _____
 Material frame No. stories 2 1/2 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ _____ Fee \$ 1.00

General Description of New Work

To install standard fire ~~alarm~~ detection and alarm system, the detection part of the system to cover:
 Entire basement or cellar and sub-cellar, if any, public and stair halls, all closets off halls or under stairs, and all rooms finished or unfinished including hazardous rooms and attached garages.
 Thermostats will be Protectowire, manufactured by The Protectowire Co., and the lines of fire detecting wire will be so disposed throughout the protected areas that they will be not more than 15 feet apart nor more than "16" from any wall or partition extending to the ceiling.
 Alarm gongs will be distinctive in tone from other similar devices in the building and will be provided in such strength of signal, number and locations as to undoubtedly arouse and warn all persons for whose protection they are intended.
 Permit Issued with Memo

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED NOTIFICATION BEFORE LATHING OR CLOSING-IN 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.

Details of New Work

Is any plumbing work 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 _____
 Girders _____ Size _____ Columns under girders _____ Size _____ Max. or 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? _____

ROVED:

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. Durward Lewis
 E. S. Boulos Co.
 Permit Issued with Memo

Signature of owner by: J. F. Boulos

ACTION COPY



(A) APARTMENT HOUSE ZONE
APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, July 2, 1946

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 18 Atlantic Street 13 Within Fire Limits? Yes Dist. No. 1
 Owner's name and address Mrs. Estelle J. Lewis, 22 Atlantic Street Telephone 4-1803
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Singer and Brand, Graym Maine Telephone _____
 Architect _____ Specifications _____ Plans yes No. of sheets 4
 Proposed use of building Tenement No. families 5
 Last use Swelling No. families 1
 Material Frame No. stories 3 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ 705.00 Fee \$ 1.00

General Description of New Work

to Change Use of building from 1 family dwelling house to 5 family tenement house and to construct outside fire escape as per plan.

*Superseded.
see permit
47/11687*

Appeal sustained 8/19/46

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? _____ 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 _____
 Girders _____ Size _____ Columns under girders _____ Size _____ Max. on center: _____
 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

APPROVED:

Signature of owner Dorward H. Lewis Jr.

INSPECTION COPY



APARTMENT HOUSE ZONE
APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, March 15, 1946

To the INSPECTOR OF BUILDINGS, PORTLAND, ME. New plans 4/10/46

The undersigned hereby applies for a permit to ~~erect~~ alter ~~existing~~ ~~work~~ all 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 18 Atlantic Street Within Fire Limits? Yes Dist. No. 3
Owner's name and address Lee H. Jones, 9 Hill Street Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address _____ Telephone _____
Architect Albert Farrington Specifications _____ Plans Yes No. of sheets 4
Proposed use of building Tenement No. families 5
Last use Dwelling No. families 1
Material Frame No. stories 3 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ _____ Fee \$.50

General Description of New Work

To Change Use of building from 1 family dwelling house to tenement house for 5 families as per plans.

*Bought by Mrs. Estelle J. Bennis
13 Atlantic St*

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? _____ 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 _____
Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
If one-story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

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

APPROVED:

Miscellaneous

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

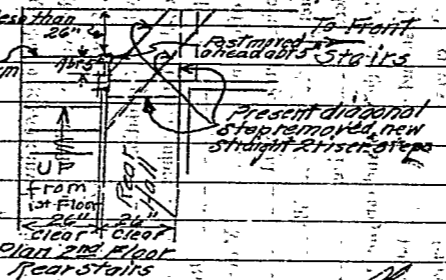
Winifred Jones
Lee H. Jones

INSPECTION COPY

Signature of owner, By: Arthur B. Moody
28 Lincoln St

Permit No. 47/1687
 Location 18 Atlantic St.
 Owner Edward Lewis
 Date of permit 7/7/47
 Notif. closing-in 9/4/47
 Inspn. closing-in 10/11/47
 Final Notif. 5-5-49
 Final Inspn. 5-6-49
 Cert. of Occupancy issued 5/21/49

ready for chimney but 2 rather than 3
 double system installed riser on new steps
 has got the chimney wiring not less than
 around this enclosure steps
 advised her against false platform
 closing in until wiring one riser
 checked by Mr. Gordon &
 came back after plastering
 to heavy door.



under all this not been
 covered as is required see
 letter July 16, 47 re
 5/1/48. Review called but
 with closing enclosure
 completed and would like
 inspector called this morn-
 ing and would appreciate
 following to be done.

NOTES

9/1/47. Went to see & follow
 enclosure. Ok.
 9/1/47. Went to see enclosure
 with Mr. Gordon. He see
 electrician and then see
 what we can work out.
 Ok.
 10/13/47. Mrs. Lewis called for
 inspection, not ready.
 Agreed necessity of covering
 side of stairs if the side
 left open. Told her stair-
 way to be completely cut
 off from first floor. Went
 and it check Mr. Gordon
 later. Ok.
 10/15/47. Mrs. Lewis called another
 insps. Stairway is now

told her in need of lights
 on time switch or hallway
 side of 2nd floor stairs.
 10/17/47. Time switch required
 and to be provided second
 floor stairs to be straightened.
 Ok.
 11/12/47. Di Biasi ³⁻¹⁰²³ now doing
 this work. Called regarding
 straightening, second
 floor. To make a pre-
 plan would cut
 into steel ceiling
 first floor. Stair
 decided to raise

11/14/47. Stair work done
 except balusters and
 short section of hand-
 rail from show pilot
 for the lead to existing
 rail, back stairs. Ok.
 11/20/47. Fire alarm
 wiring has not been
 changed since cellar
 stairs (under part)
 straightened for closing
 in. Ok.
 12/4/47. Went over
 covering door frame
 for cellar enclosure
 with Mr. Gordon. This
 will be ready
 for closing in and
 plastering. Floor

floor must be covered
 at bottom, stair side.
 Floor under all to
 be cemented. Ok.
 8/30/48. Talked with Mrs.
 Holland, from Bowles Co.
 said alarm negotiation
 has been run. The cover
 about under cellar
 stairs. If not satisfactory
 upon inspect, call them
 back. Ok.
 5/16/49. Work included under
 under 5-11-48 completed.
 has been completed. Ok.

COPY



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

Issued to Mrs. Durward Lewis

Date of Issue May 21, 1949

This is to certify that the building, premises, or part thereof, indicated below, and ~~was~~ altered—changed as to use at 18 Atlantic Street under Building Permit No. 47/1687, 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

Limiting Conditions:

This certificate supersedes
certificate issued

APPROVED OCCUPANCY

4-family Apartment House
First Floor, one family
Second Floor, two families
Third Floor, one family

.....
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.

AP 18 Atlantic Street-1

July 16, 1947

Mrs. Durward Lewis
13 Atlantic Street
Mr. Napoleon Dupuis
151 Franklin Street

Subject: Building permit for alterations to and
change of use of the dwelling house at 13 At-
lantic Street to make there 4 apartments

Dear Madam & Sir:

The owner having given a reasonable estimate of the total cost of the work and having paid building permit fee assigned to that cost, and the Municipal Officers having granted an appeal relating to height from floor to ceiling at third floor level, the permit for alterations, including the new bathroom on third floor applied for by Mr. Dupuis, and for change of use to 4-family apartment house is issued to owner, herewith, subject to the following:

1. After negotiations over a long period, during which the owner has been unable to supply plans which show compliance with Building Code requirements for an apartment house, the permit is issued based in a general way on the architect's plans of four sets (2 filed here on April 16, 1946, and 2 on August 14, 1946). The owner must bear in mind that features in this list are requirements of law, are detailed in this list to help her get the entire proposition cleared up, and that the building may not be used lawfully as an apartment house until these improvements have been made, and certificate of occupancy issued from this department.

2. Electric lights are required in all halls and stairs, adequate in size, number and location to illuminate for safe egress, all on owner's meter and controlled by an automatic time switch capable of turning lights on at sunset each night and off at sunrise the next morning. If certain of these halls are so dark that lights must be on in daytime, such lights can be kept burning at all times, and the balance can be controlled by the automatic time switch.

3. The unusual and hazardous arrangement of three steps at top of rear stairs from first to second floor is to be altered and made safe as shown on architect's plan of second floor.

4. All stairs in the building including cellar stairs and new short steps referred to in preceding paragraph are to have a handrail, full length, on at least one side, if not already so equipped.

5. Ceiling under adjusted steps indicated above is to be plastered on non-burnable lath, if it is found necessary to disturb present ceiling at this point.

6. Fire-resistive enclosure is to be built around cellar stairs as shown on architect's cellar plan.

7. A new bathroom is to be partitioned off on third floor but location is not shown on plan, and, therefore, is not known. Question of venting the bathroom is determined by Plumbing Inspector in Health Department.

8. The part of the cellar under the oil is to be covered with a sound concrete floor, or if preferred, a satisfactory impervious and permanently solid asphalt floor.

Lewis, Duquis — 2

July 16, 1947

9. No thorough examination has been made of the structural supports of the building in the cellar, the need for firestops, cleanouts in chimneys, etc., but it is believed that permanent repairs are needed to the supports of open side piazza. All of these conditions will be checked over by inspector at time of "closing-in" inspection and all improvements necessary will have to be made. It would be well for contractor to foresee these needs and have the improvements, if any needed, all completed at time of this inspection.

10. Before any of partitions or any other work is covered from view and when wiring and pipes to be concealed have been inspected and approved by electrical and plumbing inspectors, contractor is required to notify this office of readiness for inspection and none of the work is to be covered in any way until our green tag has been left at the job.

11. When all features controlled by the Building Code have been completed, this office is to be notified of readiness for final inspection. Use of the building as an apartment house of four apartments is not lawful until the certificate of occupancy has been issued. The certificate of occupancy, when issued, will have to be without prejudice as to application of so-called "Safety" Ordinance and the State Law to the matter of second means of egress from third floor.

Very truly yours,

Inspector of Buildings

WHCD/S

Gray, Maine
November 7, 1946

Mr. Warren McDonald
Inspector of Buildings
Room 21, City Hall
Portland 3, Maine

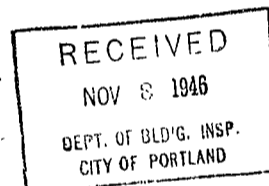
File AP 18 Atlantic Street- I

Dear sir:

In regards to your letter of November 4, 1946.
I had planned to do the job for Mrs. Lewis as soon as
she notified me that she has a permit for the same.
To date I have not heard from her either by phone or
letter.

Very truly yours,

S. J. Rand
Mr. Scott J. Rand
Gray, Maine



SJR/S

AP 18 Atlantic Street-I

11/15/46/M

X/ETH
/ESS
/RMT
/AATS
/PH
/DJ
/HD
/BS

November 4, 1946.

Singer & Sand
Gray, Maine

Subject: Alterations in the building at 18 Atlantic
Street to make of the building a lawful apartment
house

Gentlemen:

Mr. Rand was in the office quite a few weeks ago relating to the above job, and went out intending to try to help Mrs. Lewis, the owner, to work out the complications of two different arrangements of fire alarm system with the idea that she would probably accept the alternative of leaving out the outside wooden fire escape altogether and equipping the building with automatic fire alarm with detection system in the cellar, public and stair halls and in every room of the building whether the room is finished or unfinished.

I have had a number of telephone conversations with Mrs. Lewis since, and she finally told me that the Boulos Electric Company were to install the fire alarm system on the basis of covering every room with the detection system, thus allowing the omission of the outside stairway altogether.

This office has had some information also from Mr. Boulos, and fearing that the entire proposition was not understood by the company which would install the system, and especially not understood by Mrs. Lewis, I wrote my letter of October 12, relating to the fire alarm jointly to Boulos Electric Company and Mrs. Lewis, giving you a copy of it.

Other complications have arisen as regards the affairs of the owner, and I have heard not a word from Mr. Rand as to your relationship to the job. As the matter stands now, the apartment house is being used unlawfully as an apartment house and without certain safety features required by law. It is my duty to see that this unlawful and unsafe condition does not continue indefinitely. So that I may make up my mind what my duty is in the matter at the present time, will you be kind enough to use the enclosed stamped envelope and tell me if you are still interested in the matter or what your relationship to the job now is.

Very truly yours,

Inspector of Buildings

WMeD/S

Encl: Self-addressed and stamped envelope

18 Atlantic Street-1

ATH
ESS
RMT
AJS
PH
VJ
ED
ES

October 10, 1946

Boulos Electric Company
52 Free Street
Mrs. Estelle Lewis
13 Atlantic Street

Subject: Proposed installation of automatic fire alarm
in building to be used as apartment house at 18
Atlantic Street

Dear Madam & Gentlemen:

I have received Boulos's message over the phone today about installation of the automatic fire alarm at the above location, and I am writing this letter so that there may be no misunderstanding as to what type of system is required and how much of the building is to be covered with the detection system.

Mrs. Lewis has told me over the phone that she intends to avail herself of the allowance in the Building Code of providing a standard automatic detection and alarm system in such a way that only one stairway or means of egress will be required from the third floor level. Please note that under such circumstances where the fire alarm is to compensate for the omission of an otherwise required means of egress, the detection system is required to cover the cellar, all stair and public halls and every room, finished or unfinished. Thus this entire building would have to be covered by the detection system. The message from Mr. Boulos merely says that they were to install a system to give the alarm on the third floor. The detection system could not only have to cover all parts of the building as indicated above but the alarm gongs would have to be located and in sufficient number as to undoubtedly arouse and warn all persons for whose protection they are intended. Obviously alarm gong would be required in second floor halls and more than one if necessary to arouse all persons on that floor, but probably on first floor too.

The Building Code also provides that such distance shall be designed and details provided according to the latest authoritative methods of engineering practice. The principal authority for such designs is the Underwriters Laboratories Inc. of Chicago, therefore, it is required that the "thermostats" or detection stations or systems be of a type listed as approved by Underwriters Laboratories Inc. and that they be installed in locations and with such spacing as to meet the specifications of the Underwriters Laboratories for the particular system involved.

The Building Code provides that the alarm devices shall be sounded automatically by electricity from storage or dry batteries or by means equivalent thereto in reliability of performance, and that the system shall be so arranged and equipped as to permit testing at frequent intervals. The systems put in thus far have been actuated by dry batteries and it is necessary to have a central control box to contain and protect the batteries and the testing button or device.

That there may be no misunderstandings and delays about this matter, it seems best that the Boulos Company secure prints of the architect's plans and indicate all essential features of the system on the prints of the various levels, including precise location of thermostats, of alarm gongs and the size of gongs, of the control box and any other features that may be intended--these prints to be filed here for checking against requirements so that sufficient material may be secured and the system be completed and not find that some features of it do not comply with the requirements.

Boulos Electric Company
Mrs. Estelle Lewis ----- 2

October 10, 1946

We have the listing cards of the Underwriters Laboratories for all sorts of devices like those, and Mr. Boulos may examine them, if he has no copy relating to his particular system, merely by calling at the office and asking our clerks for the particular r/involved. These cards contain the specifications as to spacing of the thermostats.

Very truly yours,

Inspector of Buildings

MMcD/S

CC: Singer & Rand
Gray, Maine

MH
ESS
RMT
X AJS
PH
LJ
HD
BS

27 Atlantic Street

8/27/18

August 27, 1918

Mrs. Estelle J. Lewis
15 Atlantic St
c/o Albert R. Farrington
273 North Street

Case Madam & Sirs

No doubt Mrs Lewis is aware that the Board of Municipal Officers have sustained her appeal relating to the headroom of third floor apartment, but I have attempted to check the two revised prints which Mr. Farrington has filed here as an answer to my letter of July 16, and find that he has ignored completely some of the items and others have been added in such a manner as to be in non-compliance with the Building Code or in such a way as to appear impracticable or unaccomplishable.

Though I have spoken to Mrs. Lewis several times about the estimated cost of work which is obviously far below the total cost of all the work involved, and called that matter to her attention in a postscript of my letter, she has done nothing about it, although she admits it is too low. She furthermore says that the contractors given in the specification--Singer & Sand of Gray--are employed to build only the outside stairway and have given her the estimated cost only of that structure, which represents only a part of the total cost.

Letters have been written in some number and length, and when I tried to get the matter straightened out with Mrs. Lewis on August 26, she was only able to say that she didn't know why Mr. Farrington didn't fix the plans and thought that he would.

The only alternative which I have is to proceed against Mrs. Lewis as ordered as provided by law for violation of the Building Code. That procedure would be attempted in Municipal Court. I am willing to make one more effort to get the matter straightened out without such proceedings, but if plans and specifications sufficiently complete to show compliance with the Building Code and a practical manner of doing the work are not in my hands together with a reasonable estimated cost of the total job including plumbing, plumbing fixtures, electric wiring and electrical fixtures and all other built-in equipment, not later than September 3, I shall proceed as directed for violation of the law without further notice.

With reference to the item numbers in my letter of July 16, I find the following:

- 1. No electric lights shown in public halls of first story.
- 2. Height of opening afforded by opening bottom sash or window in second story leading to piazza roof not indicated. Size of new door or casement sash from third floor bedroom to fire escape landing not shown. It is very doubtful if a door as wide as its feet can be provided in the kitchen to upper landing of fire escape between the side of the kitchen and the window and still make a workable and satisfactory job. It would have to be a casement sash sayway as a regular door would not be allowed so narrow as two feet.

Mrs. Estelle J. Lewis

Dr. Albert R. Farrington

August 7, 1946

4. The situation as to whether or not there is a stair under the front stairs from first to second floor is not shown.

5. Architect ignored the matter of inaccessibility of toilet facilities for third floor apartment as stated on my check list of April 3, and he has ignored it again, though Mrs. Lewis says that she plans a new bathroom on the third floor. I find that Mr. Farrington has shown the water closet formerly located in a small enclosure in the third floor kitchen to be replaced with enclosure, but this toilet room would have no vent as required by the health regulations and would not be satisfactory. There seems to be plenty of room for a third floor bathroom in the large hall between stairs and living room.

6. Little improvement has been shown in the method of supporting the third floor landing and the upper run of stairs of the proposed outside stairway, and if the contractor is going to try to attempt to frame the stairway and landings in this way, I shall have to talk to him in detail and see how he proposes to carry out the unusual instructions contained in the plan. Even so I think the owner will have trouble with the proposition of cutting in the deck to provide access to the fire escape from the third floor bedroom. Architect has ignored my notes about the condition of the foundation of the present piazza at first story level and shows the new posts to support the construction above still supported upon the roof without any indication of continuity of posts or that the new posts will get sufficient bearing. There can be no doubt that alterations and substantial ones will have to be made in the first story piazza in order to make this new structure in any way adequate, and new foundations will have to be provided not only beneath the new posts above but to serve the present piazza as well, the present foundations being entirely inadequate.

6(3). Rise and tread of proposed outside stairs not shown in figures. Those above piazza roof scale considerably less than the least allowable width of tread—nine inches.

6(4). Besides showing adequate supports of foundation for the stairway and for the existing porch, it is necessary to indicate the framing of the roof of the piazza as being strong enough to support the lower end of the upper run of outside stairway or to be strengthened so that it will support the stairs.

6(5). Architect apparently does not agree with my remarks about extending the former window so as to avoid making a depression in the roof where access is to be provided from bedroom on third floor to upper landing of outside stairway. That is a matter for the owner to decide, but I predict, if the depression or pocket is provided in the roof, leaks and difficult maintenance will ensue.

6(7). Architect has ignored my note about the requirement of a concrete floor or equivalent in the cellar under the rear part of the wall, merely adding the note "cellar under will be finished". The concrete or equivalent surface is required in this part of the cellar and no permit can be issued until the owner has agreed to it.

Very truly yours,

Inspector of Buildings

WCD/P

CC: Singer & Rand
Gray, Maine

18 Atlantic Street-1

BS
ATH
VSS
RMT
PH
AJS
HL
DJ

July 29, 1946

Mrs. Estelle S. Loggins
18 Atlantic Street
Portland 3, Maine

Subject: Application for building permit to cover alterations and improvements in the dwelling house at 18 Atlantic Street to make there an Apartment House with five apartments

Dear Madam:

With reference to your building at 18 Atlantic Street and to my letter of July 28, the Building Code provides that in order to satisfy the requirements with only one means of egress (present inside stairway) from third floor that the required automatic fire detection and alarm system shall have the detection part of the system covering all of the cellar and all finished rooms above the cellar.

I am sending you this information so that you may proceed with all dispatch to get under way your proposals for the automatic fire alarm to be provided in lieu of the outside fire escape.

Very truly yours,

Inspector Buildings

W McD/L

CC: Mr. Albert H. Farrington
178 Dartmouth Street
Portland 3, Maine

ATH
VSS
RMT
PH
AJS
HL
DJ
BS

18 Atlantic Street-T

Jul- 26, 1946

Mrs. Estelle J. Lewis
18 Atlantic Street
Portland 3, Maine

Subject: Application for building permit to cover alterations and improvements in the dwelling house at 18 Atlantic Street to make there an apartment house with five apartments.

Dear Madam:

Referring to my letter of July 16--paragraph 3--with relation to outside fire escape and automatic fire alarm, Chief Sanborn of the Fire Department told me that he is willing to approve the proposition without the outside fire escape if a standard automatic fire detection and alarm system is provided as stipulated by the Building Code. Thus, that question is settled and you can eliminate the construction of the outside stairway if you so desire.

This clears the uncertainties so that you can go ahead with your appeal under the Building Code seeking a variance from the Board of Municipal Officers to the end that you may be allowed to continue the third floor with a headroom of only 6' and 10" instead of 7' 6" as required by the terms of the Code.

On this basis I am enclosing an outline of the appeal procedure.

You should proceed at once to have your architect revise the plans to show all deficiencies in my letter of July 16 except the matter relating to the outside stairway. As soon as that is done, you should file a fresh set of prints with the application for the permit. Also, you should decide what type of automatic fire alarm you will have installed, procure an extra set of prints from your architect, have the installer of the fire alarm mark up these prints with all essential details of the detection and alarm system, including location of all detection stations, location and size of alarm gongs and the location of control box, also the source of electric current to operate the system. These marked-up prints then to be left here for checking.

If you proceed with filing your appeal promptly, it is likely that you can secure hearing on it on Friday, August 3.

Very truly yours,

Inspector of Buildings

J.M.D/S

CC: Mr. Albert R. Farrington
178 Lartmouth Street

W. Mayo Payson
Corporation Counsel

Encl: Outline of appeal procedure

AP 18 Atlantic Street-I

July 16, 1946

Mrs. Estelle J. Lewis
18 Atlantic Street
Mr. Albert R. Farrington
178 Dartmouth Street

subject: Application for building permit to cover alterations and improvements in the dwelling house at 18 Atlantic Street to make there an apartment house with five apartments.

Dear Madam & Sir:

Though I am told that both of you have a copy of my check list of April 4, when the building was owned by Mrs. Winnifred L. Jones, nothing apparently has been done about the shortage of height from floor to ceiling on third floor, the actual height varying from six feet 10 inches to seven feet two inches while the Building Code--Section 303d5.1--requires that this minimum height be seven feet six inches. At the time of that check list, I also explained to the former owner and his agent that they had appeal rights to the Board of Municipal Officers seeking a variance from the precise terms of the Building Code. Mrs. Lewis as the new owner has the same rights of appeal, and must either give up providing a separate apartment on the third floor or using the third floor for living quarters or else secure special right to continue the sub-standard condition as to ceiling height. An outline of the appeal procedure is enclosed.

In the meantime certain revisions should be made in the plans to show compliance with the ordinance in other particulars, as follows:

1. Show electric lights in public halls of first story. There is considerable doubt if there will be artificial light enough for means of egress in the public hall at the foot of stairs from second to third floor. We are willing to go along without any light there but after the job is finished if one appears necessary it will have to be provided. It would be better to provide it now--all of these lights to be on the owner's meter and controlled by the automatic time switch indicated on the plans. Section 303e3 of Building Code.

2. With reference to Section 302g1 make it clear that the window intended as a part of emergency means of egress from living room or rear apartment second floor to piazza roof will open by lifting the lower sash so as to afford an opening no less than 28 inches high in the clear; also with reference to Section 302g1 that the sill of this window will be no more than 18 inches above the piazza roof which serves as a landing of the fire escape and that the sill under the window from third floor bedroom will not be more than 18 inches above the new "deck" to be cut into the present roof; also that this walkway formed by this deck will be wide enough so that it will project no less than nine inches on either side beyond this window jamb.

3. Your attention is again called to recent amendment of the Building Code relating to means of egress of dwelling houses converted to tenement houses as contained in Section 303j1(e)(2) whereby if a given situation meets certain specifications, only one stairway or means of egress is allowable if a standard automatic fire alarm system is provided. Either of you can look over a copy of this amendment at this office at any time and determine whether or not you can come within it and provide the standard automatic fire alarm in place of the proposed outside stairway. I am not advocating this but you are entitled to know about it in view of the structural questions raised later about the fire escape and in view of the fact that perhaps the installation and

Mrs. Estelle J. Lewis
Mr. Albert R. Farrington

July 16, 1946

maintenance of the standard automatic fire alarm would cost less than the construction and maintenance of the outside stairway.

4. Show clearly on the plan whether the space under the front stairs from first to second floor is open or completely sealed up or whether there is a closet under it. No closet is permitted and if one exists show it to be permanently closed up by removing the door and building in permanent construction in the doorway. Section 212a5.5

5. Architect has ignored item number 10 of my former check list. It is my belief that the wash bowl and water closet evidently intended for the use of the occupants of the third floor apartment is not reasonably accessible to them, and these facilities will have to be provided in a more readily accessible location for those tenants, and the location must be shown on the plan with suitable ventilation of the new toilet room.

6. Structural.

(1) I explained to the architect two or three months ago that I could not issue a permit based on the arrangement shown for supporting the third floor landing and platform and the upper end of the stairs of the new outside wooden fire escape. Even if the general scheme is all right complete details must be shown so that the contractor will know precisely what to do. It appears from the plan that the 4x8 intended to run across from main house to all to support this construction work would meet both parts of the building right at the eaves or cornice. The statement "lag screw" to corner post under one end of the 4x8 and that "bolt through 4x6 spliced between studs at the other end of the 4x8" is entirely too indefinite and gives no assurance at all of a satisfactory job especially since both bolts would run through a bevel at the end of the 4x8, there is no doubt a simpler and entirely practical way of supporting this upper landing and stairs, and the architect will have to determine it and show it on the plans.

(2) Judging from the elevation of the outside stairway that certain posts are intended down to the roof of the existing piazza and that the foot of the upper run of stairs will rest upon this roof, but no size of the posts is given and no detail to show how a landing is to be provided at the foot of the upper run of stairs so that a person using the stairs will not have to step upon the sloping roof which is not allowable, nor is it shown in what way the intermediate run of stairs from the piazza roof level downward is to be supported against the piazza. Examination shows that this piazza is supported upon wooden posts which apparently have no masonry foundations beneath them, one of them at least being rotten at the bottom. If the new outside stairs or landing is to be supported in any way on the piazza, these posts will have to be made sound and supported upon masonry piers extending no less than six inches above the surface of the ground and no less than four feet below it, piers to be no less than eight inches at the surface of the ground and no less than 10 inches by 16 inches at the bottom of the pier, and the posts anchored to the piers by means of metal dowels or equivalent—all of this information to be shown clearly on the plans.

(3) Show the rise and tread of the new outside stairway in figures.

(4) Section 508a3.8 of the Building Code has been amended since my check list of April 4, so that the concrete piers are not required to extend more than six inches above the surface of the ground.

(5) The arrangement which the architect intends to form a depression of the present roof outside of the small dormer window to serve as exit from bedroom on third floor is not shown as to the framing of it to guide the carpenter. It is my belief that this depression will form a pocket to catch snow and rain and be very hard to maintain both as a walkway and a roof. It appears far better to make over the dormer window extending it outward to such a point that no depression will be necessary.

Mrs. Estelle J. Lewis
Mr. Albert R. Farrington

July 18, 1946

(6) It might as well be understood now that no building permit will be issued covering this outside stairway and the landings and various supports reasonable and usual details are shown on the plan so that the carpenter won't have to work out his own plan of support.

(7) While no attempt has been made to make a fair examination of the building, it was noted that there is not an adequate cellar floor in that part of the cellar under the oil. With reference to Section 10312 of the Building Code this floor will have to be made of concrete surface or equivalent.

7. Responsibility. It seems best to state for the record that this building was unlawfully converted from a dwelling house to an apartment house without a building permit and without a certificate of occupancy from this department by a former owner some time in the 1930's. The present owner was fully aware of this situation when she purchased the property. We have not been successful in getting a plan which showed compliance with the Building Code for changing the building to an apartment house. Until we do no building permit can be issued. In the meantime the owner must take full responsibility and liability, financially and in every other way for maintaining this apartment house without compliance with the law for safety and fire protection. The fact that the owner has applied for a building permit affords no relief for the reason that compliance with the Building Code requirements as required by Section 106b of the Building Code has not been shown with the application for the permit and therefore under these sections the permit cannot be issued.

Very truly yours,

Inspector of Buildings

WMD/L

CC: Mrs. Lewis to be given to her contractors

P.S. An extra copy of this letter is being sent to Mrs. Lewis, so that she may give it to her contractors that they may fully understand the situation. Also I note that the estimated cost has been given as \$150. The outside stairway and platforms, the enclosure of the stairs, the cellar and other changes cannot be done for anything like that figure. The estimated cost is required to include everything, all labor and material, all plumbing fixtures and piping, all wiring and electric fixtures and everything built into the building whether the material or equipment is on hand or in the possession of the owner or whether labor and material are donated—all to be at reasonable market prices.

*James
6/7/46*

May 25, 1946
9 Hill Street
Portland, Maine

Mr. Warren McDonsld
Inspector of Buildings
Portland, Maine

Dear Mr. McDonsld,

Please be advised that I have sold and conveyed the property at 18 Alantic Street to Mrs. Estelle J. Lewis. I have turned over to her the plans which I received for the necessary remodeling of the property as drawn by Mr. Albert Ferring-ton and which I understand was approved by you.

It was my understanding that Mrs. Lewis intends to make the necessary repairs and had contacted you. There is no further information that I can give you.

Thanking you for your curtesy to me in the matter,

I remain

Very Truely Yours,

Lu H. Jones

RECEIVED
JUN 7 1946
DEPT. OF BLD'G. INSP.
CITY OF PORTLAND

AP 13 Atlantic Street

6/12/M

~~APH~~
~~ESS~~
~~RMT~~
~~FH~~
~~AJS~~
X BS
~~HL~~

May 24, 1946

Mr. Lee H. Jones
9 Hill Street
Portland, Maine

Subject: Application for building permit
to cover change of use of the building
at 13 Atlantic Street from a one family
dwelling to a five family apartment house.

Dear Sir:

Please let me have an answer to my letter of April 24, as we are unable to clear up the matter of this application in the name of Mrs. Jones until we have direct word from you or from her.

I understand that Mrs. Estelle J. Lewis has purchased the building, and from her that you have talked with her about the plans, but we need direct word from you or Mrs. Jones as to what disposal to make of this application for the building permit.

Very truly yours,

Inspector of Buildings

WMOB/L

CC: Mrs. Estelle J. Lewis
13 Atlantic Street

Mr. Arthur B. Moody
28 Lincoln Street

AP 18 Atlantic Street-I

5/10/46/M

APR
ESS
RMT
PH
LJS
HL
BS

April 24, 1946

Mr. Lee H. Jones
9 Hill Street
Portland, Maine

Subject: Application for building permit to cover
change of use of the building at 18 Atlantic
Street from one-family dwelling house to five
family apartment house

Dear Sir:

Following my check list as to compliance with the Building Code of the proposed changes in the above building, of April 4, I have learned that you have sold the property.

Kindly advise promptly in writing what you now wish to have done with the application for the building permit filed with a set of blueprints by Arthur B. Moody as agent for yourself and Mrs. Jones.

With reference to my letter of February 15, 1946, concerning the unlawful change of use of this building, the fact that Mrs. Jones has now sold the property to others seems to relieve her and yourself of any charge of maintaining the apartment house unlawfully, but it still appears true that you are responsible for making the change from the dwelling house to the apartment house which of itself is in violation of the Building Code.

Very truly yours,

Inspector of Buildings

WMO/D/S

CC: Mr. Arthur B. Moody
28 Lincoln Street

Mrs. Estelle J. Lewis
13 Atlantic Street

Dear Madam:

We have had several telephone conversations about this building which it appears you now own. Irrespective of who is the owner, the Building Code requires that the building either be converted back to the single family dwelling house which it was or else be brought without delay to the standards of the Building Code (Sec. 203 and 212) for such an apartment house.

In the meantime we cannot take any responsibility for the safety of the occupants of the building and you must bear the full responsibility for the fact that the apartment house is being maintained and operated without the improvements as to safety and fire protection required by the Building Code. We cannot act on the application

Mrs. Estelle J. Lewis ----- 2

April 24, 1946 .

by the former owner, and it is now necessary, if you intend to bring the building up to the standards for an apartment house, to apply for and submit plans of your own for these changes and improvements and for the change of use from the dwelling house to the apartment house.

Whatever arrangement you can make with the former owner toward ^{ap}portioning the cost of these improvements is a matter between you and the former owner.

Very truly yours,

Inspector of Buildings

WMcD/S

OFFICE OF BUILDING INSPECTION

Check List of Compliance with Building Code and Zoning Ordinance Requirements

April 4, 1946

Job Location 18 Atlantic Street Owner Mrs. Winnifred L. Jones
 Contractor Not Given Architect Albert R. Farrington

Building permit is NOT PROBABLE because compliance with law is NOT SHOWN ON APPLICATION. References at left are to sections of Building Code where applicable. If plan maker disagrees with statements below, he should seek a conference by phone or in person at this office. If he agrees, plans and application should be corrected accordingly.

1. Sec. 203c5.1 Amended Sec. also 203j-(d)(1). Height of heads of third floor windows above the floor not shown. Height of ceiling above floor, third floor, shown as seven feet and six inches--seven inches six inches required minimum (see letter to owner and agent about Building Code appeal rights).
2. Sec. 203c5.5. Are there any glass panels in the exterior doors first story center hall and front hall? If so, show size on plan.
3. Sec. 212d. Where are located the cooking facilities or kitchenette for the front apartment on second floor and the third floor apartment?
4. Sec. 205c3. Show locations of electric lights in public and stair halls and indicate and provide these lights to be on the meter of the owner and controlled by automatic time switch on the basis of the switch being set so that the lights will be turned on automatically at sunrise each night and turned off automatically at sunrise the next morning.
5. Sec. 212el.2(a). If fire were travelling existing stairs and were to reach the third floor before discovery, occupants of living room and bedroom of third floor apartment could not reach the new outside stairway. If feasible, it would be satisfactory to relocate or adjust in some manner the new outside stairway so that this defect would not exist, or as per amended Section 203j1(e). A standard automatic fire detection and alarm system (See amended Section 302k--architect can secure copy of these amendments at this office without charge) could be used to compensate for this defect in means of egress.
6. Sec. 212eb.3. Show rise and tread of existing stairways in figures.
7. Sec. 212eb.5. Does any closet under the front stairs first story? If so, it is required to be eliminated.
8. Sec. 203f1. Under side of new stair arrangement second floor, if exposed in first story, required to be plastered on non-burnable lath.
9. Sec. 203f2, also 302aSchedule A and 302c4. Specify on plans that plaster on both sides of cellar stair enclosed partitions to be on perforated Gypsum lath, specify framing of these partitions, also that 3-inch wide strips of metal lath are to be applied over the joints of the perforated Gypsum lath on the soffit or under side of the stairway enclosure. Specify that the fire door is to be a standard fire resistant door (see Section 202c4 for the specifications) and specify liquid door closer on the fire door.
10. Sec. 203g1. Occupants of third floor apartment do not have water closet reasonably accessible.
11. In general, concrete piers under outside stairway not specified large enough at the bottom of the piers, (see Section 306c3.9). (2) Show 4x6 posts to be anchored to the piers by metal dowels or equivalent. (3) The method of supporting third floor landing of outside stairway is sort of a cantilever effect over a 4x8 bolted in some manner to the frame of the existing building does not appear adequate--at least if it is, complete details should be shown as to how the connector is to bolt the 4x8 to the frame of both old and main building--also show framing of outside stairway landings. Method shown of support-

April 4, 1946

The outside stairway landing not above the first story piazza level is not adequate, it appearing that an additional post or pier is needed. The highest landing of outside stairway to project at least nine inches beyond third floor kitchen window jamb (in figures so carpenter will not go wrong). (4) This is written without examination of the building as to condition of the chimneys, structural conditions as to supports of the building in the cellar or otherwise, condition of cellar floor, as to whether or not there is undue dampness in the cellar, whether firestops are all in place, safety of smoke pipe location, etc. Architect or contractor should go all over these matters and make sure that they are in order before notice is given for closing-in inspection, so there may be no delay of the work at that time. (5) It is to be borne in mind that this building is being ^{used} unlawfully as an apartment house, having been converted from a dwelling house since 1926 without having first secured the required building permit or the certificate of occupancy from this department. Obviously the owner must bear the responsibility for substandard conditions until such time as he has the certificate of occupancy in his possession. The building permit when issued will not give him the right to use the building as an apartment house. Only the certificate of occupancy which is to be issued after final inspection shows everything in order gives the legal right to the new use.

Inspector of Buildings

RECEIVED

Delivered to Robert K. Martinson
478 South Street

Mr. Mrs. Clifford L. Jones
8 Hill Street

Mr. Arthur B. Henny
20 Lincoln Street