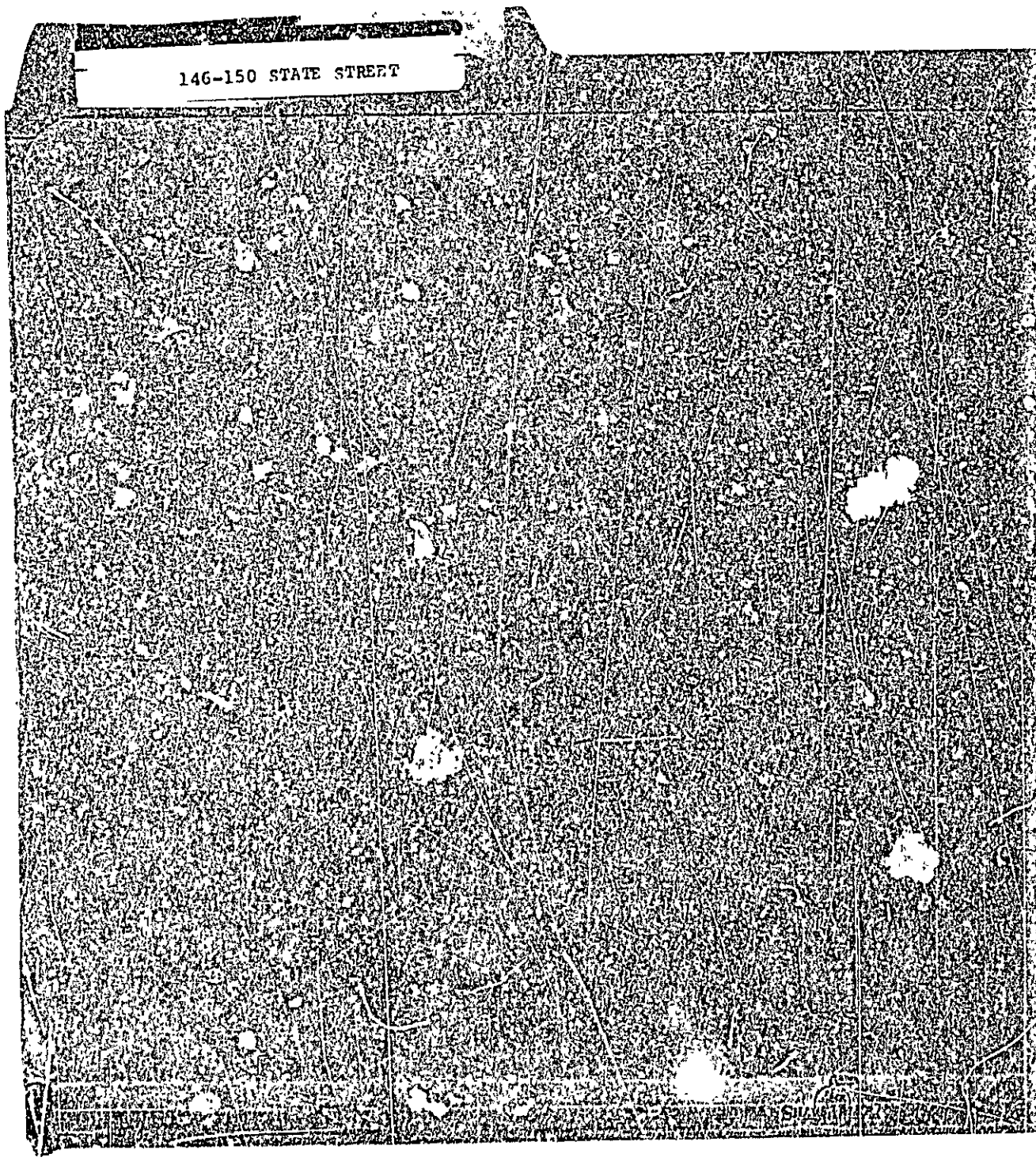
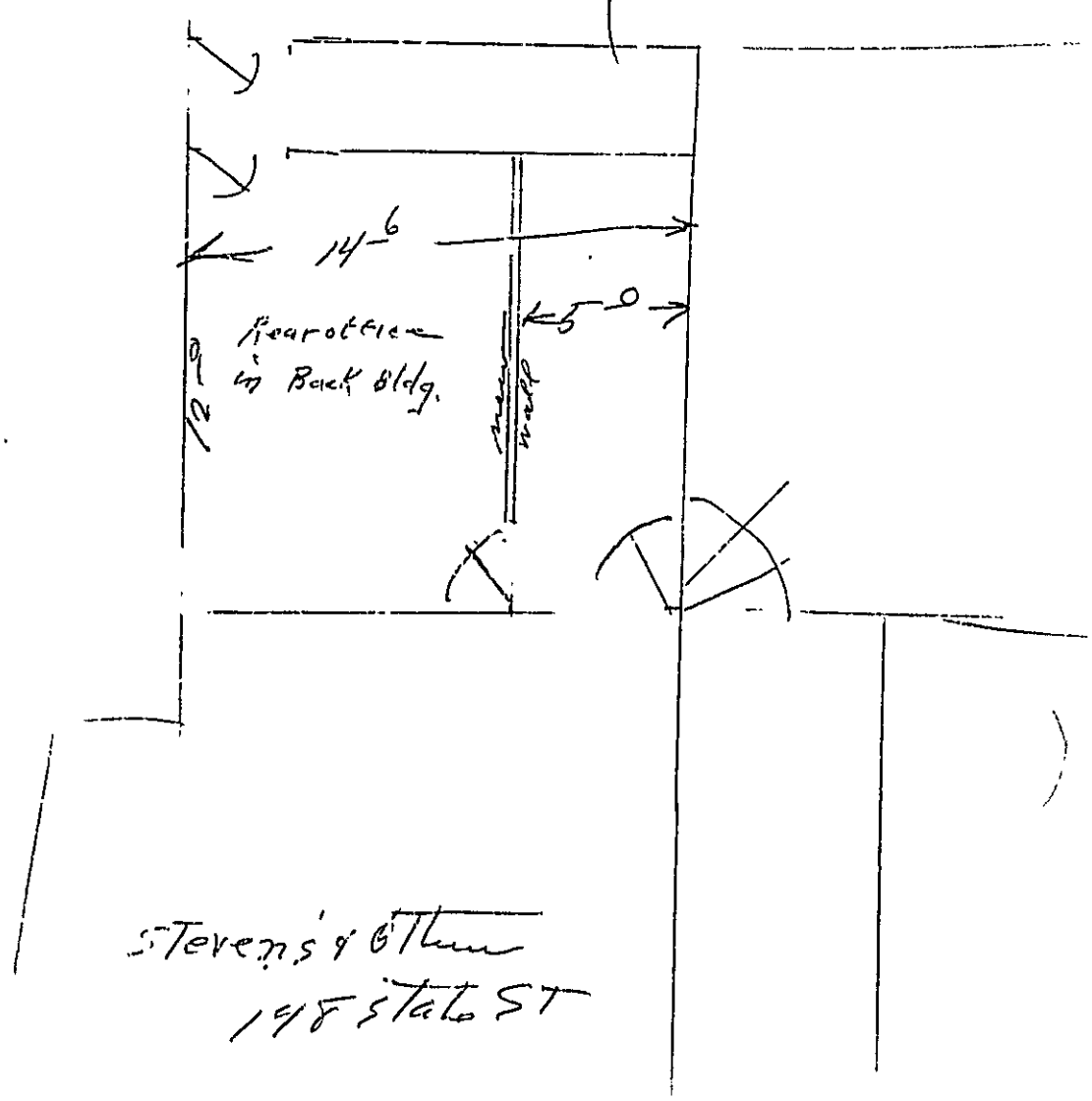
146-150 STATE STREET



Telephone SP 3-5254

Rear Yard

J. H JACKSON & SON
Contractors and Builders
39 Clinton Street
PORTLAND, MAINE



R6 RESIDENCE ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED
69924
AUG 5 1963
CITY of PORTLAND

Class of Building or Type of Structure Second Class

Portland, Maine, July 25, 1963

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 148 State St. Within Fire Limits? _____ Dist. No. _____

Owner's name and address Drs. Theodore Stevens, and Alvin Ottum 148 State St. Telephone _____

Lessee's name and address _____ Telephone _____

Contractor's name and address J. H. Jackson & Son 39 Clinton St. Telephone 772-5254

Architect _____ Specifications _____ Plans no No. of sheets 1

Proposed use of building Professional Building No. families _____

Last use " " No. families _____

Material brick No. stories 3-2 Heat _____ Style of roof _____ Roofing _____

Other buildings on same lot _____

Estimated cost $ 150.00 Fee $ 3.00

General Description of New Work

To erect a non-bearing partition in rear office.
2x4 studs 16 "o.c. covered with sheetrock.
To remove (2) existing inside doors and provide new header -4x8 , all on first floor.

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

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? _____

APPROVED:
H. E. M.

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

Drs. Theodore Stevens and Alvin Ottum
J H Jackson & Son

CS 301

INSPECTION COPY

Signature of owner by: R C Jackson 7M

8 23

Permit No. 63/924

Location 148 State St.

Owner Drs. Theodore Stevens & Allan Ottman

Date of permit 8/5/63

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Staking Out Notice

Form Checl. Notice

NOTES

8-22-63 Completed of
RD

R6 RESIDENCE ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED
00676
JUN 21 1962
CITY OF PORTLAND

Class of Building or Type of Structure Second Class

Portland, Maine, May 25, 1962

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 148 State Street Within Fire Limits? _____ Dist. No _____

Owner's name and address Drs. T. M. Stevens and Dr. A. E. Ottum, 148 State Street Telephone _____

Lessee's name and address _____ Telephone _____

Contractor's name and address J. H. Jackson & Son, 39 Clifton St. Telephone _____

Architect _____ Specifications _____ Plans yes No. of sheets 2

Proposed use of building Offices No families _____

Last use " No. families _____

Material brick No. stories _____ Heat _____ Style of roof _____ Roofing _____

Other buildings on same lot _____

Estimated cost $ 2500 Fee $ 7.00

General Description of New Work

To construct 7'2" x 8' brick addition c right hand side of building for new private office as per plans

Appeal sustained 6/18/62

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*** Jackson

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? _____

APPROVED:
O.K. - 6/21/62 - AJS

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

Stevens & Ottum
J. H. Jackson & Son

CS 301

INSPECTION COPY

Signature of owner By: Rachel Jackson

P.H

R-5 7 25

Permit No. 62/676

Location 148 Utah St

Owner Mrs. T.M. Stevens + A.E. Ottem

Date of permit 6/21/62

Notif. closing-in

Inspn. closing-in

Final Notif

Final Inspn.

Cert. of Occupancy issued

Staking-Out Notice

Form Check Notice

NOTES

7-18-62 C.K. Lo

Clearance

OVER

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

May 28, 1962

CONDITIONAL USE APPEAL

Dr. A. L. Ottum, owner of property at 146-150 State Street, under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to: Construction of a one-story masonry addition 7 feet by 7½ feet on right hand side of building at this location. This permit is presently not issuable for the following reasons: (1) The addition is to be an extension of the doctor's office use in the first story, which is non-conforming in the R-6 Residence Zone where the property is located unless authorized by the Board of Appeals and which was granted by appeal on August 16, 1948, such an increase of volume of a non-conforming use being forbidden by Section 17-B of the Ordinance. (2) The side wall of the addition, while an extension of the existing wall of the building is to be practically on the side lot line instead of being the minimum of 10 feet away therefrom required for any new work by Section 7-B-2 applying to the R-6 Residence Zone.

LEGAL BASIS OF APPEAL: 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.

Alvin E. Ottum, M.D.
APPELLANT

DECISION

After public hearing held June 14, 1962, 19 , 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.

It is, therefore, determined that permit should be issued in this case.

BOARD OF APPEALS

City of Portland, Maine
Board of Appeals
—ZONING—

Sustained 6/18/54

54/25

To the Board of Appeals:

June 2, 1954

Your appellant, William J. Porell, who is the owner of property at 148-150 State Street, respectfully petitions the Board of Appeals of the City of Portland to permit an exception to the regulations of the Zoning Ordinance relating to this property, as provided by Section 18, Paragraph E of said Zoning Ordinance.

Certificate of occupancy is not issuable under the Zoning Ordinance to authorize the use of the rear yard of your premises at 148-150 State Street, for parking of motor vehicles because the property is located in an Apartment House Zone where, according to Section 8 of the Ordinance, applying to such zones, such a parking space is not an allowable use.

The facts and conditions which make this exception legally permissible are as follows:

An exception is necessary in this case to grant reasonable use of property ~~where necessary to avoid confiscation~~ and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

Wm. J. Porell
Appellant

After public hearing held on the 18th day of June, 1954, the Board of Appeals finds that an exception is necessary in this case to grant reasonable use of property and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

It is, therefore, determined that exception to the Zoning Ordinance may be permitted in this specific case.

William H. O'Brion
John W. Lake
Edward J. Colley
Harry L. Torrey
Dan D. Watson
BOARD OF APPEALS

(COPY)

CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 148-150 State St.

Issued to Mill Orell Date of Issue June 22, 1954

This is to certify that the ~~building~~ premises, or part thereof, at the above location, built, altered, changed as to use under a building permit for , ~~has~~ ~~been found to conform to the requirements of the Building Code of the City of Portland~~ and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

Portion of ~~Building~~ Premises	Approved Occupancy
Rear yard only	Parking Motor Vehicles (passenger cars only)

Limiting Conditions:

As per appeal granted 6/18/54.

This certificate supersedes certificate issued

Approved:

(Date) Inspector

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.

FILL IN AND SIGN WITH INK

PERMIT ISSUED
02063
OCT 24 1950

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, October 23, 1950.

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 148 State Street Use of Building Doctor's offices and apartment No. Stories New Building Existing "

Name and address of owner of appliance William J. Porell, 148 State Street

Installer's name and address Harris Oil Co., 202 Commercial Street Telephone 2-8304

General Description of Work

To install steam boiler and oil burner equipment (replacement)

IF HEATER, OR POWER BOILER

Location of appliance or source of heat basement Type of floor beneath appliance concrete

If wood, how protected? Kind of fuel oil

Minimum distance to wood or combustible material, from top of appliance or casing top of furnace 3'

From top of smoke pipe 3' From front of appliance over 4' From sides or back of appliance over 3'

Size of chimney flue 12x16 Other connections to same flue none

If gas fired, how vented? Rated maximum demand per hour

IF OIL BURNER

Name and type of burner General Electric Labelled by underwriters' laboratories? yes

Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? top

Type of floor beneath burner concrete

Location of oil storage basement Number and capacity of tanks none

If two 275-gallon tanks, will three-way valve be provided?

Will all tanks be more than five feet from any flame? yes How many tanks fire proofed?

Total capacity of any existing storage tanks for furnace burners 2-275 gal.

IF COOKING APPLIANCE

Location of appliance Kind of fuel Type of floor beneath appliance

If wood, how protected?

Minimum distance to wood or combustible material from top of appliance

From front of appliance From sides and back From top of smokepipe

Size of chimney flue Other connections to same flue

Is hood to be provided? If so, how vented?

If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

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

APPROVED: OK. 10-23-50. [illegible]

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

Harris Oil Co.

Signature of Installer by: Dana E Archer

INSPECTION COPY

Permit No. 50/2063 3-12-51

Location 148 State St.

Owner William Pell

Date of permit 10/24/50

Approved 3-12-51

NOTES

1 Fill Pipe 2-2 Inside Install

2 Vent Pipe Same

3 Kind of Heat

4 Burner Bloc[illegible] & Supports Square St

5 Name [illegible] Burner Not in here

6 Start Control

7 High Limit Control

8 Re[illegible]ge Control

9 Piping Supp[illegible] & Protection

10 Valves in Supply [illegible]

11 Capacity of [illegible]

12 Tank Bed[illegible] & Supports

13 Tank Location

14 Oil Gauge

15 Instruction Card

16

(A) APARTMENT HOUSE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, May 10, 1930

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect, alter, repair,~~ demolish ~~install~~ the following building ~~structure, plant~~ 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 148 State Street Within Fire Limits? Dist. No.

Owner's name and address Catherine & William Porell, 148 State Street Telephone

Lessee's name and address Telephone

Contractor's name and address Telephone

Architect Specifications Plans yes No. of sheets 2 and letter

Proposed use of building No. families

Last use No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated cost $ Fee $

General Description of New Work

To demolish minor garage.

The purpose of demolishing this garage is to pave the entire rear part of the lot and to use the entire area for renting out storage space for ~~x~~ passenger automobiles of doctors serving Mercy Hospital, other doctors in the vicinity and tenants in the building on this property.

Permit granted pending decision of appeal

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

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***

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? 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

Catherine & William Porell

INSPECTION COPY

Signature of owner by: Ben Thom (Atty.)

Permit No. 50/

Location 148 State St

Owner Catherine & William Powell

Date of permit 1/ /50

Notif. closing-in

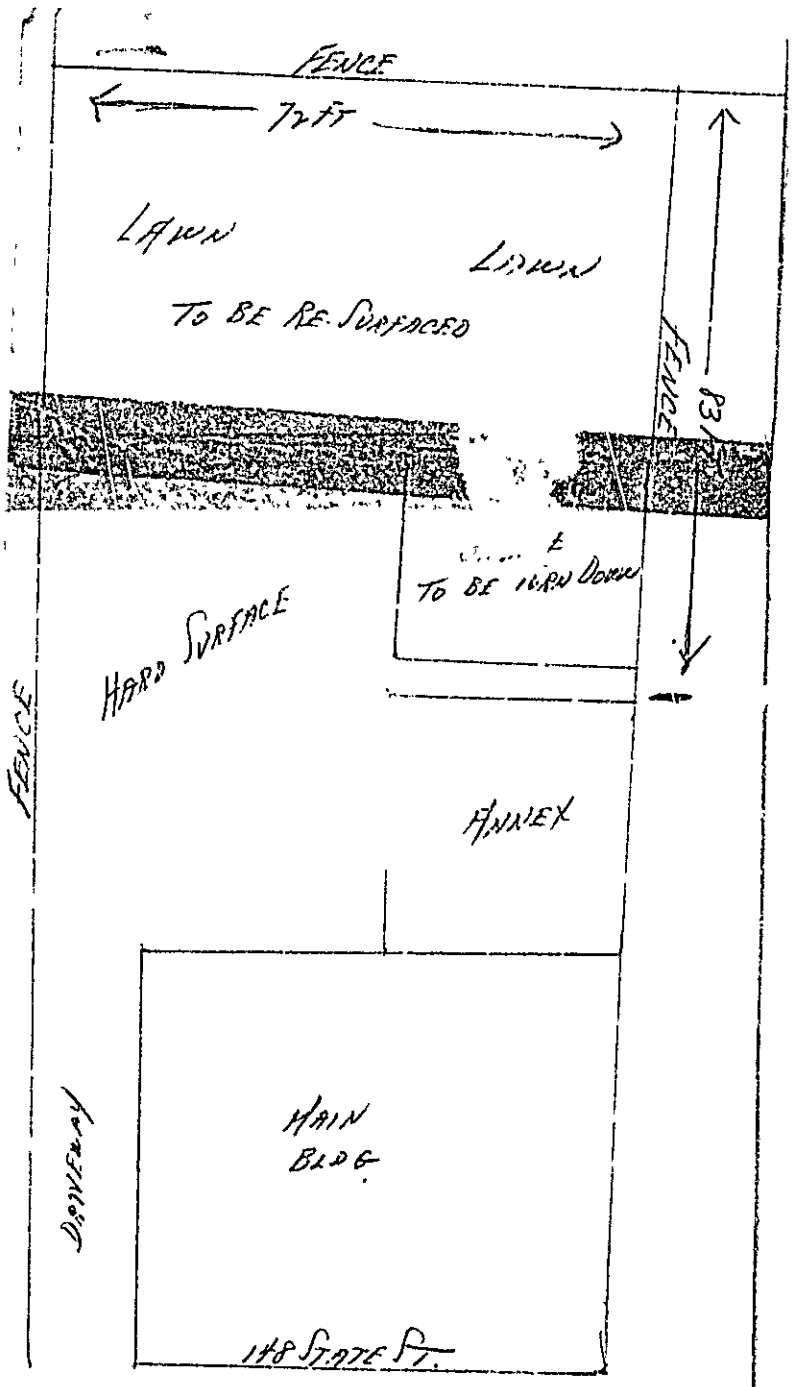
Inspn. closing-in

Final Notif.

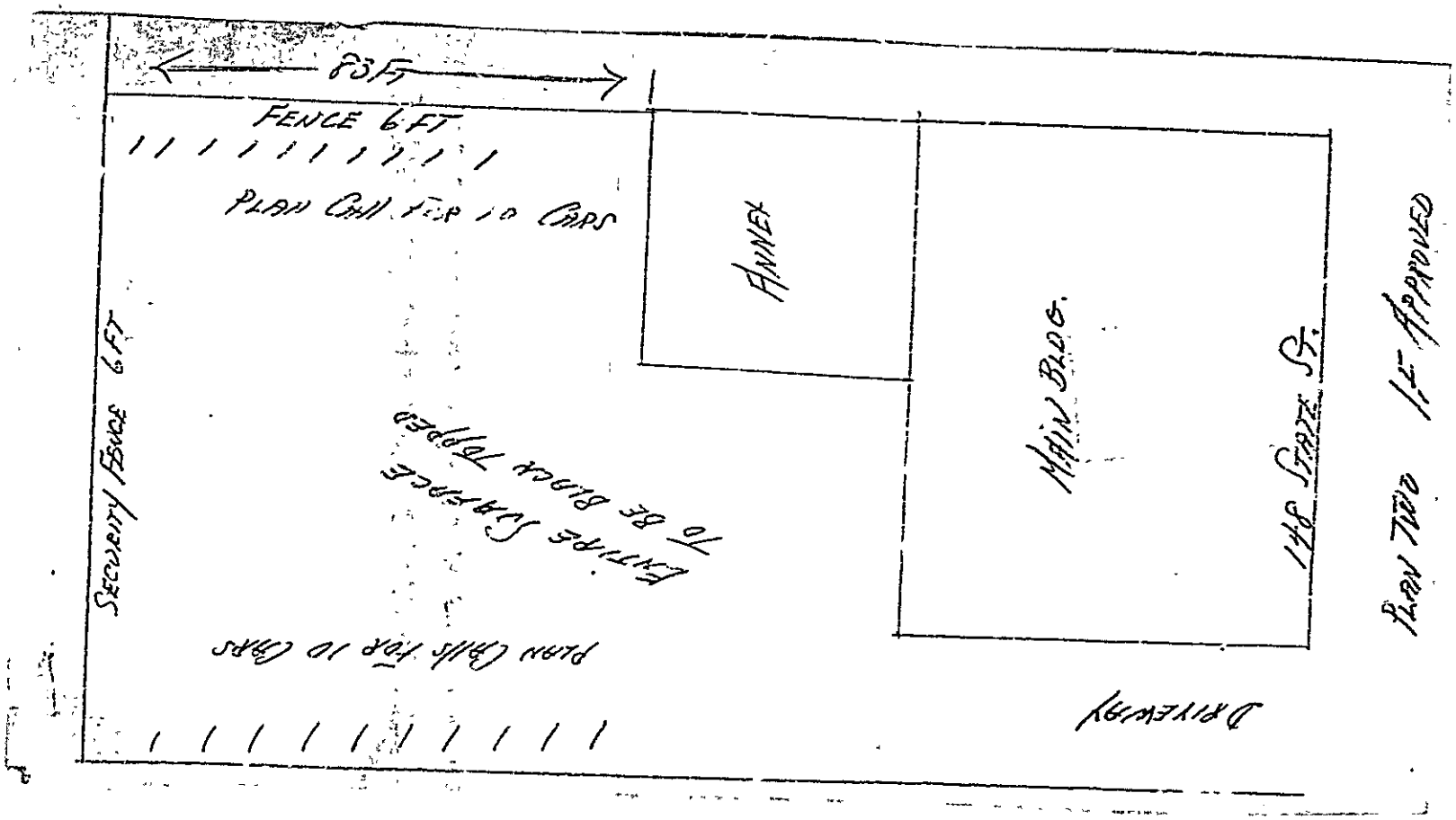
Final Inspn.

Cert. of Occupancy issued

NOTES:



PLAN ONE – AS IS


83 FT
FENCE 6 FT
PLAN CALL FOR 10 CARS
ANNEX
MAIN BLDG.
SECURITY FENCE 6 FT
EXTIRE SPACE
TO BE BLACK TOPPED
PLAN CALLS FOR 10 CARS
DRIVEWAY
14th STATE ST.
PLAN NOT
1st APPROVED

(A) APARTMENT HOUSE ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED
00582
MAY 2 1949
CITY of PORTLAND

Class of Building or Type of Structure Installation

Portland, Maine, April 28, 1949

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect, alter, repair, demolish~~ install the following ~~building or 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 148 State Street Within Fire Limits? yes Dist. No.

Owner's name and address W. O. Porell, 148 State Street

Lessee's name and address Telephone

Contractor's name and address Milliken Bros., 48 Temple St. Telephone

Architect Specifications Plans No. of sheets

Proposed use of building Doctors' offices & apartments

Last use " " " No. families

Material brick No. stories 3 Heat Style of roof Roofing No. families

Other buildings on same lot

Estimated cost $

Fee $1.00

General Description of New Work

To install automatic fire alarm using Protectowire lines of fire-detecting wire (made by the Protectowire Co.) not more than 15' apart nor more than 7' 6" from any wall or partition extending to ceiling, to cover the entire cellar, all public halls and stair halls in the first two stories, the waiting room and the laboratory--gongs of such tone, strength of signal, number and location as to arouse all persons for whose protection intended--current by dry batteries of capacity to ring all gongs simultaneously at full signal strength, to operate system for at least one year, installed in substantial cabinet of no less than 14 gauge steel or well-seasoned wood at least 3/4" thick with hinged door and catch and located not less than 6" nor more than 6' above floor in dry, clean place where temperature will not go below 40 degrees F. nor above 100 degrees--test button rigidly fastened in place, conveniently located to permit and capable of testing entire system frequently. Alarm silencing switch, if provided, will be so arranged that alarm will sound if switch is thrown to "silent" position when alarm is not sounding. Installer will fasten to control box full instructions as to operation and testing of system and where and how to secure servicing if system gets out of order.

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*** Milliken Bros.

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, from 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: OK. 4.29.49 [illegible]

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

W. O. Porell
Milliken Bros.

INSPECTION COPY

Signature of owner by: [illegible] Milliken

Permit No. 49/582

Location 148 State St.

Owner S. O. Gorell

Date of permit 5/2/49

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn. 5-11-49 Pmf

Cert. of Occupancy issued

NOTES

5-9-49 First floor partitioning near, 2nd. floor and clothing closet in laboratory - 1HX

Found. 2hr large closet 2nd. floor. Just at head of main exit corridor

5-10-49. 1HR Coil grap

3 Dr. Offices on first flor

2 APTS on 2nd flor

1 APT on 3rd by owner

MEMORANDUM FROM DEPARTMENT OF BUILDING INSPECTION, PORTLAND, MAINE

148 State Street--Installation of automatic fire alarm system for W. O. Porell by Milliken Bros., Installers--

When such a system has been installed, the [illegible] and lessee of the building are responsible for keeping the system in work[illegible]er at all times so that the system may always be on guard to warn the occupa[illegible]he building in case a fire starts. To discharge this responsibility and to [illegible]ed assurance that he will not be held either financially or criminally liable [illegible] case of injury or loss of life in his building due to fire, it is my belief that the owner and lessee must see to it that the alarm system is tested every twenty-four hours. This may be done by merely pressing very briefly the test button to see if the bells ring loud and clear.

Most of these systems have dry batteries for their power, andthe batteries will deteriorate in time so that they will not ring the alarm bells satisfactorily, if at all. If the batteries are used briefly by this test every day, they will last longer than when tested less frequently. We try to have one of our inspectors test each system once a month, but that is not often enough by a great deal.

Because this is a safety device whenever it is found that the bells do not ring loud and clear or any other defect appears in the system, the owner or his agent should notify immediately some predetermined party who has agreed in advance to come at once and service the system, whether day or night, Sundays or holidays.

It is recommended that the name of such a party and the address and telephone number be posted permanently on or in the control box of the system.

(Signed) WARREN McDONALD

INSPECTOR OF BUILDINGS

(A) APARTMENT HOUSE ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED
003318
MAR 22 1949
CITY of PORTLAND

Class of Building or Type of Structure Third & Second

Portland, Maine, March 18, 1949

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect ~~alter repair demolish or 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 148 State Street Within Fire Limits? yes Dist. No.

Owner's name and address William Porell, 148 State Street Telephone

Lessee's name and address Telephone

Contractor's name and address Maine Metals, Inc., 169 Front Street So. Portland Telephone 4-6442

Architect Specifications Plans yes No. of sheets 1

Proposed use of building Doctors' offices & Dwelling No. families

Last use " " " No. families

Material wood & brick No. stories 3 Heat Style of roof Roofing

Other buildings on same lot

Estimated cost $ 438 Fee $ 2.00

General Description of New Work

To erect metal fire escape from second floor to ground on rear of building as per plan.

Permit Issued with Letter

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

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:

with letter By A.J.S.

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.

William Porell
Maine Metals, Inc.

Signature of owner by: F. Leroy Cramer

INSPECTION COPY

Permit No. 49/[illegible]8

Location 148 State St.

Owner William Sorell

Date of permit 3/22/49

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn. 4/12/49 [illegible]

Cert. of Occupancy issued None

NOTE

4/12/49 Changed electrical outlet as shown on blueprint. Circuit breaker added all other items in the transformer cabinet. Issue is changed to 1-3 hr. bond covering the electrical work only. [illegible]

AP 148 State Street-I

March 21, 1949

Mr. William Porell
148 State Street
Portland, Maine

Subject: Installation of fire escapes on rear of building at 148 State Street

Dear Sir:

We are issuing to Maine Metals, Inc. a permit for alterations to existing fire escape and erection of an additional one on your building at the above location. Your attention is called to the requirement of the Building Code that any window serving as a means of egress shall afford an opening at least 24" wide and 28" high if window is double hung or at least 24" wide and 36" high if window swings. If any of the windows to be used for exit purposes in your building do not meet either one or the other of these requirements, they must be made to do so.

Guard rails are required on the roof of the one story rear portion of the building leading from the exit window to the fire escape as noted in our letter sent at time of issuance of permit for alterations.

Very truly yours,

Inspector of Buildings

AJB/G

CC: Maine Metals, Inc.
169 Front Street
South Portland, Maine

J. H. Jackson & Son
39 Clinton Street

(A) APARTMENT HOUSE ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED
00181
FEB 14 1949
CITY of PORTLAND

Class of Building or Type of Structure Second Class

Portland, Maine, February 9, 1949

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect ~~repair~~ ~~demolish~~ ~~install~~ all the following building structure ~~equipment~~ ~~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 148 State Street Within Fire Limits? yes Dist. No. 3

Owner's name and address William Porell, 148 State Street Telephone

Lessee's name and address Telephone

Contractor's name and address J. H. Jackson & Son, 39 Clinton St. Telephone 3-5254

Architect J. H. Jackson 4-3157 Specifications Plans yes No. of sheets 4

Proposed use of building 3 doctor's office and dwelling house No. families 2

Last use " " No. families 3

Material brick No. stories 3 Heat Style of roof Roofing

Other buildings on same lot

Estimated cost $4,000 Fee $5.00

General Description of New Work

To change use of first floor from living quarters to 3 doctor's offices, and to make alterations as per plans.

Permit Issued with Letter

Appeal sustained conditionally 5/16/49

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*** J. H. Jackson & Son

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? 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

William Porell
J. H. Jackson & Son

Signature of owner by: Ralph C. Jackson

INSPECTION COPY

Permit No. 491

Location 148 State St.

Owner William Powell

Date of permit 21 /49

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

NOTES

AP 148 State Street-I

July 27, 1948

Mr. William J. Porell
150 State Street
Portland, Maine

Subject: Application for building permit to cover alterations in the building at 148 State Street and change of use from an apartment house to a combination of 5 doctors' offices and one dwelling unit

Dear Mr. Porell:

The building permit for the above work and change of use is not issuable under the Zoning Ordinance because the property is located in an Apartment House Zone, and the list of allowable uses in such a zone contained in Section 8 Paragraph A of the Zoning Ordinance does not include use for multiple doctors' offices.

You have indicated your desire to seek an exception from the Board of Appeals in this specific case, claiming that an exception is necessary to grant reasonable use of property when necessary to avoid confiscation and that an exception may be granted without substantially departing from the intent and purpose of the Ordinance. There is enclosed, therefore, an outline of the appeal procedure. If you desire the required public hearing at the earliest possible date, I suggest that you file the appeal at the office of Corporation Counsel no later than Thursday July 29.

I take it from your note on the application that, well in advance of the required public hearing, you will file full architectural plans of the arrangement which you propose at this office, so that we and the members of the Board of Appeals may be fully advised as to what you have in mind.

Very truly yours,

Inspector of Buildings

WMcD/G

Enclosure: Outline of appeal procedure

CC: Edward T. Gignoux
Assistant Corporation Counsel

(A) APARTMENT HOUSE ZONE.

APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class

Portland, Maine, July 26, 1948

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair move 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 148 State Street Within Fire Limits? yes Dist. No. 3

Owner's name and address William J. Porell, 150 State Street Telephone

Lessee's name and address Telephone

Contractor's name and address Telephone

Architect Specifications Plans No. of sheets

Proposed use of building 5 doctor's offices & dwelling house No. families 1

Last use Apartment house No. families 5

Material brick No. stories 3 Heat Style of roof Roofing

Other buildings on same lot

Estimated cost $ Fee $

General Description of New Work

To change use of building from apartment house to dwelling house and multiple doctors offices, alterations as per plans to be filed later.

Appeal Sustained conditionally 8/16/48

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

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

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 ledge 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

INSPECTION COPY

Signature of owner Wm J Porell

B

No. 49/81

tion 145 State St.

Owner William Farell

Date of permit 2/14/49

Notif. closing-in 3/2/49

Inspn. closing-in

Final Notif. 5/7/49

Final Inspn. 5/9/49 [illegible]

Cert. of Occupancy issued 5/16/49

NOTES

2/23/49 Mr. Jackson said work has been started. Could not act on to make inspection.

3/1/49 Called in [illegible] supervisor [illegible] in covering the [illegible] after [illegible] [illegible] par 3 [illegible] Feb. 12, 49 attached [illegible] 4/12/49 [illegible] their fourth [illegible]

5/8/49 [illegible] 2 stories [illegible] with [illegible] 2nd floor not finished. Mr. Jackson stated [illegible] No

COPY

CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

Issued to William Porell

Date of Issue May 16, 1949

This is to certify that the building, premises, or part thereof, indicated below, and ~~built~~—altered—changed as to use at 145 State Street under Building Permit No. 49/181, 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	APPROVED OCCUPANCY
Entire Building	Three doctor's offices first floor with laboratory on second floor Two apartments second floor One apartment third floor

Limiting Conditions:

This certificate supersedes certificate issued January 26, 193[illegible]

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.

Granted
Conditionally 8/16/48
48/58

City of Portland, Maine
Board of Appeals
—ZONING—

July 29, , 19 48

To the Board of Appeals:

Your appellant, William J. Porell, who is the owner of property 148 State Street, respectfully petitions the Board of Appeals of the City of Portland to permit an exception to the regulations of the Zoning Ordinance relating to this property, as provided by Section 17, Paragraph E of the Zoning Ordinance,

Building permit to cover alterations in the building at 148 State Street and change of use from an apartment house to a combination of 5 doctors' offices and one dwelling unit is not issuable under the Zoning Ordinance because the property is located in an Apartment House Zone where use for multiple doctors' offices is not allowable.

The facts and conditions which make this exception legally permissible are as follows:—

An exception is necessary in this case to grant reasonable use of property where necessary to avoid confiscation and an exception may be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

Wm. J. Porell
Appellant

4856

City of Portland, Maine
Board of Appeals
—ZONING—

Decision

Public hearing was held on the 13th day of August, 19 48, on petition of William J. Porell, owner of property at 148 State Street, seeking to be permitted an exception to the regulations of the Zoning Ordinance relating to this property.

Building permit to cover alterations in building at 148 State Street and change of use from an apartment house to a combination of 5 doctors' offices and one dwelling unit is not issuable under the Zoning Ordinance because the property is located in an Apartment House Zone where use for multiple doctors' offices is not allowable.

The Board finds that an exception is necessary in this case to grant reasonable use of property where necessary to avoid confiscation and an exception may be granted without substantially departing from the intent and purpose of the Ordinance.

It is, therefore, determined that exception to the Zoning Ordinance may be permitted in this specific case, provided that the requirements of the Building Code of the City of Portland are complied with.

Ralph A. Gilchrist
Helen C. Frost
Edw. J. Colley
Byron Holbrook
John W. Lake

Board of Appeals

Original Permit No. 38/1166

Amendment No. 1

PERMIT ISSUED

NOV 17 1938

AMENDMENT TO APPLICATION FOR PERMIT

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

Portland, Maine, November 15, 1938

The undersigned hereby applies for an amendment to Permit No. 38/1166 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location 148 State Street Ward 6 Within Fire Limits? yes Dist. No. 3

Owner's or ~~Lessee's~~ name and address Estate of Mary T. Plummer,

Contractor's name and address Mequier & Jones Co., 33 Pearl St. 3-6471

Plans filed as part of this Amendment yes No. of Sheets 1

Increased cost of work 120. Additional fee .25

Description of Proposed Work

To provide metal fire escape from third floor to ground as per plan submitted

Approved: [signature]
Chief of Fire Department.

Signature of Owner Estate of Mary T. Plummer
By Mequier & Jones Co.
By J. Lester Whipple

Approved: 11/17/38

Inspector of buildings.

Commissioner of Public Works.

INSPECTION COPY

Original PERMIT ISSUED

Amendment No. 3

SEP 12 1938

AMENDMENT TO APPLICATION FOR PERMIT

Portland, Maine, September 12, 1938

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for an amendment to Permit No. 38/1186 *pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:*

Location 148 State Street Ward _____ Within Fire Limits? yes Dist. No. 3

Owner's or Lessee's name and address Estate of Mary T. Plummer, ~~52 Cowdoin Street~~ Clifford Emerson

Contractor's name and address Camillo Profanno, 25 Free Street

Plans filed as part of this Amendment no No. of Sheets _____

Increased cost of work _____ Additional fee .25

Description of Proposed Work

In connection with existing chimney in southerly wall of building near the front of the house to construct a new 8" x 12" flue for new hot water heater in basement using tile flue lining. Also to construct a brick incinerator within arch in basement supporting this chimney, lining same with fire brick and using 12" x 12" flue lining up to fireplace in third story which is to be removed and connection made to the two existing flues in chimney at this point. An opening to be made in incinerator flue in third story only. Clamout doors to be provided for each of new flues.

Signature of Owner. Estate of Mary T. Plummer
By Camillo Profanno Company
By Charles C. Profanno

Approved: 9/12/38

Chief of Fire Department.

Commissioner of Public Works

Approved:

Inspector of Buildings

P.38/1186-I
Amend. No. 1-2

August 31, 1938

Camillo Profenno Co.
25 Free Street
Portland, Maine

Attention Mr. Evans

Gentlemen:

Enclosed are the two amendments to a building permit for the Estate of Mary R. Plummer at 148 State Street, covering remodeling of the main building to make there a number of apartments, the appeal under the Building Code relating to light and ventilation requirements in the third story and in the second story hall having been sustained by the Municipal Officers on August 30, 1938.

Please note the following which represents some of the discussions we have had about this building and some of the requirements of the Building Code pertaining to this change about which you may not be aware:

1. I understand that the fireplace in the first story which comes in a new bathroom is to be bricked up.

2. If gas ranges are to be used in the kitchens, the ovens of them are required to be vented through the roof of the building. If legal masonry flues are not available for this purpose, cast iron or wrought iron pipes may be used running up through the building of such size that the cross sectional area of each vent will equal at least one square inch to each 15 cubic feet of gas per hour of burners connected thereto. All parts of such vents which are exposed to the view may be of galvanized metal.

3. I understand that all bathrooms in the building are to have windows to the outside air, each such window to be at least three square feet in area and not less than one foot in least dimension.

4. The fire escape shown on the plans does not satisfy requirements for a standard fire escape in all particulars. I would suggest that you have the firm who is to furnish and erect the fire escape, make a plan of their own to conform with the standard requirements and file an amendment to this permit covering its erection, filing with the application for the amendment their own plan of the fire escape.

5. I understand that new stairs from the second to the third floors are to be at least two feet and ten inches wide and that there are to be in it no more than three consecutive winders. Chief Sanborn has approved these exits from the second story as regards their closeness together at the tops.

6. It is understood that there will be no closets under any stairs in the building, and if such closets now exit, they will be eliminated; that all stairs in the building are to have handrails on at least one side of them; that stair risers will not exceed eight and one-half inches and stair treads be not less than nine inches.

7. Both stairs in the cellar and the first floor are required to be enclosed with a minimum of wooden stud partitions set 16 inches from center to center and covered on both sides with plaster either on metal laths or upon perforated gypsum laths. If desired, these partitions may rest upon the stair stringers and the underside of the stairs plastered as required for the partitions. A self-closing metal-clad fire door set in a metal clad frame is required at the foot of each cellar stairs in the enclosure. The minimum requirements for these doors and frames are contained in the attached directions which apply particularly to fire doors between houses and garages. The raised threshold will not be required in these cases.

8. Fire extinguishers of the type approved by the Underwriters' Laboratories, Inc., and bearing the label of the Laboratories are required,-one in the cellar and one in a conspicuous place on each floor above the cellar to be always ready for use. If soda and acid fire extinguishers are used, they are required to be overhauled and refilled at least once each year and a tag tied upon them at that time of refilling bearing the name of the person doing the work, the date of the refilling and the fact that it was refilled on that date.

9. Electric lights are required in the public halls and stair halls on the owner's meter to be kept burning from sunset to sunrise each night.

10. Any garbage or refuse incinerators contemplated in the building are not permitted to be connected to the same flue as the heating plant, and a suitable screen is required either at the top of a flue to which the incinerator is connected or somewhere in the flue travel of the smoke from such incinerator, so as to prevent sparks and particles of unburned material blowing about the neighborhood.

11. Notification of inspection before any partitions or any other part of the work are closed in with lath or wallboard or any other material is required at this department, at which time all electrical work and plumbing in such enclosed spaces are supposed to have been completed and inspected by the proper inspectors, and then none of the work is to be closed in until our inspector has gone over it and attached his tag of approval.

12. Notice is also required of readiness of final inspection and when this inspection is made, if everything is found in order, a legal certificate of occupancy will be issued, and it is not allowable to occupy any of the new apartments until this certificate has been issued. In finishing up the building, if desired, an inspection may be made and certificate issued for less than the total number of apartments.

Please governed accordingly.

Very truly yours,

WMcD/H
CC: Estate of Mary R. Plummer

Inspector of Buildings

Original Permit No. 38/1146
Amendment No.

PERMIT ISSUED
SEP 10 1938

AMENDMENT TO APPLICATION FOR PERMIT

Portland, Maine, [illegible] 12, 1938

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for an amendment to Permit No. 38/1146 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location 148 State Street Ward 5 Within Fire Limits? yes Dist. No. 3

Owner's or Lessee's name and address Estate of Mary T. Plummer, 55 Bowdoin St. C. G. Emerson

Contractor's name and address Camillo Profenno Co., 26 Green St. S-0821

Plans filed as part of this Amendment No. of Sheets

Increased cost of work 700. Additional fee .25

Description of Proposed Work

To make alterations as shown on plan filed with Amendment No. 1 to provide two apartments on the third floor of the main building.

Appeal sustained and Amendment to Permit granted by Special Order of Board of Municipal Officers 8/30/38

Estate Mary T. Plummer
Camillo Profenno Co.
Signature of Owner By Douglas C. Emerson

Approved:

Chief of Fire Department.

Approved: 8/31/38

Commissioner of Public Works.

Inspector of Buildings.

INSPECTION COPY.

PERMIT ISSUED

Original Permit No. 38/1188

Amendment No. 1

AUG 30 1938

AMENDMENT TO APPLICATION FOR PERMIT

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

Portland, Maine, August 22, 1938

The undersigned hereby applies for an amendment to Permit No. 38/1188 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location 148 State Street Ward 6 Within Fire Limits? yes Dist. No. 1

Owner's or ~~Lessee's~~ name and address Estate Mary T. Plummer, 52 Bowdoin Street c/o C. O. Emerson

Contractor's name and address Camillo Profenno Co., 25 Free St. S-0511

Plans filed as part of this Amendment yes No. of Sheets

Increased cost of work 1200. Additional fee .25

Description of Proposed Work

To make alterations as shown on plans attached (4 sheets) to provide three apartments in the first two stories of the main building - one in the first story and so in the second story, thus making four apartments in all including the one in the rear. Another amendment is filed to provide for two apartments on the third floor of the main building (but this question requires an appeal).

Appeal sustained and Amendment to Permit granted by Special Order of Board of Municipal Officers 8/30/38.

1/28/39 Total of five families on premises. Final certificate issued

Estate Mary T. Plummer
By Camillo Profenno Co.
Signature of Owner
By Douglas C. Emerson

Approved: Chas. W. Lambert
Chief of Fire Department

Approved: 8/31/38
Inspector of Buildings

Commissioner of Public Works

INSPECTION COPY

Dept. 24-3C-I

August 5, 1938

Estate of Mary E. Plummer,
c/o Mr. Clifford Emerson
52 Bowdoin Street
Portland, Maine

Gentlemen:

I am issuing today to Camillo Profenno Company a building permit covering alterations in the rear ell of the former dwelling house at 148 State Street. This is in the nature of a preliminary permit so that the part of the work contemplated in the application may be done at once, it being understood that additional work is to be done in the main building to make there from three to five apartments.

Various requirements of the Building Code in case of establishing such an apartment house were called to Mr. Emerson's attention today, such as enclosure of cellar stairs, adequate means of egress satisfactory to the Board of Engineers, fire extinguishers, light and air in living rooms and halls, etc., lights in public and stair halls, etc.

The headroom and the heights of windows at the third floor level are such that that floor may only be used for apartments after successful appeal to the Municipal Officers.

It is understood that you will prepare plans of the proposed arrangement in the main building and file them with an application for an amendment to the building permit now being issued. The appeal may be filed at this office at the same time. Depending upon the time of filing it may take from one week to two weeks after filing to get the appeal acted upon.

Very truly yours,

Inspector of Buildings

WJcD/H
CC: Camillo Profenno Co.
25 Free Street

GENERAL BUSINESS ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED
No. 1156
AUG 19 1938

Class of Building or Type of Structure

Portland, Maine, August 2, 1938

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 169 State Street — Within Fire Limits? yes — Dist. No. 5

Owner's ~~or Lessee's~~ name and address Estate Mary T. Plummer, 52 Bowdoin St. — Telephone

Contractor's name and address Camille Profenno Co., 25 Free St. — Telephone 5-0811

Architect — Plans filed yes — No. of sheets 3

Proposed use of building Tenement — No. families

Other buildings on same lot garage

Estimated cost $ 1,500. — Fee $ 2.75

Description of Present Building to be Altered

Material brick — No. stories 2-2 — Heat steam — Style of roof hip-pitch — Roofing slate

Last use School - vacant — No. families

General Description of New Work

To make alterations to all of building to provide an apartment of six rooms and bath, on first and second stories, all as shown on plans submitted
To relocate stairs, first floor to basement and first to second floor
To remove rear chimney
To cut in one new outside entrance door
To put in new partition to provide small kitchen at end of former kitchen which will now be used for dining room
To set non-bearing partition after 5' to provide new bath room, second floor, at end of an existing bedroom, discontinuing present bath room
To cut in three new windows, second floor, the one for bath room to be at least three square feet in area - steel lintels
Cooking to be done by electricity

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

Height average grade to top of plate

Size, front — depth — No. stories — Height average grade to highest point of roof

To be erected on solid or filled land? — earth or rock?

Material of foundation — Thickness, top — bottom — cellar

Material of underpinning — Height — Thickness

Kind of Roof — Rise per foot — Roof covering Tar and gravel

No. of chimneys — Material of chimneys — of lining

Kind of heat — Type of fuel — Is gas fitting involved?

Framing Lumber—Kind — Dressed or Full Size?

Corner posts — Sills — Girt or ledger board? — Size

Material columns under girders — Size — Max. on centers

Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.

Joists and rafters: 1st floor, 2nd, 3rd, roof

On centers: 1st floor, 2nd, 3rd, roof

Maximum span: 1st floor, 2nd, 3rd, roof

If one story building with masonry walls, thickness of walls? — height?

If a Garage

No. cars now accommodated on same lot, to be accommodated

Total number commercial cars to be accommodated

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

Miscellaneous

Will above work require removal or disturbing of any shade tree on a public street? no

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

Estate of Mary T. Plummer
By Camille Profenno Co.

Signature of owner by agent

Contractor

Date of issue

Permit 38/1186

148 State St.

St. Mary T. Plummer

Permit 9/5/38

Notif. closing-in 10/3/38

Inspn. closing-in [illegible]

Final Notif.

Final Inspn. 1/28/39 - OK.

Cert. of Occupancy issued 1/28/39

NOTES

8/10/38 [illegible]

9/14/38 [illegible]

9/16/38 [illegible]

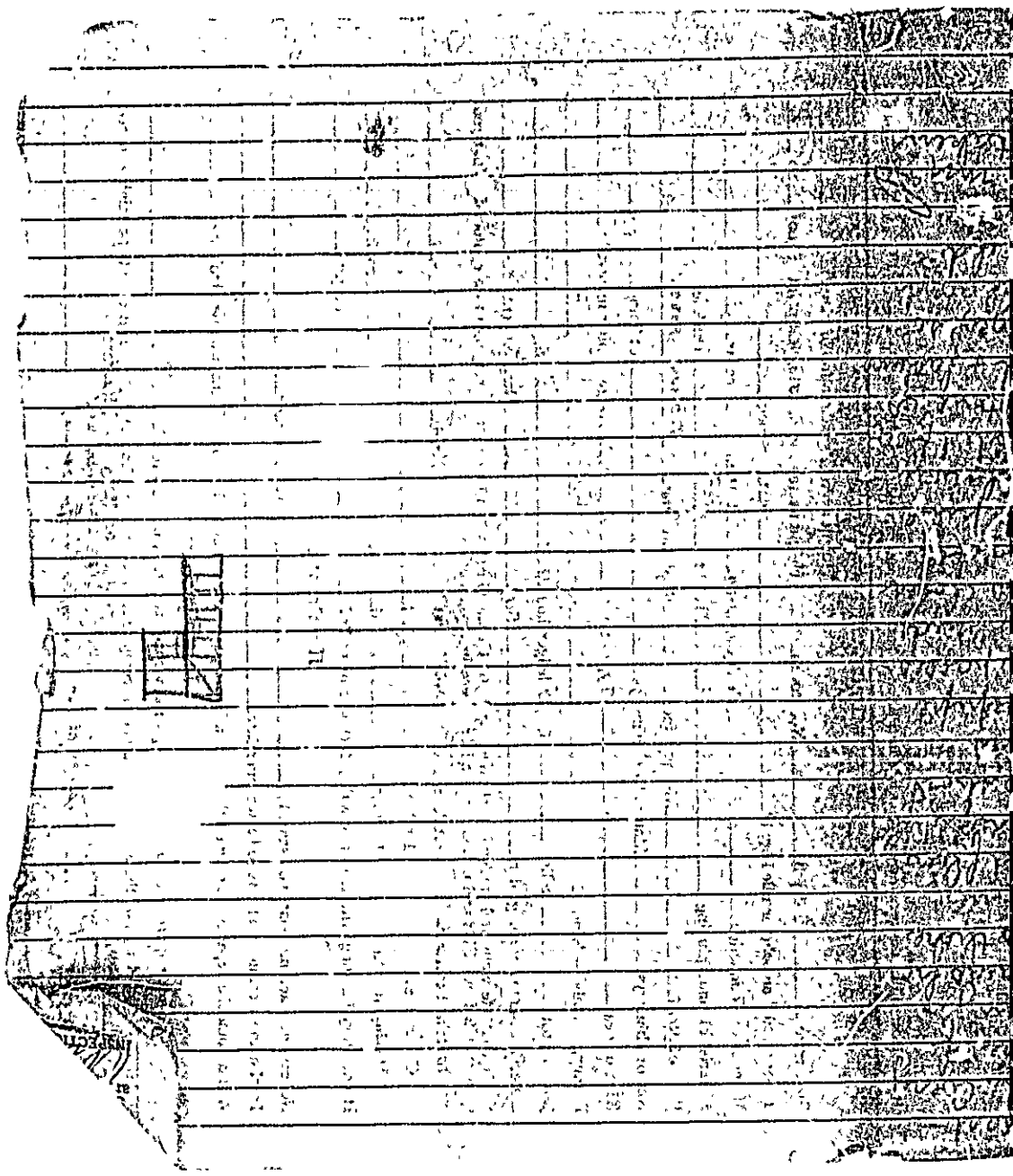
9/20/38 [illegible]

11/20/38 [illegible]

1/10/39 - [illegible]
[illegible] Occ.
[illegible] are [illegible]
[illegible] following [illegible]
[illegible] the rear to form
[illegible] and stairs under
[illegible] from
landing to second floor
level and third is no
railing on the short
section of stairs
2. [illegible] of main heater pipes
[illegible] beside [illegible]
[illegible] of [illegible]
There is [illegible]
There is an old piece
of [illegible] which has
[illegible] which [illegible]
badly [illegible] + looks
unsafely [illegible] edge, so
should be [illegible]
be properly [illegible]
[illegible]

1/20/39 - [illegible]

1/27/39 - [illegible] to [illegible]
[illegible] of [illegible]



Appeal sustained 8/31/38

City of Portland, Maine

Appeal to the Municipal Officers to Change the Decision of the

Inspector of Buildings Relating to the Property Owned

by Estate of Mary R. Plummer 148 State Street

August 22, 19 38

To the Municipal Officers.

Your appellant, Estate of Mary R. Plummer

who is the Owner of property at 148 State Street

respectfully petitions the Municipal Officers of the City of Portland to change the decision of the Inspector of Buildings relating to this property, as provided by Section 134 Paragraph 5 of the ~~Zoning Ordinance~~ BUILDING CODE on the ground that the enforcement of the ordinance in this case involves unnecessary hardship and because relief may be granted without substantially derogating from the intent and purpose of the ~~Zoning Ordinance~~ Building Code.

The decision of the Inspector of Buildings denies a permit to make alterations to this building to make several apartments there because there is insufficient head room, insufficient window area and insufficient height of window heads in the third story and because light and ventilation proposed for the second story hall is not proposed precisely according to Building Code requirements.

The reasons for the appeal are as follows: The present rooms in the third story have been used for living purposes for many years and it is the belief that shortage of compliance with the present rules for light and air will in no way effect adversely healthful living conditions in these rooms. To leave the third story vacant would deprive the owner of necessary income. It is the belief that the second story hall will meet with all necessary requirements for light and ventilation from the front door in the first story and a window in the third story directly at the top of the stairs.

38/02

City of Portland, Maine

IN BOARD OF MUNICIPAL OFFICERS

August 26, 1938

To the Municipal Officers:

The Committee on Zoning and Building Ordinance Appeals to which was referred the appeal under the Building Code of the Estate of Mary R. Plummer, relating to requirements for light and ventilation of the building at 148 State Street, intended to be altered to make an apartment house, reports that the appeal ought to be sustained.

COMMITTEE ON ZONING AND BUILDING ORDINANCE APPEALS

_____
Chairman

_____

_____

FILL IN COMPLETELY AND SIGN WITH INK

1653
PERMIT ISSUED
SEP 26 1938

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, September 24, 1938

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 148 State St. Use of Building Dwelling No. Stories

Name and address of owner Est. of Mary R. Plummer, 52 Bowdoin St. Ward 6

Contractor's name and address Ballard Oil & Equipment Co. of Maine Telephone 2-1991
353 Cumberland Avenue

General Description of Work

To install Oil Burning Equip. ~~Steam System~~
(Two separate installations of Oil Burners in separate systems)

IF HEATER, POWER BOILER OR COOKING DEVICE

Is heater or source of heat to be in cellar? yes If not, which story Kind of Fuel oil

Material of supports of heater or equipment (concrete floor or what kind) concrete

Minimum distance to wood or combustible material, from top of boiler or casing top of furnace,

from top of smoke pipe, from front of heater from sides or back of heater

Size of chimney flue Other connections to same flue

IF OIL BURNER

Name and type of burner ~~B24-Ballard (Used)~~ GB2-A1 Gilbarco Labeled and approved by Underwriters' Laboratories? yes

Will operator be always in attendance? Type of oil feed (gravity or pressure) pressure

Location oil storage basement No. and capacity of tanks 1 275-gallon tank (new) Tanks not connected
1 " " " (used)

Will all tanks be more than seven feet from any flame? yes How many tanks fireproofed?

Amount of fee enclosed? $1.50 ($1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

Signature of contractor BALLARD OIL & EQUIPMENT CO. OF MAINE
Mgr. - Oil Burner Division

INSPECTION COPY

148-150

Ward 6 Permit No. 38/1553

Location 148 State St.

Owner Est. Lizzy P. Plummer

Date of permit 9/26/38.

Post Card sent

Notif. for inspn.

Approval Tag issued

Oil Burner Check List (date) 11/22/38

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

NOTES

11/22/38 New burner used in enlarged existing Boiler in place of used burner - RJJ

001179

PERMIT ISSUED
OCT 18 1985
City Of Portland

FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, October 18, 1985

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 144 State St. Use of Building Misc. Use No Stories 3 New Building ___ Existing " x

Name and address of owner of appliance Mercy Hospital - same

Installer's name and address Mechanical Services, 400 Presumpscot St., Portland 04103 Telephone 774-1531

General Description of Work

To install Boiler and Burner replacement (#2 oil)

IF HEATER, OR POWER BOILER

Location of appliance basement Any burnable material in floor surface or beneath? no

If so, how protected? Kind of fuel?

Minimum distance to burnable material, from top of appliance or casing top of furnace at least 3' all around

From top of smoke pipe From front of appliance From sides or back of appliance

Size of chimney flue 10" Other connections to same flue no

If gas fired, how vented? Rated maximum demand per hour

Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? yes

IF OIL BURNER

Name and type of burner HB Smith cast iron Labelled by underwriters' laboratories? yes

Will operator be always in attendance? no Does oil supply line feed from top or bottom of tank? top

Type of floor beneath burner concrete Size of vent pipe 1½"

Location of oil storage basement Number and capacity of tanks 2 tanks - 500 gal.

Low water shut off yes Make MacDonald/Miller No.

Will all tanks be more than five feet from any flame? yes How many tanks enclosed? none

Total capacity of any existing storage tanks for furnace burners 2 - 500 gal.

IF COOKING APPLIANCE

Location of appliance Any burnable material in floor surface or beneath?

If so, how protected? Height of Legs, if any

Skirting at bottom of appliance? Distance to combustible material from top of appliance?

From front of appliance From sides and back From top of smokepipe

Size of chimney flue Other connections to same flue

Is hood to be provided? If so, how vented? Forced or gravity?

If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Amount of fee enclosed. 25.00

APPROVED:

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

Contractural Cost $7,000

Signature of Installer [signature]

License # 02841

CS 300

INSPECTION FILE APPLICANT'S ASSESSOR'S COPY

5

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

No. 45-C-6

Please Read Application And Notes, If Any, Attached

PERMIT

This is to certify that Barlow Sign Co.

has permission to erect sign

AT 148 State St.

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification for inspection must be given and written permission procured before this building or part thereof is lathed or otherwise closed-in.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept.

Health Dept.

Appeal Board

Other

Department Name

Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD 13 MRS LOW 2

Permit #: _____ City of Portland BUILDING PERMIT APPLICATION Fee $27. Zone _____ Map # _____ Lot# _____

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

Owner: Mercy Hospital Phone # 879-3000

Address: 148 State St- Ptld, ME 04101

LOCATION OF CONSTRUCTION 148 State St.

Contractor: Barlow Sign Co. Sub. 282-2400

Address: 92 Industrial Park Rd Phone # Saco, ME 04072

Est Construction Cost: _____ Proposed Use: hosp w sign

Past Use: _____

# of Existing Res. Units _____ # of New Res. Units _____

Building Dimensions L. _____ W. _____ Total Sq. Ft. _____

Stories: _____ # Bedrooms _____ Lot Size _____

Is Proposed Use: Seasonal _____ Condominium _____ Conversion _____

Explain Conversion erect sign - 4'x2.5'

For Official Use Only

Date 12/17/93 Subdivision: _____

Inside Fire Limits _____ Name _____

Bldg Code _____ Lot _____

Time Limit _____ Ownership: _____ Public

Estimated Cost _____ _____ Private

Zoning:

Street Frontage Provided: _____

Provided Setbacks: Front _____ Back _____ Side _____ Side _____

Review Required:

Zoning Board Approval: Yes ____ No ____ Date: _____

Planning Board Approval: Yes ____ No ____ Date: _____

Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____

Shoreland Zoning Yes ____ No ____ Floodplain Yes ____ No ____

Special Exception _____

Other (Explain) _____

NRA - 12-22-93

HISTORIC PRESERVATION

Not in District or Landmark

Does not require review.

Requires review.

Action: Approved

Approved with Conditions.

Denied

Date _____

Signature _____

Foundation:

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

NOT ISSUED

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: _____

NO REFUND

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 _____

Ceiling:

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

Roof:

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

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 Yes ____ No ____
2. No. of Tubs or Showers _____
3. No. of Flushes _____
4. No. of Lavatories _____
5. No. of Other Fixtures _____

Swimming Pools:

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

Permit Received By Louise E. Chase

Signature of Applicant Edward Blumenthal Date 12/17/93

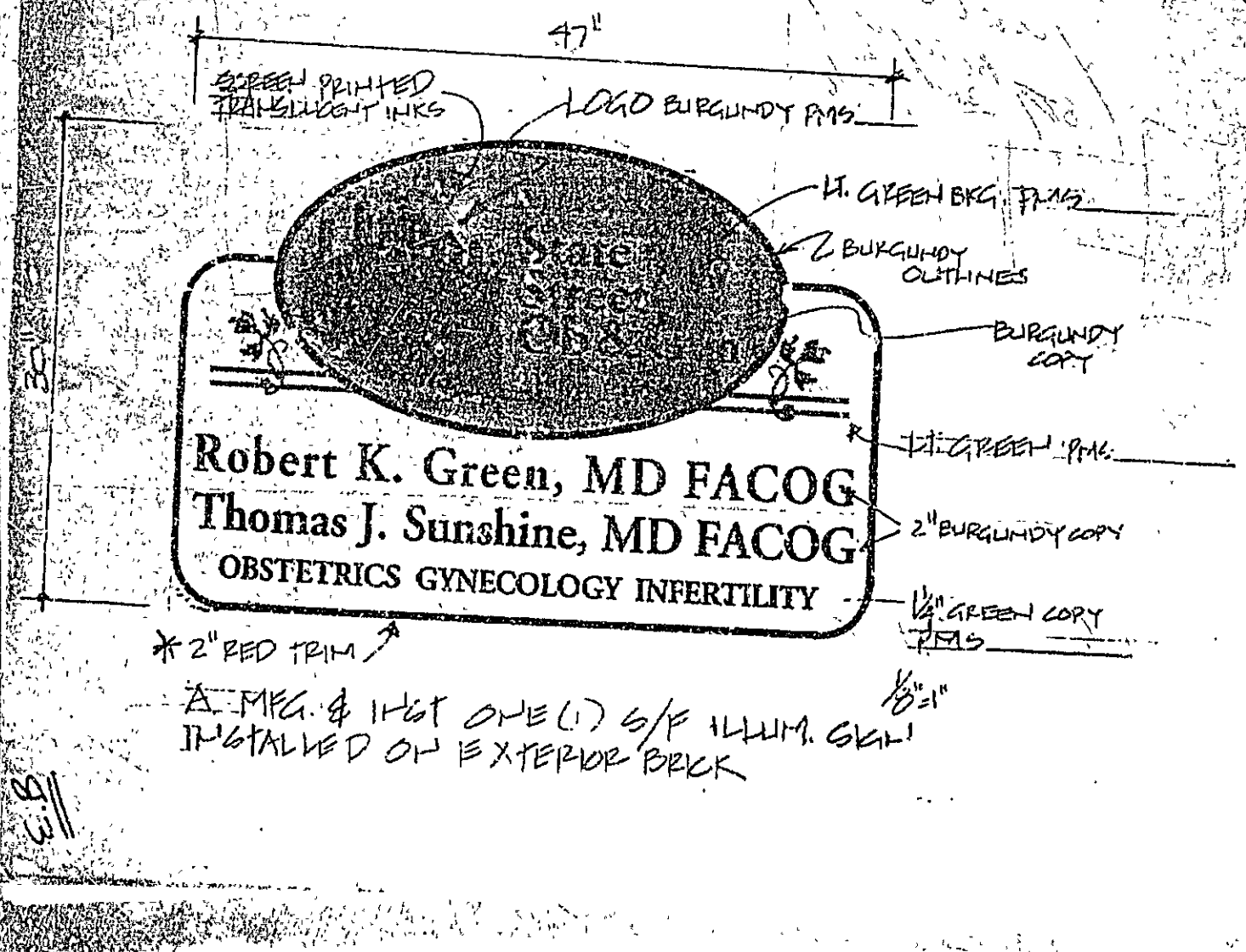
CEO's District 3 Edward Blumenthal

CONTINUED TO REVERSE SIDE

White - Tax Assessor

Ivory Tag - CEO

3 MAS Lou


47"
SCREEN PRINTED TRANSLUCENT INKS
LOGO BURGUNDY PMS
H. GREEN BKG. PMS
2 BURGUNDY OUTLINES
BURGUNDY COPY
H. GREEN PMS.
2" BURGUNDY COPY
1½" GREEN COPY PMS
Robert K. Green, MD FACOG
Thomas J. Sunshine, MD FACOG
OBSTETRICS GYNECOLOGY INFERTILITY
* 2" RED TRIM
A MFG. & INST ONE (1) S/F ILLUM. SIGN INSTALLED ON EXTERIOR BRICK
1/8"=1"