

State of Maine Exit Code 101

2250 ~~Group E Existing Buildings~~ Includes all buildings in existence at the date of application of the Building Exits Code.

~~The proper treatment of existing buildings requires individual attention to the problems of each structure, with careful attention to all details to the end that efficiency may be secured.~~

2252 In no case shall open stairways be permitted in unsprinklered buildings, unless there are safe exits direct to outside the building from each room.

4501 Manually operated fire alarm equipment shall be provided wherever specified by the applicable provisions of Chapter II. See Par. 1007 for statement of basic principles.

4502 Where buildings are divided by fire walls into separate fire sections with adequate safeguards against the spread of fire from one section to another, each section may be considered a separate building for the purpose of application of fire alarm system requirements based on size of building or population.

4503 All alarm systems and equipment shall be of standard approved types suitable for the purpose for which installed.

Electrical notification systems are preferable to mechanical notification systems where conditions are such as to require more than one sounding station and, usually, where more than one sounding device is required. Mechanical systems are used where but one station is required, particularly where it would be difficult to secure any responsible maintenance of an electrical system. For example, a single hand operated bell or gong may be adequate in a very small rural school.

CHAPTER 314

SAFETY REQUIREMENTS

Section 314.1 All existing buildings and parts thereof in the City of Portland used for lodging house, tenement or apartment house, hotel, dormitory, convalescent or nursing home or home for children or for the aged shall be made to conform to the standards of safety established herein or better from the standpoint of safety to the occupants; but nothing herein shall be construed to abrogate or supersede any provisions of the Building Code applying to a given situation or to allow lessening the degree of safety of any features of arrangement, equipment, construction or device required or authorized by the Building Code.

April 8, 1971

Subject : 127-124 William Street

Thurs. 1:45 P.M.

Captain Gerber and I inspected the above named property and found nothing has been started to build a fire escape to provide egress from the third floor.

A letter will be sent to the owner regarding this by the Fire Department - a copy to be sent to us.

We were told by a lady on the first floor that the tenants now living on the third floor work during the day. She said the owner, Mr. ^{Arthur} Gladu, now lives on Massachusetts Avenue - did not know the number.

It was noted that two trucks were parked in the yard with no plates and are listed in the Press Herald for sale.

76 Truings

From the desk of -

Mr. Brown

Mrs. Patricia E. Moally

4/8/71

Bob:

The file on 122 William
Street is returned herewith for
action in court.

The fact that the September
letter to Mrs. Gladu was not mailed
is not important and does not have
any bearing in the matter at this
time.

Pat

COMPLAINT

Date Received: 3/9/71 By: R. L. B.

Location 122-124 WILLIAM ST.

Owner _____

Source H. PARKS -

Phone _____

USED CAR OPERATION.

BY BRO. FLOUNTENMAN

HARRY WANT COURT

ADJUNCTION -



R-5 Residential Zone
 CITY OF PORTLAND, MAINE
 DEPARTMENT OF BUILDING INSPECTION
COMPLAINT

*See of
 Book of
 Missions*

Location
 122-124 William St.

INSPECTION COPY

COMPLAINT NO. 70/49

Date Received July 1, 1970

Location 122-124 William Street

Use of Building Apartment house

Owner's name and address Mrs. Sgt Stephanie Gladu, 122 William St.

Telephone 773-5172

Tenant's name and address _____

Telephone _____

Complainant's name and address neighbors

Telephone _____

Description: Change of Use from 2 to 3 families without a permit.

NOTES: Letter 7/2/70

7-22-77 3rd floor tenants did means of
 egress leads down into 1st floor Apt.
 2nd floor vacant & has front rear exits.

- Needs fire door at 3rd floor level front
- Fire escape on left side to window
 between 1st & 2nd floor. & close off stairway
 into 1st floor.

*AM 8/20/70 - PM. Not. building inspection - tenant
 said they didn't know what was going on. Building
 Dept. was called and they said they would investigate.
 Mrs. Gladu and she said
 that she was not sure
 if it was a fire door
 or not. She said she
 would call the fire
 department and see
 if they could help.
 She said she would
 also call the building
 department and see
 if they could help.
 She said she would
 also call the fire
 department and see
 if they could help.
 She said she would
 also call the building
 department and see
 if they could help.*

POST OFFICE DEPARTMENT
 OFFICIAL BUSINESS



INSTRUCTIONS: Show name and address below and
 complete instructions on other side, where applicable.
 If return requested, attach and hold firmly to back
 of article. Print on front of article. RETURN
 RECEIPT REQUESTED.

NAME OF SENDER
Building Inspection Department
 STREET (NO. OR P.O. BOX)
99 Congress Street, Room 113
 POST OFFICE, STATE, AND ZIP CODE
Portland, Maine, 04111

RETURN TO



R-5 Residential Zone
 CITY OF PORTLAND, MAINE
 DEPARTMENT OF BUILDING INSPECTION
COMPLAINT

*See of
 back of
 this sheet*

Location
 122-124 William St.

INSPECTION COPY

COMPLAINT NO. 70/49

Date Received July 1, 1970

Location 122-124 William Street Use of Building Apartment house
 Owner's name and address Mrs. Sgt Stephanie Glau, 122 William St. Telephone 773-5772
 Tenant's name and address _____ Telephone _____
 Complainant's name and address neighbors Telephone _____
 Description: Change of Use from 2 to 3 families without a permit.

NOTES: Letter 7/2/70

7-22-77 3rd floor tenant's 2nd means of
egress leads down into 1st floor Apt.
2nd floor vacant & has front & rear exits.

1. Needs fire door at 3rd floor level front
2. " Fire escape on left side to window
between 1st & 2nd floor. & close off stairway
into 1st floor.

letter - rec. mail-7-24-70 ... 7-21-70

*8/20/70 - Mrs. Sgt. Glau - tenant - tenants
 said they didn't know anything about Mrs. Glau's living but
 that they had heard she was in the building at 111
 & 20/70 talked with Mrs. Glau and she said
 they had had a fire escape and that
 the owner that wrote wanted in doing the job
 would take out the permits for it and that
 change of use from 2 to 3 - 1/2
 had there were two separate permits
 and that the owner had husband had to
 come in for this one himself etc
 she said she'd have him come in
 soon as she could i cautioned not
 to delay this to cause a fire
 they were here but they didn't
 couldn't get there address 122-124*

9/15/70 Unable to get in
touch with summer.
2nd & 3rd of the summer
set for August.

76.

81-B-5

R-5 Zone

6-23-70

Allen -

A neighbor to this place was in and very distressed about this property. They said this is only a two family house and it has only recently made 3 fam in the past 2 or 3 yrs and that it is illegal.

The owner has not yet come in about the fire escape.

I should send him a letter requesting he come in for change of app of fire escape etc.

1970 - City Directory shows only 2 apt. Flugh

1968 - Hallstrom & Gladie the only tenants listed in the 1968 city directory.

~~1968~~ 1968 - City Directory - ~~2~~ tenants - Mr Robert ~~Chancey~~ Hallstrom

Stephanie Gladie: 1969 - owned.

1966 Directory give two apt vacant.

1950 - 2 apt

62 - 2 apt

1966 - Hallstrom Eric St. Cuillo. owned according to

July 21

FROM THE DESK OF

ROBERT LOVELL BROWN

Allen —

This place has
had owner moved
out this past weekend.

— Send letter,
Certified Return
Receipt Requested —

Please Forward

Send a copy to Corp. Cont.

Re: 122-124 William St.

July 2, 1970

Mrs. Stephanie Gladu
122 William Street

Dear Mrs. Gladu:

It has been brought to the attention of this office that a third-floor apartment has been provided at this location.

In checking our records we find that no permit has ever been issued for this change of use from two to three families at this location.

It is necessary for you to come to this office and apply for a permit for this change and with the application should be filed a floor plan of the third floor showing all rooms, stairways, etc.

Very truly yours,

R. Lovell Brown
Director

h

Reg. Mail
Ret. Pcc. Req.

Opt. 70/49 - 122-124 William Street

July 23, 1970

Mrs. Stephanie Gladu
122 William Street

cc to: Fire Department
cc to: Corporation Counsel
cc to: Robert Sax, 126 William Street

Dear Mrs. Gladu:

It was brought to our attention that this building at the above named location had been changed from a 2-family dwelling to a 3-family apartment building without a building permit being applied for here at this office as required by law. See our letter to you of July 2, 1970.

An inspection of this building on July 22nd reveals that a new apartment has been made on the third floor and as such does not have the required means of egress. The Building Code states (502.5.2) that all living quarters above the first story shall have an unobstructed access to two or more means of egress as specified in Section 402.5, to a place of safety at the ground level.

The safety regulations of the City of Portland (Sec. 314.2) states as follows: Subject to exceptions, allowances and additions hereafter provided, no less than two separate and distinct means of egress shall be provided for every occupant of all parts of buildings occupied for any use regulated therein. This applies to all existing buildings in the City of Portland. It is necessary that you take immediate steps to correct this very dangerous condition. You should first contact the Fire Department to see what steps that you can take to give the proper safety to the family on the third floor. If this cannot be done, then the third floor is to remain vacant and this must be done at once.

A building permit is required from this office before you are allowed three families in this building and for any alterations that you may contemplate. If you have any questions please contact this office or the Fire Department.

Very truly yours,

A. Allan Soule
Assistant Director Building Inspection
Department

AAS:m

122-124 William Street

August 31, 1970

Mrs. Stephanie Gladu
122 William Street

cc to: Fire Department
cc to: Corporation Counsel

Dear Mrs. Gladu:

cc to: Robert Sax, 126 William Street

An inspection of your property on this date reveals that there is still a family located on the third floor of this building which does not meet code requirements for the City of Portland. See our letter to you July 23, 1970 in which we state that all living quarters above the first floor shall have an unobstructed access to two or more means of egress to a place of safety to the ground level.

Before a family can be allowed on the third floor it is necessary that you come here to this department, Room 113, City Hall, and apply for a building permit at which time you are to provide us with plans showing any new alterations that you have made. If steps have not been taken by Sept. 9, 1970 by applying for a building permit and in the meantime removing this family from the third floor, which does not meet the safety ordinance requirements, it will be necessary for us to turn this matter over to the Corporation Counsel. We hope we will have your cooperation in this matter so that this will not be necessary.

Very truly yours,

A. Allan Soule
Assistant Director of Building Inspection
Department

AAS:n

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: A. Allan Soule, Assistant Director of Building Inspection DATE: 1/14/71
FROM: Charles A. Lane, Assistant Corporation Counsel
SUBJECT: Unlawful use of building at 122-124 William Street

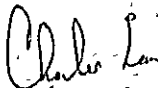
I have reviewed your memorandum describing the violation of the Zoning Ordinance existing at the above described premises. I note that you are only concerned with the change of the use of the premises from two families to three.

A violation of the Zoning Ordinance may be punished as a misdemeanor by action taken in the Ninth District Court; and, upon conviction thereon, the guilty party may be fined not less than \$5 and not more than \$50.

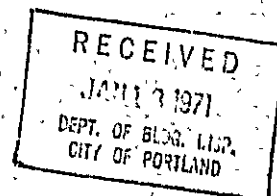
It would seem appropriate to obtain compliance with the Zoning Ordinance in this case by enforcing such provisions through criminal action as described in the Code.

Accordingly, I suggest that you contact Captain Labbe at your convenience to arrange for issuance of a criminal complaint.

Your file is being returned herewith.


Charles A. Lane
Assistant Corporation Counsel

CAL:kf



CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Robert Donovan, Corporation Counsel
FROM: A. Allan Soule, Asst. Director of Building Inspection
SUBJECT: Unlawful use of building at 122-124 William Street

DATE: 12/16/70

I am sending with this memo a complete list what we have of complaints on this building going back to July 1, 1970 and the letter I am sending out dated December 15, 1970 stating that this building is now in violation of three different City Codes.

As you can see from the complaints they changed the use of this building from two families to three which is unlawful in the R-5 Residence Zone and after a number of letters from us and you they finally went back to two families about a month ago but now have moved back into the third floor again in violation of our City Ordinances.

You will also see on a number of complaints that they were selling used cars from this dwelling which, of course, was not allowable. Our inspector was in the process of tracking down the used cars and the person that was selling them but I understand that this person worked for Suburban Motors which about 10 days had a fire out near Forest Avenue and Riverside Street and since that date no cars have been advertised for sale from this address. Our inspector reports that he has not seen any cars here and the next door neighbor Mr. Sax, who has been making the complaints also confirms this.

Our only concern at this time seems to be the change of use from two families to three and that they are on the third floor while they do not have adequate means of egress.]

AAS/c

A. Allan Soule
A. Allan Soule

122-124 William Street

Dec. 15, 1970

Mrs. Stephanie Gladu
122 William Street

cc to: Harold Parks, Administrative
Assistant to the City Manager
cc to: Corporation Counsel
cc to: Fire Department

Dear Mr. Gladu:

An inspector from this department on Dec. 14, 1970 reports that this building at the above named location owned by you has again been changed from a two family dwelling to a three family apartment building with the third family being located on the top floor which violates City Ordinances.

No building permit has been applied for as required by Sec. 301 of the Portland Building Code for a change of use.

This apartment on the third floor would also need to meet the required means of egress, which it does not do. The Building Code states (Sec.502.5.2) that all living quarters above the first story shall have an obstructed access to two or more means of egress as specified in Sec.402.5, to a place of safety at the ground level.

The safety regulation of the City of Portland would need to be met (Sec.304.2) which states: Subject to exception, allowances and additions hereafter provided, no less than two separate and distinct means of egress shall be provided for every occupant of all parts of buildings occupied for any use regulated therein. This applies to all existing buildings in the City of Portland. The safety regulations of the City of Portland are under the jurisdiction of the Fire Department.

This use of three families in one building are not allowed in the R-5 Residential Zone in which your property is located, under the Zoning Ordinance. The above has been stated to you in letters from this department on July 2nd, July 23rd and August 31st, and from the Corporation Counsel's department on Sept. 28, 1970. You have chosen to disregard the letters sent so we are therefore turning this violation of the City Ordinances over to the Corporation Counsel so that an injunction may be issued against you.

Very truly yours,

A. Allan Soule
Assistant Director of Building & Inspection
Services

AAS:m

CITY OF PORTLAND, MAINE

Department of Building Inspection

122-124 William Street

Dec. 15, 1970

cc to: Harold Parks, Administrative
Assistant to the City Manager
cc to: Corporation Counsel
cc to: Fire Department

C Mrs. Stephanie Gladu
122 William Street

Dear Mr. Gladu:

An inspector from this department on Dec. 14, 1970 reports that this building at the above named location owned by you has again been changed from a two family dwelling to a three family apartment building with the third family being located on the top floor which violates City Ordinances.

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Vary truly yours,

A. Allan Soule
Assistant Director of Building & Inspection
Services

AAS:m

CITY OF PORTLAND, MAINE
Application for Permit to Install Wires

Permit No. 54314
 Issued 9/27/20
 Portland, Maine Sept 22, 1920

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 Theodore J. Laube Tel. _____
 Contractor's Name and Address Paul P. McKeown Tel. 43678
 Location 122-124 Union St Use of Building Dwelling
 Number of Families 3 Apartments _____ Stores _____ Number of Stories 3
 Description of Wiring: New Work Additions _____ Alterations _____
Install meters outside - new 100 amp service
 Pipe Cable Metal Molding _____ BX Cable _____ Plug Molding (No. of feet) _____
 No. Light Outlets _____ Plugs _____ Light Circuits _____ Plug Circuits _____
 FIXTURES: No. _____ Fluor. or Strip Lighting (No. feet) _____
 SERVICE: Pipe _____ Cable Underground _____ No. of Wires 3 Size 2/0
 METERS: Relocated outside Added _____ Total No. Meters _____
 MOTORS: Number _____ Phase _____ H. P. _____ Amps _____ Volts _____ Starter _____
 HEATING UNITS: Domestic (Oil) _____ No. Motors _____ Phase _____ H.P. _____
 Commercial (Oil) _____ No. Motors _____ Phase _____ H.P. _____
 Electric Heat (No of Rooms) _____
 APPLIANCES: No. Ranges _____ Watts _____ Brand Feeds (Size and No.) _____
 Elec. Heaters _____ Watts _____
 Miscellaneous _____ Watts _____ Extra Cabinets or Panels _____
 Transformers _____ Air Conditioners (No. Units) _____ Signs (No. Units) _____
 Will commence .. 19 _____ Ready to cover in 19 _____ Inspection Sept 22 1920
 Amount of Fee \$ 2.00 / 1.00 = _____
 Signed Paul P. McKeown

DO NOT WRITE BELOW THIS LINE

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

CS 203

INSPECTED BY JWA (OVER)

LOCATION *Williams ST-122-24*
 INSPECTION DATE *10/5/70*
 WORK COMPLETED *10/5/70*
 TOTAL NO. INSPECTIONS *1*
 REMARKS:

FEEES FOR WIRING PERMITS EFFECTIVE JULY 31, 1963

WIRING

1 to 30 Outlets \$ 2.00
 31 to 60 Outlets 3.00
 Over 60 Outlets, each Outlet05
 (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.
 Over 50 H.P.

HEATING UNITS

Domestic (Oil) 2.00
 Commercial (Oil) 4.00
 Electric Heat (Each Room)75

APPLIANCES

Ranges, Cooking Tops, Ovens, Water Heaters, Disposals, Built-in
 Dishwashers, Dryers, and any permanent built-in appliance — each
 unit 1.00

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Corporation Counsel
FROM: A. Allan Soule, Assistant Director of Building & Inspection Services
DATE: 9-22-70
SUBJECT: Change of use from two families to three families without first
obtaining a permit (122-124 William Street)

Section 301.1 of the Building Code requires that permit be applied for when converting the use of any building or structure. Secondly the use is not allowable under Section 602.6A of the Zoning Ordinance.

This use is also in violation of Section 301 of the Municipal Code which is enforced by the Fire Department.

Allan

dAS:m

attachment-

INSTRUCTIONS TO DELIVERING EMPLOYEE

Show to whom, date, and address where delivered



Deliver ONLY to addressee

(Additional charges required for these services)

RECEIPT

Received the numbered article described below.

REGISTERED NO.

5120

SIGNATURE OR NAME OF ADDRESSEE (Must always be filled in)

CERTIFIED NO.

INSURED NO.

1
2
3

SIGNATURE OF ADDRESSEE'S AGENT, IF ANY

DATE DELIVERED

SHOW WHERE DELIVERED (only if requested)

JUL 30 1973

656-10-71548-20 OFO

REGISTERED NO.

51207

Value	\$ <i>mi</i>	Special Delivery	\$
Reg Fee	\$ <i>pc</i>	Return Receipt	\$ <i>1.5</i>
Handling Charge	\$	Restricted Delivery	\$
Postage	\$ <i>6</i>	<input type="checkbox"/> AIRMAIL	

POSTMASTER (By)

994

FROM

*City of Portland
Health Dept*

TO

*Stephen Clark
122 William St
Portland ME*

MAILING OFFICE

* U.P.O. 1869-586182



R-5 Residential Zone
 CITY OF PORTLAND, MAINE
 DEPARTMENT OF BUILDING INSPECTION
COMPLAINT

*See of
 back
 this sheet*

Location
 122-124 William St.

INSPECTION COPY

COMPLAINT NO. 70/49

Date Received July 1, 1970

Location 122-124 William Street Use of Building Apartment house

Owner's name and address Mrs. Sgt Stephanie Gladu, 122 William St. Telephone 773-3175

Tenant's name and address _____ Telephone _____

Complainant's name and address neighbors Telephone _____

Description: Change of Use from 2 to 3 families without a permit.

R-5-Zone

NOTES: Letter 7/2/70

- 7-22-77 3rd floor tenant's 2nd means of
egress leads down into 1st floor Apt.
2nd floor vacant & has front & rear exits.
- 1. Needs fire door at 3rd floor level front
- 2. " Fire escape on left side to window
between 1st & 2nd floor & close off stairway
into 1st floor.

letter - reg. mail - 7-24-70 A.M.S. 7A-811-13

*AM 8/20/70 - AM - Not. Lumpy here, your maid - tenants
 said they didn't know where they were living but
 they were with the owners of their property.*

*PM 8/20/70 talked with Mrs. Gladu and she said
 they had kids out of their escape and that
 the men that interested in doing the job
 would take out the permits for it and the
 change of use from 2 to 3 - I told
 her there were two permits per apt. permits
 and that the owner her husband had to
 come in for this one himself - so
 she said she'd have him come in
 soon as she could. I cautioned not
 to delay this to come in immediately
 they would lose out by the city possibly
 couldn't get there address right here*

cont, Page II -

I cautioned her that this was going to be turned over to the corp counsel for legal action and it could become very expensive; It appeared to us that her husband was avoiding any contact with us and that this was very serious.

I told her that her tenants must not sell cars from that property at any time; It was illegal unless it was their own personal car etc; They have no phone, said they lost their own single dwelling recently, they were burned out.

She said they would call and also list the contractors that had looked at the problem etc

Flight Inc.



CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

COMPLAINT

Location

INSPECTION COPY

COMPLAINT NO. 70/49

Date Received July 1, 1970

Location 122-124 William Street

Use of Building apartment house

Owner's name and address Mrs. Stephanie Gladu, 122 William St. Telephone 773-3173

Tenant's name and address _____ Telephone _____

Complainant's name and address neighbors Telephone _____

Description:

R-5 ZONE

NOTES: 11/5/70 - Mr. Robert Sax (neighbor) reports to me that someone is sleeping on the 1st floor. Cars are being sold from this place & so advertised in the newspaper & cars here at night. - Allen

11/25/70. Allen

11/30/70 11:10 AM One unregistered car in the yard. Checked for sale from this address. 76

12/4/70 checked through property at 9:30 pm; 13 cars in the yard. 76

12/15/70 - checked this - AM 76

12/19/70 checked no cars back indicate one was used in spot at this. It appears from the outside that no one is in the 1st floor. 76

12/20/70 Same as last report. 76

12/21/70 - 9 pm - lights on 3rd fl. appears people living there. 76

12/22/70 10 pm in yard, unable to make contact; did not go in. 76

12/24/70 10:45 AM. I talked with the owners wife who is living by the yard fls. with the family; I told her she must have her husband call Mr. Allen immediately and that her husband has been trying to get but are too busy. (OVER) 76



CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION
COMPLAINT

Location

FILE COPY

COMPLAINT NO. 70/49

Date Received K1;u July 1, 1970

Location 122-124 William Street

Use of Building apartment house

Owner's name and address Mrs. Stephanie Gladu, 122 William St. Telephone 773-3173

Tenant's name and address _____ Telephone _____

Complainant's name and address neighbors Telephone _____

Description: _____ Telephone _____

NOTES: 1/26/71 - Selling and case has again - All

Handwritten signature/initials


CITY OF PORTLAND, MAINE
MEMORANDUM

TO: A. Allan Scule, Assistant Director of Building Inspection Service DATE: 9/28/70
FROM: Charles A. Lane, Assistant Corporation Counsel
SUBJECT: Stephanie Gladu--Premises at 122-124 William Street
Violation of Building Code, Zoning Ordinance, and
Fire Code

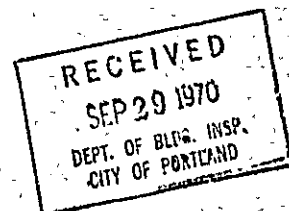
I have this day written to the above named Mrs. Gladu and advised her of the violation existing at the above described premises.

I have also informed her that your department will reinspect the premises in ten days to determine whether or not she has complied with the pertinent ordinances. Would you please arrange for a reinspection of the property in question within the period stated and advise this office as to whether or not there has been compliance.

Your file is being returned herewith.


Charles A. Lane
Assistant Corporation Counsel

CAL:kf



A. Allan Soule, Assistant Director of Building Inspection Service

9/28/70

Charles A. Lane, Assistant Corporation Counsel

Stephanie Gladu--Premises at 122-124 William Street
Violation of Building Code, Zoning Ordinance, and
Fire Code

I have this day written to the above named Mrs. Gladu and advised her of the violation existing at the above described premises.

I have also informed her that your department will reinspect the premises in ten days to determine whether or not she has complied with the pertinent ordinances. Would you please arrange for a reinspection of the property in question within the period stated and advise this office as to whether or not there has been compliance.

Your file is being returned herewith.

Charles A. Lane
Assistant Corporation Counsel

CAL:kf

CITY OF PORTLAND, MAINE
LEGAL DEPARTMENT
(207) 774-8221



CORPORATION COUNSEL
ROBERT W. DONOVAN
ASST. CORPORATION COUNSEL
CHARLES A. LANE
ADMINISTRATIVE ASSISTANT
PATRICIA E. MEALLY

September 28, 1970

Mrs. Stephanie Gladu
122 William Street
Portland, Maine

Re: Premises at 122-124 William Street
Violation of Building Code and Zoning Ordinance.

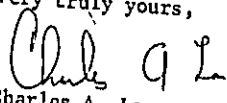
Dear Mrs. Gladu:

The Department of Building Inspection has asked this office for assistance in correcting violations of both the Building Code and Zoning Ordinance existing at the above described address. The violation in question consists of changing the use of a structure without a permit as required by the Building Code and also changing the use of a structure to a use not permitted under the relevant provisions of the Zoning Ordinance.

Please be advised that unless these violations are immediately corrected, it will be in order for the Department of Building Inspection to ask this office to take appropriate action.

The Department of Building Inspection will reinspect your property in ten days to ascertain whether or not you have complied with the provisions of the Building Code and Zoning Ordinance.

Very truly yours,


Charles A. Lane
Assistant Corporation Counsel

CAL:kf

September 28, 1970

Mrs. Stephanie Gladu
122 William Street
Portland, Maine

Re: Premises at 122-124 William Street
Violation of Building Code and Zoning Ordinance.

Dear Mrs. Gladu:

The Department of Building Inspection has asked this office for assistance in correcting violations of both the Building Code and Zoning Ordinance existing at the above described address. The violation in question consists of changing the use of a structure without a permit as required by the Building Code and also changing the use of a structure to a use not permitted under the relevant provisions of the Zoning Ordinance.

Please be advised that unless these violations are immediately corrected, it will be in order for the Department of Building Inspection to ask this office to take appropriate action.

The Department of Building Inspection will reinspect your property in ten days to ascertain whether or not you have complied with the provisions of the Building Code and Zoning Ordinance.

Very truly yours,

Charles A. Lane
Assistant Corporation Counsel

CAL:kf

CITY OF PORTLAND, MAINE
MEMORANDUM

DATE: 9-22-70

TO: Corporation Counsel
FROM: A. Allan Soule, Assistant Director of Building & Inspection Services
SUBJECT: Change of use from two families to three families without first
obtaining a permit (122-124 William Street)

Section 301.1 of the Building Code requires that permit be applied for when converting the use of any building or structure. Secondly the use is not allowable under Section 602.6A of the Zoning Ordinance.

This use is also in violation of Section 301 of the Municipal Code which is enforced by the Fire Department.

A. Allan Soule
Allan

AAS:m

attachment

122-124 William St.

9/30/70

Can't contact owner, all floors
have tenants:

The tenants said he (the owner)
has just had the place wired through-
-out - including 220 lines for electric
stoves:

76-

10/11/70

No one living on the 3rd flr,
no other changes:

77.

11-11-70

No one living on 3rd flr,
everything else remains the
same: Noted a used car salesman
lives here, you:

Re: 122-124 William St.

July 2, 1970

Mrs. Stephanie Glau
122 William Street

Dear Mrs. Glau:

It has been brought to the attention of this office that a third floor apartment has been provided at this location.

In checking our records we find that no permit has ever been issued for this change of use from two to three families at this location.

It is necessary for you to come to this office and apply for a permit for this change and with the application should be filed a floor plan of the third floor showing all rooms, stairways, etc.

Very truly yours,

R. Lovell Brown
Director

Reg. Mail
Ret. Rec. Req.

Cplt. 70/49 - 122-124 William Street

July 23, 1970

Mrs. Stephanie Gladu
122 William Street

cc to: Fire Department
cc to: Corporation Counsel
cc to: Robert Sax, 126 William Street

Dear Mrs. Gladu:

It was brought to our attention that this building at the above named location had been changed from a 2-family dwelling to a 3-family apartment building without a building permit first being applied for here at this office as required by law. See our letter to you of July 2, 1970.

An inspection of this building on July 22nd reveals that a new apartment has been made on the third floor and as such does not have the required means of egress. The Building Code states (502.5.2) that all living quarters above the first story shall have an unobstructed access to two or more means of egress as specified in Section 402.5, to a place of safety at the ground level.

The safety regulations of the City of Portland (Sec. 314.2) states as follows: Subject to exceptions, allowances and additions hereafter provided, no less than two separate and distinct means of egress shall be provided for every occupant of all parts of buildings occupied for any use regulated therein. This applies to all existing buildings in the City of Portland. It is necessary that you take immediate steps to correct this very dangerous condition. You should first contact the Fire Department to see what steps that you can take to give the proper safety to the family on the third floor. If this cannot be done, then the third floor is to remain vacant and this must be done at once.

A building permit is required from this office before you are allowed three families in this building and for any alterations that you may contemplate. If you have any questions please contact this office or the Fire Department.

Very truly yours,

A. Allan Soulo
Assistant Director Building Inspection
Department

AAS:m

122-124 William Street

August 31, 1970

Mrs. Stephanie Gladu
122 William Street

cc to: Fire Department
cc to: Corporation Counsel

Dear Mrs. Gladu:

cc to: Robert Sax, 126 William Street

An inspection of your property on this date reveals that there is still a family located on the third floor of this building which does not meet code requirements for the City of Portland. See our letter to you July 23, 1970 in which we state that all living quarters above the first floor shall have an unobstructed access to two or more means of egress to a place of safety to the ground level.

Before a family can be allowed on the third floor it is necessary that you come here to this department, Room 113, City Hall, and apply for a building permit at which time you are to provide us with plans showing any new alterations that you have made. If steps have not been taken by Sept. 9, 1970 by applying for a building permit and in the meantime removing this family from the third floor, which does not meet the safety ordinance requirements, it will be necessary for us to turn this matter over to the Corporation Counsel. We hope we will have your cooperation in this matter so that this will not be necessary.

Very truly yours,

A. Allan Soule
Assistant Director of Building Inspection
Department

AAS:m

6-23-70

122-124 William St.

Allen.

A neighbor to this above property was just in and very distressed:

~~They~~ He said this is only a 2 fam house and it was recently made into a 3 fam. And it has only been a 3 fam for 2 or maybe 3 yrs and that this is illegal. It has no fire escape from the 3rd flr etc.

In checking out the property it is listed as a 2 fam house to 1970.

City Directories

1970 - 2 fam -
1968 - 2 fam : two apt's vacant;
~~1966 - " - " -~~
1964 - " - fam :
" 64 - " - fam :
" 62 - " - " :
50 - " - " :

From 1966 to 1968 it is listed as 2 fam - owned by Hallstrom - Eric S of Cumilla : according to city assessors :

file

CITY OF PORTLAND, MAINE
MEMORANDUM

DATE: 10-13-70

TO: Charles Lane, Assistant Corporation Counsel

FROM: A. Allan Soule, Assistant Director of Building & Inspection Services

SUBJECT: Stephanie Gladu - Premises at 122-124 William Street
Violation of Building Code, Zoning Ordinance and Fire Code

An inspector from this department (Hugh Irving) made an inspection on Oct. 12th in which he found the third floor vacant at the above named location. The first and second floors are occupied as originally was and at this moment this building is now conforming to the Zoning Ordinance.

Mr. Irving informs me that work is going on in this building that does not require a permit, such as wallboard painting, etc. and he feels that sometime in the future they may try to put a family back on the third floor. I have informed him that we will make inspections here for about every other month up until next year to be sure that this does not happen.

A. Allan Soule

AAS:ms

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Peter Howe, Administrative Assistant to the City Manager DATE: 11-25-70
FROM: A. Allan Soule, Assistant Director of Building & Inspection Services
SUBJECT: Complaints at - 122-124 William Street and 62 Coyle Street

We have two complaints in this office that you may become involved with in the near future. I thought I would brief you so that you would be informed on these situations.

122 William Street - The owner, Mrs. Stephanie Gladu, changed the use of this building from 2-families to 3-families without authorization from this department which is not allowable in the R-5 Residential Zone in which this property is located. The third family was located on the third floor without proper exits being provided. The Fire Department and this department confirmed this by making an inspection at this location. We had difficulty getting this changed to a 2-family and after many letters and two letters from the Corporation Counsel this structure was returned to a 2-family dwelling upon our inspection in October. It is now a little over a month since that time and we already have reports that it is apparent that somebody is sleeping on the third floor without the proper exits, even though this may still be a 2-family dwelling. We also have reports from the advertising in our local papers that automobiles are being sold from this address, we are now in the process of checking out these two reports.

62 Coyle Street - This is a 1-family dwelling unit owned by Mrs. Ruth G. Hutchings. We have had numerous complaints on this one starting in the very first of 1969 and basically they are about the same, where a number of people are living here being described as "flower children", "hippies", etc. Our latest complaint is that they have a church in this building. Apparently these type of people are making a nuisance in this neighborhood and on my most recent complaint, Norman Reef, the lawyer has contacted me stating that some of the male members of this house have appeared on this street minus clothing. I understand the police have been called in on this but have not been able to prove anything. Our latest inspection, as well as all the rest of these, failed to prove that this is anything but a single family dwelling at the present time. At this point we are at a dead end.

Allan

AAS:m

COMPLAINT

Date Received 5/28/70 By: F. M.

Location 122-124 William St

Owner Stephanie Gladu

Source 122 William St

Phone 772-1469

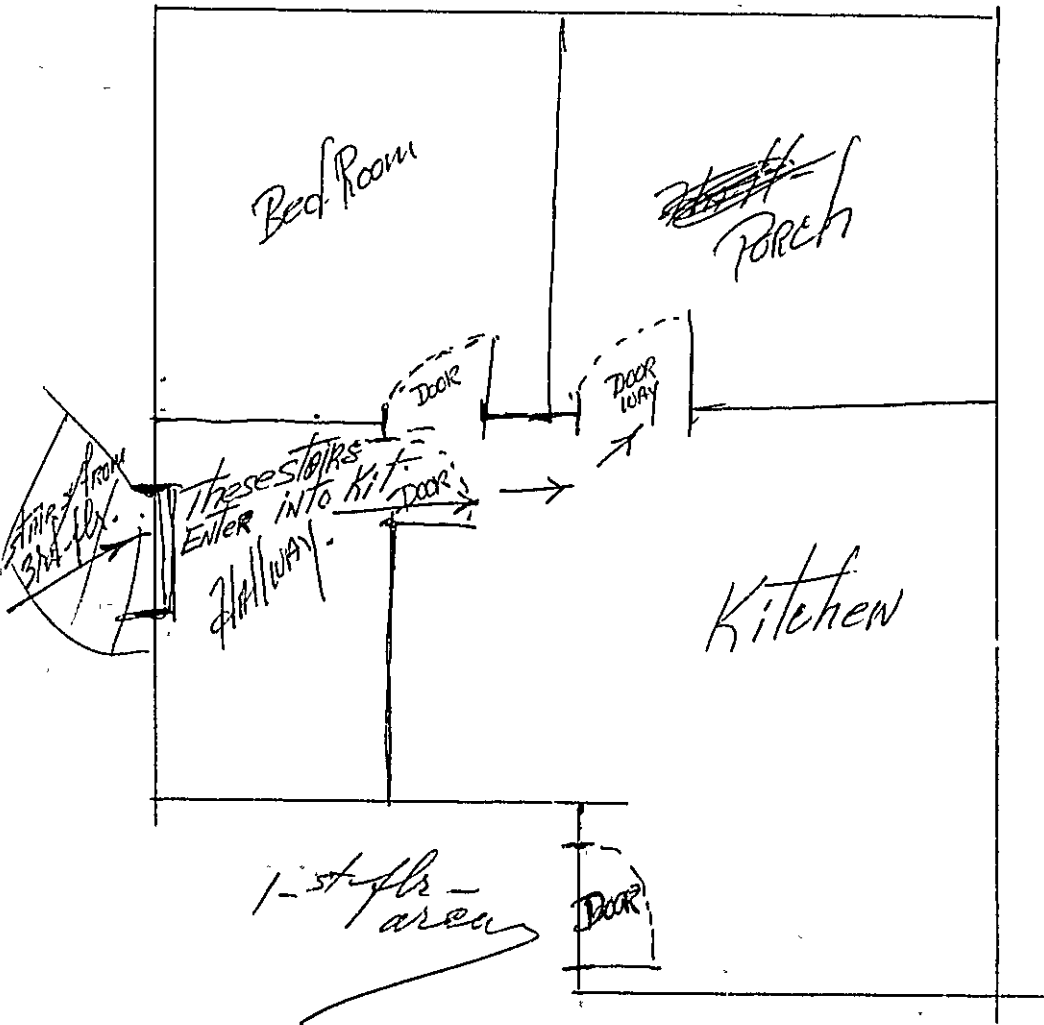
Description R-5 Zone - 2 family

Now there are 3 families
there as reported by neighbor
Robert Laik of #126 William St.
He doesn't think there is a
meaning of excess from 2nd floor.

Fire Dept

122 - 124 - Williams St -
Subj - Fire Exit from 3rd floor:

6-9-70



6/11/70 - Reported this to Brian Duff - Collier

CITY OF PORTLAND, MAINE

Application for Permit to Install Wires

Permit No. **55845**

Issued
Portland, Maine **9-3-1970**

To the City Electrician, Portland, Maine:

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

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

Owner's Name and Address **Joseph Glady 122 Williams** Tel.
Contractor's Name and Address **Newcomb Electric** Tel. **773-8590**

Location **122 Williams** Use of Building

Number of Families **3** Apartments . . . Stores . . . Number of Stories . . .

Description of Wiring: New Work . . . Additions . . . Alterations . . .

Pipe Cable Metal Melding 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 **2** Added **1** Total No. Meters **3**

MOTORS: Number Phase H. P. Amps Volts Starter

HEATING UNITS: Domestic (Oil) No. Motors Phase H.P.

Commercial (Oil) No. Motors Phase H.P.

Electric Heat (No. of Rooms)

APPLIANCES: No. Ranges Watts Brand Feeds (Size and No.)

Elec. Heaters Watts

Miscellaneous Watts Extra Cabinets or Panels

Transformers Air Conditioners (No. Units) Signs (No. Units)

Will commence **2nd** 19 **will call** Ready to cover in 19. Inspection 19..

Amount of Fee \$ **2.00**

Signed *Paul Newcomb*

DO NOT WRITE BELOW THIS LINE

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

REMARKS:

INSPECTED BY *F. W. Hebert*
(OVER)

LOCATION *Williams ST 222*
INSPECTION DATE *8/10/70*
WORK COMPLETED *8/10/70*
TOTAL NO. INSPECTIONS *1*

REMARKS:

FEEES FOR WIRING PERMITS EFFECTIVE JULY 31, 1963

WIRING

1 to 30 Outlets	\$ 2.00
31 to 60 Outlets	3.00
Over 60 Outlets, each Outlet	.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.	3.63
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, Built-in Dishwashers, Dryers, and any permanent built-in appliance — each unit

1.50

MISCELLANEOUS

Temporary Service, Single Phase	1.00
Temporary Service, Three Phase	2.00
Circuits: Carnivals, Fairs, etc.	10.00
Meters, relocate	1.00
Distribution Cabinet or Panel, per unit	1.00
Transformers, per unit	2.00
Air Conditioners, per unit	12.00
Signs, per unit	2.00

PERMIT TO INSTALL PLUMBING

14344
PERMIT NUMBER

Date Issued: 8-10-64
Address: 122 William Street
Installation For: Mrs. Robert Cheney
Owner of Bldg: Mrs. Robert Cheney
Owner's Address: Same
Plumber: George T. Boyd
Date: 8-6-64

By: J. P. Walsh
APPROVED FIRST INSPECTION

Date: 8-10-64

By: [Signature]
APPROVED FINAL INSPECTION

- Date: _____
- By: _____
- TYPE OF BUILDING
 - COMMERCIAL
 - RESIDENTIAL
 - SINGLE
 - MULTI FAMILY
 - NEW CONSTRUCTION
 - REMODELING

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

TOTAL ▶ \$ 2.00

PORTLAND HEALTH DEPT. PLUMBING INSPECTION



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, January 20, 1959

PERMIT ISSUED

00067 JAN 20 1959

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a perm. 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 122 William Street Use of Building Duelling No. Stories New Building Existing
Name and address of owner of appliance Robert Cheney, 122 William St.
Installer's name and address Randall & McAllister, 84 Commercial St. Telephone 4-4554

General Description of Work

To install oil burner (replacement) in connection with existing steam heat

IF HEATER, OR POWER BOILER

Location of appliance Any burnable material in floor surface or beneath?
If so, how protected? Kind of fuel?
Minimum distance to burnable material, from top of appliance or casing top of furnace
From top of smoke pipe From front of appliance From sides or back of appliance
Size of chimney flue Other connections to same flue
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?

IF OIL BURNER

Name and type of burner Thatcher 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 existing
Location of oil storage basement Number and capacity of tanks existing
Low water shut off Yes Make existing 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 smoke pipe
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., 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED 1.20.59 [Signature]

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

Randall & McAllister

MAINE PRINTING CO.

INSPECTION COPY

Signature of Installer

By:

[Signature]

P.H.

2.7

Permit No.

59/67

Location

127 William St.

Owner

Robert Cheney

Date of permit

11/20/59

Approved

127-59

NOTES

1	Site Plan	<input checked="" type="checkbox"/>
2	Vertical Plan	<input checked="" type="checkbox"/>
3	Kind of Tank	<input checked="" type="checkbox"/>
4	Butter Valve, & Support	<input checked="" type="checkbox"/>
5	Name of Tank	<input checked="" type="checkbox"/>
6	St. or Cont. I.	<input checked="" type="checkbox"/>
7	High Level Control	<input checked="" type="checkbox"/>
8	Remote Control	<input checked="" type="checkbox"/>
9	Piping Support & Protection	<input checked="" type="checkbox"/>
10	Valves in Supply Line	<input checked="" type="checkbox"/>
11	Capacity of Tank	<input checked="" type="checkbox"/>
12	Tank Stability & Supports	<input checked="" type="checkbox"/>
13	Tank Material	<input checked="" type="checkbox"/>
14	Oil Storage	<input checked="" type="checkbox"/>
15	Flow Control	<input checked="" type="checkbox"/>
16	Low Level Control	<input checked="" type="checkbox"/>

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CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Room 21, City Hall

Gentlemen:

In connection with the installation of oil burning equipment as indicated in statement below, please sign this statement and return to this office as promptly as possible so that the permit may be issued if everything else is found in order, retaining the copy for your file.

Very truly yours,

(Signed) Warren McDonald
Inspector of Buildings.

* * * * *

1. This statement is to become as much a part of the application for a permit to cover installation of oil burning equipment for Albert Jones at 122 William Street, as though written on the application form.
2. A switch or other manual control capable of completely stopping flow of oil to the burner will be provided, such device to be so located as to be conveniently reached and operated without being exposed to danger that may exist at or near the burner. If feasible this switch or similar device will be located at or near the top of the cellar stairs. In case the burner is of a type without electrical controls, a quick-closing valve will be provided in the oil supply line so located and arranged that the valve may be manually closed from the top of the cellar stairs, or outside of the room where the burner is located or from outside the building.
3. A quick action, self-closing valve designed to close at 160 to 165 degrees Fahrenheit will be provided in oil supply line.
4. Readily accessible shut-off valves, one of which may be the self-closing valve indicated in No. 3 if capable of manual operation, will be installed in oil supply line near each burner and close to supply tank. Shut-off valves will be installed on each side of oil strainers which are not a part of the oil burner unit or which are connected to oil burner unit without intervening piping or tubing. Shut-off valves will be provided both on the discharge side and the suction side of oil pumps, if any, which pump directly to the burner but which are not a part of the burner unit.
5. If there is to be a shut-off valve in the discharge line of an oil pump, a suitable pressure relief valve will be connected into the discharge line between pump and shut-off valve and arranged to return surplus oil to the storage tank or to by-pass it around the pump.

(Date) 10/29/41

By Walter P. Lewis
Installer
For Portland Seago Co. Co.



FILL IN COMPLETELY AND SIGN WITH INK

PERMIT ISSUED

Permit No. 1611

OCT 20 1941

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, October 20, 1941

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 122 William Street Use of Building dwelling No. Stories 3 Existing None
Name and address of owner of appliance Albert Jonas, 122 William St. Telephone 2-2911
Installer's name and address Portland Sebago Ice Co., 302 Commercial St. **NOTIFICATION BEFORE INSTALLATION IS WAIVED**

To install Oil Firing Unit (steam) in place of existing steam boiler **CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED**

IF HEATER, POWER BOILER OR COOKING DEVICE

Is appliance or source of heat to be in cellar? Yes If not, which story _____ Kind of Fuel Oil
Material of supports of appliance (concrete floor or what kind) concrete
Minimum distance to wood or combustible material, from top of appliance or casing top of furnace, 30"
from top of smoke pipe 3' from front of appliance over 4' from sides or back of appliance over 3'
Size of chimney flue 8x8 Other connections to same flue none

IF OIL BURNER

Name and type of burner Delco Labeled and approved by Underwriters' Laboratories? Yes
Will operator be always in attendance? _____ Type of oil feed (gravity or pressure) gravity
Location oil storage basement No. and capacity of tanks 1 - 275 gal.
Will all tanks be more than seven feet from any flame? Yes How many tanks fireproofed? _____

Amount of fee enclosed? 1.00 (\$1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)
Signature of Installer Douglas G. Freeman

INSPECTION COPY

Permit No.

41/1614

Location

122 William St

Owner

Albert Jones

Date of Permit

10/20/41

Post Card sent

Notif. for Insp.

INSPECTION NOT COMPLETED

Approval Tag issued

Oil Burner Check List (date)

1. Kind of heat

2. Label

3. Anti-siphon

4. Oil storage

5. Tank distance

6. Vent Pipe

7. Fill Pipe

8. Gauge

9. Rigidity

10. Feed safety

11. Pipe sizes and material

12. Control valve

13. Ash pit vent

14. Temp. or pressure safety

15. Instruction card

16.

NOTHS