

9-11 CARLETON STREET

SHAW-WALKER

Memorandum from Department of Building Inspection, Portland, Maine

FIRE ALARM SYSTEM

January, 1970

LOCATION: #11 Carleton St.

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.

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.



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, January 22, 1970

PERMIT ISSUED

JAN 22 1970 73

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 11 Carleton Street... Use of Building Apt, house... No. Stories... Name and address of owner of appliance Wesley Kinney, High St., Yarmouth... Installer's name and address G.E. Carter, Freeport, Maine... Telephone...

General Description of Work

To install oil-fired forced hot water heating system in place of steam heat

IF HEATER, OR POWER BOILER

Location of appliance basement... Any burnable material in floor surface or beneath? no... Kind of fuel? oil... Minimum distance to burnable material, from top of appliance or casing top of furnace 4'... From top of smoke pipe 3'... From front of appliance 4'... From sides or back of appliance 3'... Size of chimney flue 8x10... Other connections to same flue none... If gas fired, how vented?... Rated maximum demand per hour... Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? yes

IF OIL BURNER

Name and type of burner Crane... Labeled by underwriters' laboratories? yes... Will operator be always in attendance?... Does oil supply line feed from top or bottom of tank? bottom... Type of floor beneath burner concrete... Size of vent pipe 1 1/2" each... Location of oil storage basement... Number and capacity of tanks 2-275 gal... Low water shut off... Make... No... Will all tanks be more than five feet from any flame? yes... How many tanks enclosed?... Total capacity of any existing storage tanks for furnace burners none

IF COOKING APPLIANCE

Location of appliance... Any burnable material in floor surface or beneath?... If so, how protected?... Height of Legs, if any... Skirting at bottom of appliance?... Distance to combustible material from top of appliance?... From front of appliance... From sides and back... From top of smokepipe... Size of chimney flue... Other connections to same flue... Is hood to be provided?... If so, how vented?... Forced or gravity?... If gas fired, how vented?... Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Amount of fee enclosed? 2.00. (\$2.00 for one heater, etc., \$1.00 additional for each additional heater, etc., in same building at same time.)

APPROVED:

0.5 1-22-70 - RD

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

CS 300

INSPECTION COPY

Signature of Installer

[Handwritten signature]

PH



R6 RESIDENCE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure

Second Class

Portland, Maine,

January 21, 1970

PERMIT ISSUED

JAN 23 1970

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 11 Carleton St. Within Fire Limits? Dist. No. Owner's name and address Wesley Kinney, High St. Yarmouth Maine Telephone Lessee's name and address Contractor's name and address Rogers-Wentworth Inc. 152 Main St. Yarmouth Telephone 846-5391 Architect Specifications Plans NO No. of sheets Proposed use of building Apartment Building No. families 7 Last use Lodging House No. families Material brick No. stories 3 Heat Style of roof Roofing Other buildings on same lot Estimated cost \$ Fee \$ 5.00

General Description of New Work

To install automatic fire alarm system using Edwards covering, hallways on three floors. Gongs of such tone as to ring loud and clear. System to be checked at least once a year; installed in steel or wall seasoned wood cabinet in dry clean place, not less than 6" above floor and where temperature will not go below 40 deg. nor above 100 deg. Installer will fasten to control box full instructions for operating and servicing system.

Gongs are located on all three floors. Edwards-6" gongs.

sent to Fire Dept. 1/21/70 Rec'd from Fire Dept. 1/21/70

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 contractors

Details of New Work

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

If a Garage

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

APPROVED: [Signature] 1-22-70 1/23/70 OK M.G.W.

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

Rogers-Wentworth Inc.

INSPECTION COPY Signature of owner by: Gordon F. Wentworth

703

NOTES

1-27-70 ~~not~~
Completed & instruction
not on box in basement
FD
2-4-70 Same FD
1-12-71 Same FD

X

Permit No. 76/76
Location 11 West 11th St
Owner 240 Bay St. Kings
Date of permit 1/23/70
Notif. closing-in
Inspn. closing-in
Final Notif.
Final Inspn.
Cert. of O. upancv issued
Saking Out Notice
Form Check Notice

(COPY)



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION #11 Carleton St.

Issued to Wesley Kimsey
High St. Yarmouth Maine

Date of Issue January 12, 1971

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. 69/951, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

7-Family Apartment Building.

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

(Date) Nelson F. Cartwright
Inspector


Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

11 Carleton St.

Dec. 3, 1969

cc to: Wesley Kinney, High Street,
Yarmouth

Megquier & Jones Corp.
33 Pearl Street

Gentlemen:

Permit to erect a metal fire escape from third floor to ground as per plan is being issued herewith subject to the following Building Code requirements:

1. Section 402.5.3 of the Building Code requires that horizontal swinging windows designed as a means of egress should be so located and arranged as to afford exit opening not less than 24 inches wide or 36 inches high.
2. Section 807.2 requires that doors or casement windows that swing outward shall be so arranged that they do not reduce the clear width of any part of the fire escape when opened.
3. Sonotubes used for foundation shall be no less than 9 inches in diameter and extend at least 4 feet below the grade.
4. All anchors shall be 3/4" dia. thru bolts.

Very truly yours,

Earle S. Smith
Plan Examiner II

ESS:m



RG RESIDENCE ZONE
APPLICATION FOR PERMIT

Class of Building or Type of Structure

Second Class

Portland, Maine,

December 1, 1969

PERMIT ISSUED

DEC 4 1969

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 11 Carleton St. Within Fire Limits? _____ Dist. No. _____
Owner's name and address Wesley Kinney, High St. Yarmouth Maine Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Megquier & Jones Corp. 33 Pearl St. Telephone 772-7453
Architect _____ Specifications _____ Plr yes No. of sheets 1
Proposed use of building Apartment Building No. families 7
Last use Lodging House No. families _____
Material brick No. stories 3 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ 2000.00 Fee \$ 6.00

General Description of New Work

To erect metal fire escape from third floor to ground as perplan. (on front and side of bldg.)

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 contractors

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 Girde. _____ 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 held or stored in the proposed building? _____

APPROVED:

Conroy OK 12/2/69 E.W.H.
B.C. OK 12/2/69 E.S.S.
Permit issued with Memo

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

Wesley Kinney
Megquier & Jones Corp.

CS 201

INSPECTION COPY

Signature of owner

by:

Clifford M. Tupper

7M

Permit No. 691180
Location 11 Canby St. West
Owner Walden Property
Date of permit 7/14/69
Notif. closing-in _____
Inspn. closing-in _____
Final Notif. _____
Final Inspn. _____
Cert. of Occupancy issued _____
Staking Out Notice _____
Form Check Notice _____

NOTES

(A large handwritten 'X' is drawn across the top portion of the lined notes area.)

ROBERT J. HOUSDON
CONTRACTOR AND BUILDER
YARMOUTH, MAINE

49 West Elm Street
Telephones, Office 8464
Res. 846-411

City of Portland, Maine
Dep't. of Building Inspection
att: Mr. G. Soule

Sept 24, 1969

Re: 11 Carlton Street apartment house.

Dear Mr. Soule: -

In reply to your letter, dated Sept. 4, 1969,
Paragraph #3: - The entire area where the
furnace is to be located, will be partitioned
off from the rest of building with solid
partitions using studs and 5/8" fire code
sheetrock. The ceiling will have 5/8" fire code
sheetrock also. Apt. #7 second means of egress would
be through a cement window to be installed in
"Luff-Redman" area. (Chas opening 20" x 36").
Paragraph #5:

As Captain Sheer told Mr. King that
the 2nd means of egress could be a window
facing the play yard, as is would be acceptable.

Very Truly Yours,

Robert J. Houdon

9-23 Carleton St.

Sept. 23, 1969

Robert J. Hodsdon
West Elm Street
Yarmouth

Dear Mr. Hodsdon:

*OK
see letter*

We need a plan that you propose showing fire separations and means of egress from apartment 7 in the basement. See our letter to you of Sept. 4th, and you also planned to give us a plan of the fire escape for apartment 2 on the first floor. If you will get this information in to us Ecb we will be able to issue the permit out to you therefore legalizing the work that is now going on at this location.

It is most important that we issue the permit or we will have to ask that the work stop because of the inquiries that we are receiving here in the office.

Very truly yours,

A. Allan Soule
Assistant Director Building Inspection Dept.

AAS:in

11 Carleton Street

Sept. 25, 1969

cc to: Wesley Kinney
High Street, Yarmouth, Maine

Robert J. Hododou
49 West Elm Street
Yarmouth, Maine

Dear Mr. Hododou:

Building permit to change the use of this building from a lodging house to a 7-family apartment building with alterations as per plan is being issued subject to Building Code requirements that the heating equipment located in the cellar shall be enclosed by separation of no less than 1-hour fire resistance (Building Code, 502.6.4.). We discussed this on an inspection that I made recently in which I stated, between the heating room and part of the rest of the basement no fire door would be required because this entire section would be cut off from 1-hour from the rest of the building. If, however, you decided to use the rest of this basement, which is located beside the heater room for some other use, then a fire door would be required. In other words, the heating equipment by itself must be cut off from the rest of the building by 1-hour.

We would advise you that the parking lot which we understand is being paved should be done in such a way that water would not run over your neighbors property.

Very truly yours,

A. Allan Soule
Assistant Director, Building Inspection Department

AA8:in

9-13 Carleton Street

Sept. 4, 1969

cc to: Wesley Kinney
High Street, Yarmouth

Robert J. Hodsdon
West Elm Street
Yarmouth

Dear Mr. Hodsdon:

We are unable to issue your building permit for alterations at the above named location until you let us know how paragraph 3 and 5 in our letter to you of May 16, 1969 are to be taken care of.

Paragraph 3: We said the following: We will need to know how the area where the furnace is located in the basement is to be cut off from the area where the new apartment will be provided, called No. 7 on the plans. We will also need to know how the second means of egress is to be provided from Apartment 7 in the area called "Living and bed" on the plans.

Paragraph 5: The Fire Department has required a second means of egress from Apartment 2 on the first floor. We will need to know how this is to be provided.

The above will need to be submitted so that we may have the approval of the Fire Department. With the above information we will proceed to process your application, and when all is in order we will be able to issue the building permit.

Very truly yours,

A. Allan Soule
Assistant Director, Building Inspection Department

AAS:m

July 29, 1969

Wesley Kirney
High Street
Yarmouth, Maine

Dear Mr. Kirney:

We still have your key for 11 Carleton Street here at this office in Room 113, City Hall. If you will stop by in the next few days you may pick it up at the front desk in this department.

The appeal rights that you secured by the Board of Appeals shall expire if the work is not commenced within six months of the date (5-15-69) on which the appeal was granted, and is not substantially completed within one year of the date on which the appeal is granted.

Very truly yours,

A. Allan Soule
Assistant Director, Building Inspection Department

AAS:m

9-13 Carleton St.

May 8, 1969

Wesley Kinney
High Street
Yarmouth, Maine

cc to: Robert J. Hodsdon
West Elm St., Yarmouth
cc to: Corporation Counsel

Dear Mr. Kinney:

Building permit and a certificate of occupancy for changing use of this building at the above named location from 4 families to 7 with one apartment in the basement and 2 families in the first, second and third stories, are not issuable under the Zoning Ordinance for the following reasons:

1. The area of the lot on which the building is located is only 5,296 square feet instead of the minimum of 7,000 square feet (1,000 square feet per family) is required by Sec.602.7B.8 of the Ordinance.
2. A side yard distance of only one foot is to be provided from the new proposed bulkhead instead of the minimum of ten feet required by Section 602.7B.2.

We understand that you would like to exercise your appeal rights in this matter. Accordingly you or your authorized representative should come to this office in Room 113, City Hall to file the appeal on the forms which are available here. A fee of \$5.00 shall be paid at this office at the time the appeal is filed.

If the above appeal is sustained by the Appeal Board it will then be necessary for you to meet Building Code and Fire Department requirements before the certificate of occupancy can be issued.

Very truly yours,

A. Allan Soule
Assistant Director of Building Inspection Dept.

AAS:m

Carlton St.
1-3
Change of use from
4 family to 7
RL

518169 -
55-A-3

All

CHECK LIST AGAINST ZONING ORDINANCE

✓ Date - Building before 6/15/57

✓ Zone Location - RL

✓ Interior or corner lot -

40 ft setback area? (Section 21) -

✓ Use - 7 families

Sewage Disposal -

Rear Yards -

→ Side-Yards - 1' - From bulkhead

→ Front-Yards - (U req.) Here - 7'

Projections -

Height -

✓ Lot Area - 5,296 sq'

Building Area -

→ Area per Family - 1,000 sq' per family - 7 families 7,000 sq' - Here 5,296 sq'

Width of Lot -

Lot Frontage -

Off-street Parking - 2 spaces required

Firescope



APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class
Portland, Maine, May 7 1969

PERMIT 14
951
SEP 25 1969
CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE
application completed 9-2-'69

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 11 Carleton St. Within Fire Limits? _____ Dist. No. _____
Owner's name and address Wesley Kinney, High St., Yarmouth Maine Telephone 846-5715
Lessee's name and address _____ Telephone _____
Cont actor's name and address Robert J Hodsdon, West Elm St., Yarmouth Maine Telephone 846-4107
Architect _____ Specifications _____ Plans yes No. of sheets 4
Proposed use of building Apartment Building No. families 7
Last use Lodging House No. families _____
Material brick No. stories 3 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ 15,000 Fee \$ 30.00

General Description of New Work fee pd. 9-2-'69

TO CHANGE USE OF BUILDING FROM LODGING HOUSE TO 7-FAMILY APARTMENT BUILDING WITH ALTERATIONS AS PER PLANS.

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

Appeal sustained 5/15/69

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

Details of New Work

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

If a Garage

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

APPROVED:

O.K. - 9/25/69 - Allen Y. Little

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

Wesley Kinney

CS 301

INSPECTION COPY

Signature of owner by:

Wesley Kinney

71

NOTES

5/11/69

Time for alarm system to be put in

10-6-69 still working

at in order

10-23-69 Partial

closing in 2nd

+ 3rd Floors

12/3/69 - Number for space

in basement room also not quite

met the requirement made

section 462.5.3 and will be

about 24" x 24" which can be

allowed under section 462.16 -

Allen

1-2-70 still working

Framing basement apt.

1-14-70 went over

entire job with contractor

1-28-70 ready for

final after

✓ Finish plaster wall

in boiler room around

bath room. Temp.

✓ fire wall Rear Apt.

to boiler room.

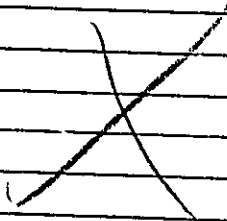
✓ Finish Fire Alarm

System

✓ 1st floor air to

rent -

2-4-70 same



Permit No. 69/951

Location 11 North St. 2nd Floor

Owner Spalding Company

Date of permit 9/25/69

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy Issued

Staking Out Notice

Form Check Notice

✓ Furnace permit 09

✓ Fire Alarm " 09

Perman

9/5/69

PERMIT TO INSTALL PLUMBING

PERM'T NUMBER 688

Date Issued **September 4, 1969**
Portland Plumbing Inspector
By **ERNOLD R GOODWIN**

App. First Insp.
Date **1969**
By

App. Final Insp.
Date **10/20/69**
By **WALTER H. WALLACE**
PLUMBING INSPECTOR

- Type of Bldg.
- Commercial
 - Residential
 - Single
 - Multi Family
 - New Construction
 - Remodeling

Address 11 Carlton Street		Installation For: Apt. House		Date: September 4, 1969	
Owner of Bldg: Wealey Kirney		Owner's Address: Yarmouth, Maine		Plumber: Jana Aankor	
NEW	P. PL.		NO.	FEE	
	2	SINKS	2	11.80	
	2	LAVATORIES	2	4.80	
	2	TOILETS	2	4.80	
	2	BATH TUBS	2	4.80	
		SHOWERS			
		DRAINS			
		FLOOR SURFACE			
		HOT WATER TANKS			
	1	TANKLESS WATER HEATERS	1	.60	
		GARBAGE DISPOSALS			
		SEPTIC TANKS			
		HOUSE SEWERS			
		ROOF LEADERS			
	1	AUTOMATIC WASHERS	1	.60	
		DISHWASHERS			
		OTHER			
TOTAL 26				27.60	

Building and Inspection Services Dept: Plumbing Inspection

CITY OF PORTLAND, MAINE
Application for Permit to Install Wires

Permit No. 58145
 Issued 9/16/69
 1969

Portland, Maine

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)

Calculation
 Owner's Name and Address Wesley Kimmey #7 Carlton St.
 Contractor's Name and Address Wesley Kimmey - Mount Vernon St. Tel.
 Location _____ Use of Building _____
 Number of Families 7 Apartments 7 Stotes _____ Number of Stories 2
 Description of Wiring: New Work _____ Additions _____ Alterations _____

Pipe Cable Metal Molding BX Cable Plug Molding (No. of feet)
 No. Light Outlets 40 Plugs 156 Light Circuits _____ Plug Circuits _____
 FIXTURES: No. _____ Ligt. Switches 28 Fluor. or Strip Lighting (No. feet) _____
 SERVICE: Pipe _____ Cable _____ Underground _____ No. of Wires _____ Size _____
 METERS: Relocated _____ Added _____ Total No Meters _____
 MOTORS: Number _____ Phase _____ H. P. _____ Amps _____ Volts _____ Starter _____
 HEATING UNITS: Domestic (Oil) No. Motors _____ Phase _____ H.P. _____
 Commercial (Oil) _____ No. Motors _____ Phase _____ H.P. _____
 Electric Heat (No. of Rooms) _____

APPLIANCES: No. Ranges 7 Watts _____ Brand Feeds (Size and _____)
 Elec Heaters _____ Watts _____
 Miscellaneous _____ Watts _____ Extra Cabinets or Panels _____

Transformers _____ Air Conditioners (No. Units) _____ Signs (No. Units) _____
 Will commence Sept 2 1969 Ready to cover in with call 19 _____ Inspection _____
 Amount of Fee \$ 37.50

Signed Gordon F. W. ...

DO NOT WRITE BELOW THIS LINE

SERVICE		METER		GROUND	<input checked="" type="checkbox"/>
VISITS: 1	2	3	4	5	6
..... 7	8	9	10	11	12
REMARKS:					

INSPECTED BY G.W. ...
 (OVER)

LOCATION *Carlton DT 11*
 INSPECTION DATE *9/30/67*
 WORK COMPLETED *7/30/69*
 TOTAL NO. INSPECTIONS
 REMARKS:

FEEES FOR WIRING PERMITS EFFECTIVE JULY 31, 1963

WIRING		
1 to 30 Outlets	(including switches)	\$ 2.00
31 to 60 Outlets	(including switches)	3.00
Over 60 Outlets, each Outlet	(including switches)	.05
(Each twelve feet or fraction thereof of fluorescent lighting or any type of plug molding will be classed as one outlet).		
SERVICES		
Single Phase		2.00
Three Phase		4.00
MOTORS		
Not exceeding 50 H.P.		3.00
Over 50 H.P.		4.00
HEATING UNITS		
Domestic (Oil)		2.00
Commercial (Oil)		4.00
Electric Heat (Each Room)		.75
APPLIANCES		
Ranges, Cooking Tops, Ovens, Water Heaters, Disposals, Dishwashers, etc. — Each Unit		1.50
TEMPORARY WORK (Limited to 6 months from date of permit)		
Service, Single Phase		1.00
Service, Three Phase		2.00
Wiring, 1-5) Outlets		1.00
Wiring, each additional outlet over 50		.02
Circuses, Carnivals, Fairs, etc.		10.00
MISCELLANEOUS		
Distribution Cabinet or Panel, per unit		1.00
Transformers, per unit		2.00
Conditioners, per unit		2.00
Other, per unit		2.00
ADDITIONS		
5 Outlets, or less		1.00
Over 5 Outlets, Regular Wiring Rates		

165-Pa 5/8/69
Granted 7/15/69
69/31

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

MISCELLANEOUS APPEAL

Wesley Kinney, owner of property at 9-13 Carleton Street
under the provisions of Section 24 of the Zoning Ordinance of the City of Portland,
hereby respectfully petitions the Board of Appeals to permit: changing use of building
at above location from 4 families to 7 families with one apartment in basement and
2 apartments on first, second and third floors. This permit is presently not issuable
under the Zoning Ordinance because: (1) The area of the lot on which the building is
located is only 5,296 square feet instead of the minimum of 7,000 square feet (1,000
square feet per family) is required by Sec. 602.7B.8 of the Ordinance; (2) A side yard
distance of only one foot is to be provided from the new proposed bulkhead instead of
the minimum of ten feet required by Section 602.7B.2.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals find
that enforcement of the terms of the Ordinance would result in undue hardship and
desirable relief may be granted without substantially departing from the intent and
purpose of the Ordinance.

Wesley Kinney
APPELLANT

DECISION

After public hearing held May 15, 1969, the Board of Appeals finds that
enforcement of the terms of the Ordinance would result in undue hardship and
desirable relief may be granted without substantially departing from the intent
and purpose of the Ordinance.

It is, therefore, determined that such permit may be issued.

BOARD OF APPEALS

Harry M. Schwartz
Edith L. Long
W. B. [Signature]

DATE: May 15, 1969

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF Wesley KJ 100

AT 9-13 Carleton Street

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

BOARD OF APPEALS

~~FRANKLIN~~ W. B. Kirkpatrick
Ralph L. Young
Harry M. Shwartz

YES	VOTE	NO
()		()
()		()
(x)		()

Record of Hearing

BRAMHALL HILL NEIGHBORHOOD CONSERVATION PROGRAM

May 9, 1969

Mr. Franklin G. Hinckley
Chairman of the Board of Appeals
c/o The Corporation Counsel
City Hall
Portland, Maine

Re: 11 Carleton Street

Dear Mr. Hinckley:

At the May 15th meeting of the Board of Appeals you will hear a request from a Mr. Wesley Kinney for a zoning variation for a building he has recently purchased at 11 Carleton Street. He wants to make seven apartments in the structure.

This is a fine old building that is structurally sound and can be made an attractive asset to the community.

Its location lends itself well to apartment living. Directly across the street the Neal Street Town House apartment complex structure and parking lot back up to Carleton Street.

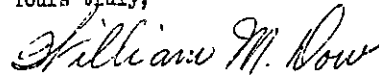
This building has had some apartments in the past and also has been a rooming house.

Mr. Kinney plans to dress up the outside of the building and provide off-street parking for his tenants.

This building has been empty for some time and properly boarded up, but it is slowly deteriorating into an unsightly blighted eye sore.

Mr. Kinney intends to build attractive up-to-date, quality apartments aimed at the middle income group. In keeping with the intent of Housing Committee of Model Cities and the aims of the Bramhall Hill Neighborhood Conservation Program to provide more housing, I recommend that his request for a zoning variance be given favorable approval.

Yours truly,



William M. Dow
Program Director

WMD:apc

9-13 Carleton St.

May 12, 1969
May 8, 1969

Wesley Kinney
High Street
Yarmouth, Maine

cc to: Robert J. Hodsdon
West Elm St., Yarmouth
cc to: Corporation Counsel

Dear Mr. Kinney
Yarmouth, Maine

Building permit and a certificate of occupancy for changing use of this building at the above named location from 4 families to 7 with one apartment in the basement and 2 families in the first, second and third stories, are not issuable under the Zoning Ordinance for the following reasons:

1. The area of the lot on which the building is located is only 5,296 square feet instead of the minimum of 7,000 square feet (1,000 square feet per family) is required by Sec. 602.7B.8 of the Ordinance.
2. A side yard distance of only one foot is to be provided from the new proposed bulkhead instead of the minimum of ten feet required by Section 602.7B.2.

We understand that you would like to exercise your appeal rights in this matter. Accordingly you or your authorized representative should come to this office in Room 113, City Hall to file the appeal on the forms which are available here. A fee of \$5.00 shall be paid at this office at the time the appeal is filed.

If the above appeal is sustained by the Appeal Board it will then be necessary for you to meet Building Code and Fire Department requirements before the certificate of occupancy can be issued.

Very truly yours,

A. Allan Spaul
Assistant Director of Building Inspection Dept.

AAS:m

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

May 12, 1969

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine on Thursday, May 15, 1969 at 4:00 p.m. to hear the appeal of Wesley Kinney to change the 4-family apartment house at 9-13 Carlton Street to a 7-family apartment house.

This permit is presently not issuable under the Zoning Ordinance because: (1) The area of the lot on which the building is located is only 5,298 square feet instead of the minimum of 7,000 square feet (1,000 square feet per family) is required by Sec. 602.7B.6 of the Ordinance; (2) A side yard distance of only one foot is to be provided from the new proposed bulkhead instead of the minimum of ten feet required by Section 602.7B.2.

All persons interested either for or against this appeal will be heard at the above time and place.

BOARD OF APPEALS

Franklin G. Hinckley
Chairman

h

cc: W.H. Clifford Co.
57 Exchange St.
Bernard S. Chapman
75 Crest View Drive
Guelfo Germaine
105 Pine Street



APPLICATION FOR PERMIT

PERMIT ISSUED

00869
JUN 2 1952

Class of Building or Type of Structure Second Class
Portland, Maine, June 14, 1951

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 11 Carleton Street Within Fire Limits? yes Dist. No. _____
 Owner's name and address Mr. J. Gendron, Wells, Maine Telephone 50782
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Alfred Lamontagne, Sanford, Maine Box 217 Telephone _____
 Architect _____ Specifications _____ Plans no No. of sheets _____
 Proposed use of building apartment and 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 ~~\$250.~~ 450. Fee \$ 50
450. 1.50 add.

General Description of New Work

~~To lower ceiling in first floor kitchen 12", 2nd ceiling timbers, 24" on centers, covered with ceiling tile.~~

6/15/51 - To construct non-bearing partition across opening of existing hall to provide new toilet room; 2x4 studs, 16" O.C.
To remove non-bearing partition in existing toilet room to enlarge room to make new bathroom.

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** Box 217, Wells, Maine owner

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:

Signature of owner

J. Gendron

INSPECTION COPY

Location 11 Carlton St.

Second Sheet

Complaint No. _____

Permit No. 52/889

4-26-52 Unable to get in to JPM
11-9-52 ^{10⁰⁰} Door at foot of stairs
to wash room locked & does
not close. There seems to
be more of a pushing action
on the door closer, than pulling.
10/14/52 - Better - ~~WJM~~
1/26/53 - work completed WJM

BP 11 Carleton Street

October 14, 1952

Pettingill Ross Co.
57 Cross Street
Portland, Maine
N. J. Gendron
Wells, Maine

Location - 11 Carleton Street
Owner - N. J. Gendron
Job - Alteration

Gentlemen:-

Upon inspection of the above job on October 9, 1952, our inspector reports the following omissions or defects:-

The fire door at foot of stairs to wash room in basement binds and does not close correctly. You are allowed 1/4 in. clearance at the bottom of this door.

The automatic door closer appears to have a pushing action that keeps this door from closing.

It is important that correction of these conditions be made before November 1, 1952, and notify this office of readiness for another inspection.

If additional information relative to the above is desired, please phone Inspector William J. Moehan at 4-1431, extension 234, any week day but Saturday between 8:30 and 9 A. M.

Very truly yours,

Inspector

Warren McDonald
Inspector of Buildings

WJM/G

AP 11 Carleton Street-I

*notes
from
Mr. Gendron
on 7/12/51*

July 3, 1951

Mr. H. J. Gendron
Wells
Maine

Copy to: Oliver T. Sanborn
Chief of the Fire Department

Dear Mr. Gendron:

With relation to your application for a building permit to make certain alterations in non-bearing partitions in the lodging house at 11 Carleton Street, our inspector reports that the work contemplated in your application has been completed and closed-in without notice of inspection and of course without a permit.

While all of this is in violation of the law, we are not disposed to make anything of it, if we can be successful in getting the use of the building cleared up and the requirements for safety which should have been done when the building was first converted to a lodging house, completed.

Our inspector reports that these features never completed are as follows:

Electric lights in the public and stair halls are required to be on the owner's meter, all on one circuit and controlled by an automatic time switch which is so devised that all of the lights will be turned on automatically at least by sunset each night and turned off at sunrise or later the next morning, since all of these lights are required to be kept burning all night, and that is the owner's responsibility.

The frame of the fire door at the foot of the cellar stairs has not been completely covered with metal. This is to be done with lock joints and made tight enough with the plaster of the partition so that air will be practically excluded from the woodwork of the frame of the door. It will probably be necessary to remove some of the plaster, place the metal beneath where the plaster was and then restore the plaster.

The fire door between the cellar and the garage requires a self-closing device which will keep the door normally in the closed position. This self-closing device should be installed in a careful manner so that it will permanently operate to assuredly close the door when released but will not close it so violently so as to threaten injury to persons. There is a place around the structural metal frame of the door where the woodwork of the partition or wall is exposed and this woodwork should be covered tightly with metal.

It is important that you proceed at once to complete the above features and then notify this office for another inspection.

It is understood that you wish your own apartment on the first floor, three separate rooms without cooking appliances in them on the second floor—to be lodging rooms only—and that you now have in mind renting out the four rooms on third floor separately and having a common kitchen where you have fitted out an existing room with a sink, cupboards and gas stove.

If you will complete the requirements as above, I see no reason why we cannot issue the related certificate of occupancy to cover the use which you have outlined to our inspector. If you plan some other occupancy than that outlined, you must not go ahead with it, but contact this office with full information.

Very truly yours,

Inspector of Buildings

WMcD/G

*7/11/51
OK
done*

Attention 11 Carlton St. Mt + Sodge 6-28-51

N. J. Gesler, owner Wells Me.
Alfred Demontagne, Contr. Sanford Me Bsp 219

Check of requirements called for under permit
for change of use 47/1543

Framing and closing in of work called for in
application filed Jan. 2 1951, has been completed.

New occupancy to be as follows:-

1st floor - One family only (owner)
2nd " - Three separate rooms (no cooking)
3rd " - Originally four separate rooms. At
present the rear corner room (No. 2 shut. on plan) has
been fitted as kitchen, sink, cupboards, gas stove
etc.

Total of seven occupancies, not including kitchen
on third floor.

Hall lights are separately and manually
operated on each floor, are required to be on business
meter controlled by automatic time switch.

Neither the door frame nor the threshold for the
fire door at the foot of the cellar stairs have been metalled
covered as stipulated in Sect. 303-4 Bldg. Code. Frame
partly covered but not satisfactorily.

Fire door cellar to garage is not self-closing. This
door has been set in metal frame for some reason but
wood is exposed where cut away for frame, should
be metal covered.

INTER-OFFICE CORRESPONDENCE

*File
Port
Office*

CITY OF PORTLAND, MAINE
CORPORATION COUNSEL

To: Warren McDonald, Inspector of Buildings DATE: April 8, 1947

FROM: Edward T. Gignoux, Assistant Corporation Counsel SUBJECT: Counsel

SUBJECT: Opinion as to classification of use of one room in the building at 11 Carleton Street in an Apartment House Zone

As requested by you in your memorandum of March 20, we are submitting herewith our opinion as to the classification of use of one room in the building of Mildred Craig at 11 Carleton Street.

We understand from your memorandum that these premises are in an Apartment House Zone. Section 7 of the Zoning Ordinance, specifying the allowable uses of property in an Apartment House Zone, includes dwelling house, tenement or apartment house uses and "accessory uses customarily incident to" such uses. The present use of these premises is a lodging house, a conforming use in this zone, and the owner has her apartment or home in the building. We understand, however, that at the time these premises were changed from dwelling house to lodging house purposes a telephone answering service was established by the owner in one room on the first floor and is still being conducted there. Your memorandum states that this answering service consists of taking calls for doctors and others, and probably nurses, and referring them to the proper place. The owner conducts the telephone answering service herself. It is operated 24 hours a day with two full time employees beside the owner.

Based on our understanding of the facts as above outlined, it is our opinion that the operation of this telephone answering service can be classified as an accessory use by the owner of the lodging house incident to the major lodging house use of the premises. It is, therefore, our view that the proposed use falls within the permissible uses in a Apartment House Zone as outlined in Section 7 of the Zoning Ordinance.

We have checked the discussion of this subject on pages 100 to 104 of Bassett on "Zoning" and find it most interesting.

ETG

ETG:M

AP 11 Carleton Street-I

June 30, 1947

Miss Mildred A. Craig
11 Carleton Street
Mr. George E. Sears
22 Cottage Street

Subject: Building permit for alteration
building at 11 Carleton Street and of
from single family dwelling house to lodging
house

Dear Madam & Sir:

The owner's zoning appeal relating to encroachment of the new outside stairway upon the side yard having been granted by the Board of Appeals, the building permit is issued, herewith, to the contractor, subject to the following:

1. The plans do not show the fire door required at the foot of the cellar stairs. This door is required to be no less than a standard fire resistant door with metal covered frame as stipulated therefor by Section 303c4 of the Building Code. The door is required to be made self-closing by use of a "liquid" door closer, and should fit the opening close enough so that when in the closed position, the crack around the door will be in no case more than $\frac{1}{4}$ of an inch.

Some difficulty will be experienced in covering the threshold of the door and avoiding an accident hazard because the threshold of the door is also the tread of one of two steps which exist between the immediate landing and the cellar floor level. This tread requires covering with metal which should be joined tightly with the metal covering the door frame, but the metal covering should be made anti-slip in some manner to avoid accident. A rubber mat securely fastened in position and arranged so as not to prevent the closing of the fire door would be acceptable.

I believe the present door in this doorway already swings over the riser first below the intermediate landing and the fire door will similarly swing. This presents considerable accident hazard which may be more severe because the door will be normally closed. To avoid accident and perhaps liability on the owner's part, I suggest consideration be given to extending the intermediate landing through the doorway and into the cellar, providing the two lower risers in such a location that a person will not be likely to open the door and then have to step directly downwards. I do not feel that this latter is required by the Building Code.

2. A permit has already been issued to cover installation of the required automatic fire detection and alarm system, and the application for that permit indicates the required coverage of the detection part of the system which includes the garage in the cellar, the note as to automatic fire alarm coverage shown on sheet 1 of the plans being incomplete.

3. The door leading from third floor to upper landing of outside stairway is indicated on sheet 1 of the plans to be a 30-inch by 57-inch glazed door to swing. The Code does not allow the use of a "door" since the height of the doorway would be less than 6' 4", but what is usually termed a casement sash (practically all glass), which is really a window, may be used in the opening.

4. With reference to the last paragraph of our check list of April 17, I presume the contractor will make sure that the roofs which are indicated to support parts of the proposed outside stairway are strong enough to properly take care of the loads or will make them so. The low rail of railings on stairs and platform should be low enough so that there is no likelihood that persons may slip beneath the rail.

In all of the negotiations which have taken place since the original application for the permit was filed, no attention has been paid to the estimated cost of \$250 which

Craig, Soars ----- 2

June 30, 1947

was given on the original application. Obviously this figure does not represent the total estimated cost of the entire job, but rather than delay issuance of the permit to get this matter corrected, I am issuing the permit on the basis that the contractor will come in as soon as convenient and give us the correct total estimated cost and adjust the fee if that is needed.

Very truly yours,

Inspector of Buildings

WHCD/S

CC: Mr. William B. Millward
37 Lane Avenue

AP 11 Carleton Street-I

May 22, 1947

Mr. Alton H. Thompson
85 Exchange Street
Portland 3, Maine

Subject: Prospective zoning appeal relating to
alterations in and change of use of the build-
ing at 11 Carleton Street to a lodging house

Dear Mr. Thompson:

Miss Mildred A. Craig, owner at 11 Carleton Street, has indicated that she desires to file variance appeal under the Zoning Ordinance with relation to the above subject and that you, as her attorney, will likely handle the matter for her. This letter is for the purpose of helping out in the situation so that you may get a quick picture of the proposal.

Except for this zoning question as to required open spaces about the building, I am ready to issue Miss Craig's building permit to cover other alterations in the building and change of use from a single family dwelling house to a lodging house.

A building permit is not issuable under the Zoning Ordinance because an outside wooden stairway to serve as a fire escape is proposed on the side of the building toward West Street and the stairway would be only about 4' from that side lot line instead of the minimum of 10' stipulated by Section 7C of the Zoning Ordinance applying to such Apartment House Zones where the property is located.

Accordingly, I am enclosing an outline of the appeal procedure. I am told that the best time to file such an appeal is in the afternoon and that such appeals should be filed in the name of the party actually holding title to the property. Miss Craig has encountered other obstacles in making these changes, and if the time element is of any importance in this one, it is suggested that if such an appeal could be filed this week, it would probably reach the Board of Appeals for required public hearing at the same time as the hearing already set for Thursday, May 29.

This is an unusual case in that the playground of the Butler School, of course owned by the City, abuts the City property on that side, but despite the fact that the playground is likely to always be open and is publicly owned, I have been unable to find anyway under the Zoning Ordinance by which I could issue the permit for this encroachment on side yard, unless an exception is granted by the Board of Appeals.

Very truly yours,

Inspector of Buildings

WHD/S

Encl: Outline of appeal procedure

CC: Miss Mildred A. Craig
11 Carleton Street

CITY OF PORTLAND.....DEPT. OF BUILDING INSPECTION

Check List of Compliance with Building Code and Zoning Ordinance Requirements

April 17, 1947

Job Location 11 Carleton Street Owner Miss Mildred A. Craig
 Contractor Mr. George E. Sears Architect Mr. William B. Millward

We are unable to issue permit for the above work because Section 106b of the Building Code requires that applicant must show on application and plans compliance with Building Code and Zoning Ordinance before a building permit is issued; and application and plans of this job do not show compliance with the law as indicated below. References at left are to sections of Building Code where applicable (copies of revised Building Code now available at the office of City Clerk). If plan maker disagrees with statements below, he should seek a conference by phone or in person at this office. If he agrees, plans and application should be corrected accordingly.

1. Sec. 204b3. Our records here indicate that there is a garage in the cellar. If this space still exists as a garage or even if not used for a garage has the large doors so that automobiles could be driven in, the cellar plan should show all particulars especially the quality of fire protection in the partitions surrounding the garage and ceiling overhead, also, as regards any doors between the garage part and the balance of the cellar. These partitions and the ceiling are not of 1-hour fire resistance, materials and work should be shown to bring them up to that amount of fire resistance and any door between garage part and the cellar is required to be a standard fire resistive door with threshold raised no less than six inches above the level of the garage floor and the door to be made self-closing by means of a liquid door closer.
2. Sec. 203d1. Show height from floor to ceiling on third floor--required to be no less than 7' 6".
 - d5.2. Show window areas in square feet for third story. If these windows are of ordinary size, it seems likely that they will be sufficient to equal at least 1/12 of the floor area of each room required.
 - d5.5. I presume there are glass panels in the front entrance vestibule doors as well as the outside doors. They are required and also a glass panel in the exterior rear door first story.
3. Sec. 203c3. Note that electric lights are required in the public and stair halls to be on the owner's meter and controlled by an automatic time switch calculated to turn the lights on each night at sunset and to turn them off again in the next morning at sunrise according to the seasons of the year. Lights and switch should be shown on the plan.
4. Sec. 212e1.2(e). The relative location of the existing inside stairway from third floor and the proposed outside fire escape and of the two existing inside stairways from second to first floor are such to each other and the persons they would be intended to serve that a hazard involving one of the means of egress would be likely to make the other impassable or inaccessible. Sec. 212e1(3) allows the use of a standard automatic fire alarm and detection system to compensate for this defective location and arrangement of these required means of egress. The detection part of such a system should cover the basement or cellar, all public and stair halls, all closets off halls and under stairs, including the garage in the cellar and alarm gongs should be put in suitable locations to undoubtedly arouse all persons in case of fire. No other alternative appears than to provide such a system and with the authority of the owner information that a standard system will be provided should be indicated on the plan or should be covered by a letter from the owner.
5. Sec. 212e5.2. Show and provide handrail on at least one side, full length, rear stairs first to second floor.

April 17, 1947

6. Sec. 203f2. A complete plan of the collar should be shown indicating the type of floor, and the size of girder and spacing of supports of girder, but more particularly the enclosure around the collar stairs required to be of no less than 1-hour fire resistance together with materials of which the enclosing partitions will be built and the fact that a standard fire resistant door, as described in Section 303c1, will be provided in the enclosure at the foot of the stairs and made self-closing by means of a liquid door closer.
7. Sec. 212a1. The type of heat is not shown but if warm air heat is in the building, note the provision of this section about limitations of its use in lodging houses where warm air is to be mechanically circulated direct from heater or heater room.
8. Sec. 203i2. Note requirement for sound concrete floor in cellar or similar impervious material.
9. Outside stairway. Note the zoning problem raised in letter of this date to the owner. The Building Code provides that if a door is to be provided at third floor level to reach the outside stairway, it must be no less than 6' 4" high. If that height of doorway is not available, then a casement (swinging) sash should be used. As a matter of fact, the number of persons which would be accommodated on third floor would allow a double-hung window instead of a swinging door or a swinging sash, if desired—provided the bottom half of the sash when way up would afford an opening at least 23" high and provided the sill of the window were not more than 12" above the upper platform of the stairway.

It is not clear what type of construction in present roofs will support some of the posts of the outside stairway, and the construction and supports of the upper platform of the outside stairway is not fully understood—where it comes at the eaves or cornice. Often times trouble ensues at such situations. I presume the contractor will take steps to work out these situations as he goes along.

Inspector of Buildings

WHD/S

Original to: Mr. William E. Hillward
37 Lane Avenue

CC: Mr. George E. Sears
22 Cottage Street

Miss Mildred A. Craig
11 Carleton Street

AP 11 Carleton Street-1

April 17, 1947

Miss Mildred A. Craig
11 Carleton Street
Portland, Maine

Subject: Application for building permit to make alterations in the building at 11 Carleton Street and change the use from single family dwelling house to a lodging house

Dear Madam:

There is enclosed a check list against compliance with Building Code requirements with a copy to contractor and architect; but it appears likely that the building permit to include the outside stairway is not issuable under the Zoning Ordinance on account of proposed location of the stairway with relation to the side property line.

The property is located in an Apartment House Zone where, under Section 7C of the Zoning Ordinance, an ^{un}obstructed open space from the ground upwards is required no less than 10 feet in width between the side lot line farther from Finn Street and the outside of proposed new outside stairway intended as a fire escape.

While the distance which would exist from the outside of the outside stairway to the side property line is not shown on the plans, it hardly seems likely that it could be as much as ten feet—probably much less than ten feet. If this space would be less than ten feet wide, the building permit is not issuable under the precise terms of the ordinance.

In view of the need of the proposed stairway to serve as fire escape and since you have appeal rights to the Board of Appeals seeking a variance in such a case, there is enclosed an outline of the appeal procedure, and I am told that the best time to file such an appeal at the office of Corporation Counsel is in the afternoon.

If there would be ten feet or more between the new stairway and the side property line, the architect should show that on the revised plans and the zoning will be taken care of when checking the revised plans against Building Code requirements.

You will probably remember our telephone conversation concerning the use of one room in the first story as a telephone answering bureau and my reference to that room in my letter of December 16. Since that time, the question has been submitted to the Corporation Counsel for his opinion as to whether or not the room as used could be allowed as a use commonly accessory to your own home in the building. He has replied that in his opinion the use of the room as a telephone answering service or bureau is an allowable use in the Apartment House Zone where the property is located as a use commonly accessory to living quarters of the operator of the room.

Very truly yours,

Inspector of Buildings

WHD/S

Encl: Outline of appeal procedure and check list as to compliance with Building Code requirements
CC: Mr. George E. Sears, 22 Cottage Street
Mr. William B. Hillward, 37 Lane Avenue
Edward T. Oignow, Assistant Corporation Counsel

11 Carlton Street-I

December 16, 1946

Mr. George E. Sears
22 Cottage Street
Mr. William B. Millard
27 Jane Avenue

Subject: Application for building permit to cover construction of outside stairway to fire escape at 11 Carlton Street

Question:

It appears that this building was changed in use from a single family dwelling house to a lodging house in 1942 without first securing a building permit from this department and therefore without any certificate of occupancy from this department to cover the new use as required by the Building Code.

This matter has been taken up direct with the owner and she has been advised to have the plans amplified to show full compliance with the Building Code for a lodging house (Sections 212 and 212 of the Building Code, copies of the revised Code of 1946 being available now at the office of City Clerk).

Among other things she has also been advised that the location of the proposed outside stairway is such with relation to the single inside stairway from third floor that should fire travel the inside stairs and reach the third floor without discovery, the occupants of third floor would likely be unable to reach the fire escape, this situation being contrary to Section 212ol.2(a) of the Code. If this defect in relative location of means of egress cannot be otherwise remedied to satisfy this Section, Section 212j3 allows a standard automatic fire alarm system to be used as compensation for the defect. For description of standard automatic fire alarm see Section 302h.

In the meantime the owner has to bear the responsibility of having the lodgers subjected to substandard conditions as to safety. When the plans are revised, additional information should be shown for and change made in the outside stairway. It has not proved practicable to use a movable ladder as the bottom run of a wooden stairway allowed as a fire escape. It is therefore necessary, that the "counterbalanced iron ladder" indicated on the plan be changed either to extend the stairway clear down to the ground with a suitable foundation below frost or else use a ladder firmly fastened against the building.

I cannot discover anything on the plan which would give the assurance that the roof structure on which the new posts are to be supported are strong enough or have suitable foundations to transmit the theoretical loads to the ground. This will have to be shown, of course, and if not now adequate, strengthened to meet the requirements. Foundations of these structures upon which the fire escape rests would have to be of masonry and extending at least four feet below the surface of the ground and the plans must show adequacy of transmission of the loads from the fire escape clear down to the ground.

Brackets have been used extensively, even where it is not apparent that posts could not be used. It is my belief that brackets should be used sparingly, and it is to be borne in mind that we have to be very particular about the through bolts as to their size and their adequate supports upon the frame of the building and arrangement, so that there is no possibility of the through bolts pulling through. The detail of the bracket shows no through bolt whatever.

Very truly yours,

Inspector of Buildings

McE/S

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Mrs Mildred A. Craig ----- 2

December 16, 1946

We also talked over the phone about your use of one room as a telephone answering bureau, an operation in which you employ two persons other than yourself full time. This use raises a question as to compliance with the Zoning Ordinance in the Apartment House Zone where the property is located. It will be considered further and I will let you know what the decision is.

Very truly yours,

Inspector of Buildings

WMD/S

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

Dear Chief Sanborn:

I have an idea that this fire escape was ordered on by yourself under the State Law. As you will see from the above letter, to find out that the building is being used unlawfully as a lodging house, never having had a permit from this department or a certificate of occupancy, the change having been made some time in 1943. Will you be kind enough to bear this situation in mind in your records especially with relation to the new Safety Ordinance for existing lodging houses as we shall have to deal with this proposition as a change of use under the Building Code.

Warren McDonald

11 Carleton Street-1

December 16, 1946

Miss Mildred A. Craig
11 Carleton Street
Portland, Maine

Subject: Application for building permit to cover construction of outside wooden stairway for fire escape from third floor of building at 11 Carleton Street, and question of lawful use of the building as a lodging house

Dear Miss Craig:

As explained over the telephone on Saturday, it appears that your building has been changed in use from a single family dwelling house with accessory doctor's office to a lodging house some time in 1942 without first securing a building permit from this Department as required by the Building Law and therefore without providing the improvements required by the Building Code for a lodging house and consequently receiving no certificate of occupancy from this Department which is required by the Building Law before such change can be put into effect lawfully. There are some features of the proposed outside stairway which are not in compliance with Building Code requirements therefor, but the more important question becomes, of course, the lawful use of the building and the safety of the occupants according to the standards set up in the Building Code.

While I am sure that you were not aware of the requirements of the Building Law in Portland as regards securing a permit and certificate of occupancy and of making certain improvements in the building when change was made to a lodging house, those requirements have existed since 1926, and I am afraid that you must bear the responsibility for the safety of your lodgers in view of the fact that the requirements of the Building Code for their safety have not been complied with.

Now that you are aware of the requirements and this office knows the condition, it is essential that you proceed at once to place the building in compliance with the requirements of law or to abandon use as a lodging house. To place the building in compliance with the Building Code for use as a lodging house, it is necessary that you have your architect amplify the drawings showing the arrangement on all three floors as well as the third floor and also showing the arrangement of the cellar or basement. He should be told that the plans are not to be prepared on the basis of the building being changed from a dwelling house to a lodging house so that he can examine Sections 203 and 212 of the Building Code for himself to see what the requirements are thus to find any deficiencies in the existing situation and to show the method of making the improvements on the plans. After the plans are completed, blueprints can be taken and filed with the application for the building permit to change the use and to make the alterations, whereupon they will be checked at this office against Building Code requirements.

It is noted and it would be well for you to tell your architect that the means of egress arrangements shown on the plan we now have at least from third floor, would not satisfy the requirements of the Building Code even after the exterior stairway were built. This because should a fire make great headway on the floors below the third floor and reach the third floor without discovery, the occupants of the lodging rooms on third floor would not only be prevented from using the present inside stairs but could hardly reach the proposed outside fire escape either. Installation of a standard automatic fire detection and alarm system would compensate for this defect in relative location of the two means of egress.

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(A) APARTMENT HOUSE ZONE
APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class

Portland, Maine, November 22, 1946

PERMIT ASSIGNED

01543

JUN 30 1947

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect alter repair or demolish 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 11 Carleton Street Within Fire Limits? Yes Dist. No. 3
Owner's name and address Mildred A. Craig, 11 Carleton Street Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address George Sears, 22 Cottage St. Telephone 3-9827
Architect _____ Specifications _____ Plans yes No. of sheets 1
Proposed use of building Lodging House No. families _____
Last use Dwelling House No. families 1
Material brick No. stories 3 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ (250.) See letter Fee \$ 1.00

General Description of New Work

To Change use of building from single family dwelling to Lodging House
To erect wooden fire escape on rear of building from third floor to ground, as per plan.

Appeal sustained 4/13/47

Permit Issued with Letter

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

Details of New Work

Is any plumbing work involved in this work? _____ Is any electrical work involved in this work? _____
Height average grade to top of plate _____ Height average grade to highest point of roof _____
Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
Material of underpinning _____ Height _____ Thickness _____
Kind of roof _____ Rise per foot _____ Roof covering _____
No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
Framing lumber—Kind _____ Dressed or full size? _____
Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
On centers 1st floor _____, 2nd _____, 3rd _____, roof _____
Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

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

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

Mildred A. Craig

Signature of owner

By: George L. Sears

INSPECTION COPY

at No. 47/1543

Location 11 Caulet St.

Owner Michael Craig

Date of permit 6/30/47

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

INSPECTION NOT COMPLETE

Upper fireplace well
along other interior
deck etc.
Upstairs did not permit
further insp. work

Large grid area with faint text and lines, possibly a site plan or inspection log. Includes some illegible handwritten notes and a stamp that says "INSPECTION NOT COMPLETE".

June 13, 1947

Sustained
6/13/47 4/36

City of Portland, Maine
Board of Appeals
—ZONING—

May 27, 1947

To the Board of Appeals:

Miss Mildred A. Craig
Your appellant, by Elton M. Thompson, Attorney, who is the owner of
property at 11 Carleton Street, respectfully petitions the Board of Appeals of the
City of Portland to permit an exception to the regulations of the Zoning Ordinance relating to this
property, as provided by Section 17, Paragraph E of the Zoning Ordinance,

Application for a building permit covering alterations in and change
of use of the building at 11 Carleton Street to a lodging house has been
denied by the Building Inspector because Section 7C of the Zoning
Ordinance applying to the Apartment House Zone, in which this building
is located, requires a side yard having a minimum width of 10 feet,
whereas proposed fire escape on the outside of this building will be
only about 4 feet from the side lot line.

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

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

Mildred A. Craig
by Elton M. Thompson
Appellant

Sustained
6/13/47 47/36

City of Portland, Maine
Board of Appeals

—ZONING—

Decision

Public hearing was held on the 13th day of June, 1947,
on petition of Mildred A. Craig, owner of property at
11 Carleton Street, seeking to be permitted an exception to the regulations of
the Zoning Ordinance relating to this property.

Application for a building permit covering alterations in and change of use
of the building at 11 Carleton Street to a lodging house has been denied by
the Building Inspector because Section 70 of the Zoning Ordinance applying to
the Apartment house Zone, in which this building is located, requires a side
yard having a minimum width of 10 feet, whereas proposed fire escape on the
outside of this building will be only about 4 feet from the side lot line.

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

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

Robert A. Gitchel
Edw. J. Colley
Helena C. Frost

Ewald A. Cole
Board of Appeals

4/136

June 13, 1947

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF Mildred A. Craig
AT 11 Carleton Street

Public hearing on above
appeal was held before
the BOARD OF APPEALS
today.

Present for City

Board of Zoning Appeals members:-
Edw. T. Colley
Helen G. Frost
B. William Holbrook
Robert L. Getchell
Gerald A. Cole

VOTE

	Yes	No
Mr. Colley	(x)	()
Mrs. Frost	(x)	()
Mr. Holbrook	(x)	()
Mr. Getchell	(x)	()
Mr. Cole	(x)	()
	()	()
	()	()
	()	()

Municipal Officers:-

City officials:-