

194-198 HIGH STREET

### CERTIFICATE OF APPROVAL

FOR INTERNAL PLUMBING FOR THE TOWN/CITY OF Portland

No. 31348 IC  
Certificate of App. Number

TOWN/CITY CODE: 05170      LPI NUMBER: 1123      DATE ISSUED: 10/16/79  
 Month Day Year

Installer's Name: RUDITH PLUMBER      F.I.M.I.      Installer Code:  2

Owner: John Endreyne      Maine

Address: 198 Old St.      Location where plumbing was done and inspected.

1. Owner  
 2. Licensed Master Plumber  
 3. Licensed Oil Burnerman  
 4. Employees of Public Utilities  
 5. Manufactured Housing Dealer  
 6. Manufactured Housing Mechanic

THE INTERNAL PLUMBING INSTALLED PURSUANT TO THE ABOVE CERTIFICATE OF APPROVAL NUMBER HAS BEEN TESTED IN MY PRESENCE, FOUND TO BE FREE FROM LEAKS, AND WAS INSTALLED IN COMPLIANCE WITH THE MUNICIPAL AND STATE PLUMBING REGULATIONS.

Signature of LPI: [Signature]      Date Inspected: OCT 15 1979

STATE OFFICE USE ONLY  
 Control Number: \_\_\_\_\_

ORIGINAL - To be sent to: Department of Human Services, Division of Health Engineering, Augusta, Maine 04333

### INTERNAL PLUMBING PERMIT FOR THE TOWN/CITY OF Portland

No. 31348 IP  
PERMIT NUMBER

Town/City Code: 05170      LPI Number: 1123      Date Issued: 10/16/79      License Number: 112216  
 Month Day Year

Address of Where Plumbing is Done: 198 Old St.      St./Lot Number      Street, Rd., Av., Lot      Subdivision

Name of Owner: WANDERLON      Last Name      F.I.M.I.      Mailing Address

Type of Construction:  1. New     2. Remodeling     3. Addition     4. Remodeling & Addition     5. Replacement of Hot Water Heater     6. Hook-up of Mobile Home     7. Hook-up of Modular Home     8. Other (Specify)

Plumbing To Serve:  1. Single (Res)     2. Multi-Fam (Res)     3. Mobile Home     4. Modular Home     5. Commercial     6. School     7. Other (Specify)

Number of Fixtures or Hook-Ups:  
 Sinks: 6    Toilets: 6    Bathtubs: 6    Lavatories: 6  
 Dish Washers:       Hot Water Heater: 6    Floor Drains:   

Fixtures: 4    Urinals:     
 Hook-Ups:       Double Fee Check:  Bx

Administrative Fee: 3.00  
 Total Fee: 43.00

SCHEDULE OF "FEES" (See section 1.12 of the Part I Code)  
 1-10 Fixtures: \$2.00 each  
 11-20 Fixtures: \$1.00 each  
 21 Fixtures on up: \$ .50 each  
 Hook-Ups: \$2.00 each

NOTE: Hotwater Heater (Tank or Tankless) is a Fixture!

Signature of LPI: \_\_\_\_\_

STATE OFFICE USE ONLY  
 Control Number: \_\_\_\_\_  
 Administrative Code: \_\_\_\_\_

HME-21 Rev. 7/78



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

Date July 25 <sup>1979</sup>  
 Receipt and Permit number A 28908

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

LOCATION OF WORK: 194-196-198 High Street  
 OWNER'S NAME: Capt. Anderson ADDRESS: not known

	FEES
OUTLETS:	
Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL <u>200</u>	<u>19.00</u>
FIXTURES (number of)	
Incandescent _____ Fluorescent _____ (not strip) TOTAL _____	
Strip Fluorescent _____ ft. ....	
SERVICES:	
Overhead _____ Underground _____ Temporary _____ TOTAL amperes _____	
METERS: (number of) <u>10 meters, 1 of which is house meter</u>	<u>5.00</u>
MOTORS: (number of)	
Fractional _____	
1 HP or over _____	
RESIDENTIAL HEATING:	
Oil or Gas (number of units) _____	<u>24.00</u>
Electric (number of rooms) <u>24</u>	
COMMERCIAL OR INDUSTRIAL HEATING:	
Oil or Gas (by a main boiler) _____	
Oil or Gas (by separate units) _____	
Electric Under 20 kws _____ Over 20 kws _____	
APPLIANCES: (number of)	
Ranges _____ <u>9</u> Water Heaters _____ <u>9</u>	
Cook Tops _____ Disposals _____	
Wall Ovens _____ Dishwashers _____	
Dryers _____ Compactors _____	
Fans _____ Others (denote) _____	<u>27.00</u>
TOTAL _____	
MISCELLANEOUS: (number of)	
Branch Panels <u>9</u>	<u>9.00</u>
Transformers _____	
Air Conditioners Central Unit _____	
Separate Units (windows) _____	
Signs 20 sq. ft. and under _____	
Over 20 sq. ft. _____	
Swimming Pools Above Ground _____	
In Ground _____	
Fire/Burglar Alarms Residential _____	
Commercial _____	
Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____	
over 30 amps _____	
Circus, Fairs, etc. _____	
Alterations to wires _____	
Repairs after fire _____	
Emergency Lights, battery _____	
Emergency Generators _____	
INSTALLATION FEE DUE: _____	
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT ..... DOUBLE FEE DUE: _____	
FOR REMOVAL OF A "STOP ORDER" (304-16.b) ..... TOTAL AMOUNT DUE: <u>84.00</u>	

INSPECTION: Will be ready on \_\_\_\_\_, 19\_\_; or Will Call \_\_\_\_\_ xx  
 CONTRACTOR'S NAME: Mancini Electric  
 ADDRESS: 179 Sheridan St.  
 TEL.: 774-5829  
 MASTER LICENSE NO.: on file SIGNATURE OF CONTRACTOR: \_\_\_\_\_  
 LIMITED LICENSE NO.: \_\_\_\_\_

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





APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP ..... B.O.C.A. TYPE OF CONSTRUCTION ..... 000065

FEB 6 1979

ZONING LOCATION ..... PORTLAND, MAINE, ...1-4-79.....

CITY of PORTLAND

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

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

LOCATION .. 194-196 High St. .... Fire District #1 [ ], #2 [ ]
1. Owner's name and address John Anderson-- 198 High St., Port., Me. Telephone 772-4220
2. Lessee's name and address ..... Telephone .....
3. Contractor's name and address owner ..... Telephone .....
4. Architect ..... Specifications ..... Plans ..... No. of sheets .. 3 ..
Proposed use of building .. apart. house - 18 9 ..... No. families .....
Last use .. 18 apartments ..... No. families .....
Material ..... No. stories ..... Heat ..... Style of roof ..... Roofing .....
Other buildings on same lot .....
Estimated contractual cost \$ .53,000 .... Fee \$... 212.00..

FIELD INSPECTOR--Mr. .... GENERAL DESCRIPTION

This application is for: @ 775-5451
Dwelling ..... Ext. 234
Garage .....
Masonry Bldg. ....
Metal Bldg. ....
Alterations .....
Demolitions .....
Change of Use .....
Other .....

Complete renovations to apartment changing from 8 apartments to 9 apartments, as per plans.
All Electric heat. Stamp of Special Conditions

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

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

Other: .....

DETAILS OF NEW WORK

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

IF A GARAGE

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

APPROVALS BY: DATE
BUILDING INSPECTION--PLAN EXAMINER .....
ZONING: .....
BUILDING CODE: .....
Fire Dept.: .....
Health Dept.: .....
Others: .....

MISCELLANEOUS
Will work require disturbing of any tree on a public street? ..
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? .....

Signature of Applicant [Signature] Phone # .....

Type Name of above .. John Anderson. .... 1 [x] 2 [ ] 3 [ ] 4 [ ]

Other ..... and Address .....

OFFICE FILE COPY

198 High Street

Sept. 9, 1974

John Anderson  
198 High Street

Dear Mr. Anderson:

Building permit to renovate three floors of apartment building as per plans filed with the application is being issued with the understanding that there is no increase of apartments in this building.

Very truly yours,

A. Allan Soule  
Asst. Director Building & Inspection  
Services

AAS:m

PERMIT ISSUED  
WITH LETTER



# APPLICATION FOR PERMIT

B.O.C.A. USE GROUP .....  
B.O.C.A. TYPE OF CONSTRUCTION .....

ZONING LOCATION \_\_\_\_\_ PORTLAND, MAINE, Sep. 6, 1974...

**PERMIT ISSUED**  
0828 SEP 10 1974  
**CITY of PORTLAND**

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

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

198 High St

LOCATION ..... Fire District #1 , #2

1. Owner's name and address John Anderson, same ..... Telephone 772-4220

2. Lessee's name and address ..... Telephone .....

3. Contractor's name and address ..... owner ..... Telephone .....

4. Architect ..... Specifications Plans yes No of sheets 1

Proposed use of building ..... No. families .....

Last use brick ..... No. families .....

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

Other buildings on same lot ..... Fee \$ 40.00

Estimated contractual cost \$ 10,000.00

FIELD INSPECTOR—Mr. Nelson Cartwright

This application is for:

Dwelling ..... @ 775-5451 Ext. 234

Garage .....

Masonry Bldg. ....

Metal Bldg. ....

Alterations .....

Demolitions .....

Change of Use .....

Other .....

### GENERAL DESCRIPTION

to renovate three floors of apartment building as per plan.

**PERMIT ISSUED WITH LETTER**

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

PERMIT IS TO BE ISSUED TO  1  2  3  4  
Other: P.O. Box 4062 STA "A" PORTLAND

### DETAILS OF NEW WORK

Is any plumbing involved in this work? yes ..... I any electrical work involved in this work? yes .....

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 ..... Pressed 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 ..... height? .....

### IF A GARAGE

No. cars now accommodated on same lot ..... to be accommodated ..... number commercial cars to be accommodated .....

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

APPROVALS BY: DATE

BUILDING INSPECTION—PLAN EXAMINER .....

ZONING: ..... DATE: 9/9/74

BUILDING CODE: .....

Fire Dept.: .....

Health Dept.: .....

Others: .....

### MISCELLANEOUS

Will work require disturbing of any trees on a public street? .....

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

Signature of Applicant ..... John Anderson Phone # .....

Type Name of above ..... 1  2  3  4

Other ..... and Address .....

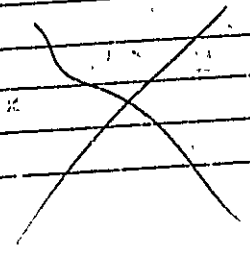
FIELD INSPECTOR'S COPY

NOTES

- 10-22-74 Plumbing going in.  
Wiring for Elec. Heat
- Fire stops needed ~~RD~~
- 10-24-74 Owner to use 1st  
Floor ~~RD~~
- 12-4-74 Same - owner in ~~RD~~
- 1-8-75 Work going ~~RD~~
- 4-18-75 Same ~~RD~~
- 6-8-75 work going  
slow. Couldn't get  
in ~~RD~~
- 7-2-75 Same ~~RD~~
- 7-17-75 Same ~~RD~~
- 7-22-75 work going  
slow ~~RD~~
- 8-29-75 Couldn't get in ~~RD~~
- 9-29-75 " " ~~RD~~
- 11-24-75 Work going well ~~RD~~
- 1-8-76 Same ~~RD~~
- 1-20-76 Same ~~RD~~
- 3-1-76 Couldn't get in,  
but look same from  
outside of window ~~RD~~
- 3-22-76 Same ~~RD~~
- 3-29-76 Same ~~RD~~
- 4-27-76 Same ~~RD~~
- 5-3-76 Same ~~RD~~
- 9-24-76 No one working - but  
A new fire escape is in the process  
of being erected on rear with  
no permit - notified owner - (M)  
2-23-77 No one home - doesn't  
look like very much work going  
on - 2 apps. are pending (one is owner's) - (M)
- 1-6-78 Same - couldn't get  
in - This permit is expired  
by now for some - (M)

Permit No. 94/828  
 Location 198 High St.  
 Owner Paul Brown  
 Date of permit 9/10/74  
 Approved By [Signature] ADTS - MS  
 Approved By [Signature] ADTS - MS

McLennan





**CITY OF PORTLAND, MAINE**  
**Application for Permit to Install Wires**

*LUNT ROAD  
 FESEPOSET, MAINE  
 04032*

Permit No. *2067*  
 Issued *9/10/16/74*  
 Portland, Maine *10-9* ....., 19*74*

To the City Electrician, Portland, Maine.

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

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

Owner's Name and Address *John Anderson* Tel. \_\_\_\_\_  
 Contractor's Name and Address *Doherty Electric Co.* Tel. *865-6584*  
 Location *178 High St.* Use of Building *3 (appt.)*  
 Number of Families *3* Apartments *3* Stores *0* Number of Stories *0*  
 Description of Wiring: New Work  Additions \_\_\_\_\_ Alterations \_\_\_\_\_

Pipe \_\_\_\_\_ Cable  Metal Molding \_\_\_\_\_ BX Cable \_\_\_\_\_ Plug Molding (No. of feet) \_\_\_\_\_  
 No. Light Outlets \_\_\_\_\_ Plugs \_\_\_\_\_ Light Circuits \_\_\_\_\_ Plug Circuits \_\_\_\_\_  
 FIXTURES: No. \_\_\_\_\_ Fluor. or Strip Lighting (No. feet) \_\_\_\_\_

SERVICE: Pipe  Cable \_\_\_\_\_ Underground \_\_\_\_\_ No. of Wires \_\_\_\_\_ Size \_\_\_\_\_  
 METERS: Relocated \_\_\_\_\_ Added \_\_\_\_\_ Total No. Meters *4* *Service*

MOTORS: Number \_\_\_\_\_ Phase \_\_\_\_\_ H. P. \_\_\_\_\_ Amps \_\_\_\_\_ Volts \_\_\_\_\_ Starter \_\_\_\_\_  
 HEATING UNITS: Domestic (Oil) \_\_\_\_\_ No. Motors \_\_\_\_\_ Phase \_\_\_\_\_ H.P. \_\_\_\_\_  
 Commercial (Oil) \_\_\_\_\_ No. Motors \_\_\_\_\_ Phase \_\_\_\_\_ H.P. \_\_\_\_\_

APPLIANCES: No. Ranges *3* Watts \_\_\_\_\_ Brand Feeds (Size and No.) \_\_\_\_\_  
 Elec. Heaters \_\_\_\_\_ Watts \_\_\_\_\_  
 Miscellaneous \_\_\_\_\_ Watts \_\_\_\_\_ Extra Cabinets or Panels \_\_\_\_\_

Transformers \_\_\_\_\_ Air Conditioners (No. Units) *0* Sigas (No. Units) *0*  
 Will commence *19* Ready to cover in *19* Inspection \_\_\_\_\_ *19*

Amount of Fee *\$18.50* Signed *John Doherty*

DO NOT WRITE BELOW THIS LINE

SERVICE  METER \_\_\_\_\_ GROUND \_\_\_\_\_  
 VISITS: *19-10-74* *10-24-74* *10-31-74* *11-1-74* *12-13-74* *4/14/75*  
 ..... 7 ..... 8 ..... 9 ..... 10 ..... 11 ..... 12 .....

REMARKS: *Service called in  
 close in 1st floor*  
*Doherty Electric  
 Lunt Rd  
 Fesepost, MAINE  
 865-6584*

*close in  
 2nd floor*  
 INSPECTED BY *Trillby* (OVER)

PERMIT TO INSTALL PLUMBING

Address **198 High St.**

PERMIT NUMBER **3873**

Installation For **3 fam.**

Owner of Bldg **John Anderson**

Owner's Address **same**

Plumber **Rudi Casparius**

Date **10-11-74**

Date Issued **Oct. 11, 1974**  
 Portland Plumbing Inspector  
 By **ERNOLD R GOODWIN**

App. Final Insp.  
 Date **10/25/74**  
 By **[Signature]**  
 App. Final Insp.

Date **NOV 19 1974**  
 By **Errol R. Goodwin**  
 Special Building Inspector

- Commercial Building
- Residential
- Single
- Multi Family
- New Construction
- For modeling

NEW	REPL	Address	NO	FFE
3		<b>52 E. Commonwealth Dr.</b>		
3		SINKS <b>kitchen</b>	3	6.00
3		LAVATORIES	3	5.20
3		TOILETS	3	1.80
3		BATH TUBS	3	1.80
		SHOWERS		
		DRAINS FLOOR SURFACE		
3		HOT WATER TANKS	3	6.00
		TANKLESS WATER HEATERS		
		GARBAGE DISPOSALS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS		
		AUTOMATIC WASHERS		
		DISHWASHERS		
		OTHER		
		<b>Base Fee</b>		3.00
			TOTAL <b>15</b>	<b>23.80</b>

Building and Inspection Services Dept: Plumbing Inspection

4-24-72

Allan

Follow Up -

194-196 High St. Krageland Bldg.  
198

4/24/72

Bob -  
Bldg. still vacant. -

Allan

RETURN TO  
FILE  
~~FILE~~

CITY OF PORTLAND, MAINE  
MEMORANDUM

DATE: 10-19-70

TO: Harold Parks, Assistant to City Manager

FROM: R. Lovell Brown, Director of Building & Inspection Services

SUBJECT: In reference to the buildings at 194-198 High Street

In response to your request for the condition of the building at the above address, I have reviewed our files and find a number of things that need correcting. To enumerate them would make no sense unless there was a specific request for what portions are to be used and how it is to be used. In general the building is in much disrepair and needs attention. In particular, a number of the chimneys are in a very bad condition and should be carefully checked out and repaired prior to having any fire in same. We have looked at this building a number of times on request by others who have wanted to use it, but to date have not, evidently the cost of the repairs to meet code compliance was too much for them. If the building is to be used for sleeping quarters, the requirements would be more stringent than for a lesser part time daytime use.

---

Bob Brown

RLB:m

File

B-2

April 4, 1968

Mr. C.G. Kragelund  
463 Congress Street  
Portland, Maine

Re: 194-196-198 High Street

Dear Mr. Kragelund:

As the result of an inspection of the 3-story brick structure, reportedly owned by you and located at 194-196-198 High Street, which at the present time is being used as a rooming house, the following hazards were noted:

At the 192 section (2nd floor) there is only a front stairway for roomers to use. Rear exit can be reached by going through a rear occupied room to stairway leading to first floor. A second exit for third floor is through a fire door that takes you to front stairway of 198 section.

At the 196 section (2nd floor) there is only a front stairway for roomers to use. Rear exit can be reached by going through a door (boarded up right now), down a rear stairway to an occupied room on the first floor. There is no third floor section at 196.

At the 198 section (2nd floor) rear stairway goes off front stairway. Rear exit of third floor is through a fire door that takes you to front stairway of 194 section.

Due to the way rooms and stairways are arranged, you are hereby required to have installed an approved standard automatic fire detection and alarm system for all sections.

Due to lack of proper exiting a second means of egress is required by City and State regulations.

Before starting any of this work a permit must be secured from the office of the Building Inspector.

RECEIVED  
Sincerely,  
APR 10 1968  
198

cc: Corp. Counsel  
Building Inspector  
File

Joseph H. Cremona  
Chief of Fire Department

CERTIFIED MAIL R.R.R. #394618

C

O

P

Y

May 13, 1969

196-198 High Street -

Fire alarm system required for the entire building by the Fire Dept.

Sect. No. 2 or middle apartments

1. Enclose the front stairs, required by Fire Dept. Doors on this enclosure shall swing against the wall, swinging out.
2. Enclose cellar stairs under those above for one hour. Fire door with closer required on the stairs. Check for light required.
3. Patch plastered ceiling in the basement, and patch any holes or openings in the cellar floor.
4. All openings in chimney flues not to be used must be closed up. All flues that are to be used are to be cleaned out- cleanout doors replaced and made operable. Chimney should be checked throughout for loose bricks, mortar, etc.

No. 3 - or the section towards Congress Street

1. To close the front stairs from first floor to third- required by the Fire Dept.
2. Hand rail required on the front stairs on the side where the treads has the widest width (this stairway has some winding treads)
3. Enclose cellar stairs under stairway above with fire door enclosure.
4. In the cellar, ceiling that has opening in the plaster will need to be made tight.
5. All chimney flues need to be cleaned out that are to be used and new cleanout doors to be provided. All the chimneys will need to be checked for mortar, loose bricks, etc.

No. 1- Section nearest Cumberland Avenue-

1. Enclose front stairway for one hour- required by Fire Dept.
2. On third floor - handrails required at top of stairs - there are four treads each way that go down, therefore two handrails are required.
3. Question on this stairway enclosure about reaching the outside from the enclosure - to be raised at the time.
4. This should be checked against the Building Code, etc.- there is a toilet under the front stairs.

No. 1- Section nearest Cumberland Ave.- (continued)

5. The ceiling to have all openings plastered in the basement to make it tight.
6. Cleanout doors required for all flues - that are to be used- chimneys to be checked for loose bricks and mortar. Any section of chimney or flue not to be used - to be closed up tight.

It is recommended that before we issue a certificate of occupancy for any part of this building that we first have the Fire Dept. go back in here and check it out and receive their O. K.

A complete set of plans are needed, also to show new wooden stairways to be provided in rear and all fire escapes.



CITY OF PORTLAND, MAINE  
DEPARTMENT OF BUILDING INSPECTION  
COMPLAINT

Location  
194-198 High St.

INSPECTION COPY

COMPLAINT NO. 68/91 Date Received Oct. 15, 1968

Location 194-198 High Street Use of Building Apartment house  
 Owner's name and address Royal Realty Co., 463 Congress Street Telephone \_\_\_\_\_  
 Tenant's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Complainant's name and address Mrs. Edward Hawes, 180 High St. Apt. 46 Telephone \_\_\_\_\_

Description: Three or more chimney in dangerous condition.

NOTES: Letter 10/16/68 - See pictures attached.

10/21/68 - Contractor <sup>GEN SMITH</sup> ~~was in~~ and call for dangerous chimneys and let us know about them. Allen  
 10/29/68 10:00 P.M. Mrs. Hawes called and wanted to know what was going on told her the information we had. F.H.  
 11-6-68  
 Nothing done as yet - Hugh  
 11-16-68 - letter - Allen A.L. - 11-27-68  
 11-27-68  
 It appears something has started. Efforts has been built around one chimney, others are not touched yet. Hugh  
 4-11-69 Same nothing done. Hugh  
 5-16-69 Completed. Hugh



Compt. 68/91  
194-198 High Street

April 16, 1969

Royal Realty Co.  
463 Congress Street

cc: Corp. Counsel

Gentlemen:

Upon further inspection of the dangerous chimneys on the property at the above location our inspector found that nothing had been done to correct this dangerous condition.

Now that good weather is with us we will expect this work to be done on or before May 15, 1969 at which time we will make another inspection.

If at that time the work has not been done we will turn the matter over to the Corporation Counsel for whatever action he may deem necessary.

Very truly yours,

R. Lovell Brown  
Director

h

Re: 194-198 High St.

October 16, 1968

Royal Realty Co.,  
463 Congress Street

Gentlemen:

It has come to the attention of this department that a hazardous condition exists regarding the chimneys on the property at 194-198 High Street reported to be owned by you.

Upon inspection we found that the chimneys are in a dangerous condition above the roof. All of the chimneys should be checked by a competent person and repairs made to correct all defects. At least three of the chimneys have broken caps where bricks have fallen off and loose mortar. A building permit is not needed to make repairs above the roof.

This is a dangerous condition and should be corrected at once. We will make another inspection or or before October 31, 1968 to see what has been done.

Very truly yours,

R. Lovell Brown  
Director

h

Cplt.68/91 - 194-198 High Street

Nov. 8, 1968

Royal Realty Company  
463 Congress Street

Gentlemen:

Inspection was made by this department on Nov. 6th of this year at which time we found that chimneys at this address are still in a dangerous condition. See our letter to you of Oct. 16th, 1968. We told you in that letter that all chimneys should be checked by a competent person and repairs made to correct all defects. A contractor came to this office to tell us that he would check all these chimneys, but as of this date we have not had a report from him. It is therefore necessary that you proceed at once and surely before Nov. 27, 1968 to have all necessary repairs that are dangerous corrected by a competent person. Failure to do so will make it necessary for us to report the violation to the Corporation Counsel for action.

Very truly yours,

A. Allan Soule  
Assistant Director of Building Inspection

AAS:m



CITY OF PORTLAND, MAINE  
DEPARTMENT OF BUILDING INSPECTION  
COMPLAINT

Location  
194-196 High St.

INSPECTION COPY

COMPLAINT NO. 64/49

Date Received May 11, 1964

Location 194-196 High Street

Use of Building 194 High St - City  
Capo Elizabeth

Owner's name and address Leonard A. Morse, Stephenson St.

Telephone \_\_\_\_\_

Tenant's name and address \_\_\_\_\_

Telephone \_\_\_\_\_

Complainant's name and address Nelson & Mrs Ed. Hewes

Telephone \_\_\_\_\_

Apt 46

Description: 3 chimneys in dangerous condition.

NOTES: 3 chimneys need retopping - one nearest High Street has bricks that  
could fall on High St. sidewalk.

5/12/64 - Letter to owner, which see - AJF  
6-18-64 Robert MacDonald can not do job - too high  
Janitor says he is trying others. W.  
8-11-64 Not done planned Mrs Ed. Hewes Apt 46  
6-10-66 Done RW 112

*X*

FU-N.F.C. 6-12-64

Cplt. 64/49 - 194-198 High St.

May 12, 1964

Mr. Leonard A. Morse  
~~Stephenson Street~~  
~~Cape Elizabeth, Maine~~

194 High St

Dear Mr. Morse:

An inspector from this department reports that three chimneys in the building at the above named location, of which you are reported to be the owner, are in bad condition above the roof with loose bricks likely to fall. This is particularly true of the one nearest High Street, which is so close to the street that any falling bricks might strike someone passing by on the public sidewalk.

As authorized by Sections 14, 15 & 17 of Chapter 97, Revised Statutes of Maine (excerpt enclosed herewith), you are hereby directed to have these unsafe conditions corrected in a permanent fashion before June 12, 1964. No permit is required for such repair work unless it is necessary to extend down into the building to reach sound masonry.

It is hoped that we may have your cooperation in this matter so that further action by this department may not become necessary.

Very truly yours,

Albert J. Sears  
Building Inspection Director

AJS:m

G) GENERAL BUSINESS ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class

Portland, Mai. e, May 7, 1951

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ alter ~~rebuild~~ ~~add~~ ~~to~~ ~~the~~ following building ~~structure~~ ~~as~~ ~~shown~~ 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 194 High Street Within Fire Limits? yes Dist. No. 1  
 Owner's name and address Emma C. Spellman, 194 High Street Telephone \_\_\_\_\_  
 Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Contractor's name and address J. H. Kennedy, 105 Preble Street Telephone 3-5639  
 Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans no No. of sheets \_\_\_\_\_  
 Proposed use of building Apartment house No. families \_\_\_\_\_  
 Last use \_\_\_\_\_ " " \_\_\_\_\_ No. families \_\_\_\_\_  
 Material brick No. stories 3 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
 Other buildings on same lot \_\_\_\_\_  
 Estimated cost \$ 350. Fee \$ 2.00

General Description of New Work

To cut in door in brick wall between 194-196 and between 196 and 198 on first floor. Door to be 2' 8" wide. Fire doors to be installed in openings.

*copy order for 8-2-51 1951*  
*Refer 7/10/51*

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 J. H. Kennedy

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  
Emma C. Spellman

Signature of owner by: J. H. Kennedy

Permit No. 511  
Location 194-198 High St.  
Owner Emma C. Appelman  
Date of permit 1/51  
Notif. closing-in \_\_\_\_\_  
Inspn. closing-in \_\_\_\_\_  
Final Notif. \_\_\_\_\_  
Final Inspn. \_\_\_\_\_  
Cert. of Occupancy issued \_\_\_\_\_

NOTES

AP 194-196-198 High Street

May 19, 1951

Mrs. Emma C. Spellman  
194 High Street  
Portland, Maine

Copy to, Mr. J. H. Kennedy  
105 Preble Street

Dear Mrs. Spellman:

With reference to Mr. Kennedy's application in your name for a building permit to cut in certain doorway openings at 194-196-198 High Street and our telephone conversation about the matter, upon finding time to investigate the entire situation, I find that your contractor, then Stuart Collins, applied for a permit in 1949 to cut in a doorway and provide a door in the brick wall at first story between the sections of the building numbered 194 High Street and 196 High Street. We were unable to issue that permit because it seemed to establish a greater condition of hazard than existed at that time by opening up a way for fire in one section to travel to the other quickly, even though a fire door were provided in the opening, although at that time you were unwilling to provide a fire door.

Now Mr. Kennedy's application in your name calls for cutting in a similar opening not only in the brick wall between the sections numbered 194 and 196 but also in the brick wall between the sections numbered 196 and 198, but does indicate that fire doors will be installed in the openings. If our reasoning in the first place was true then the two openings would increase the fire hazard still more.

Because I do not want to cause any hardship on you, however, based on my opinion only, I had decided to explain the entire matter again to Chief Sanborn of the Fire Department and ask his opinion as to whether or not these two openings would increase the hazard to the building.

In case it appears that the openings would increase the fire hazard to the building and its occupants in the various sections, the Building Code requires that you bring all three sections up to the standards of Safety and Fire Protection required by the Building Code for a lodging house. These sections are not up to the standards of the Building Code for fire protection and safety at the present time, one notable feature of non-conformity being that the stairs of first floor to cellar in each section are not enclosed with fire-resistive partitions and a fire door separating these stairs from the cellar.

However, another obstacle has arisen, and I have decided not to ask Chief Sanborn's opinion as to fire hazard until I have again consulted you. I tried to reach you by phone this morning, but there was no answer.

I find that the order of the Fire Department with regard to the section numbered 198 High directed that an automatic fire detection and alarm system be installed.

On August 22, 1949 we issued a permit to Gill Fire Service Company to install such an automatic fire alarm in all three sections of the building.



Mrs. Emma C. Spellman

May 19, 1951

Our records indicate, however, that the system had not been installed on March 1, 1950 and that the permit for the installation became void. We have had no later application for a permit, therefore, I presume that the automatic fire detection system has not been installed.

Naturally I have delayed getting Chief Sanborn's opinion about the cutting in of the doorways until this matter is cleared up as to whether or not you intend to install this automatic fire alarm system at least at 198 or unless it has been already installed and our records are in error, the chances would not be very good for Chief Sanborn to approve anything there with his orders of so long ago not yet complied with.

Please let me know for sure whether or not the system has been installed, and, if not, whether or not you plan to install it at an early date, so that I can get Chief Sanborn's opinion on the current application to cut in the doorways without prejudicing him against the entire proposition.

Very truly yours,

Warren McDonald  
Inspector of Buildings

WScD/B

INQUIRY BLANK

*File  
see dict  
45*

ZONE G.

FIRE DIST. 1

CITY OF PORTLAND, MAINE  
DEPARTMENT OF BUILDING INSPECTION

Date 6/1/50.

~~By Telephone~~  
By Telephone

LOCATION 194-196-198 High OWNER WAS Spelman  
Corner of, Cumberland Avenue

MADE BY J. H. Kennedy, 105 Prable Street TEL. \_\_\_\_\_

ADDRESS \_\_\_\_\_

PRESENT USE OF BUILDING Lodging house NO. STORIES \_\_\_\_\_

LAST USE OF BUILDING \_\_\_\_\_ CLASS CONSTRUCTION \_\_\_\_\_

REMARKS \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

INQUIRY Can one story addition be built out to the line of Cumberland Avenue and perhaps a part of the first story of present building and part of the basement used for dry cleaning establishment, solvent to be non-inflammable and non-explosive, cleaning apparatus to be in the cellar?

ANSWER This is an allowable use under the Zoning Ordinance, but the completely non-inflammable and non-explosive solvent would have to be used exclusively. All parts intended for mercantile purposes would have to be cut off from the balance of the building by separations of one-hour fire resistance. It is quite likely that the door for entrance to the mercantile quarters would face Cumberland Avenue.

DATE OF REPLY 6/2/50 REPLY BY W McD

*Warren McDonald*  
CITY OF PORTLAND, MAINE

Department of Building Inspection

(date) April 17, 1950

To: Oliver T. Sanborn  
Chief of the Fire Department

Location: 194-196 High Street

From: Warren McDonald  
Insptr. of Bldgs.

Subject: Application for permit for  
improvements at above location,  
required by order of Chief of Fire  
Department dated 1/3/48 and 1/18/49

While our two departments have done a good job of coordination under the Safety Ordinance--yours issuing the orders after inspection and ours issuing permits for improvements to be made,--

The confusion on the part of many people, who come in here, as to who has ordered them to do what,

The fact that on some jobs a permit has been issued, and the work done, only to have your inspector find that the situation did not then satisfy your order under the law,

And, the fact that you are permitted under the Building Code to exercise discretion as to details of means of egress in an existing building where there is no substantial increase in number of persons accommodated, while we must proceed under the precise terms of the Code unless deviation in this connection is approved by yourself--

leads me to the belief that each situation ought to be checked before any permits are issued, presumably by the inspector in your department who made the inspection on which the original order was based, to see:

1. If the work contemplated will completely satisfy the order.
2. To see, if possible, whether or not there may be some more economical way of satisfying the order, and, if so, to recommend that way to the owner.

To that end there is attached for your consideration applications for permits at the above location.

Remarks relating to this particular job:

Cutting in new fire door opening and relocating stairway on third floor was started under a former permit, but the proposition had not been worked out properly in advance and they could not continue on the plan that they had at first. This application for amendment represents an attempt to alter the stairway in a different way. As I understand the sketches there would be a sort of "V"-shaped/regular tread a few steps below the third floor level, which would assuredly establish a bad accident hazard even for normal use of the stairs. The fire door is proposed to be moved away from the brick wall into the center section of the building some 6 or 8'.

Because of the small number of persons involved in this means of egress, the Building Code authorizes acceptance of any arrangement approved by yourself. I have been up there with one of our inspectors, a month ago, and the owner explained approximately the arrangement shown on the sketches, but everything was to be straight and usual about the stairs, even if necessary to cut into one of the bedrooms of the section toward Cumberland Avenue, and it is doubted if such a hazardous arrangement of stairs is necessary.

*Warren McDonald*  
Inspector of Buildings  
According to our record we issued a permit for the automatic fire alarm quite a long time ago, but the permit lapsed without the system having been installed.

EP 198 High Street-I

4/26/50/R

April 13, 1950

Mrs. Emmett Spellman  
196 High Street  
Portland, Maine

Dear Mrs. Spellman:

You will remember that Inspector Hennessy and I were up at your building around the first of the year and talked with you about completing the stairway which you had started to satisfy the orders of the Chief of the Fire Department as to means of egress in your building.

It is my recollection that you were to send your contractor in to make a revised plan showing the arrangement which you apparently then had decided upon. We have heard nothing since, as far as I can recollect, either from your contractor or from yourself.

The matter is getting quite old now, and in the meantime you do not have the means of egress in your building that the Fire Chief requires.

Chief Sanborn's order is the main thing to be satisfied, and I am giving him a copy of this letter to see what the Fire Department desires to do about the situation.

If you are still of a mind to go ahead on the arrangement which you talked over with us, it would be best to have your contractor <sup>come now and</sup> file a plan showing just what you propose with the application <sup>amendment to</sup> for the permit already issued and so that we can check it over and ask the Fire Chief's approval upon it. If you do this immediately we will waive all proposition of the permit having expired because no work has been done over a long period.

If we do not hear from you with definite information so that we can issue the permit, however, before April 26, 1950, we shall have to void the present permit; and when you get ready to do the work, it will be necessary to apply for an entirely new permit furnishing all necessary information.

Very truly yours,

Warren McDonald  
Inspector of Buildings

WMcD/G

CC: Oliver T. Sanborn  
Chief of the Fire Department



# APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 2

Portland, Maine, April 15, 1950

PERMIT ISSUED  
APR 20 1950  
CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 49/1112 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 194-196 High Street Within Fire Limits? YES Dist. No. \_\_\_\_\_

Owner's name and address Ermott Spellman, 196 High Street Telephone \_\_\_\_\_

Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_

Contractor's name and address Stewart Collins, 72 Oxford Street Telephone \_\_\_\_\_

Architect \_\_\_\_\_ Plans filed YES No. of sheets 2

Proposed use of building Lodging House No. families \_\_\_\_\_

Last use \_\_\_\_\_ " " \_\_\_\_\_ No. families \_\_\_\_\_

Increased cost of work \_\_\_\_\_ Additional fee 25

### Description of Proposed Work

To provide four new steps and 4' platform at third floor level and providing fire door in opening leading to hallway as per sketches.

Sent to Fire Dept 4/17/50  
Exp. of Per. Fee Dept 4/18/50

### 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:

Ermott Spellman

Signature of Owner by: Stewart Collins

Approved: \_\_\_\_\_ Inspector of Buildings



GENERAL BUSINESS ZONE  
APPLICATION FOR PERMIT

PERMIT ISSUED  
AUG 22 1949  
CITY OF PORTLAND

Class of Building or Type of Structure Installation  
Portland, Maine, August 4, 1949

A-ESS

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 194-196-198 High Street Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_  
Owner's name and address Ernett J. Spellman, 194 High Street Telephone \_\_\_\_\_  
Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
Contractor's name and address Gill Fire Service Co., 310 Commercial St. Telephone 4-0721  
Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans no. \_\_\_\_\_ No. of sheets \_\_\_\_\_  
Proposed use of building \_\_\_\_\_ Tenement \_\_\_\_\_ No. families \_\_\_\_\_  
Last use \_\_\_\_\_ No. families \_\_\_\_\_  
Material brick No. stories 2 1/2 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
Other buildings on same lot \_\_\_\_\_  
Estimated cost \$ \_\_\_\_\_ Fee \$ 1.00

**General Description of New Work** 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 entire basement or cellar and sub-cellar if any, all public and stair halls, and closets off halls or under stairs, all hazardous rooms and attached garage, if any; 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. 1-8" Protectowire gongs next between 1st and 3rd floor in stair well at 194 and 198 at 196 to be on 2d floor in stairwell.

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**

Memo Sent to Fire Chief

Permit issued with Letter  
Permit issued with Memo  
Details of New Work

Sent to Fire Dept. 8/8/49  
Rec'd from Fire Dept. 8/10/49

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? \_\_\_\_\_

**Miscellaneous**

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

APPROVED:

Oct. 8. 1949: [Signature]

[Signature]  
CHIEF OF FIRE DEPT.

Gill Fire Service

[Signature]

Signature of owner By: \_\_\_\_\_

INSPECTION COPY

PH



LOCATION 194-196-198 High St

DATE 8/6/49

PERMIT *[initials]*

INQUIRY

COMPLAINT

*[Handwritten signature]*  
I understand that  
the contract  
with Quinn, was  
written so that  
added bills would  
be forwarded  
to Quinn  
if necessary

*[Handwritten signature]*



LOCATION 194-196-198 High

DATE 8/8/49

PERMIT ✓ Saw letter

INQUIRY with [unclear]

COMPLAINT - Mr. [unclear] with [unclear]

This is OK.

To send to  
the Fire Chief.

Action of [unclear]

8" [unclear] [unclear]  
will be sufficient.

File

Also put this report  
with [unclear] copy  
when it comes  
back from Fire  
Chief

[Signature]

81-67

8/9/49.

AP 194-196-198 High Street-1

August 22, 1949

Gill Fire Service Company  
310 Commercial Street  
Mr. Emmett J. Spillman  
194 High Street

Subject: Permit for installation of standard fire  
detection and alarm system at 194-196-198 High  
Street

Gentlemen:

Building permit for the above installation is issued to the installer, herewith, but subject to the following:

The number and arrangement of gongs, indicated on the application will probably not be sufficient to meet the requirement of assurance that all persons for whom the system is intended would undoubtedly be aroused from sleep in case of fire.

The application reads: "One 8-inch Protectowire gong between first and third floor in stair well at 194 and 196 and 198 to be on second floor in stair well." It is not clear from this statement whether two or three gongs are proposed although three seem to be indicated, one of them in the stair well at second story of the center section numbered 196.

The third floor of the section at 196 may only be reached now by going up through 194 and through an open door or archway in the wall separating 194 and 196 at third floor level. The owner now proposes, and has a permit to cut in another doorway at third floor level in the brick wall separating 196 and 198, but this doorway must be equipped with a half-closing fire door which would be normally in the closed position. Certainly the gong in second story at 198 could not be relied upon, and probably the gong at 198, if below third floor level could not be relied upon to arouse the persons asleep on the third floor at 196.

The installer has not made clear in his application at what particular level between first and third floors the gongs at 194 and 198 are to be located.

It is always our hope that no greater number of gongs and no larger gongs will have to be installed than absolutely necessary to accomplish the purpose of the Building Code—that of arousing from sleep all persons for which the system is intended. This job is particularly difficult, and it is suggested that the installer have made a sketch to scale roughly showing the layout of second and third floors at 194 and of the third floor at 196, indicating the proposal as to size and location of gongs to sound the alarm for occupants of these two levels at 194 and the third floor at 196. It seems certain that the gong at second floor of 196 would take care of the first and second floors of that section, and it seems likely that a gong in the second floor stair hall (foot of the stairs in their new location) at 198 would take care of the occupants at first, second and third levels of 198, but there is considerable doubt if a single gong, even though 8-inch, located in the second floor hall of 194 or on the third floor of that section would care for the occupants of second floor all and third floor of 194 and the third floor rooms of 196.

Other features being equal, we prefer that the gongs shall not exceed 6", thus to be less nerve-racking when the daily tests are made for those persons who may be very close to the gong.

Both owner and installer should bear in mind the change not yet made at third

Gill Fire Service Company

Mr. Bennett J. Spellman

2

August 22, 1949

floor level, which consists of cutting a doorway through the dividing wall between 196 and 198 and changing to a small degree the location of the existing stairway in 198 between second and third floors—toward High Street—thus to avoid getting the gongs and the fire detecting wire in the wrong location to serve the final set-up.

Very truly yours,

Warren McDonald  
Inspector of Buildings

WMSD/G

CC: Oliver P. Sanborn  
Chief of the Fire Department

MEMORANDUM FROM DEPARTMENT OF BUILDING INSPECTION, PORTLAND, MAINE  
194-196-198 High Street--Installation of automatic fire alarm system for  
Ernest J. Spellman by Gill Fire Service Co., in-  
stallers

When such a system has been installed, the owner and lessee of the building are responsible for keeping the system in working order at all times so that the system may always be on guard to warn the occupants of the building in case a fire starts. To discharge this responsibility and to have good assurance that he will not be held either financially or criminally liable in 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, and the 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.

W McD/G

CC: Mr. Ernest J. Spellman  
194 High Street

(Signed) WARREN McDONALD

INSPECTOR OF BUILDINGS

CITY OF PORTLAND, MAINE

Department of Building Inspection

(date) August 8, 1949

To: Oliver T. Sanborn  
Chief of the Fire Department

Location: 194-196-198 High Street

From: Warren McDonald  
Insptr. of Bldgs.

Subject: Application for permit for  
improvements at above location,  
required by order of Chief of Fire  
Department dated January 2, 1948  
& January 18, 1949

While our two departments have done a good job of coordination under the Safety Ordinance--yours issuing the orders after inspection and ours issuing permits for improvements to be made,--

The confusion on the part of many people, who come in here, as to who has ordered them to do what,

The fact that on some jobs a permit has been issued, and the work done, only to have your inspector find that the situation did not then satisfy your order under the law,

And, the fact that you are permitted under the Building Code to exercise discretion as to details of means of egress in an existing building where there is no substantial increase in number of persons accommodated, while we must proceed under the precise terms of the Code unless deviation in this connection is approved by yourself--

leads me to the belief that each situation ought to be checked before any permits are issued, presumably by the inspector in your department who made the inspection on which the original order was based, to see:

1. If the work contemplated will completely satisfy the order.
2. To see, if possible, whether or not there may be some more economical way of satisfying the order, and, if so, to recommend that way to the owner.

To that end there is attached for your consideration applications for permits at the above location.

Remarks relating to this particular job:

Following your order of 1/3/48, permit was issued on 1/7/49 to cut in 3' doorway in dividing wall on third floor, provide fire door and to relocate existing front stairs from second to third floors. Nothing was done under this permit and it lapsed. A second permit for the same work was issued on July 19th. This was issued 7/19/49, but your second order of 1/18/49 goes into the matter of exits in detail and it is not clear that the permit now effective would take care of your requirements. Your second order also required an automatic fire alarm, and application for this installation was made on August 4th, and is attached for your consideration.

*Warren McDonald*  
Inspector of Buildings

WMCD/B



GENERAL BUSINESS ZONE  
APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class  
Portland, Maine, July 18, 1949

PERMIT ISSUED  
UL 91112  
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 198 High Street Within Fire Limits? yes Dist. No. \_\_\_\_\_  
 Owner's name and address Emmett Spellman, 196 High Street Telephone 4-2149  
 Lessee's name and address see attached memo - J.H. Kennedy, City 3-5637 Telephone \_\_\_\_\_  
 Contractor's name and address Stuart Collins, 72 Oxford Street Telephone none  
 Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans yes No. of sheets 2  
 Proposed use of building Lodging House No. families \_\_\_\_\_  
 Last use \_\_\_\_\_ " \_\_\_\_\_ No. families \_\_\_\_\_  
 Material brick No. stories 3 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
 Other buildings on same lot \_\_\_\_\_  
 Estimated cost \$ 400. Fee \$ 2.00

General Description of New Work

*between 196 & 198*  
 To cut in 3'-wide opening in brick dividing wall on third floor and provide Class C (labelled) fire door in opening.  
 To relocate existing front stairs from second to third floors. *in 198*

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 Emmett Spellman

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? \_\_\_\_\_

Miscellaneous

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

APPROVED:

*with letter by A.J.S.*  
*For Fire Chief's approval see*  
4/9/94

INSPECTION COPY

Signature of owner Emmett Spellman

NOTES

~~11/10/44 - This is to be done before  
 between 194-196 that will  
 claim the opening in the 3rd  
 story is between 196-198.  
 No other opening to 3rd  
 8/10/49 - The only opening between  
 194-196-198 is an existing opening  
 on the 3rd floor between 194 + 196.  
 No stairs to 3rd floor at 196. The  
 relocation of stairs is to be between  
 the 2nd and 3rd floors at 198.  
 Amendment for opening between  
 194 and 196. 1st floor, will connect  
 the two front halls. JH~~

Final Inspt.	6-28-52	OK
Final Noft.		
Inspt. closing-in		
Notif. closing-in		
Date of permit	7/15/49	
Owner	W. J. Kelly	
Location	194-196-198	
Permit No.	194-196-198	
City	Chicago	
County	Cook	
State	Ill.	
City	Chicago	
County	Cook	
State	Ill.	
City	Chicago	
County	Cook	
State	Ill.	

8/22/49 - Amendment for  
 doorway between 1st story of  
 194 + 196. JH

9/21/49 - Work not started

10/4/49 - W. Collins came in and  
 Johnson has arranged for Capt. Flaherty  
 to go there this P.M. and see what can be  
 done. If agreement can be reached,  
 Mr. Collins is to file application for  
 amendment with accurate plans  
 of both floors to scale showing the  
 true floor level, and we are to send  
 application over to chief Johnson  
 for approval. - WJG

12/9/49 - No change - opening between 196-198 3rd fl.  
 is unprotected. JH

4/1/50 - Better - WJG G.P.H. Plomer

5-9-50. No light 194 side of new fire door, No exit sign or door Mr. Hand-  
 rails 194 side. WJG notified Mr. Kennedy of these matters. He

5-11-50 Mr. Kennedy said Mr. Spellman is to provide  
 handrails and fire hall light himself. He

6-16-50 Mr. Spellman has been ill, to get around dot up  
 handrails. Will continue before going ahead. JH

6-28-50. Handrails have been provided, because of structural  
 stain an amendment one side does not have handrail  
 full length. Mr. Spellman agreed to replace with  
 wood and hookup for hall light. JH  
 ceiling fixture. JH

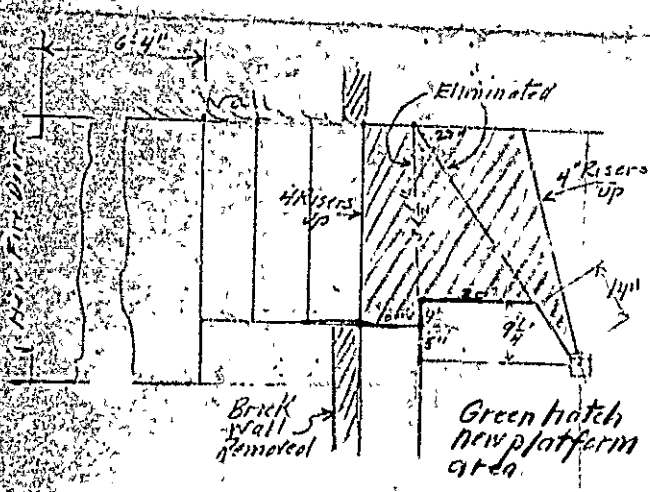
4/25/50

194-198 High Street

J. H. Kennedy is going to do this job and he wants to make a change in the arrangement of the stairs. I have told him I would not object to his going ahead on the amendment issued to Mr. Collins, that although we do not like accident hazards we would not object to arrangements on that score. He is to let us know for inspection when he gets it framed in before he covers up. He says that there will be no part of the new work exposed to any public hall except the surface of the stairs, thus, he says, no plaster on non-combustible lath will be needed.

W.McD.





EP 194-196 High Street  
(Amendment #2)-I

April 20, 1950

Mr. Stuart Collins  
72 Oxford Street  
Mr. Emmett Spellman  
196 High Street

Gentlemen:

Amendment to building permit at 194-196 High Street, involving relocation of stairway from third to second floor and providing opening in masonry wall with fire door between two sections of the building, is approved conditionally and issued to Mr. Collins, contractor, subject to the following:

1. We would be unable to issue a permit for this arrangement if it were not a means of egress required by the Fire Department, and if the Chief had not approved the arrangement, which he is authorized to do under the Building Code where there is no increase of the number of occupants of the building.

The sketches filed with the application, besides promising a very definite accident hazard from the use of the stairs under normal circumstances, represents a rather difficult piece of framing and construction.

When I talked with Mrs. Spellman several months ago about this proposition, the plan then was to make a square landing where the steps would come down on both sides from the third floor, and the thought was that this would require pushing the stairs toward High Street and to gain head room it would probably be necessary to cut off a corner of a bedroom toward High Street, that is the corner where the side wall meets the floor. It is recommended that you restudy this situation and try to get back to a simpler method of construction and one which will show an arrangement of steps less hazardous under normal use. If the owner carries liability insurance on the building, it may be found out after this arrangement is built that some penalty will be attached if the insurance inspector finds out of this hazardous condition.

If you should decide to change the arrangement and framing, it is important to make that decision before any of the work is started, and to file a new plan here with a new application for amendment to the permit. We will still hold the permit open so that such a new application for amendment may be filed on the old permit already issued, if you will proceed with it without delay.

2. On the basis of proceeding approximately as shown on the sketches filed here April 15, there is not enough information on the plans to show fully the framing and supports of the proposed change--as to headers, how they will be supported, and how much weight they will have to support. For instance a 4x10 header is shown at the top of the stairs toward the fire door, presumably this header would be supported on one end upon the brick wall at the rear of the building, but how would it be supported on the other end? Would the 2x10 floor joists shown in third floor be strong enough to hold this weight, since the header would be supporting three or four floor joists and would have to deliver that weight, or one-half of it to the support of the header toward High Street? Would the 2x10 floor joists be doubled, would a timber hanger be used for the 4x10 header etc.?

The contractor is required to notify this office when all of this framing is completed and before any of it on either side has been covered up, and is not permitted to proceed with the work until inspection has been made and our green tag left at the job to show that everything is in order. That would be a bad time for everyone, all around, to find out that something was wrong with the framing. The only way to avoid that dilemma would be to give us a detailed framing plan showing all spacing and spans of the members and the method of supporting them--this on both sides of the brick wall. Then we could check the matter in advance and there would be little doubt that the framing would be all right when we came to make our closing-in inspection.

Mr. St. Collins  
Mr. Emmitt Spellman-----

2

April 20, 1950

3. Apparently it is the intention to cut down into second story on both sides of the brick wall to provide the new steps. The underside of these steps on both sides as well as the underside of the peculiar, irregular shaped landing where the two pairs of stairs meet, requires covering on the underside with plaster on non-burnable lath because this is a public hall and public stair in a lodging or apartment house. The same is true of any new partition work around the stairs or in the hall, including the narrow partitions on both sides of the proposed fire door and any partition work over the fire door. In the case of partitions, plaster on non-burnable lath is required on both sides.

4. With the arrangement shown it will be difficult to provide handrails in such a manner as to be of help to avoid accident in view of the two winding treads shown. A handrail is required full length on at least one side of each run of stairs, and normally a handrail where winders occur would be on the side of the stairs where the widest part of the treads occur, but a handrail in such a location in this case would tend to block some of the width of the stairway on the section of the building toward Downing Street.

5. I understand that the Fire Department requires a fire door in this opening, and that what the Building Code calls a standard fire resistant door is satisfactory to the Fire Department. This type of door requires a thickness from face to face no less than 1 3/8" with only wire glass panels allowed. The door requires covering all over with tin or galvanized iron, including all edges to a tight fit so as to exclude air from the wooden core, the joints in the metal are to be lapped and locked to cover all nailing and no exposed solder is permitted. The wooden framing of the door is required to be similarly covered with metal, the metal covering to be lapped beneath the covering of the partition so as to make a comparatively air-tight job.

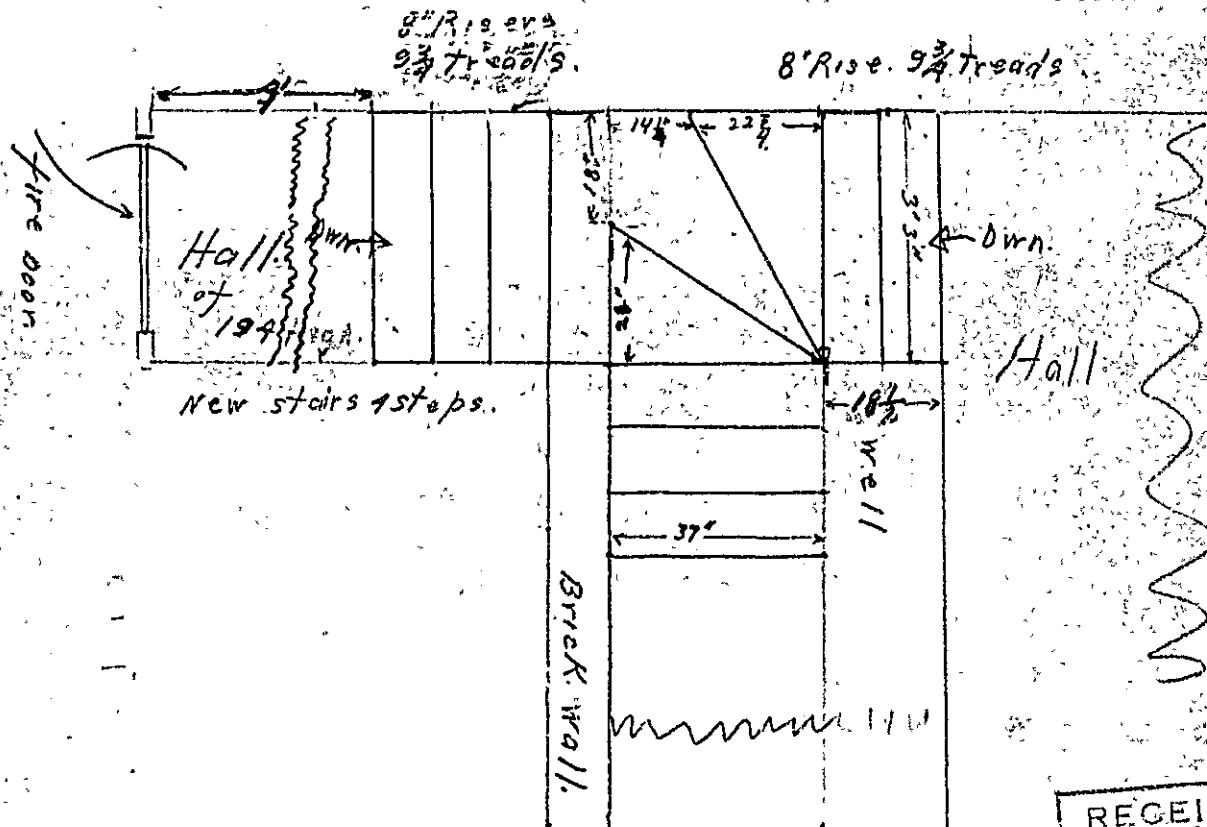
Unless you secure special permission to omit it from the Fire Department, the fire door requires a liquid door closer to keep it normally in the closed position, and of course under no circumstances should there be any lock on the door unless expressly approved.

Very truly yours,

arren McDonald  
Inspector of buildings

WMC/G

CC: Oliver T. Sanborn  
Chief of the Fire Department

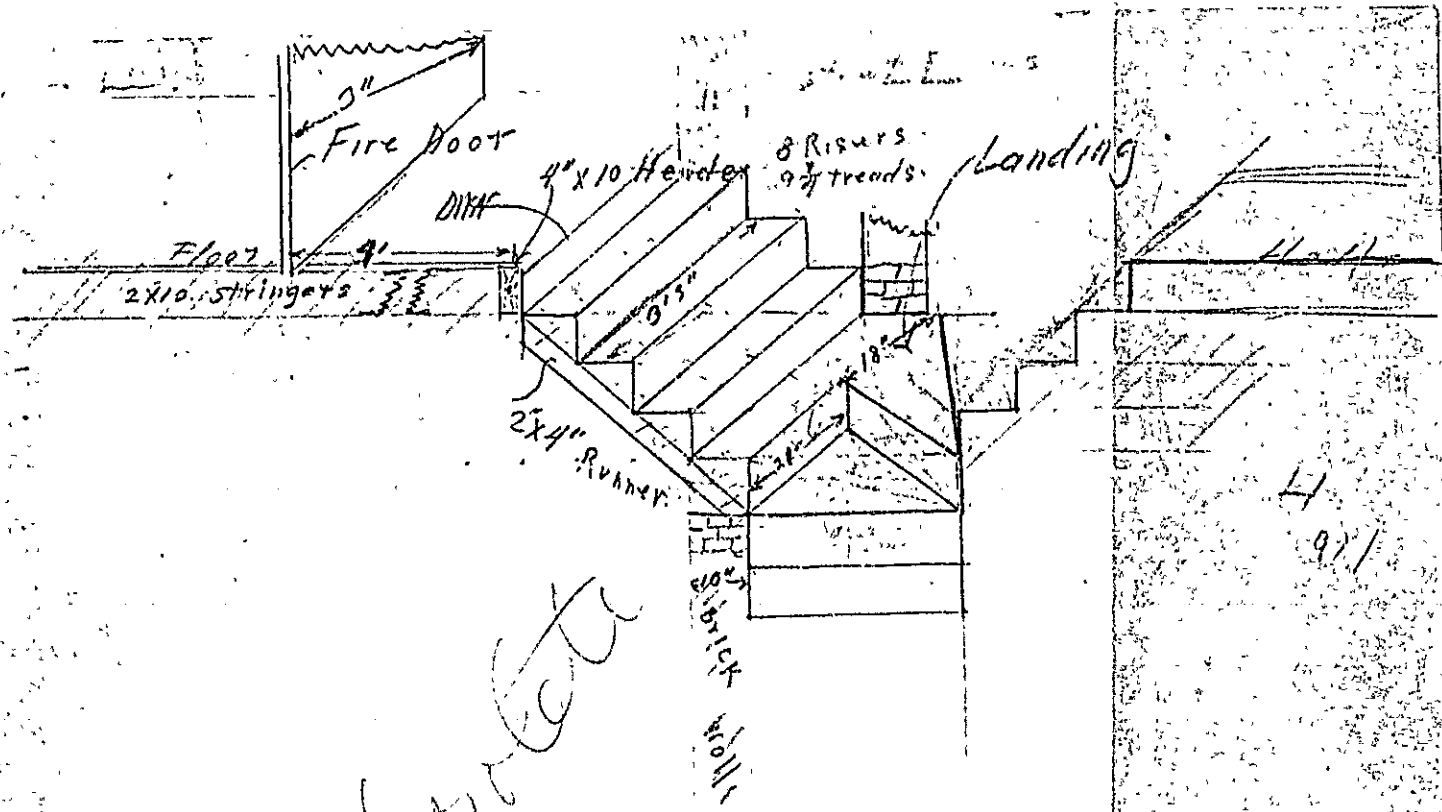


RECEIVED  
 APR 15 1930  
 DEPT. OF BLD'G. INSP.  
 CITY OF PORTLAND

E Spellman. Scale  $\frac{1}{2}'' = 10'$

Front.

Existing stairs  
 198 High St. 3rd floor



*Struct*

H  
971

E. Spellman  
 194 High St.  
 3rd floor

RECEIVED  
 APR 15 1950  
 DEPT. OF BLD'G. INS'P.  
 CITY OF PORTLAND



# APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 2

Portland, Maine, April 15, 1950

PERMIT ISSUED

APR 20 1950

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 49/1112 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 194-196 High Street Within Fire Limits? yes Dist. No. \_\_\_\_\_

Owner's name and address Ermett Spellman, 190 High Street Telephone \_\_\_\_\_

Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_

Contractor's name and address Stuart Collins, 72 Oxford Street Telephone \_\_\_\_\_

Architect \_\_\_\_\_ Plans filed yes No. of sheets 2

Proposed use of building Lodging House No. families \_\_\_\_\_

Last use " " No. families \_\_\_\_\_

Increased cost of work \_\_\_\_\_ Additional fee 25

### Description of Proposed Work

To provide four new steps and 4' platform at third floor level and providing fire door in opening leading to hallway as per sketches.

sent to Fire Dept 4/17/50  
sent to Fire Dept 4/18/50

Permit Issued with Letter

### 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. or. centers \_\_\_\_\_

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

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

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

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

Approved:

Ermett Spellman

*Ermett Spellman*

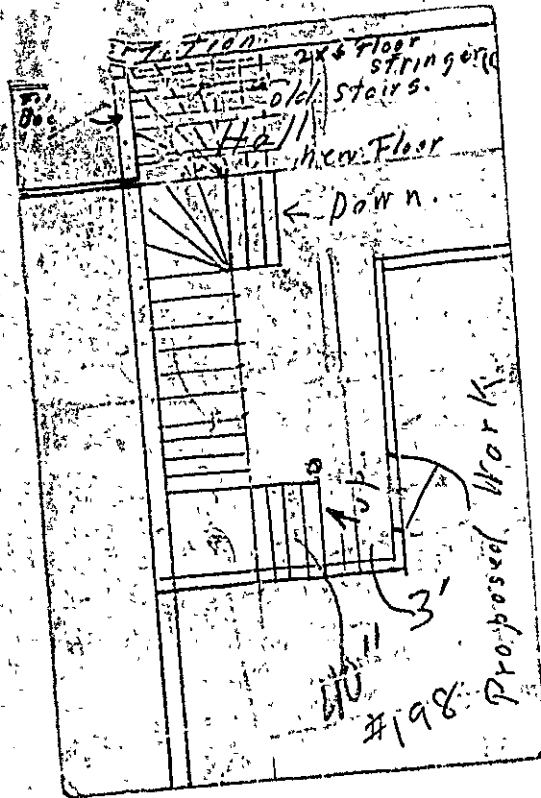
Permit Issued with Letter

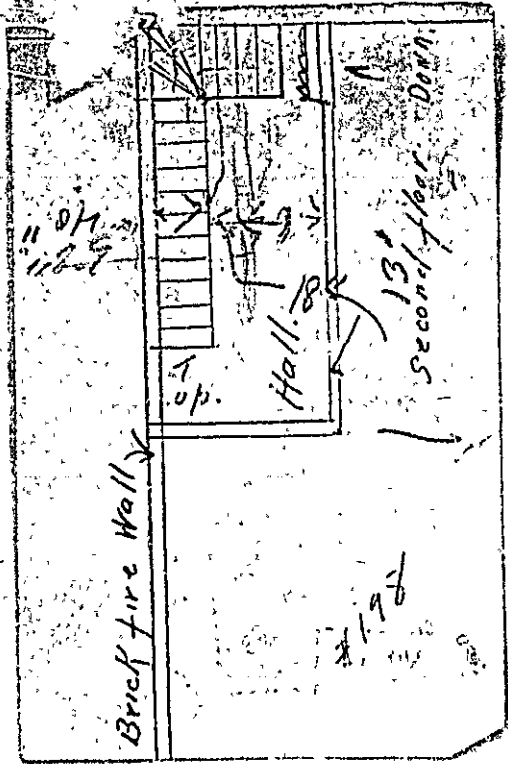
Signature of Owner by: *Stuart Collins*

Approved: 4/20/50 *[Signature]*

INSPECTION COPY

Inspector of Buildings







3rd floor 194-196 is archway that  
 goes to an apt. over 196 as it is  
 this 3rd floor apt. can only be  
 reached going up stairs of 194.

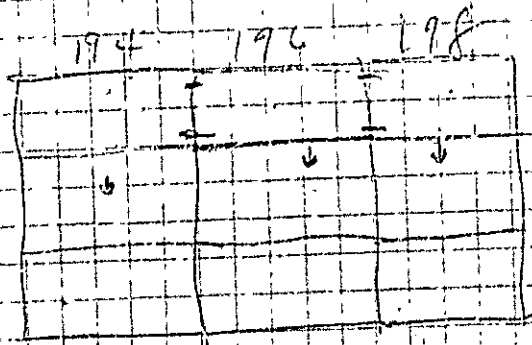
3. light house keeping rooms & 1 dining room  
 on 3rd floor over 196. ~~and~~ 3  
 light house keeping rooms on 3rd floor  
 at 194.

Rear stair way only from 2nd floor  
 to 194. this is at rear stairs across the  
 3rd floor of 194 & 3rd floor 196.  
 Rear stair 194 - blinds directly to open air from 2nd floor.

196 - Rear stair way from 2nd floor  
 down thru kitchen <sup>to</sup> first floor tenant  
 door next to <sup>entrance</sup> open air.

195. Rear stair way from 2nd floor to  
 open air.

3rd floor, have to go to 2nd floor  
 and down 4 steps to landing of  
 stair way to reach rear stair way.



194-196-197 High St 198

BF 49/1112 I

August 11, 1949

Mr. Emmett Spellman  
196 High Street

Mr. Stuart Collins  
72 Oxford Street

Subject: Building permit and application  
for amendment thereto relating to im-  
provement of means of egress at 194-196-  
198 High Street.

Gentlemen:

The permit which we issued to Mr. Spellman on July 19 authorized relocation of the existing stairs from second to third floors in the section numbered 198, and cutting in a 3 foot wide opening with a Class C (labelled) fire door in the opening, the door to be made self-closing by means of a liquid door closer.

On August 10, our inspector reports that no work had been done under this permit.

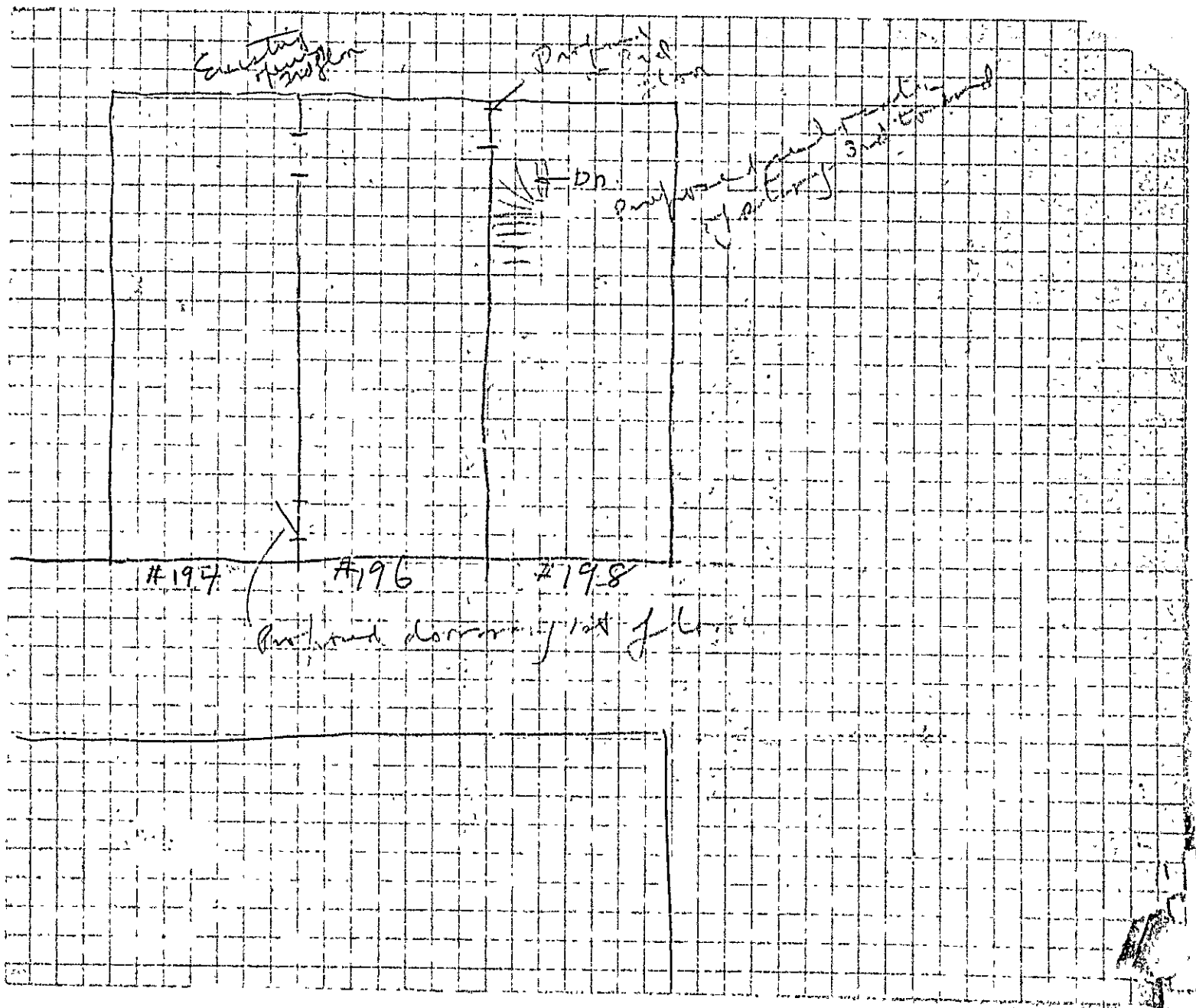
On the same day we were issuing that permit, however, Mr. Collins, as agent for the owner, applied for an amendment to the permit, the amendment to cover cutting in a new doorway on first floor in the brick wall between the hallways of sections 194 and 196.

We are assuming that for a long term of years (before the time when the Building Code controlled such matters) each of the three sections of the building has been used as a lodging house or perhaps an apartment house if cooking has been allowed in any of the rooms or apartments. At some time a doorway was cut at this level in the brick wall dividing 194 and 196, and that is the only opening in the two brick walls dividing this building into three sections. The second opening would be the one covered by the permit issued on July 19, that being clearly intended to comply with the orders of the Chief of the Fire Department, and the stair way from second to third floor in 198 was to be relocated to make way for this new fire door opening.

The more openings there are in these dividing fire walls, the more the likelihood of a fire starting in one section, involving the entire building. While of course it is necessary to take care of safety in means of egress to satisfy the Safety Ordinance, it was quite doubtful if this doorway proposed under application for amendment in the first story would contribute anything to the safety of means of egress.

I am asking the Chief of the Fire Department if this doorway in the first story is to satisfy his order and if it will improve the situation as to the likelihood of rapid spread of fire and a means of egress in the building. If that is not the case we shall be obliged to withhold the permit for cutting in this first story opening unless the owner is prepared to make other improvements required by the Building Code when the hazard in an existing lodging or apartment house is to be increased.

Obviously the work authorized in the permit issued on July 19 should be finished up as soon as possible so that the occupants of the third floor of 196



August 11, 1949

Mr. Emmott Spellman -----2  
Mr. Stuart Collins

might have more safety. Perhaps this work is being delayed awaiting the delivery of the labelled fire door, but in any event your attention is again called to paragraph numbered 2 in my letter to Mr. Spellman of July 19, copy of which Mr. Collins has, so that all of the consents may be secured, the work completed and additional safety afforded as fast as possible.

I talked over with someone the relocation of the stairs and I believe there is a question of room involved and that we agreed to accept practically the same arrangement, certainly as good, for the new stairs as for the old, but with the requirement that a handrail should be provided full length of the stairs on the side where the widest part of the winding trends occur as well as on the open side of the stairs. If any question arises about these relocated stairs being satisfactory as to pitch or otherwise, or you find any obstacle to providing the stairs in their new location as agreed, please be sure to take the matter up before committing yourself to some other arrangement, thus to avoid difficulties all around.

Application was recently made by Gill Fire Service for a permit to cover installation of the automatic fire detection and alarm system. We are now checking up on the location, number, and size of the gongs, and should be able to issue that permit shortly. Presumably you have advised Mr. Gill of the proposed changes, as the relocation of the stairs and the cutting in the new doorway will certainly affect the location of the thermostats, fire-detecting wire and perhaps the number and location of the alarm gongs.

Very truly yours,

Warren McDonald  
Inspector of Buildings.

WMcD/B

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

Chief Sanborn: Will you be good enough to give your opinion as to this doorway proposed to be cut in first story. As far as I can see it would be a means of fire starting in first story or coming up the cellar-stairs at either 194 or 196, spreading quickly to the other section.

I do not know whether owner or contractor has consulted you about the type of fire door or fire door frame which you feel necessary, and brought to their attention in paragraph No. 2 of my letter of July 19, copy of which you have. If not, will you be kind enough to advise us whether or not you would be willing to accept the standard fire resistant door in lieu of the Class C (labelled) fire door which they have indicated in their application. The labelled fire door would cost them quite a lot more. Also, will you tell us if you are able to accept a wooden frame metal clad in the opening instead of the structural frame normally required by the Building Code because the opening is in a masonry wall.

Warren McDonald

AP 198 High Street-I

July 19, 1949

Mr. Emmett Spallman  
196 High Street  
Portland, Maine

Subject: Permit for alterations in second and  
third stories of lodging house at 198 High  
Street

Dear Sir:

The permit for the above work is issued herewith. This being a permit for work not done under a previous permit now lapsed, it is issued under the same conditions as was the original permit, which were as follows:

1. A handrail is to be provided full length of stairs on side where widest part of winding treads occur as well as on the open side of the stairs.

2. The Chief of the Fire Department, who has control of the exit situation in this existing lodging house, has specified that a fire door and frame shall be used in the new opening in the dividing partition in third story, but that it may be a standard fire resistant door constructed as specified in Section 303-c-4 of the Building Code, instead of the Class "C" labelled fire door indicated in application, if desired. He also specifies that the door shall be double hung so that it will swing in either direction and shall be provided with a device to keep it normally closed except when someone is passing through the opening. In case you have any question as to the construction of a standard fire resistant door, such information may be obtained by inquiry at this office. We suggest that you determine from the Fire Chief whether a wood frame metal covered is to be provided for this door or whether a structural metal frame such as is ordinarily required by the Building Code for a masonry wall will be necessary.

Very truly yours,

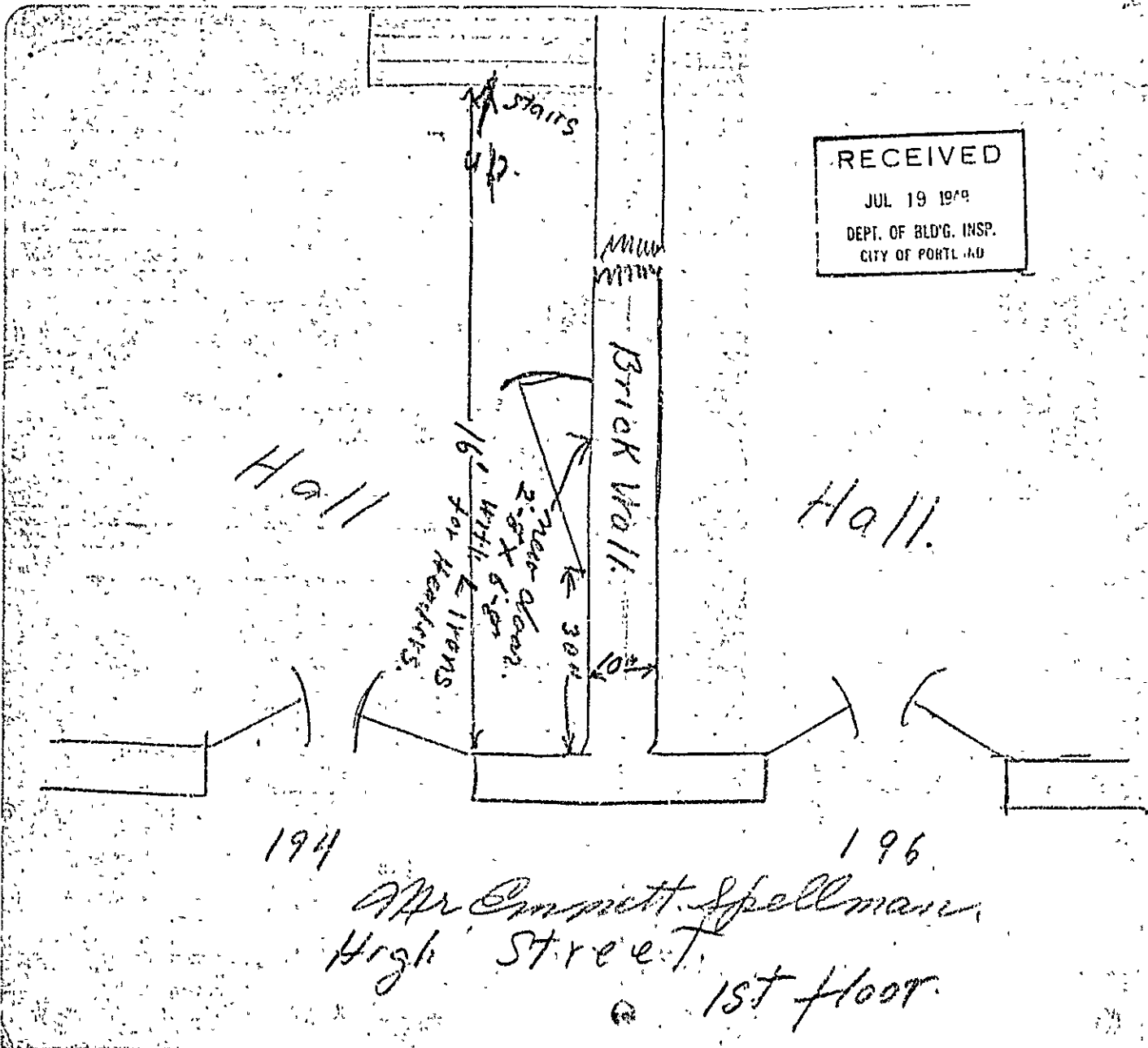
Inspector of Buildings

AJS/G

CC: Mr. Stuard Collins  
72 Oxford Street

Oliver T. Sanborn  
Chief of the Fire Department

RECEIVED  
JUL 19 1909  
DEPT. OF BLD'G. INSP.  
CITY OF PORTLAND



194

196

Mr Emmett Spellman  
High Street  
1st floor

AP 194-196-198 High Street-I  
CP 49/112-I

August 22, 1949

Mr. Emmett Spellman  
196 High Street  
Mr. Stuart Collins  
72 Oxford Street

Subject: Application for amendment to  
building permit at 194-196-198 High Street,  
the amendment intended to cover cutting in  
new doorway at first floor level in the  
dividing wall between 194 and 196 High Street

Gentlemen:

Upon inquiring from the Fire Department, we find that this proposed doorway at first floor level is not required to improve the means of egress from the building, and, in fact, would likely serve as a ready means of spreading fire from one section to the other.

Therefore, on the basis of my letter to you of August 11 in this connection, I am unable to approve this amendment, unless of course the owner desires this doorway so strongly that he is willing to go to the considerable expense to bring all three sections of the building up to present Building Code standards for an apartment house, undoubtedly including fire resistive enclosing partitions and fire doors around the cellar stairs at both 194 and 196 and perhaps other improvements such as enclosing heating plant in fire resistive rooms, different lighting arrangements in the public halls, etc., Unless I hear further from the owner to the effect that he intends to make these additional improvements, the matter will be considered closed on the basis that the work will not go ahead as far as the cutting in of the doorway in first story only is concerned.

Your attention is again called to the last few paragraphs of my letter of August 11 relating to the new doorway at third floor level and the relocation of the stairs.

Very truly yours,

Warren McDonald  
Inspector of Buildings

WMcD/G

CC: Oliver T. Sanborn  
Chief of the Fire Department



# APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 1

Portland, Maine, July 19, 1949

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 49/1112 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 194-196 High Street Within Fire Limits? Yes Dist. No. \_\_\_\_\_

Owner's name and address Emmett Spellman, 196 High Street Telephone \_\_\_\_\_

Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_

Contractor's name and address Stuart Collins, 72 Oxford Street Telephone \_\_\_\_\_

Architect \_\_\_\_\_ Plans filed \_\_\_\_\_ No. of sheets \_\_\_\_\_

Proposed use of building Lodging House No. families \_\_\_\_\_

Last use \_\_\_\_\_ " " \_\_\_\_\_ No. families \_\_\_\_\_

Increased cost of work 75 Additional fee 25

## Description of Proposed Work

To cut in new door first floor between two apartments, one at 194 High Street and the other at 196 High Street. Door to be 2' 8" by 6' 8" and to be cut in 10" dividing brick wall. 4" angle iron over opening.

## 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:

Emmett Spellman

Signature of Owner By: Stuart Collins

Approved:

Inspector of Buildings

INSPECTION COPY





(C) GENERAL BUSINESS ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class

Portland, Maine, January 7, 1949

ISSUED  
JAN 19 1949  
STV-28 1009

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~alter~~ relocate the following building 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 198 High Street Within Fire Limits? yes Dist. No. \_\_\_\_\_  
Owner's name and address Emmett Spellman, 198 High Street Telephone \_\_\_\_\_  
Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
Contractor's name and address Stuart Collins, 72 Oxford Street Telephone none  
Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans \_\_\_\_\_ No. of sheets 2  
Proposed use of building Lodging house No. families \_\_\_\_\_  
Last use \_\_\_\_\_ " " \_\_\_\_\_ No. families \_\_\_\_\_  
Material brick No. stories 3 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
Other buildings on same lot \_\_\_\_\_  
Estimated cost \$ 400 Fee \$ 2.00

General Description of New Work

To cut in 3' wide opening in brick dividing wall on third floor and provide Class C (labelled) fire door in opening.  
To relocate existing front stairs from second to third floors.

*[Handwritten signature]*

Permit Issued with Letter from Fire Dept. 1/12/49

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

Memo Sent to Fire Chief

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

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 on lot or minor repairs to cars habitually stored in the proposed building? \_\_\_\_\_

APPROVED:

Miscellaneous

Oliver T. Smith  
CITY OF PORTLAND

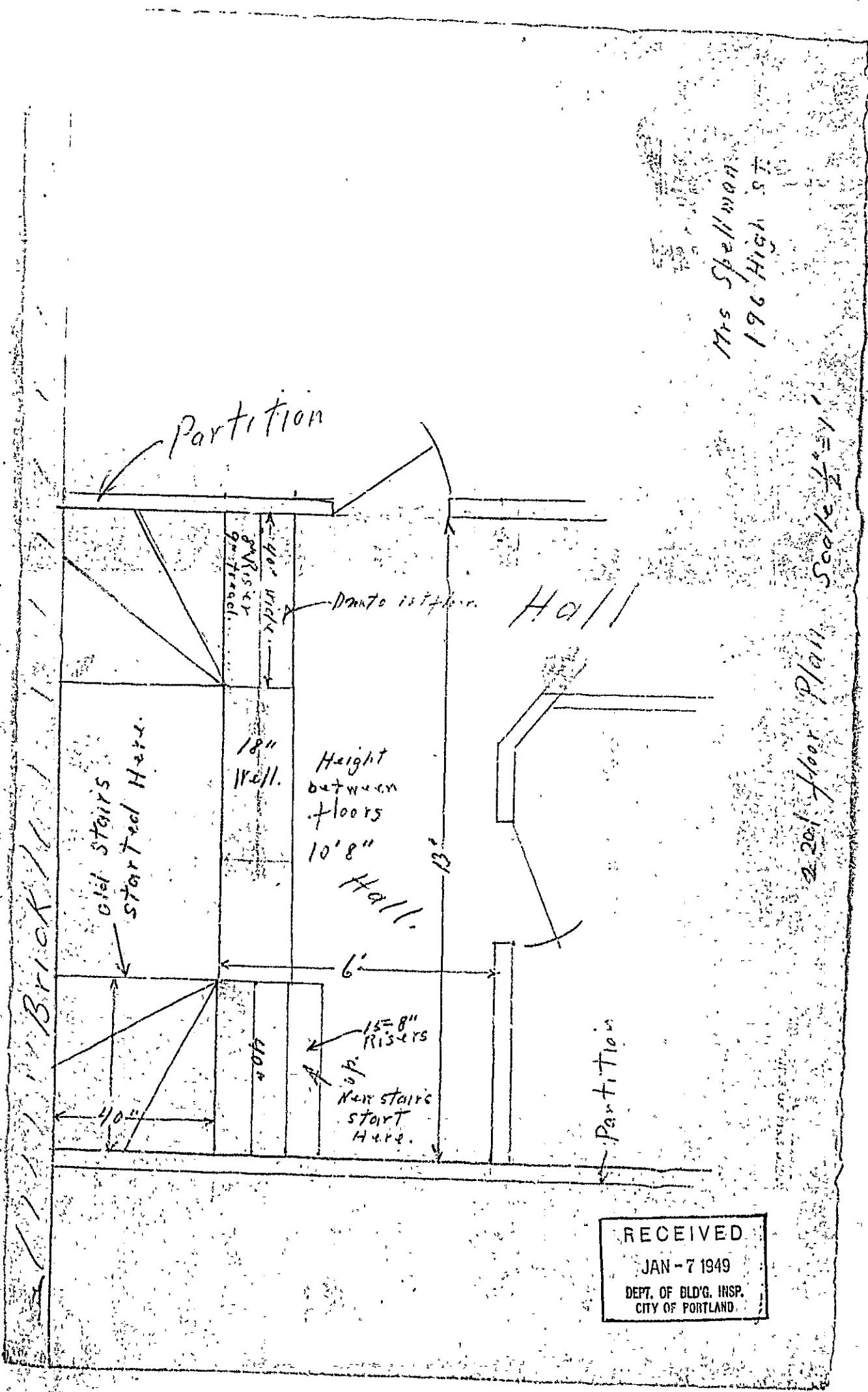
Will work require disturbing of any tree on a public street? no  
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

Emmett Spellman

Signature of owner by: Stuart Collins

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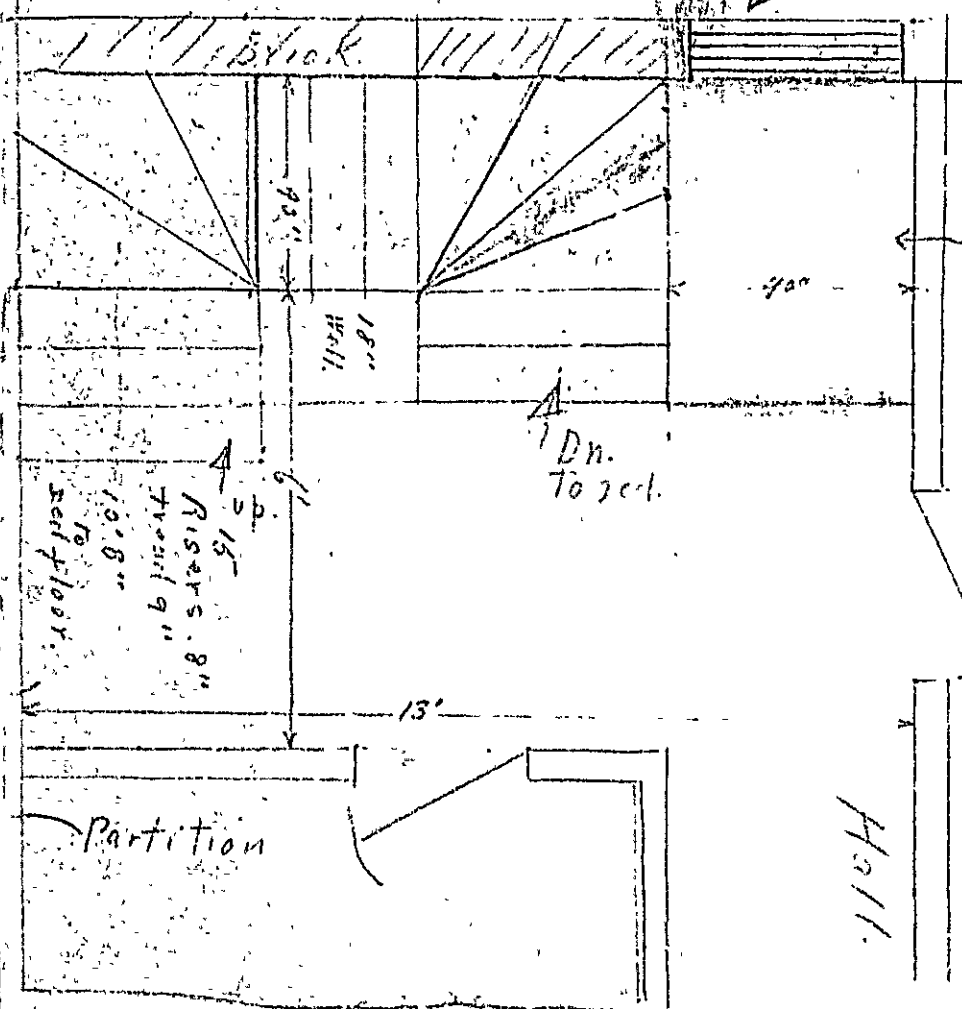


Mrs Spellman  
196 High St

2nd floor Plan Scale 1/4" = 1'

RECEIVED  
JAN - 7 1949  
DEPT. OF BLD'G. INSP.  
CITY OF PORTLAND.

RECEIVED  
JAN - 7 1949  
DEPT. OF BLDG. INSP.  
CITY OF CHICAGO



3' Door opening  
fire door  
Details  
Class C fire door  
2 hrs fire resistance  
casings METAL clad.  
↳ Irons 3"x3"x1/6"  
for Headers

Room

Present stairs start here.  
Necessary to move them  
to new location for fire door.  
Floor stringers 2x6 11" on c.

48  
10'8"  
11'8"  
11'0"

Partition

Hall.

3rd floor.

Mrs Spellman  
195 High St.