

34-46 GRAY STREET

SHAW-WALKER

Felt cut # 920H - Hat cut # 9202R - Thin cut # 9203R - Fifth cut # 9205R

FRANK M. ROBERTS, JR.
COMMISSIONER

HAROLD E. TRAHEY
DEPUTY COMMISSIONER

ALWAYS PREVENT FIRE ALL WAYS



STATE OF MAINE

Insurance Department

DIVISION OF STATE FIRE PREVENTION
AUGUSTA, MAINE 04330

February 20, 1968

CHARLES F. ROGAN,
DIRECTOR

HARRY E. ROLLINS
ASSISTANT DIRECTOR

St. Dominic's Parish
163 Randolph Street
Portland, Maine

Dear Reverend Father:

Re: St. Dominic's School - Gray Street

A recent inspection of your property by a Supervising State Fire Inspector 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:

1. Clear storage from under basement stairs.
2. Enclose stairs, basement to first floor, by making doors 1/2 hour fire resistant and installing door closer.
3. Door between church and school to be made one hour fire resistant and to have automatic door closer.
4. Discontinue the use of plastic barrels for waste materials. Metal barrels with covers to be used.
5. Extend sprinkler system to enclosed stairway, first to second floor.
6. Install handrails to fire escape steps, second floor room 10.
7. Enclose all transoms with 1/2 hour fire resistant materials.
8. Provide second means of egress from students' dining room on second floor.
9. Remove classroom doors where they obstruct hallways.
10. Provide electric outlet for P.V. set in room 10 if this room is to be used and discontinue use of extension cord as power supply from room 13.
11. Enclose scuttle in room 110.
12. Provide manual fire alarm system with pull stations at principal exits and audible sounding devices on each floor.
13. Provide emergency lights for all corridors and enclosed stairways if building is to be used at night.
14. Hold frequent fire drills where all rooms participate.

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

By direction of the Insurance Commissioner

Charles F. Rogan
Director

WER:cay

cc: Chief Joseph Grano
Portland Building Inspector
Rt. Rev. Mgr. Vincent A. Tatarczuk
Mr. Paul Riley



R6 RESIDENCE ZONE
APPLICATION FOR PERMIT

Class of Building or Type of Structure Installation
Portland, Maine, August 3, 1961

PERMIT ISSUED
00986
AUG 9 1961
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 12 Gray Street Within Fire Limits? Dist. No.
Owner's name and address Roman Catholic Bishop of Portland Telephone
Lessee's name and address 305 Congress St. Telephone
Contractor's name and address Grinnell Co., 501 Fore St. Telephone
Architect Specifications Plans 193 No. of sheets 1
Proposed use of building School No. families
Last use " No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated cost \$

General Description of New Work

Fee \$ 2.00
Add. fee pl. 3.00
8-9-61 \$ 5.00 total

To install dry sprinkler system as per plan

Sent to Fire Dept. 8/3/61
Rec'd from Fire Dept. 8/9/61

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 Grinnell Co.

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
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
Size Girder Columns under girders Size Max. on centers
Kind and thickness of outside sheathing of exterior walls?
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:

012-8/8/61-agg

Chief of Fire Dept.

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
Roman Catholic Bishop of Portland
Grinnell Co.

Signature of owner By: E. Grinnell

INSPECTION COPY

9-18-6 - Completed

Permit No. 611906
Location 433 Hwy 41.
Owner Primo Cultural Group of Kentucky
Date of permit 8/9/61
Notif. closing-in _____
Inspn. closing-in _____
Final Notif. _____
Final Inspn. _____
Cert. of Occupancy issued _____
Sinking Out Notice _____
Form Check Notice _____

773139 1504 734.021

BP 48/920 Amdt. #1
(St. Dominic's School,
42 Gray Street)

Oliver T. Sanborn
Chief of the Fire Department
Warren McDonald, Insptr. of Bldgs.

November 18, 1948

Change in fire escape for St. Dominic's School at 42 Gray Street

You will recollect that a fire escape was ordered on St. Dominic's School, a building permit was applied for to erect it calling for a counterbalanced lower stairway which normally is not allowable in such a situation under the Building Code. However the Building Code provides that where the number of occupants in an existing building is not materially increased, any type of means of egress approved by the Chief of the Fire Department shall be acceptable.

You approved the permit covering the counterbalanced stairway, but those in charge of the building have become concerned about the safety of the counterbalanced stairway due to the fact that it would be used by children who are not very heavy and therefore a considerable number of them would get on the movable portion before it would start to descend—they are fearing a catastrophe.

The fire escape manufacturer, to meet their desire, proposes to remove much of the counterweight or counterbalance from the movable portion so that it will immediately start descending when the fire escape is put into use. To make such an arrangement practical, however, so that the counterbalanced portion would not descend under the weight of ice and snow, the manufacturer has devised a latch or lock, as shown on the new plan, attached, with the idea that children coming down the last fixed run of fire escape will push a bar as they descend which will unlock the counterbalanced section so that it will start going down.

This seems to me highly theoretical as to what will be safest for the children, and it seems obvious that the surest would be to carry the fire escape straight down to the ground and take whatever inconvenience and difficulties might accrue.

If you are able to approve, will you so indicate on the amendment form, attached.

Inspector of Buildings

WMCD/G

Attachment: Plan and application for amendment to permit.

Memorandum from Department of Building Inspection, Portland, Maine

42 Gray Street—Amendment to building permit to cover change in fire escape
for St. Dominic's School by McQuier & Jones Company—11/20/18

Chief Sanborn of the Fire Department has approved this change, providing a sort of latch for the counterbalanced section of the fire escape so that the movable section will operate all right when the counterweights are lessened, but makes this statement that his approval is given to the change on the basis:

"It should be the duty of one of the teachers to go down the fire escape first."

WMD/G

CC: Principal of St. Dominic's School
42 Gray Street

F. W. Cunningham & Sons
181 State Street

(Signed) Warren McDonald
Inspector of Buildings



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 1
Portland, Maine, November 16, 1948

PERMIT ISSUED

NOV 20 1948

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 48/920 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location 42 Gray Street Within Fire Limits? yes Dist. No. 1
Owner's name and address St. Domenic's School, 42 Gray Street Telephone _____
Lessee's name and address Roman Catholic Bishop, 517 Congress Street Telephone _____
Contractor's name and address Legquier & Jones Co., 33 Pearl Street Telephone 5-3471
Architect _____ Plans filed yes No. of sheets 1
Proposed use of building School No. families _____
Last use _____ No. families _____
Increased cost of work _____ Additional fee 25

Description of Proposed Work

To change counter-balanced stairway as shown on plan.

Permit Issued with Memo

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 _____
Framing lumber—Kind _____ Dressed or full size? _____
Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____

Approved:

Oliver J. Dubow
Inspector of Buildings

INSPECTION COPY

St. Domenic's School
Legquier & Jones Co.

Signature of Owner by: C. J. Wagner

Approved: 11/20/48 WMS

Inspector of Buildings

AP 12 Gray Street-I

June 9, 1943

F. W. Cunningham & Sons
181 State Street
Portland 3, Maine

Subject: Permit for erection of
fire escape on westerly side
of St. Dominic's School at
12 Gray Street

Gentlemen:

The permit for the above work is issued herewith subject
to the following:

Where the door openings are to be cut through the unused
chimney at second and third floor levels, it is understood that
proper lintels are to be provided for the openings in the in-
side and outer walls of the chimney and that the chimney flue
is to be properly closed off at floor and ceiling levels of the
opening in each case.

Very truly yours,

Inspector of Buildings

AJS/S

CC: Roman Catholic Bishop
317 Congress Street

Regquier & Jones Company
33 Pearl Street

INTER-OFFICE CORRESPONDENCE

CITY OF PORTLAND, MAINE

BUILDING INSPECTOR

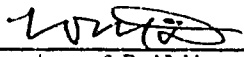
June 3, 1948

To: Oliver T. Sanborn, Chief
of the Fire Department

From: Warren McDonald
Inspector of Buildings

Subject: Fire Escape on St. Dominics Parochial School at 42
Gray Street

Presumably this fire escape is being provided on orders from your department. While the Building Code specifies that fire escapes on school buildings shall extend full width to the ground, the plans filed with this application indicate a counter-balanced stairway. However, the Code also provides that in an existing building not substantially increased as to number of occupants any arrangement of means of egress approved by the Board of Fire Engineers is allowable. Will you approve the fire escape with the counter-balanced stairway on this existing school building?


Inspector of Buildings

AJS/S

*this memo not
with approved
and
mm 6/9/48*

June 3, 1943

To: Oliver T. Sanborn, Chief
of the Fire Department

From: Warren McDonald
Inspector of Buildings

Subject: Fire Escape on St. Dominics Parochial School at 42
Gray Street

Presumably this fire escape is being provided on orders from your department. While the Building Code specifies that fire escapes on school buildings shall extend full width to the ground, the plans filed with this application indicate a counter-balanced stairway. However, the Code also provides that in an existing building no substantially increased as to number of occupants any arrangement of means of egress approved by the Board of Fire Engineers is allowable. Will you approve the fire escape with the counter-balanced stairway on this existing school building?

Inspector of Buildings

WJS/S



(A) APARTMENT HOUSE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class

Portland, Maine, May 18, 1948

PERMIT ISSUED

JUN 09 1948

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair or demolish 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 42 Gray Street Within Fire Limits? yes Dist. No. 1
Owner's name and address St. Dominic's School, 42 Gray Street Telephone _____
Lessee's name and address Roman Catholic Bishop, 317 Congress Street Telephone _____
Contractor's name and address F. W. Cunningham & Sons, 181 State Street Telephone 2-0246
Architect _____ Specifications _____ Plans yes No. of sheets 1
Proposed use of building School No. families _____
Last use _____ No. families _____
Material brick No. stories 3 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ 1000. Fee \$ 2.00

General Description of New Work

To erect metal fire escape third floor to ground, as per plan.

PERMIT ISSUED WITH LETTER
CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED

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

Details of New Work

Sent to Fire Dept. 6/3/48
By Fire Dept. 6/7/48

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:

Wm. T. Sullivan
CITY OF PORTLAND

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

Roman Catholic Bishop
F. W. Cunningham & Sons

Signature of owner

By:

Robert J. Sullivan

ON COPY

NOTES

6/9/48 - Approved with
counter-balanced
sourcing on school
leaves for trip
approved and no
insurance of occupants
to take place - as
per Sect. 212 e 14
M.M.

Permit No. 46/920
Location 428 Hwy St.
Owner H. W. Daniels Architect
Date of permit 6/10/48
Notif. closing-in None given
Inspn. closing-in
Final Notif.
Final Inspn. 11/13/49 SCA
Cert. of Occupancy issued 12/1/49

11/18/46: I found myself
 having to pay a bill about
 charge. I remember I remember the
 received and counter balance
 section just mentioned. I have
 advised them that such a charge
 would have to be refunded
 by the Air Force by date and I
 would be

September 13, 1932

F. W. Cunningham & Sons
181 State Street
Portland, Maine

ATTENTION: Mr. Fallona

Gentlemen:

Referring to proposed plans for remodelling the second story of St. Dominic's School to make classrooms for girls in the existing second story assembly hall, the plans fall short of the Building Code requirements for schools in several particulars in which it is likely that the cost of making the building comply with the Building Code would be prohibitive if not altogether impossible. It is my understanding, however, that the remodelling of this school is for the purpose of providing school capacity to take the place of that now existing in St. Dominic's Parochial School located on the same property at 42 Gray Street, and that as soon as this proposed work is completed, the existing St. Dominic's Parochial School will be demolished. Since such a plan if carried through would mean such a substantial improvement in conditions under which the children are now attending school in St. Dominic's Parochial School, it appears likely that this department would be justified in accepting the proposed plans, even though deficient in these certain particulars, as a definite improvement of existing conditions.

These deficiencies are as follows:

The amount of area available for playground space is much ^{smaller} than the area required. (This doubtless can be remedied when St. Dominic's Parochial School is eliminated and demolished.) Two windows in the west side of Classroom #15 are less than the distance of 30' from the westerly property line; the areas of window glass in the several proposed classrooms are deficient a sizeable amount; the areas of window glass in all of the basement rooms are far inadequate according to the Building Code standards.

There are several other matters of which I am not certain as to what is proposed, or which are shown in the plans contrary to the Ordinance, but which may be corrected without undue difficulty:

The Building Code requires that the pupils meeting in Rooms 9, 11, 13, and 15 shall face the east or toward State Street, while the pupils meeting in Rooms 10, 12, 14 and 16 should face the west or toward Winter Street.

Aisles should be established as required in Section 192 of the Building Code.

Only one means of egress from the boy's basement is shown on the plans. Two will be required. Doubtless a double door may be provided in a partition between the boy's

F. W. Cunningham & Sons--2

September 13, 1932

basement and the girl's basement to be used only in case of emergency. Such doors should swing towards the girl's basement and should have an exit sign over the doors with the letters of the sign no less than four inches in height. Such doors should also have anti-panic hardware. If not already so equipped, all stair treads in the building should be provided with non-slipping material such as rubber or lead mats, and all stairs should be equipped with hand rails on both sides. If there are any closets existing underneath stairs, they should be eliminated.

If not already provided, standard chemical fire extinguishers will be required, one to every 2000 square feet of floor area above the basement, and a private fire alarm as indicated in Section 203 of the Building Code, will be required. The entire basement is required to have a ceiling consisting of metal lath and plaster. I am not aware of the number of pupils to be accommodated after the building has been remodelled, but the toilet facilities according to the Building Code standards will accommodate 500 pupils, presumably divided about equally between boys and girls.

The Building Code also requires that the heating and ventilating systems shall be provided as called for by the rules of the Commissioner of Education of the State of Maine. In view of the deficiency of window areas, especially in the basement, it appears that extra provision should be made for ventilation facilities.

I have not fully checked the structural work in the building, but it appears that the 2x8 joists under the easterly partitions on both sides of the building do not figure strong enough and that something should be done to carry the added weight of these partitions.

Very truly yours,

Inspector of Buildings.

WE/HC



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

Application for Permit for Alterations, etc.

To the
INSPECTOR OF BUILDINGS:

Portland, July 26, 1920 191

The undersigned applies for a permit to alter the following-described building:—

Location 40 Gray St. Ward, 5 in fire-limits? Yes
Name of Owner or Lessee, Catholic Bishop of Portland Address 507 Congress St.
" Contractor, F. W. Cunningham & Sons " 430 Congress St.
" Architect, " "

Descrip-
tion of
Present
Bldg.

Material of Building is Brick Style of Roof, Fitch Material of Roofing Slate
Size of Building is 90 ft feet long; 75 ft feet wide. No. of Stories, 1
Cellar Wall is constructed of stone is inches wide on bottom and batters to inches on top.
Underpinning is Brick is inches thick; is feet in height.
Height of Building, 50 ft Wall, if Brick; 1st, 2d, 3d, 4th, 5th
What was Building last used for? Church No. of Families?
What will Building now be used for? Church

DETAIL OF PROPOSED WORK

Pointing up brick work and removing pinnacles to comply with the
building ordinance

Estimated Cost \$ 1,000

IF EXTENDED ON ANY SIDE

Size of Extension, No. of feet long? ; No. of feet wide? ; No. of feet high above sidewalk?
No. of Stories high? ; Style of Roof? ; Material of Roofing?
Of what material will the Extension be built? Foundation?
If of Brick, what will be the thickness of External Walls? inches; and Party Walls inches.
How will the extension be occupied? How connected with Main Building?

WHEN MOVED, RAISED OR BUILT UPON

No. of Stories in height when Moved, Raised, or Built upon? Proposed Foundations
No. of feet high from level of ground to highest part of Roof to be?
How many feet will the External Walls be increased in height? Party Walls

IF ANY PORTION OF THE EXTERNAL OR PARTY WALLS ARE REMOVED

Will an opening be made in the Party or External Walls? in Story.
Size of the opening? How protected?
How will the remaining portion of the wall be supported?

Signature of Owner or
Authorized Representative

Address

Thomas P. Hallaro

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK

40 Gray St.
34

FINAL REPORT

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

Law been violated?.....Doc. No.of 191.....

Nature of violation?.....

PERMIT GRANTED

July 26, 1920 191

Permit filled out by

Permit number

Location 40 Gray St.

Violation removed, when?.....191.....

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

Inspector of Buildings.

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK



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

Application for Permit for Alterations, etc.

To the
INSPECTOR OF BUILDINGS:

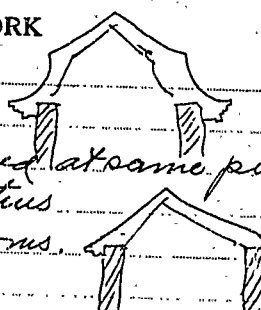
Portland, May 6 1915

The undersigned applies for a permit to alter the following-described building: —
Location, St. Dominick's School 44 Gay St. Ward, Six In fire-limits? No
Name of Owner or Lessee, R. C. Bishop of Portland Address, Portland
" Contractor, F. M. Cunningham & Sons " " " Architect, " " "

Descrip- Material of Building is Brick Style of Roof, Gambrel Material of Roofing, slate
tion of Size of Building is 100 feet long; 4.5 feet wide. No. of Stories, three
Present Cellar Wall is constructed of stone is 22 inches wide on bottom and batters to 1.5 inches on top.
Bldg. Underpinning is Brick is 12 inches thick; is 2'-6" feet in height.
Height of Building, 30' Wall, if Brick; 1st, 12" 2d, 12" 3d, 12" 4th, 5th
What was Building last used for? School No. of Families? 3
Building to be occupied for School Estimated Cost, \$ 3M

DETAIL OF PROPOSED WORK

Present Roof shaped like this:
Walls to be carried up and roof continued at same pitch
as top of present roof out to walls, thus
Third floor divided into four school rooms.



IF EXTENDED ON ANY SIDE

Size of Extension, No. of feet long? _____; No. of feet wide? _____; No. of feet high above sidewalk? _____
No. of Stories high? _____; Style of Roof? _____; Material of Roofing? _____
Of what material will the Extension be built? _____ Foundation? _____
If of Brick, what will be the thickness of External Walls? _____ inches; and Party Walls _____ inches.
How will the Extension be occupied? _____ How connected with Main Building? _____

WHEN MOVED, RAISED OR BUILT UPON

No. of Stories in height when Moved, Raised or Built upon? _____ Proposed Foundations? _____
No. of feet high from level of ground to highest part of Roof to be? _____
How many feet will the External Walls be increased in height? _____ Party Walls _____

IF ANY PORTION OF THE EXTERNAL OR PARTY WALLS ARE REMOVED

Will an opening be made in the Party or External Walls? _____ in _____ Story.
Size of the opening? _____ How protected? _____
How will the remaining portion of the wall be supported? _____

Signature of Owner or
Authorized Representative

R. C. Bishop of Portland
F. M. Cunningham & Sons
Portland, Me.

Address

34-46 ✓
44 Gray St.

FINAL REPORT

191

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

Law been violated? _____ Doc. No. _____ of 191

Nature of violation? _____

PERMIT GRANTED

May 7 1915

Permit filled out by _____

Permit number _____

Location 44 Gray St.

Violation removed, when? _____ 191

Estimated cost of alterations etc., \$ _____

Inspector of Buildings.

PERMIT # 001573

CITY OF Portland

BUILDING PERMIT APPLICATION

MAP #

LOT#

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

Owner: Mercy Hospital - 879-3574 (Marc Remy)

Address: 144 State St., Portland, ME 04101

LOCATION OF CONSTRUCTION 42 Gray St.

CONTRACTOR: same

SUBCONTRACTORS:

Est. Construction Cost: \$10,000.00

Type of Use: Nursing Student Training

Building Dimensions L W Sq. Ft. # Stories Lot Size

Is Proposed Use: Seasonal

Conversion - Explain: 1st Floor with interior renovations

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE

Residential Buildings Only:

of Dwelling Units # of New Dwelling Units

Foundation:

1. Type of Soil:

2. Set Backs - Front Side(s)

3. Footings Size:

4. Foundation Size:

5. Other:

Floor:

1. Sills Size:

2. Girder Size:

3. Lally Column Spacing:

4. Joist Size:

5. Bridging Type:

6. Floor Sheathing Type:

7. Other Material:

Exterior Walls:

1. Studding Size:

2. No. windows:

3. No. Doors:

4. Header Sizes:

5. Bracing:

6. Corner Posts Size:

7. Insulation Type:

Spacing

No.

Size

Size

Size

Size

Size

Size

Interior Walls:

1. Studding Size:

2. Header Sizes:

3. Wall Covering Type:

4. Fire Wall if required:

5. Other Materials:

Spacing

Span(s)

White-Tax Assessor

Yellow-GPCOG

For Official Use Only

Date: November 21, 1988

Inside Fire Limits:

Blade Code:

Permit Limit:

Estimated Cost: \$10,000.00

Value/Structure:

Fee: \$70.00

Subdivision: Yes / No

Name:

Block:

Permit Expiration:

Ownership:

Public:

Private:

PERMIT ISSUED

1. Ceiling Joist Size:

2. Ceiling Strapping Size:

3. Type Ceiling:

4. Insulation Type:

5. Ceiling Height:

6. Truss or Rafter Size:

7. Sheathing Type:

8. Roof Covering Type:

9. Other:

Chimneys:

Type:

Number of Fire Places:

Heating:

Type of Heat:

Electrical:

Service Entrance Size:

Smoke Detector Required:

Plumbing:

1. Approval of soil test if required:

2. No. of Toilets or Showers:

3. No. of Lavatories:

4. No. of Other Fixtures:

Swimming Pools:

1. Type:

2. Pool Size:

3. Must conform to National Electrical Code and State Law.

Zone:

District: RE

Required Setbacks: Front Back Side Side

Review Required:

Signature of Applicant: Jayce M. Rinaldi

Signature of CEO: (5) MZ

Inspection Dates: White Tag - CEO

Yellow-GPCOG

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APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date Nov 21 1988
Receipt and Permit number 29791

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 Code, or the National Electrical Code and the following specifications:

LOCATION OF WORK: MERCY HOSPITAL 42 Gray St.

OWNER'S NAME: St. Dominic's Parish ADDRESS: 66 Danforth St.

	FEES
OUTLETS: Receptacles <u>12</u> Switches <u>8</u> Pl g mold <u> </u> ft. TOTAL <u>20</u>	3.00
FIXTURES: (number of) Incandescent <u> </u> Fluorescent <u> </u> (not strip) TOTAL <u> </u> Strip Fluorescent <u> </u> ft. <u> </u>	
SERVICES: Overhead <u>XX</u> Underground <u> </u> Temporary <u> </u> TOTAL amperes <u>200</u>	3.00
METERS: (number of) <u>1</u>	.50
MOTORS: (number of) Fractional <u> </u> 1 HP or over <u> </u>	
RESIDENTIAL HEATING: Oil or Gas (number of units) <u> </u> Electric (number of rooms) <u> </u>	
COMMERCIAL OR INDUSTRIAL HEATING: Oil or Gas (by a main boiler) <u> </u> Oil or Gas (by separate units) <u> </u> Electric Under 20 kws <u> </u> Over 20 kws <u> </u>	
APPLIANCES: (number of) Ranges <u> </u> Water Heaters <u> </u> Cook Tops <u> </u> Disposals <u> </u> Wall Ovens <u> </u> Dishwashers <u> </u> Dryers <u> </u> Compactors <u> </u> Fans <u> </u> Others (denote) <u> </u> TOTAL <u> </u>	
MISCELLANEOUS: (number of) Branch Panels <u>1</u>	1.00
Transformers <u> </u>	
Air Conditioners Central Unit <u> </u> Separate Units (windows) <u> </u>	
Signs 20 sq. ft. and under <u> </u> Over 20 sq. ft. <u> </u>	
Swimming Pools Above Ground <u> </u> In Ground <u> </u>	
Fire/Burglar Alarms Residential <u> </u> Commercial <u> </u>	
Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under <u> </u> over 30 amps <u> </u>	
Circus, Fairs, etc. <u> </u>	
Alterations to wires <u> </u>	
Repairs after fire <u> </u>	
Emergency Lights, battery <u> </u>	
Emergency Generators <u> </u>	

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

TOTAL AMOUNT DUE: 7.50

INSPECTION:

Will be ready on 19 ; or Will Call XX

CONTRACTOR'S NAME: Mercy Hospital

ADDRESS: 42 Gray St.

TEL.:

MASTER LICENSE NO.: 02358

LIMITED LICENSE NO.:

SIGNATURE OF CONTRACTOR: [Signature]

INSPECTOR'S COPY — WHITE

OFFICE COPY — CANARY

CONTRACTOR'S COPY — GREEN

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9-10-10

11-10-1964

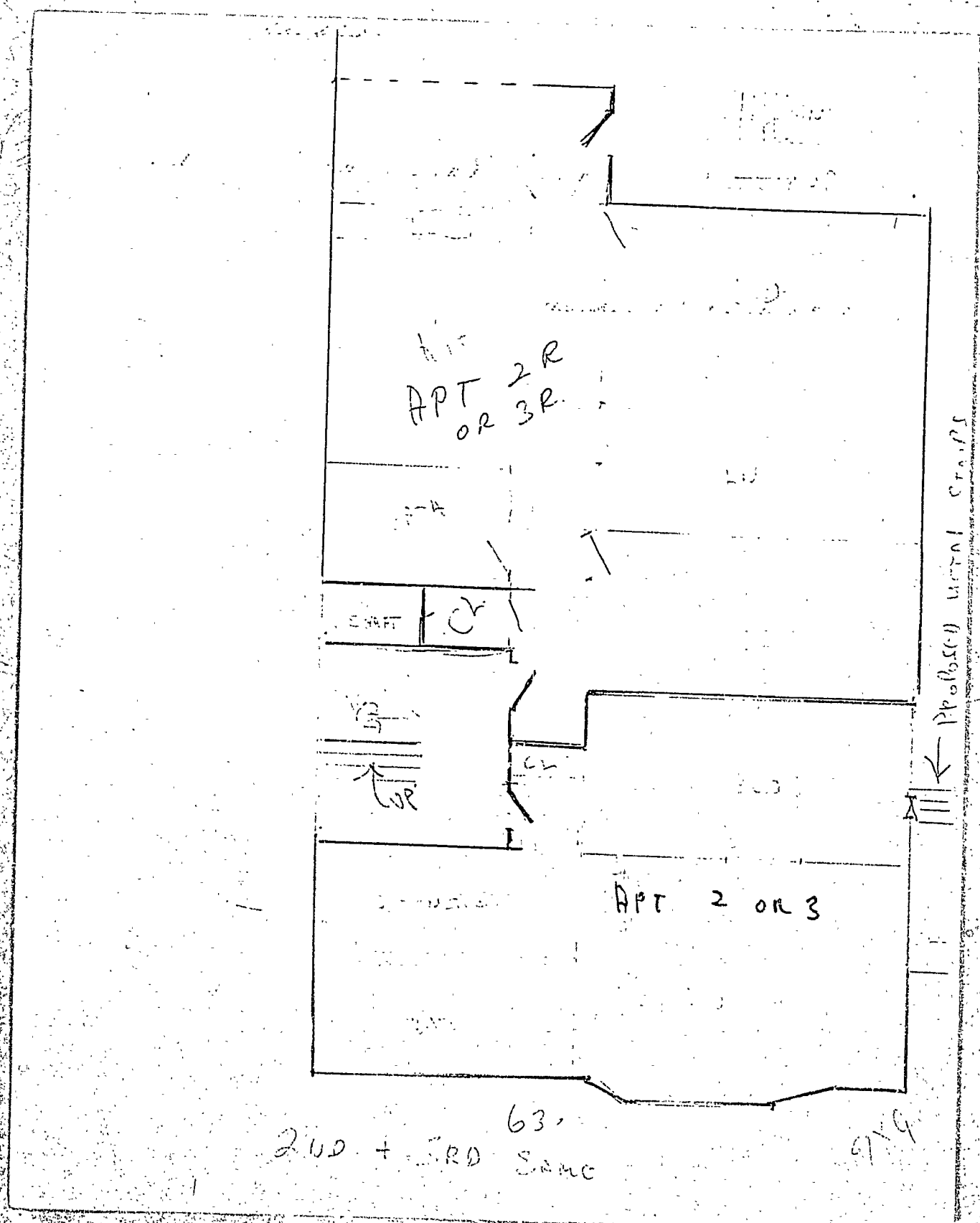
8-11-70 by [signature]

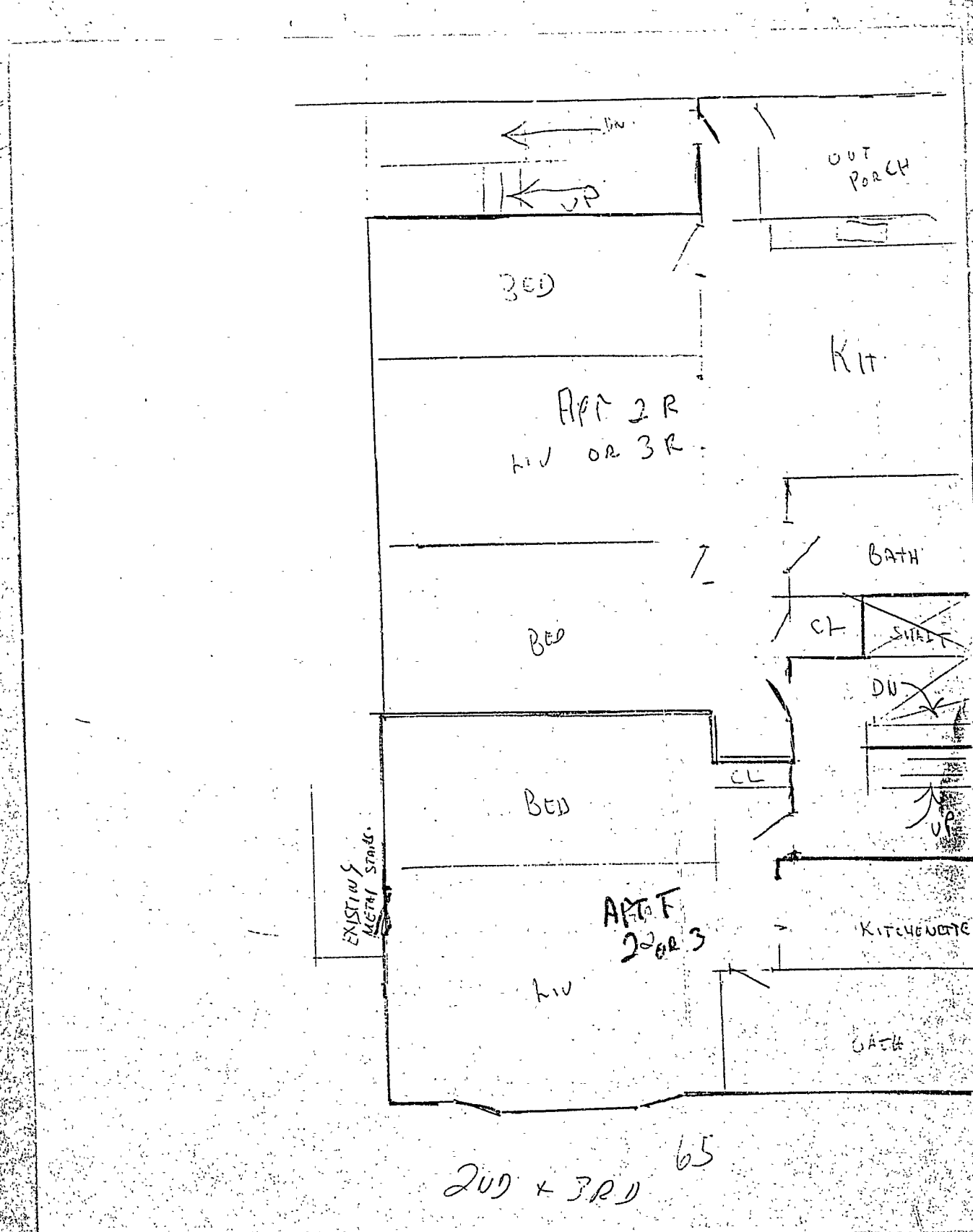
INSTRUCTIONS: 1/20/10 / Continued

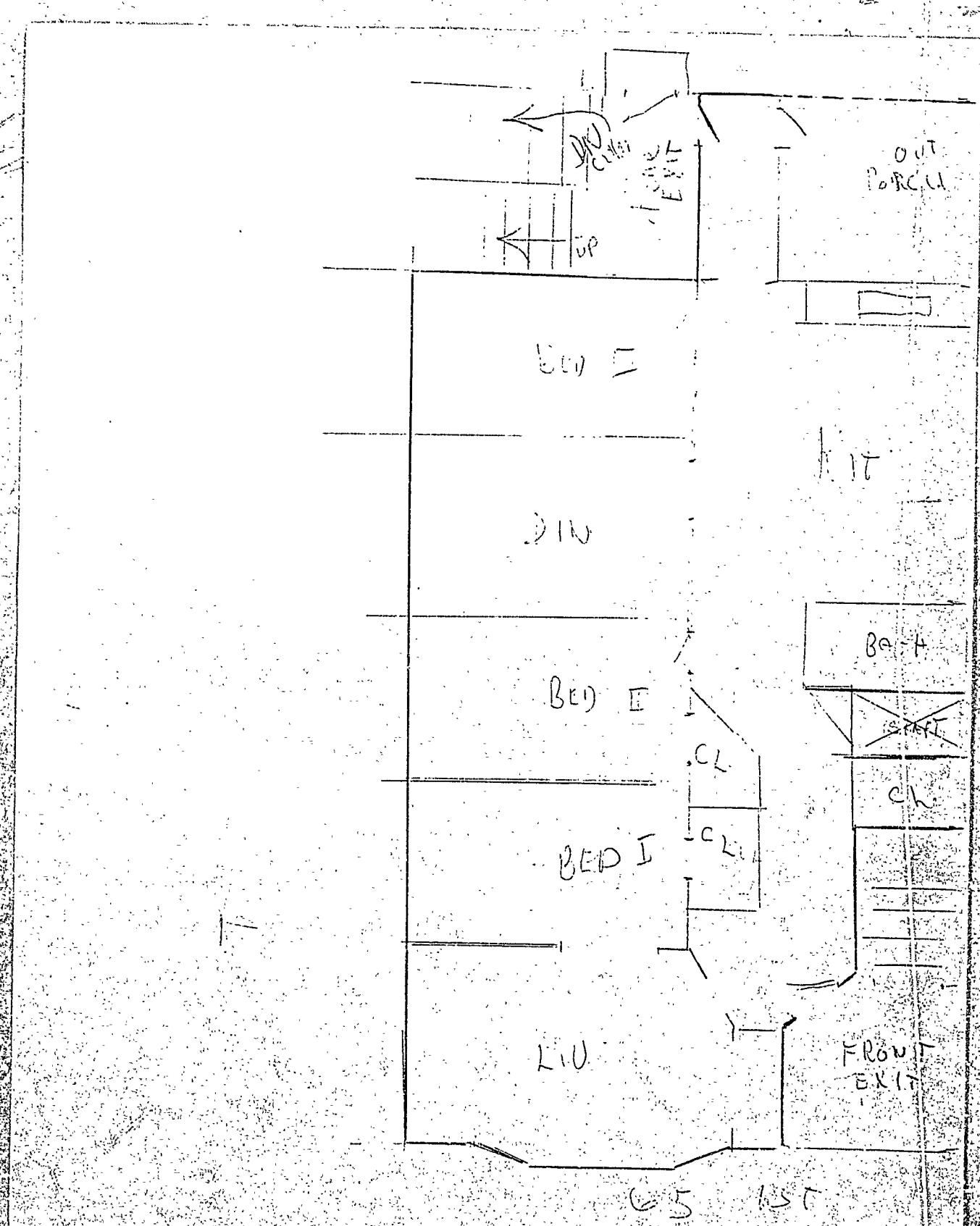
REMARKS:

CODE
COMPLIANCE
COMPLETED
DATE 2/6/89

DATE 2/6/89







CITY OF PORTLAND, MAINE

DEPARTMENT OF BUILDING INSPECTION

Record of Inquiry

Verbal in person
By telephone

Date 9/14/52

Location 48 Gray Street

Made by E. H. Cunningham & Sons, 181 State Street

Inquiry-1 About proposed plans for remodeling St. Dominic's School

2

3

Answer-1 See Letter. Ref. 9/13/52

2

3

Reply by MCD.

Ward 6 Permit No. 33/1102

Location 42 Gray St.

Owner *William G. H. H. H.*

Date of permit 8/14/33

Notif. closing-in

Inspn. closing-in

Final Notif. 9/25/33

Final Inspn. 10/1/33

Per. of Occupancy issued *None*

NOTES

8/17/33 - 1st work

8/24/33 - 2nd work

8/31/33 - 3rd work

9/6/33 - 4th work

9/13/33 - 5th work

9/20/33 - 6th work

9/26/33 - 7th work

Supervisor H. H. H.

Inspector H. H. H.

Permit No. 33/1102

END

APARTMENT HOUSE ZONE
APPLICATION FOR PERMIT

ISSUED
AUG 12 1933

Class of Building or Type of Structure 2A Class

Portland, Maine, August 11, 1933

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect alter the following building structure equipment, if 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 42 Gray Street
Ward 3 Within Fire Limits? Yes Dist. No.
Owner's or lessor's name and address Roman Catholic Bishop of Portland
Telephone
Contractor's name and address R. F. Cunningham & Sons, 101 State St.
Telephone 4-1893
Architect's name and address St. Dominic's School
No. families

Proposed use of building
Other buildings on same lot
Plans filed as part of this application? Yes
No. of sheets 1
Estimated cost \$ 600.
Fee \$ 1.00

Description of Present Building to be Altered
Material brick No. stories 5 Heat
Style of roof pitch Roofing slate
No. families

General Description of New Work
To remove existing wood fire escape and
To erect metal fire escape on rear of building, third floor to ground, as shown on plan submitted

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

Details of New Work
Height average grade to top of plate
Height average grade to highest point of roof
earth or rock?

Material of foundation
Material of underpinning
Kind of roof
Rise per foot
Roof covering

No. of chimneys
Material of chimneys
Kind of heat
Type of fuel
Is gas fitting involved?

Material columns under girders
Size
Max. on centers
Joists and rafters:
1st floor, 2nd, 3rd, roof

On centers:
1st floor, 2nd, 3rd, roof
Maximum span:
1st floor, 2nd, 3rd, roof
height?

If a Garage
No. cars now accommodated on same lot
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
By E. R. Cunningham & Sons
Roman Catholic Bishop of Portland

INSPECTION COPY
APPROVED
By E. R. Cunningham & Sons
Roman Catholic Bishop of Portland





CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 775-5451

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

42 Gray Street

January 4, 1989

Mr. Thomas Gruber
Mercy Hospital
144 State Street
Portland, Maine 04102

Dear Mr. Gruber:

Please disregard my letter to you dated November 23, 1988, as you have explained this afternoon on the telephone that your Hospital intends to continue using 42 Gray Street for student nursing school purposes, under a 30-day tenancy agreement with the St. Dominic's Parish.

Renovations to the building will enable the Hospital to continue to use the building at 42 Gray Street for student nursing school purposes, with some School support activities such as x-ray instruction, and administrative uses relating to the School. It is my understanding that the Hospital has a 30-day tenancy agreement with St. Dominic's.

Sincerely,

Warren J. Turner

Warren J. Turner
Administrative Assistant

cc: P. Samuel Hoffses, Chief, Inspection Services
Merlin Leary, Code Enforcement Officer
Joseph E. Gray, Jr., Director, Planning & Urban Development
Alexander Jaegerman, Chief Planner
Charles A. Lane, Associate Corporation Counsel



CITY OF PORTLAND, MAINE

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Warren J. Turner
Administrative Assistant

cc: P. Samuel Hoffses, Chief, Inspection Services
Merlin Leary, Code Enforcement Officer
Joseph E. Gray, Jr., Director, Planning & Urban Development
Alexander Jaegeman, Chief Planner
Charles A. Lane, Associate Corporation Counsel

PERMIT # 001577 CITY OF Portland BUILDING PERMIT APPLICATION

MAP # _____ LOT# _____

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

Owner: Mercy Hosnital - 879-3574 (Marc Rony)

Address: 144 State St., Portland, ME 04101

LOCATION OF CONSTRUCTION 42 Gray St.

CONTRACTOR: same SUBCONTRACTORS: Nursing School

ADDRESS: _____

Est. Construction Cost: \$10,000.00

Type of Use: Residential Student Training

Past Use: Nursing Student Training

Building Dimensions L _____ W _____ Sq. Ft. _____ # Stories _____ Lot Size _____

Is Proposed Use: Seasonal Condominium Apartment Nursing Student Training Roof

Conversion - Explain 1st. Floor with interior renovations.

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE

Residential Buildings Only:

Of Dwelling Units _____ # Of New Dwelling Units _____

Foundation:

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

Floor:

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

Exterior Walls:

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

Interior Walls:

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

5 in le 6 1 1 9

White-Tax Assessor

Yellow-GPCOG

White Tag-CEO

© Copyright GPCOG 1987

For Official Use Only

Date November 21, 1988
 Inside Fire Limits _____
 Bldg Code _____
 Time Limit _____
 Estimated Cost \$10,000.00
 Value Structure _____
 Fee \$77.00

Subdivision: Yes / No _____
 Name _____
 Loc _____
 Block _____
 Permit Expiration: _____
 Ownership: _____
 Public _____
 Private _____

1. Ceiling Joists Size: _____
2. Ceiling Strapping Size _____ Spacing _____
3. Type Ceiling: _____
4. Insulation Type _____ Size _____
5. Ceiling Height: _____

PERMIT ISSUED

JAN 12 1989

1. Truss or Rafter Size _____ Span _____
2. Sheathing Type _____
3. Roof Covering Type _____
4. Other _____

City Of Portland

Chimneys: Type _____ Number of Fire Places _____

Heating: Type of Heat: _____

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

Plumbing: 1. Approval of soil test if required _____ 0 Year _____ No _____

2. No. of Tubs or Showers _____

3. No. of Flushes _____

4. No. of Lavatories _____

5. No. of Other Fixtures _____

Swimming Pools: 1. Type: _____

2. Pool Size: _____ x _____ Square Footage _____

3. Must conform to National Electrical Code and State Law.

Zoning: District _____ Street Frontage Req. _____ Provided _____

Required Setbacks: Front _____ Back _____ Side _____

Review Required: Zoning Board Approval: Yes _____ No _____ Date: _____

Planning Board Approval: Yes _____ No _____ Date: _____

Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____

Shore and Floodplain Mgmt. _____ Special Exception _____

Other (Explain) _____

Date Approved _____

Permit Received By Joyce M. Rinaldi

Signature of Applicant [Signature] Date 1/6/89

Signature of CEO [Signature] Date 1-11-89

Inspection Dates _____

PLOT PLAN



FEES (Breakdown From Front)
Base Fee \$ 70.00
Subdivision Fee \$
Site Plan Review Fee \$
Other Fees \$
(Explain)
Late Fee \$

Type

Inspection Record

Date

COMMENTS

2-6-89 Fair inspection has to check for C&D

[Handwritten signature]

Signature of Applicant

[Handwritten signature]

Date

1/6/89



CITY OF PORTLAND, MAINE

399 CONGRESS STREET

PORTLAND, MAINE 04101

(207) 775-5451

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
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January 4, 1989

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144 State Street
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DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

42 Gray Street

November 23, 1988

Mr. Thomas Gruber
~~Mr. Yare Remy~~
Mercy Hospital
144 State Street
Portland, Maine 04102

Dear Mr. Remy *Gruber*:

This is in reference to your application for a change of use from student training to a print shop for the building at 42 Gray Street, which is being leased from the St. Dominic's Parish in the R-6 Residence Zone. This office can not approve a change of use permit for this proposed use of the building because a change in conditional use of the building must be approved as a conditional use by the City Planning Board.

Section 14-137 (2) g. of the City Zoning Ordinance (Portland Land Use Code) states that a Hospital use is a conditional use subject to approval by the City Planning Board. In this case, an expansion of a conditional use falls within the authority of the City Planning Board and any change of use must be subject to approval by them because they are by the Zoning Ordinance to be substituted for the Board of Appeals as the reviewing authority.

This office is therefore holding up the issuance of this permit until such time as the conditional use appeal can be approved by the City Planning Board. A copy of the material which will be needed for this approval is enclosed with this letter. Please complete the necessary application and return it to this office for processing in the usual manner.

Sincerely,

Warren J. Turner
Warren J. Turner
Zoning Enforcement Inspector

Enclosure: Conditional Use Appeal forms

cc: Joseph F. Gray, Jr., Director, Planning & Urban Development
Alexander Jaegerman, Chief Planner
P. Samuel Hoffses, Chief, Inspection Services
Merlin Leary, Code Enforcement Officer
Charles A. Lane, Associate Corporation Counsel



MERCY HOSPITAL

PLANT AND ENGINEERING

PROJECT SCOPE

LOCATION: 42 GRAY STREET
DEPT: PRINT SHOP/A/V SERVICES
COST EST: \$10,000.00
START DATE: 11-28-88
FINISH DATE: 12-20-88

Permit Cost = \$75.00

SCOPE OF WORK:

Erection of two partitions, new sub flooring, two offices, case work, and replacement of sink fixtures to accommodate new dark room for A/V Services. Upgrade of existing sprinkler system.

REASON:

Nursing X-ray school,

and Nursing school support activities

tenancy

Relocation of A/V Services and ~~Print Shop~~ functions outside of hospital to accommodate space needs for departments within the hospital facility. 42 Gray street is a long term 30 day agreement w/Saint Dominic's Parrish.

CONTRACTORS:

Demolition - Mercy Hospital
Heating/Ventilation - Mercy Hospital
Construction - Mercy Hospital
Sprinkler System - High Tech. Fire Protection

Mr. Shuber reports that printing shop is being scratched and Nursing school use continued

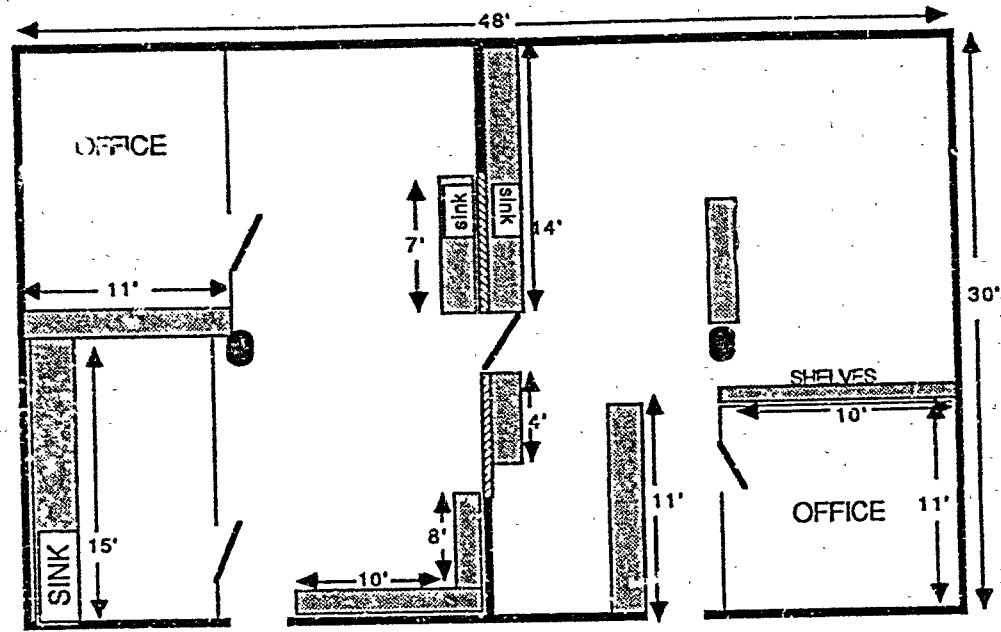
BUILDING CODES/MATERIALS:

BOCA - 1987
NFPA - 1987
ASHERA - Ventilation 1987

RECEIVED

NOV 21 1988

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND



COUNTERS

42 Gray St.
RECEIVED
 NOV 21 1988
 DEPT. OF BUILDING INSPECTIONS
 CITY OF PORTLAND



CITY OF PORTLAND, MAINE

389 CONGRESS STREET

PORTLAND, MAINE 04101

(207) 775-5451

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

42 Gray Street

November 23, 1988

Mr. Marc Remy
Mercy Hospital
144 State Street
Portland, Maine 04102

Dear Mr. Remy:

This is in reference to your application for a change of use from student training to a print shop for the building at 42 Gray Street, which is being leased from the St. Dominic's Parish in the R-6 Residence Zone. This office can not approve a change of use permit for this proposed use of the building because a change in conditional use of the building must be approved as a conditional use by the City Planning Board.

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Zoning Enforcement Inspector

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