

89-41 CUSHMAN STREET

SHAW-WALKER



APPLICATION FOR PERMIT
 DEPARTMENT OF BUILDING INSPECTIONS SERVICES
 ELECTRICAL INSTALLATIONS

Date March 20, 19 79
 Receipt and Permit number A 23332

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

LOCATION OF WORK: 39 Cushman Street
 OWNER'S NAME: Jeffrey Armstrong ADDRESS: same

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

INSTALLATION FEE DUE: _____
 FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT DOUBLE FEE DUE: _____
 FOR REMOVAL OF A "STOP ORDER" (304-16.b)
 TOTAL AMOUNT DUE: 3.50

INSPECTION:
 Will be ready on ready, 19 79; or Will Call _____
 CONTRACTOR'S NAME: Daniel DiMatteo
 ADDRESS: 1084 Washington Ave.
 TEL.: 798-2916
 MASTER LICENSE NO.: 02833 SIGNATURE OF CONTRACTOR: _____
 LIMITED LICENSE NO.: _____

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

City of Portland, Maine
Fire Department

November 13, 1978

Mrs. Geraldine Brown

33 Cushman Street

City

Re: fire at 33 Cushman Street

Dear Sir:

On 10-21-78 a fire occurred in the building listed above, of which you are reported to be the owner ().

If permanent repair work is required for this building, you must obtain a permit from the Building & Inspection Dept. in City Hall before starting such work.

Very Truly Yours,

Joseph E. McDonough

Chief

Portland Fire Department

cc: Building & Inspection Dept.
Corporation Counsel
Health Dept. (Housing Div.)
City Assessor's (Mr. Lucci)

Fire started in celler extended to attic.



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

JAN 26 9:19

B.O.C.A. TYPE OF CONSTRUCTION

000025

Jan. 24, 1979

ZONING LOCATION

PORTLAND, MAINE,

CITY OF PORTLAND

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

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

LOCATION 39 Cushman St. Fire District #1 [] #2 []
1. Owner's name and address Jeffrey H. Armstrong same Telephone 799-7193
2. Lessee's name and address Telephone
3. Contractor's name and address owner Telephone
4. Architect Specifications Plans No. of sheets
Proposed use of building dwelling No. families
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot Fee \$ 12.
Estimated contractual cost \$ 3000.

FIELD INSPECTOR—Mr. GENERAL DESCRIPTION
This application is for: @ 775-5451 To repair after fire to original condition
Ext. 234
Dwelling
Garage
Masonry B'dg.
Metal B'dg.
Alterations
Demolitions
Change of Use
Other

Stamp of Special Conditions

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanical.
PERMIT IS TO BE ISSUED TO 1 [x] 2 [] 3 [] 4 []
SEND TO = 55 DEAKE ST.
50. PORTLAND

DETAILS OF NEW WORK

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

IF A GARAGE

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

APPROVALS BY:
BUILDING INSPECTION—PLAN EXAMINER
ZONING:
BUILDING CODE: O.K. E. S. 1/24/79
Fire Dept.:
Health Dept.:
Others:

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

Signature of Applicant Jeffrey H. Armstrong Phone # 799-7193
Type Name of above Jeffrey H. Armstrong 1 [] 2 [] 3 [] 4 []
Other
and Address:

FIELD INSPECTOR'S COPY

NOTES

2-2-79 Some boarding up - but no one working at this time

2-11-79 Same -

3-26-79 (no) bit get in - (S) had to remove poured bit of timber & debris

4-18-79 Most of roof completed -

Need some more supports in window. Aerials went to position on the wall

9-24-79 Roof repair is complete - working on rest of interior

has damage - no one working at this time

1-9-80 Same - can't get in - looks like little work completed since previous -

2-20-80 HAS sign number for neighbor hood conservation - can't get in - not occupied

3-25-80 Still water going very slow -

2-3-81 No one working, structure secured

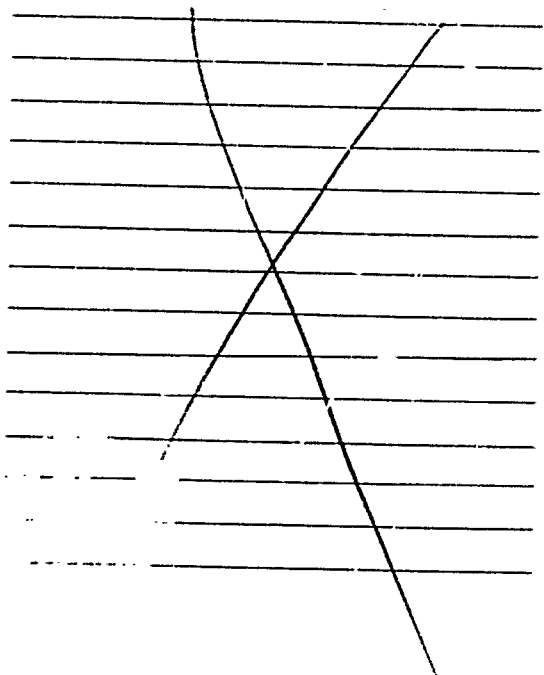
2-11-81 Ted was working today, completing drywalling & plastering, mauling around windows doors etc.

10/81 about completed;

11/19/81, 1-23/81 this completed etc. some minor - finish details take completed extension of corner doing his own work.

ISA sign from dwelling

Permit No. 99/446 H.S.
Location 39/1
Owner J. J. J. J.
Date of Permit 8-21-79
Approved 1 8-29-79





APPLICATION FOR PERMIT
 DEPARTMENT OF BUILDING INSPECTIONS SERVICES
 ELECTRICAL INSTALLATIONS

Date April 22, 19 80
 Receipt and Permit number A 45643

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine.
 The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of
 Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:
 LOCATION OF WORK: 39 Chshman Street
 OWNER'S NAME: Jeffrey Armstrong ADDRESS: 55 Deake St. So. Portland

OUTLETS:	Receptacles _____	Switches _____	Plugmold _____	ft. TOTAL <u>31-60</u>	<u>✓</u>	FEE	
FIXTURES (number of):	Incandescent <u>✓</u>	Flourescent _____	(not strip) TOTAL <u>31x</u>			<u>5.98x</u>	
	Strip Flourescent _____	ft. _____				<u>6.20</u>	
SERVICES:	Overhead _____	Underground _____	Temporary _____	TOTAL amperes _____			
METERS (number of):							
MOTORS (number of):							
	Fractional _____						
	1 HP or over _____						
RESIDENTIAL HEATING:	Oil or Gas (number of units) _____						
	Electric (number of rooms) <u>8</u>					<u>✓</u>	<u>8.00</u>
COMMERCIAL OR INDUSTRIAL HEATING:	Oil or Gas (by a main boiler) _____						
	Oil or Gas (by separate units) _____						
	Electric Under 20 kws _____	Over _____	kws _____				
APPLIANCES (number of):	Ranges _____	<u>x</u>	Water Heaters _____				
	Cook Tops _____		Disposals _____	<u>x</u>			
	Wall Ovens _____		Dishwashers _____				
	Dryers _____		Compactors _____				
	Fans _____		Others (deno) _____				
	TOTAL _____					<u>✓</u>	<u>3.00</u>
MISCELLANEOUS (number of):	Branch Panels _____						
	Transformers _____						
	Air Conditioners Central Unit _____						
	Separate Units (windows) _____						
	Signs 20 sq. ft. and under _____						
	Over 20 sq. ft. _____						
	Swimming Pools Above Ground _____						
	In Ground _____						
	Fire/Burglar Alarms Residential _____						
	Commercial _____						
	Heavy Duty Outlets, 220 Vol't (such as welders) 30 amps and under _____						
	over 30 amps _____						
	Circus, Fairs, etc. _____						
	Alterations to wires _____						
	Repairs after fire _____						
	Emergency Lights, battery _____						
	Emergency Generators _____						
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT	INSTALLATION FEE DUE:						
FOR REMOVAL OF A "STOP ORDER" (304-16.b)	DOUBLE FEE DUE:						
	TOTAL AMOUNT DUE:					<u>17.20</u>	

INSPECTION: A7M.
 Will be ready on 4-25-80, 1980; or Will Call _____
 CONTRACTOR'S NAME: Daniel DiMatteo
 ADDRESS: 1084 Washington Ave.
 TEL: _____
 MASTER LICENSE NO.: 2833 SIGNATURE OF CONTRACTOR: [Signature]
 LIMITED LICENSE NO.: _____

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



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

0079

PERMIT ISSUED CITY OF PORTLAND

Portland, Maine, Jan 27, 1975

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 39 Cushman St Use of Building dwelling No. Stories 2 New Building Existing "
Name and address of owner of appliance G. Brown, same
Installer's name and address Beggy Oil, 84 Congress St Telephone

General Description of Work

To install replace burner

IF HEATER, OR POWER BOILER

Location of appliance basement Any burnable material in floor surface or beneath? no
If so, how protected? Kind of fuel? oil
Minimum distance to burnable material, from top of appliance or casing top of furnace ad
From top of smoke pipe ad From front of appliance ad From sides or back of appliance ad
Size of chimney flue 8" 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?

IF OIL BURNER

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

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

[Blank lines for miscellaneous information]

Amount of fee enclosed: 5.00

APPROVED:

OK 1-28-75-NFC

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

c. 300

INSPECTION COPY

Signature of Installer

[Handwritten signature]



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date April 6, 1976, 19
 Receipt and Permit number A 1567

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:

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

LOCATION OF WORK: 39 Cushman St.

OWNER'S NAME: Geraldine Brown ADDRESS: _____

OUTLETS: (number of)

Lights	_____	
Receptacles	_____	FEES
Switches	_____	
Plugmold	_____ (number of feet)	
TOTAL	_____	_____

FIXTURES: (number of)

Incandescent	_____	
Fluorescent	_____ (Do not include strip fluorescent)	
TOTAL	_____	_____
Strip Fluorescent, in feet	_____	_____

SERVICES:

Permanent, total amperes <u>100</u>	_____	<u>3.00</u>
Temporary	_____	_____

METERS: (number of) 1 _____ .50

MOTORS: (number of)

Fractional	_____	
1 HP or over	_____	

RESIDENTIAL HEATING:

Oil or Gas (number of units)	_____	
Electric (number of rooms)	_____	

COMMERCIAL OR INDUSTRIAL HEATING:

Oil or Gas (by a main boiler)	_____	
Oil or Gas (by separate units)	_____	
Electric (total number of kws)	_____	

APPLIANCES: (number of)

Ranges	_____	Water Heaters	_____
Cook Tops	_____	Disposals	_____
Wall Ovens	_____	Dishwashers	_____
Dryers	_____	Compactors	_____
Fans	_____	Others (denote)	_____
TOTAL	_____		_____

MISCELLANEOUS: (number of)

Branch Panels	_____	
Transformers	_____	
Air Conditioners	_____	
Signs	_____	
Fire/Burglar Alarms	_____	
Circus, Fairs, etc.	_____	
Alterations to wires	_____	
Repairs after fire	_____	
Heavy Duty, 220v outlets	_____	
Emergency L ghts, battery	_____	
Emergency Generators	_____	

INSTALLATION FEE DUE:	_____
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT	DOUBLE FEE DUE: _____
FOR REMOVAL OF A "STOP ORDER" (304-16.b)	_____
FOR PERFORMING WORK WITHOUT A PERMIT (304-9)	_____
TOTAL AMOUNT DUE:	<u>3.50</u>

INSPECTION: Will be ready on _____, 19____; or Will Call **XX** _____

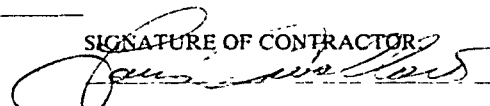
CONTRACTOR'S NAME: Louis Caballaro

ADDRESS: 125 Sherwood St.

TEL.: _____

MASTER LICENSE NO.: on file

LIMITED LICENSE NO.: _____

SIGNATURE OF CONTRACTOR


INSPECTOR'S COPY

CITY OF PORTLAND, MAINE
Application for Permit to Install Wires

387

Permit No. 9537
 Issued 1/21/75
 Portland, Maine Jan 27, 1975

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 C. Brown Tel. 777-4631
 Contractor's Name and Address B. G. G. O'Brien Tel. 777-4631
 Location 39 Lehigh Ave Use of Building Residence
 Number of Families 1 Apartments 0 Stores 0 Number of Stories 2
 Description of Wiring: New Work 0 Additions 0 Alterations 1
 Pipe 0 Cable 0 Metal Molding 0 BX Cable 0 Plug Molding (No. of feet) 0
 No. Light Outlets 0 Plugs 0 Light Circuits 0 Plug Circuits 0
 FIXTURES: No. 0 Fluor. or Strip Lighting (No. feet) 0
 SERVICE: Pipe 0 Cable 0 Underground 0 No. of Wires 0 Size 0
 METERS: Relocated 0 Added 0 Total No. Meters 0
 MOTORS: Number 0 Phase 0 H. P. 0 Amps 0 Volts 0 Starter 0
 HEATING UNITS: Domestic (Oil) 0 No. Motors 0 Phase 0 H.P. 0
 Commercial (Oil) 0 No. Motors 0 Phase 0 H.P. 0
 Electric Heat (No. of Rooms) 0
 APPLIANCES: No. Ranges 0 Watts 0 Brand Feeds (Size and No.) 0
 Elec. Heaters 0 Watts 0
 Miscellaneous 0 Watts 0 Extra Cabinets or Panels 0
 Transformers 0 Air Conditioners (No. Units) 0 Signs (No. Units) 0
 Will commence 1975 Ready to co' in 1975 Inspection 1975
 Amount of Fee \$ 2.00 Signed Samuel J. Gaudin

DO NOT WRITE BELOW THIS LINE

SERVICE 1 METER 3 GROUND 5
 VISITS: 2-14-75 3 4 5 6
7 8 9 10 11 12

REMARKS: ok INSPECTED BY Libby (OVER)

PERMIT TO INSTALL PLUMBING

#2064

PERMIT NUMBER 17713

Date Issued **8/15/67**
 Portland Plumbing Inspector
 By ERNOLD R. GOODWIN

App. First Insp.
 Date **AUG 15 1967**
 By ERNOLD R. GOODWIN
CHIEF PLUMBING INSPECTOR

App. Final Insp.
 Date **AUG 15 1967**
 By ERNOLD R. GOODWIN
CHIEF PLUMBING INSPECTOR

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

Address <u>39 Cushman Street</u>		Date: <u>8/15/67</u>	
Installation For: <u>Dwelling</u>		NO. <u>17713</u>	
Owner of Bldg.: <u>Leon Herfett</u>		FEE	
Owner's Address: <u>39 Cushman Street</u>			
Plumber: <u>Ralph Blaha</u>			
NEW	REPL.		
		SINKS	
		LAVATORIES	
		TOILETS	
		BATH TUBS	
		SHOWERS	
		DRAINS FLOOR SURFACE	
		HOT WATER TANKS	
		TANKLESS WATER HEATERS	
		GARBAGE DISPOSALS	
		SEPTIC TANKS	
		HOUSE SEWERS	
		ROOF LEADERS	
		AUTOMATIC WASHERS	
		DISHWASHERS	
		OTHER	
	1	LOAD CLOSET FEED	2.00
		TOTAL 1	2.00

Building and Inspection Services Dept.: Plumbing Inspection

PERMIT NUMBER 9961

Date Issued 4/12/61

PORTLAND PLUMBING INSPECTOR

By J. P. Welch

APPROVED FIRST INSPECTION

Date 4-17-61

By J. P. Welch

APPROVED FINAL INSPECTION

Date 4-17-61

By JOSEPH P. WELCH

TYPE OF BUILDING
 COMMERCIAL
 RESIDENTIAL
 SINGLE
 MULTI FAMILY
 NEW CONSTRUCTION
 REMODELING

PERMIT TO INSTALL PLUMBING

Address: 39 Cushman Street
Installation For: Lena M. Moffett
Owner of Bldg.: Lena M. Moffett
Owner's Address: 39 Cushman Street
Plumber: Portland Gas Light Company Date: 4/12/61

NEW	REP'L	PROPOSED INSTALLATIONS	NUMBER	TEE
		SINKS		
		LAVATORIES		
		TOILETS		
		BATH TUBS		
		SHOWERS		
		DRAINS		
1		HOT WATER TANKS	3	1 \$ 2.00
		TANKLESS WATER HEATERS		
		GARBAGE GRINDERS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS (conn. to house drain)		
			1	\$ 2.00
			Total	



(A) APARTMENT HOUSE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, Sept. 22, 1954

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair or reconstruct 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 39 Cushman St. Within Fire Limits? Yes Dist. No.
Owner's name and address Mrs. Lena M. Moffett, 39 Cushman St. Telephone
Lessee's name and address Telephone
Contractor's name and address G. L. Nichols, West Scarborough, Maine Telephone
Architect Specifications Plans yes No. of sheets 4
Proposed use of building Convalescent Home No. families
Last use dwelling house No. families
Material wood No. stories 2 1/2 Heat Style of roof Roofing
Other buildings on same lot
Estimated cost \$2,000 Fee \$ 5.00

General Description of New Work

To change use of building to a convalescent home for not more than 5 patients, using two rooms on second floor and two rooms in first story as per plans. Third floor not to be used, stairway to be floored over.

3/9/55 - Owner says she is taking only two patients on 1st floor & she has hopes of making these changes later. If she does, the plans may be used and the fee can apply, but new appl. for permit will have to be made. It is understood that this permit does not include installation of heating apparatus which is to be taken out sep. ately by and in the name of the heating contractor. PERMIT TO BE ISSUED TO G. L. Nichols

Details of New Work

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

If a Garage

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

APPROVED:

Blank lines for approval signature

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

Mrs. Lena M. Moffett

Signature of owner

G. L. Nichols

INSPECTION COPY

Permit No. 514

Location 39 Cushman St.

Owner Mrs. Susan Moffett

Date of permit 1/5/88

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

NOTES

Large area of horizontal lines for notes, divided into two columns by a vertical line.

[Handwritten signature]

September 29, 1954

AP - 39 Cushman Street

Owner - Mrs. Lena H. Moffett
39 Cushman St.

Contractor - G. L. Nichols
W. Scarborough

Check of application for permit for change of use of single family dwelling at above location to a convalescent home for not more than five patients and of the plans filed herewith raises the following questions as to compliance with Building Code and Zoning Ordinance requirements:-

- under a recent amendment of the Building Code, it is permissible to care for not more than two non-ambulatory patients in the entire building at any one time, neither of which may be housed above the first story. We would like assurance from the owner that this restriction is fully understood and will be complied with.
- a new outside stairway is indicated as a second means of egress from the second story, but no details of its construction are shown. Although a zoning appeal was sustained to care for unlawful encroachment of a similar stairway into the front yard under a previously issued permit, the rights granted under that appeal have expired because the work was not done. Therefore it is likely that a similar question will arise as to any stairway now proposed, so that another appeal may be necessary to allow its construction. We shall be unable to issue a permit for the change of use until this question has been settled and any such appeal has been sustained. Information is then needed as to the construction and location of this outside stairway.
- an automatic fire detection and alarm system with the detection part of the system located throughout the cellar, in the first story kitchen, in all halls, stairhalls, and closets opening off halls, and possibly throughout the unused third story (subject to decision by Fire Department) is required. We need assurance that such a system is to be provided.

Warren McDonald
Inspector of Buildings

AJS/G

* A non-ambulatory patient is one who, unless aided, is not able, because of physical or mental defects to walk a normal path to safety, including the ascent and descent of stairs.



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, April 7, 1952

00335
A - 1111

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 .. 39 Cushman Street Use of Building Convalescent No. Stories New Building Existing "
Name and address of owner of appliance Mrs. L. M. Moffett, 39 Cushman Street
Installer's name and address Wilbur F. Blake, Inc. 9 Forest St. Telephone 2-5968

General Description of Work

To install steam boiler (replacement)

IF HEATER, OR POWER BOILER

Location of appliance or source of heat basement Type of floor beneath appliance concrete
If wood, how protected? Kind of fuel oil
Minimum distance to wood or combustible material, from top of appliance or casing top of furnace 2' 6"
From top of smoke pipe 4' From front of appliance Over 4' From sides or back of appliance Over 3'
Size of chimney flue 8x10 Other connections to same flue none
If gas fired, how vented? Rated maximum demand per hour

IF OIL BURNER

Name and type of burner Labelled by underwriters' laboratories?
Will operator be always in attendance? Does oil supply line feed from top or bottom of tank?
Type of floor beneath burner
Location of oil storage Number and capacity of tanks
If two 275-gallon tanks, will three-way valve be provided?
Will all tanks be more than five feet from any flame? How many tanks fire proofed?
Total capacity of any existing storage tanks for furnace burners

IF COOKING APPLIANCE

Location of appliance Kind of fuel Type of floor beneath appliance
If wood, how protected?
Minimum distance to wood or combustible material from top of appliance
From front of appliance From sides and back From top of smokepipe
Size of chimney flue Other connections to same flue
Is hood to be provided? If so, how vented?
If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

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

APPROVED:
H. F. 5 B. OF W. J. M.

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

Wilbur F. Blake, Inc.

Signature of Installer BY: Wilbur F. Blake, Inc. Pres.

INSPECTION COPY

WARREN McDONALD
INSPECTOR OF BUILDINGS

On reply, refer
to file # 39 Cushman Street-I

CITY OF PORTLAND, MAINE

Department of Building Inspection

February 11, 1954

FU

Mrs. Lena H. Moffett
39 Cushman Street
Mr. G. L. Nichols
West Scarborough, Maine

Copies to Corporation Counsel

Chief of the Fire Department

Dear Madam & Sir:

C
O
D
Y

Building permit intended to cover changing the use of the building at 39 Cushman Street from single family dwelling house to a convalescent home for not more than eight patients, is not issuable under the Zoning Ordinance because the lower end of the proposed outside wooden fire escape on the side toward Emery Street could constitute an unlawful encroachment upon the front yard of the building (between the front of the building and the street line or inside edge of public sidewalk) required by Section 8D of the Zoning Ordinance applying to the Apartment House Zone where the property is located—the bottom of the proposed stairway being intended only one foot and eight inches from the street line and to rise from that point straight back toward the rear of the lot to serve a second story window to be changed to a door which faces Cushman Street.

The permit is not issuable under the Building Code because the second floor to be used for patients is nearly 14' above the grade of the ground or contrary to the allowances in a building of such use of wooden frame construction which limits the height of the floor to 13' above the grade—See Section 209j1.1; because the side of the building toward Lewis Street, not being of 2-hour fire resistive construction but rather of wooden frame construction, is only one foot six inches from the side property line instead of the five foot minimum stipulated by Section 209b1 of the Code.

You have indicated your desire to seek exceptions from the Zoning Board of Appeals under the Zoning Ordinance and from the Board of Municipal Officers which is the Board of Appeals under the Building Code; so, there is enclosed an outline of the appeal procedure.

We have not fully checked your plans against the Building Code yet, but this letter is being written so that you can file your appeals possibly in time to get before the Boards at a public hearing already established for February 15.

There has not yet been opportunity to go over the means of egress from the second floor with the Chief of the Fire Department, but we will try to do that before the hearing. I feel sure from our former conversations that you are aware that the building would be required to have an automatic fire detection and alarm system with the detection part of the system covering the usual places and besides the kitchen and third floor hall and stairway.

There will also be a question about the use of the third floor. Since there is only one means of egress, it certainly will not be allowable to use the third floor rooms for paying tenants, lodgers or guests. This matter is not entirely cleared up, and it may be found necessary to require you to close off the third floor so that it cannot be used. That will be decided later.

Very truly yours,

WB/G

Enclosure: Outline of appeal procedure to each addressee

Warren McDonald
Inspector of Buildings
(See next page)

Mrs. Lena Moffett
Mr. G. L. Nichols-----2

February 11, 1952

Mr. Nichols:

You have done about all of the dealing for this owner in this connection, and we would normally wait for you to help her file the appeal. Since the time is so short however, if she is to get the matter before the next hearing, I have telephoned her that she could come down if she desires today, pick up this letter and file her appeal at the same time.

Warren McDonald

✓ Mrs. Meally:

On this zoning appeal I think the only party interested is the owner of the lot toward Emery Street and the Assessors give that owner as Alberta H. McCain who lives at 121 Emery Street, her property being 119-121 Emery Street at the corner of Cushman Street.

WMcD

City of Portland, Maine
Municipal Officers
BUILDING CODE

Sustained
3/3/52
52/12

February 11, 19 52

To the Municipal Officers:

Your appellant, Lena M. Moffett, who is the owner of property at 39 Cushman Street, respectfully petitions the Municipal Officers of the City of Portland to permit an exception to the provisions of the Building Code relating to this property, as provided by Section 115, Paragraph A of said Building Code.

Building permit for change of use of building at 39 Cushman Street from single family dwelling to convalescent home is not issuable under the Building Code because the second floor to be used for patients is nearly 14' above the grade of the ground contrary to Section 209JL.1 of the Code, which limits such height to 13'; and because the side of the building toward Lewis Street, not being of 2-hour fire resistive construction but rather of wooden frame construction, is only one foot six inches from the side property line instead of five feet required.



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

An exception is necessary in this case to avoid practical difficulty and unnecessary hardship and desirable relief can be granted without substantially departing from the intent and purpose of the Building Code.

Lena M. Moffett
Appellant

After public hearing held on the 29th day of February, 19 52, the Municipal Officers find that an exception is necessary in this case to avoid practical difficulty and unnecessary hardship and desirable relief can be granted without substantially departing from the intent and purpose of the Building Code.

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

John W. Lake
Robert C. Smith
William H. O'Brien
Helmer C. Frost
Leland G. Cole
MUNICIPAL OFFICERS

DATE: March 3, 1952

HEARING ON APPEAL UNDER THE Building Code OF Lena M. Moffett
AT 39 Cushman Street

Public hearing on above appeal was held before the Municipal Officers

<u>Board of Appeals</u>	<u>VOTE</u>		<u>Municipal Officers</u>
	Yes	No	
	(x)	()	Mr. Luthe
	(x)	()	Mr. Lake
	(x)	()	Mr. Getchell
	(x)	()	Mr. O'Brion
	(x)	()	Mrs. Frost
	(x)	()	Mr. Cole
	()	()	
	()	()	
	()	()	

Record of Hearing:

No opposition

City of Portland, Maine
Board of Appeals
ZONING

February 11, 1952

Sustained
2/15/52
53/10

To the Board of Appeals:

Your appellant, **Leona M. Moffett**, who is the owner of property at **39 Cushman Street**, respectfully petitions the Board of Appeals of the City of Portland to permit an exception to the regulations of the Zoning Ordinance relating to this property, as provided by Section 18, Paragraph E of said Zoning Ordinance.

Permit to cover change of use of the building at 39 Cushman Street from single family dwelling house to a convalescent home for not more than eight patients is not issuable under the Zoning Ordinance because the lower end of the proposed outside wooden fire escape on the side toward Emery Street would constitute an unlawful encroachment upon the front yard of the building, the bottom of the proposed stairway being intended only one foot and eight inches from the street line.

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

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

Leona M. Moffett
Appellant

After public hearing held on the 15th day of February, 1952, the Board of Appeals finds that an exception is necessary in this case to grant reasonable use of property and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

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

J. M. Lutes
Edmund J. Colley
William F. O'Brien
Gerald P. Co
BOARD OF APPEALS

DATE: February 15, 1952

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF LENA M. MOFFETT
AT 39 Cushman Street

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

<u>Board of Appeals</u>	<u>VOTE</u>		<u>Municipal Officers</u>
	Yes	No	
Mr. Luthe	(x)	()	
Mr. Colley	(x)	()	
Mr. Gatchell	(x)	()	
Mr. O'Brien	(x)	()	
Mr. Cole	(x)	()	
	()	()	
	()	()	
	()	()	
	()	()	

Record of Hearing:

No opposition

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

February 12, 1952

Mrs. Alberta H. McCain
121 Emery Street
Portland, Maine

Dear Madam:

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine on Friday, February 15, 1952 at 10:30 a. m. to hear the appeal of Mrs. Lena M. Moffett requesting exception to the Zoning Ordinance to permit construction of outside wooden fire escape on the side of the building at 39 Cushman Street toward Emery Street.

This permit is presently not issuable because the proposed escape would be an encroachment upon the front yard of the building required by the Zoning Ordinance applying to the Apartment House Zone where this property is located, the bottom of the proposed stairway being intended only one foot and eight inches from the street line and to rise from that point straight back toward the rear of the lot to serve a second story window to be changed to a door which faces Cushman Street.

If you wish to be heard either for or against this appeal, please be present or be represented at this hearing.

Very truly yours,

H. Merrill Luthe

Chairman

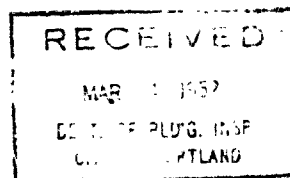
H

March 3, 1952

Mr. McDonald:

I am sending along the copy of the decision in the Moffett case on Cushman Street. I sent down last week the copy of the Zoning case at this location, too. I believe you said you wanted to send the decisions to her yourself, and this makes the second one -- a little bit late, but better late than never.

Pat.



City of Portland, Maine
Municipal Officers
BUILDING CODE

February 11, 1952

To the Municipal Officers:

Your appellant, Lane H. Bennett, who is the owner of property at 39 Cushman Street, respectfully petitions the Municipal Officers of the City of Portland to permit an exception to the provisions of the Building Code relating to this property, as provided by Section 115, Paragraph A of said Building Code.

Building permit for change of use of building at 39 Cushman Street from single family dwelling to convalescent home is not feasible under the Building Code because the second floor to be used for patients is nearly 14' above the grade of the ground contrary to Section 209j1.1 of the Code, which limits such height to 13'; and because the side of the building toward Lewis Street, not being of 2-hour fire resistive construction but rather of wooden frame construction, is only one foot six inches from the side property line instead of five feet required.

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

An exception is necessary in this case to avoid practical difficulty and unnecessary hardship and desirable relief can be granted without substantially departing from the intent and purpose of the Building Code.

Appellant

After public hearing held on the 29th day of February, 1952, the Municipal Officers find that an exception is necessary in this case to avoid practical difficulty and unnecessary hardship and desirable relief can be granted without substantially departing from the intent and purpose of the Building Code.

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

John W. Lake

Robert W. Getshell

H. Merrill Luthe

William H. O'Brien

Helen C. Frost

Gerald A. Cole
MUNICIPAL OFFICERS

City of Portland, Maine
Board of Appeals

-- ZONING -- February 11, 1952

To the Board of Appeals:

Your appellant, Lena M. Moffett, who is the owner of property at 39 Cushman Street, respectfully petitions the Board of Appeals of the City of Portland to permit an exception to the regulations of the Zoning Ordinance relating to this property, as provided by Section 18, Paragraph E of said Zoning Ordinance.

Permit to cover change of use of the building at 39 Cushman Street from single family dwelling house to a convalescent home for not more than eight patients is not issuable under the Zoning Ordinance because the lower end of the proposed outside wooden fire escape on the side toward Emery Street would constitute an unlawful encroachment upon the front yard of the building, the bottom of the proposed stairway being intended only one foot and eight inches from the street line.

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

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

Appellant

After public hearing held on the 15th day of February, 1952, the Board of Appeals finds that an exception is necessary in this case to grant reasonable use of property and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

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

H. Merrill Lutha

Robert L. Gatchell

Edward T. Colley

William H. O'Brien

Gerald A. Cole

BOARD OF APPEALS

NOTES

7-1-52 No one here WJH

7-2-52 Mrs. Moffet says she has decided
not to go ahead with work WJH

House in apartment and
apartment building

Permit No. 59/335
 Location 39 Cadman Pl
 Owner Mrs. Anna M. Moffet
 Date of permit 3/28/52
 Notif. closing-in
 Inspn. closing-in
 Final Notif.
 Final Inspn.
 Cert. of Occupancy issued

57 6.52

AP 39 Cushman Street

March 27, 1952

Mrs. Lena M. Moffett
39 Cushman Street
Mr. G. L. Nichols
West Scarborough, Maine

Copy to: Chief of the Fire Dept.

Dear Madam & Sir:

Building permit for change of use of the dwelling house at 39 Cushman Street to a convalescent home for not more than eight patients is issued herewith to Mr. Nichols, based on revised plans filed March 18, 1952, but subject to the following conditions:

1. It is understood that, instead of the wood frame fire escape originally planned to serve the second story, it has now been decided to provide one constructed of metal. Any work on the fire escape is therefore excluded from this permit and will need to be covered by a separate permit, which, presumably, will be applied for by the contractor who is to erect it.
2. The permit is issued on the basis that the third story is not to be used for living quarters in any way and that the stairwell in the third floor framing is to be closed off as indicated on the plans.
3. The metal cover already in place over the opening to the fireplace is either to be fastened firmly in place or else a suitable grille so fastened is to be installed.
4. All inter-connecting doors which are to be used between rooms in the second story to provide access to the new fire escape therefrom are to have only such latch sets as cannot be locked in any manner.
5. The liquid door closers to be provided on doors to the stair hall from certain rooms in the second story are to be of the type equipped with fusible links, so that in case a door is left standing open, it will be closed automatically upon melting of the link.
6. Adequate electric lighting is to be provided for the first and second story halls and stairs, including a white light over and outside the exit door to the new fire escape, all to be controlled, if possible, by a single switch or by as few switches as possible.
7. Cellar stairway enclosure is to be made only large enough to provide a three foot landing at the foot of the stairs. An electric light is to be provided in this enclosure.
8. A standard automatic fire detection and alarm system is to be installed throughout the building with the detection part of the system covering the entire cellar, the kitchen and any other room where cooking may be done, all public and stair halls, all closets off halls or beneath stairs, and the hall in the third story. This installation requires a separate permit issuable only to the actual installer, and must be approved by the Fire Department as to number,

Mrs. Lena M. Moffett
Mr. G. L. Nichols

March 27, 1952

size and location of warming coils, as well as in regard to other features, before issuance.

9. Notification is to be given to this department for inspection of any new partition work before lath is applied to the studding. A certificate of occupancy is required from this department for the new use of the building, and this cannot be issued until all of the details and equipment specified by the Building Code have been provided. Notification for a final inspection should be given this department as soon as everything is in readiness.

Very truly yours,

Warren McDonald
Inspector of Buildings

AJS/b

P. S. It is likely that the 3rd floor will require thermostats of the fire alarm system to fully cover 3rd floor—not just the 3rd floor hall. This matter will be determined by the Fire Department and it would be well for the installer to get this point settled direct with the Fire Department before applying for the permit.

Part
of
the
plans

AP 39 Cushman Street

February 23, 1952

Mrs. Lena A. Moffett
39 Cushman Street
West Scarborough, Maine

Copy to: Chief of the Fire Department

Please see second postscript at end of this letter

Dear Madam & Sir:

Both town and building Code appeals at 39 Cushman Street were granted subject to full compliance with all terms of both Ordinances not involved in the appeal; but a check of the application and plans against building Code requirements, and the opinion of the Chief of the Fire Department as regards means of egress, disclose the following to be done:

1. Unless a satisfactory emergency means of egress were to be provided from the third floor, use of any part of the third floor for living quarters will not be allowable, and to insure that situation is maintained, irrespective of who may own or operate the building, it will be necessary to floor over the third floor stairwell, providing in the framing a covered hatchway no less than 2'x3'. Third floor plans should be revised to show this flooring-over and the fact that the third floor will not be used for living quarters.

2. Because the patients' rooms in second story would be so situated that a fire or other emergency in the second floor hallway would prevent reaching the new emergency exit from the side room, door affording an opening at least 30" wide in the clear will be required between the small rear patients' room and the bathroom, between the bathroom and the large room from which the new exit will take off, and from the front patients' room to this room where the new exit door will be. Also the door from bathroom to hall, the existing door from small rear patients' room to hall, and the door from patients' room, where the new exit will be located, to the hall will require liquid door closers of the type which will allow the door to stand wide open when desired, but close the door automatically in case of fire in the vicinity—or some other method of assuring that a fire which might take place in the second floor hall would not quickly penetrate these rooms and make the "detour" to the new exit of no value.

3. The front entrance door first story, vestibule door there, if any, all of the inter-connecting doors described above and the new exit door to the outside stairway require that all fastenings or locks of every description, except a vestibule latch set, be removed and kept from the doors, a vestibule latchset provided being that type which will allow any person desiring to get through the doorway for exit purposes to quickly open the door merely by turning the usual knob, without requiring a key or any special knowledge.

Of course the new exit door to outside stairs will require a lock to prevent people from coming in from the outside, so this will have to be a regular vestibule latchset, but the latchset on the interior doors need not be extensive ones, merely a common knob latchset without dead bolt or opportunity for locking should suffice.

4. Adequate electric lighting is required for the first and second floor stair halls as well as the stairs, and a white light over and outside of the new exit door to the outside stairs, all, if possible, to be controlled by a single

Mrs. Anna L. Moffett

Mr. G. L. Nichols _____ 2

February 23, 1952

switch or as few switches as possible. ^{electric} line will also be needed in the cellar stair enclosure.

5. There is too much space at the foot of the cellar stairs within the required fire resistive enclosure—available for possible storage and thus fire hazard within the enclosure. The enclosure at the foot of the stairs should only be large enough to accommodate the door and passageway. As is indicated on the plan, note that the fire door requires the Underwriters' label identifying it as "Class 0". It is called particularly to the contractor's attention because in lodging or apartment houses, as distinguished from convalescent homes, the door could be a fire resistant door without label, but in a convalescent home (class hospital) the label is required.

6. The fire place in the living room requires a metal protective grille with mesh no less than two inches and the grille to be secured at least four inches away from the fire place opening.

7. A standard automatic fire detection and alarm system is required in the building with the detection part of the system covering the entire cellar, the kitchen and any other room where cooking may be done, the public and stair hall, all closets and halls or corridors, the stairs, and the first floor hall. Songs of suitable size and location will also be required to the approval of the Fire Department. This installation requires a separate permit which must be applied for and is issuable only to the actual installer.

8. Cellar and all of the floor plans, including the third, should be revised showing the above particulars and fresh prints furnished to be filed with the application for the permit. The plans need not however show the location of the thermostats of the fire alarm system nor of the songs—have to be worked out later by the installer. The revisions on the plans should however show all hardware, new door locations and width and height including the fact that all doorways shall be no less than 6'4" high, the interior doorways no less than 30" wide in the clear, the new exterior door no less than 3' wide in the clear. Location of electric lights in the hall, the light outside of the new exit door, the light in the cellarway should also be indicated on the plan with the location of switch or switches except the switch for the cellar light. The bathroom fixtures are to also be shown accurately and the location and setting of new doors with relation to the fixtures.

9. Plan of the new outside stairs should be revised to indicate that all of the new exterior work will be painted at least two coats and that all parts of it in contact with the existing building will be suitably "flushed" in permanent fashion with galvanized metal or equal. *metal fire escape*

Very truly yours,

Warren McDonald
Inspector of Buildings

P. S. The type of heating plant in the building is not known. If it should turn out to be warm air, no registers are permitted in any floor.

P. S. (2) The Building Code appeal has not actually been granted, probably on account of omission of Council meeting. While it is likely to be granted as soon as they meet again, we of course can guarantee nothing until formal approval is given.

AP 39 Cushman Street-I

February 11, 1952

Mrs. Lena E. Koffett
39 Cushman Street
Dr. G. L. Nichols
West Scarborough, Maine

Copies to: Corporation Counsel
Chief of the Fire Department

Dear Madam & Sir:

Building permit intended to cover changing the use of the building at 39 Cushman Street from single family dwelling house to a convalescent home for not more than eight patients, is not issuable under the Zoning Ordinance because the lower end of the proposed outside wooden fire escape on the side toward Lewis Street would constitute an unlawful encroachment upon the front yard of the building (between the front of the building and the street line or inside edge of public sidewalk) required by Section 209 of the Zoning Ordinance applying to the Apartment House Zone where the property is located—the bottom of the proposed stairway being intended only one foot and eight inches from the street line and to rise from that point straight back toward the rear of the lot to serve a second story window to be changed to a door which faces Cushman Street.

The permit is not issuable under the Building Code because the second floor to be used for patients is nearly 14' above the grade of the ground or contrary to the allowances in a building of such use of wooden frame construction which limits the height of the floor to 13' above the grade—See Section 207J.1; because the side of the building toward Lewis Street, not being of 2-hour fire resistive construction but rather of wooden frame construction, is only one foot six inches from the side property line instead of the five foot minimum stipulated by Section 209B.1 of the Code.

You have indicated your desire to seek exceptions from the Zoning Board of Appeals under the Zoning Ordinance and from the Board of Municipal Officers which is the Board of Appeals under the Building Code; so, there is enclosed an outline of the appeal procedure.

We have not fully checked your plans against the Building Code yet, but this letter is being written so that you can file your appeals possibly in time to get before the Boards at a public hearing already established for February 15.

There has not yet been opportunity to go over the means of egress from the second floor with the Chief of the Fire Department, but we will try to do that before the hearing. I feel sure from our former conversations that you are aware that the building would be required to have an automatic fire detection and alarm system with the detection part of the system covering the usual places and besides the kitchen and third floor hall and stairway.

There will also be a question about the use of the third floor. Since there is only one means of egress, it certainly will not be allowable to use the third floor rooms for paying tenants, lodgers or guests. This matter is not entirely cleared up, and it may be found necessary to require you to close off the third floor so that it cannot be used. That will be decided later.

Very truly yours,

WMB/G

Warren McDonald
Inspector of Buildings
(See next page)

Enclosure: Outline of appeal procedure to each addressee

Mrs. Lena Moffett
Mr. G. L. Nichols _____ 2

February 11, 1952

Mr. Nichols:

You have done about all of the dealing for this owner in this connection, and we would normally wait for you to help her file the appeal. Since the time is so short however, if she is to get the matter before the next hearing, I have telephoned her that she could come down if she desires today, pick up this letter and file her appeal at the same time.

Warren McDonald

Mrs. Meally:

On this zoning appeal I think the only party interested is the owner of the lot toward Emery Street and the Assessors give that owner as Alberta H. McCain who lives at 121 Emery Street, her property being 119-121 Emery Street at the corner of Cushman Street.

WMcD

AP 39 Cushman Street-I

January 28, 1952

Mrs. Lena M. Moffett
39 Cushman Street
Mr. G. L. Nichols
West Scarborough, Maine

Dear Mrs. Moffett & Mr. Nichols:

Mr. Nichols came into the office to talk about the changes in the proposition—especially that of changing the outside stairway so that it would lead only from the second story, and we discussed the actual distances between the side walls of the dwelling and the side lot lines. These are important, and I thought he was going out to get both of the distances shown accurately on the plans. On January 22 he filed a revised plan showing the changed stairway, and this plan shows that the side wall of the main building toward Emery Street is 9' from the side lot line where the original plan scaled only about 4'. The revised plan does not show the distance from the main building to the other side lot line but the original location plan scales 2' 0".

Considerable of a discrepancy seems to arise because when we look up the description of the lot in the Assessors' record, we find that the lot is 37' wide. The Assessors' survey of 1924 indicates that the main building is 28' 4" wide. If these figures are correct and one side wall stands 9' from the side lot line, then the other wall would have to extend 4" over the neighboring lot on the other side.

I cannot certify this job for approval unless the true situation is known, and it is important that these dimensions be accurate. At the same time it is important to show the true depth of the landing at the top of the proposed stairs measured at right angles to Cushman Street and also the total overall length of the stairs including the landing from the second story wall to the bottom step, which is the concrete pier, and also the distance that this step is from the street line of Cushman Street (inside edge of public sidewalk).

The revised plan shows an exit window leading to the outside fire escape. Of course an exit window is not allowable in a convalescent home.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMCB/G

At 39 Cushman Street-1

December 31, 1951

Mr. G. L. Nichols
W. Scarborough, Maine

Copy to: Mrs. Lena M. Koffett
39 Cushman Street

Dear Mr. Nichols:

The owner of the property at 39 Cushman Street where you filed an application for a permit to convert the single family dwelling house to a convalescent home has notified us that she has decided not to proceed with the proposed change. Therefore, if you will return to this office within ten days of the receipt of this notice the receipt for the fee paid at the time the application for permit was filed, we will authorize the return to you by voucher of the amount of that fee.

Very truly yours,

Warren McDonald
Inspector of Buildings

AJS/S

(A) APARTMENT HOUSE ZONE

APPLICATION FOR PERMIT



Class of Building or Type of Structure Third Class
Portland, Maine, July 21, 1951

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ ~~repair~~ ~~rebuild~~ ~~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 39 Cushman Street Within Fire Limits? Dist. No.
Owner's name and address Lena Moffett, 39 Cushman Street Telephone 3-8730
Lessee's name and address Telephone
Contractor's name and address Consolidated Const. Co., 464 St. John Street Telephone 3-2157
Architect Specifications Plans no No. of sheets
Proposed use of building Nursing Home No. families
Last use dwelling house No. families 1
Material wood No. stories 2 1/2 Heat Style of roof Roofing
Other buildings on same lot
Estimated cost \$ 100. Fee \$.50

General Description of New Work

To cut in door on the rear of building on second floor to lead from hall to fire escape.
To cut in window in first floor ~~pantry~~ bathroom. (New bathroom formed by relocating section of cupboard in first floor pantry.)
To change single family dwelling house to nursing home with 5 patients. Three rooms on second floor and one on first floor to be used for patients.

Handwritten signatures and initials: W. Nathan, a, W, P, G

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 Consolidated Construction Co.

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

If a Garage

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

APPROVED: [Signature line]

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

Lena Moffett
Consolidated Construction Co.

Signature of owner by: W. Nathan

INSPECTION COPY

Permit No. 511

Location 39 Cushman St.

Owner Lena M. Mott

Date of permit 1/15/51

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy Issued

NOTES

Notes section consisting of multiple horizontal lines for recording information.

File: Ap 39 Cushman Street-I
(Cut in door and window)
At 39 Cushman Street-I
(Special fire escape)

September 7, 1951

Oliver T. Bannom, Chief of the Fire Department

Warren McDonald, Inspr. of Bldgs.

Use of and means of egress from the building at 39 Cushman Street.

Mrs. Lena E. Moffett, owner of the building at 39 Cushman Street, the subject of your order of March 11, 1947 as regards means of egress, has told me over the phone that she has finally decided what she will not plan to use the building in any way as a convalescent home or for patients that would normally be in such a home, that she does not now have a lodging house and does not plan to have one.

In July and August she had two applications filed for as many building permits, one to cut in a door and window to reach a proposed fire escape, the other to cover erection of a metal fire escape. It was found that the location proposed for the metal fire escape was contrary to the Zoning Ordinance, and she was advised of her rights with the Appeal Board. She then first decided that she would not have the improvements made and would give up any idea of having any use but a single family dwelling house there. Later, she tried to find a different location for the fire escape, but found that the improvements would be so costly that she could not afford to make them.

When I phoned her on September 5 she said she was caring for two patients at that time and that she thought that she could take not more than two patients without becoming a convalescent home. She was told that that was correct as far as the Building Code is concerned, but that it is likely that the State requires an annual license even for only two patients. Thereupon she decided to revert as quickly as possible to single family dwelling house use, and to notify her contractors to claim refund of the fees for the two permits not issued.

Inspector of Buildings

WRC/D/G

A. 37 Hudson Street-I
(Change of use,
37 Hudson Street-I
(Fire escape)
8/10/51/MSD

August 2, 1951

Mrs. Lena Moffett
37 Hudson Street
Portland, Maine

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

Mrs. Moffett

Dear Mrs. Moffett:

The question as to use and required improvements for safety and fire protection of your building at 37 Hudson Street has become quite confused. We have a copy of an order from the Chief of the Fire Department, dated March 11, 1947, in which he made clear that you had apparently not decided whether to try to have a lodging house or a nursing home or a combination of the two, but in which he required that you provide in any case a second means of egress from the third floor and install an automatic fire detection and alarm system.

On July 10 this year Megquier & Jones Company applied for a permit in your name to erect a metal fire escape from the second floor to the ground at the rear of the building. Note that this application calls for a fire escape from the second floor while the Chief's order in 1947 required one from the third floor. The proposed fire escape would be so close to the rear line as to be contrary to the Zoning Ordinance. You would have appeal rights to the Board of Appeals in such a case, but it would be important for their proper consideration that you make sure that this location would be the only one which would satisfy the Chief's order and of course make sure whether the fire escape should really be from the second floor or the third floor.

On July 12, 1951 Consolidated Construction Company filed in your name an application for a permit to cut in a door on the rear of the building on the second floor to lead from the hall to the fire escape (this would seem to be consistent with the M & J application), and to cut in a window in the first floor bathroom (now bathroom formed by relocating section of cupboards in first floor pantry). While I am not sure about it, I think this was the entire extent of the application filed by Consolidated Construction Company as your agent, but it runs in my mind that you later phoned that you would like to include in this permit conversion of the single family dwelling house to a nursing home with 5 patients--three rooms on second floor and one on first floor to be used by the patients.

The Megquier & Jones application indicates that the building is now being used for a nursing home and will be so used. The Consolidated Construction Company indicates that the building is now a single family dwelling and that you propose to use it for a nursing home. It is important that we have the true use to which the building is being put now and that we know precisely the use that you would like to have. If you desire a convalescent home, the initial control is under the department and compliance with the Building Code for that type of use. A nursing home of course requires a license from the State Department of Health & Welfare, and Chief Sanborn of our Fire Department helps them as regards safety features and also has control of all existing lodging houses and convalescent homes under State law and under the Safety Ordinance of the City. If you were to secure your permit and make the improvements required by the Building Code and secure a certificate of occupancy from this department for use as a convalescent or nursing home, Chief Sanborn would still have to approve the building on behalf of the State Department of Health & Welfare in order for you to get your license. On this basis we try to work together, and, if there are debatable questions about your proposal for a nursing home, we usually go over them with Chief Sanborn before issuing our permit in order to coordinate the proposition for the benefit of all concerned.

Mrs. Lena Moffett

August 2, 1951

If you desire to seek a permit to establish a convalescent or nursing home (called by the building code a type I hospital), it is necessary for you to have filed with the application of the building department a complete architectural floor plan of all finished floors and also of the ceiling showing the arrangements as they are now, how you propose them, what rooms would be used by patients and what would be the use of all other finished rooms, and showing compliance with sections 209 and 212 of the building code as they apply to type I hospitals. These plans must be filed by way of blueprints with all of the information on them printed from the original, and should be drawn by some party thoroughly experienced in the methods of making such plans used the code over and also able to enter the building code by itself, find out what the requirements of the code are and draw them on the plan. A copy of this letter is enclosed so that you may present it to the party you employ to make the plans. You would also have to increase the estimated cost of \$10,000 a year of uncollected construction company application to include improvements and alterations not required or not.

If, when these plans are checked against building code regulations, it is found that the only place for the fire escape is contrary to the building code, you would be notified so that you could exercise your appeal rights.

I believe your building has rights now only as a dwelling house. If you decide that you want to have a lodging house instead of a nursing home, there would be necessary just about the same proceedings as regards furnishing plans, although the requirements for lodging houses are not quite so severe as those for nursing homes.

May I hear from you before August 10 as to just which course you will pursue?

Very truly yours,

Warren McDonald
Inspector of Buildings

100/0

AP 39 Cushman Street-I
(Change of use)

August 2, 1951

Consolidated Construction Company
46 1/2 St. John Street
Portland, Maine

Copy to: Mrs. Lona Moffett
39 Cushman Street

Gentlemen:

There has been and will be considerable delay in handling your application for a permit to make what appeared on the application to be minor changes in the building of Mrs. Lona Moffett at 39 Cushman Street.

Considerable confusion has arisen as to what use she proposes the building for, and until we can get that cleared up, little can be done toward issuing your permit.

We have communicated with Mrs. Moffett with regard to the matter, since she apparently desires to convert the single family dwelling house there to a nursing or convalescent home (identified as a Type B Hospital under the Building Code) and we are advising her that she requires architectural plans, as blueprints, of all floors and the cellar to show the full arrangement of rooms and what they are to be used for, complete details as to means of egress etc., etc. all as required by Sections 209 and 212 of the Building Code, applying to Type B Hospitals.

Very truly yours,

Warren McDonald
Inspector of Buildings

WRC/c



(A) APARTMENT HOUSE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, July 10, 1951

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect ~~and repair~~ and 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 39 Cushman Street Within Fire Limits? yes Dist. No. 3-8750
Owner's name and address Mrs. Lena M. Moffett, 39 Cushman Street Telephone 3-8750
Lessee's name and address _____ Telephone _____
Contractor's name and address Megquier & Jones Co., 33 Pearl Street Telephone 3-6171
Architect _____ Specifications _____ Plans yes No. of sheets 1
Proposed use of building Nursing Home No. families _____
Last use _____ " " _____ No. families _____
Material wood No. stories 3 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ 375. Fee \$ 2.00

General Description of New Work

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

Handwritten notes:
9/7/51
W 7/11/51
Chf order 3/11/47 - question of use - and mod of a fire 3rd floor + auto f.a.

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 Megquier & Jones Co.

Details of New Work

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

If a Garage

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

APPROVED:

Miscellaneous

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

Mrs. Lena M. Moffett
Megquier & Jones Co.

Signature of owner by: *[Signature]*

INSPECTION COPY

Permit No. 511
Location 39 Cushman St.
Owner Mrs. Long M. Moffett
Date of permit 15/11
Notif. closing-in _____
Inspn. closing-in _____
Final Notif. _____
Final Inspn. _____
Cert. of Occupancy issued _____

NOTES

Vertical lines for notes

File: Ap 39 Cushman Street-I
(Cut in door and window)
AP 39 Cushman Street-I
(Metal fire escape)

September 7, 1951

Oliver T. Sanborn, Chief of the Fire Department

Warren McDonald, Insptr. of Bldgs.

Use of and means of egress from the building at 39 Cushman Street.

Mrs. Lena M. Moffett, owner of the building at 39 Cushman Street, the subject of your order of March 11, 1947 as regards means of egress, has told me over the phone that she has finally decided that she will not plan to use the building in any way as a convalescent home or for patients that would normally be in such a home, that she does not now have a lodging house and does not plan to have one.

In July and August she had two applications filed for as many building permits, one to cut in a door and window to reach a proposed fire escape, the other to cover erection of a metal fire escape. It was found that the location proposed for the metal fire escape was contrary to the Zoning Ordinance, and she was advised of her rights with the Appeal Board. She then first decided that she would not have the improvements made and would give up any idea of having any use but a single family dwelling house there. Later, she tried to find a different location for the fire escape, but found that the improvements would be so costly that she could not afford to make them.

When I phoned her on September 5 she said she was caring for two patients at that time and that she thought that she could take not more than two patients without becoming a convalescent home. She was told that that was correct as far as the Building Code is concerned, but that it is likely that the State requires an annual license even for only two patients. Thereupon she decided to revert as quickly as possible to single family dwelling house use, and to notify her contractors to claim refund of the fees for the two permits not issued.

Inspector of Buildings

W McD/G

AP 39 Cushman Street-I
(Change of use)
AP 39 Cushman Street-I
(Fire escape)
8/10/51/WMCB

August 2, 1951

Mrs. Lena Moffett
39 Cushman Street
Portland, Maine

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

Mrs. Mcffett

Dear Mrs. Moffett:

The question as to use and required improvements for safety and fire protection of your building at 39 Cushman Street has become quite confused. We have a copy of an order from the Chief of the Fire Department, dated March 11, 1947, in which he made clear that you had apparently not decided whether to try to have a lodging house or a nursing home or a combination of the two, but in which he required that you provide in any case a second means of egress from the third floor and install an automatic fire detection and alarm system.

On July 10 this year Megquier & Jones Company applied for a permit in your name to erect a metal fire escape from the second floor to the ground at the rear of the building. Note that this application calls for a fire escape from the second floor while the Chief's order of 1947 required one from the third floor. The proposed fire escape would be so close to the rear line as to be contrary to the Zoning Ordinance. You would have appeal rights to the Board of Appeals in such a case, but it would be important for their proper consideration that you make sure that this location would be the only one which would satisfy the Chief's order and of course make sure whether the fire escape should really be from the second floor or the third floor.

On July 12, 1951 Consolidated Construction Company filed in your name an application for a permit to cut in a door on the rear of the building on the second floor to lead from the hall to the fire escape (this would seem to be consistent with the M & J application), and to cut in a window in the first floor bathroom (new bathroom formed by relocating section of cupboard in first floor pantry). While I am not sure about it, I think this was the entire extent of the application filed by Consolidated Construction Company as your agent, but it runs in my mind that you later phoned that you would like to include in this permit conversion of the single family dwelling house to a nursing home with 5 patients--three rooms on second floor and one on first floor to be used by the patients.

The Megquier & Jones application indicates that the building is not being used for a nursing home and will be so used. The Consolidated Construction Company indicates that the building is now a single family dwelling and that you propose to use it for a nursing home. It is important that we have the true use to which the building is being put now and that we know precisely the use that you would like to have. If you desire a convalescent home, the initial control is under this department and compliance with the Building Code for that type of use. A nursing home of course requires a license from the State Department of Health & Welfare, and Chief Sanborn of our Fire Department helps them as regards safety features and also has control of all existing lodging houses and convalescent homes under State Law and under the Safety Ordinance of the City. If you were to secure your permit and make the improvements required by the Building Code and secure a certificate of occupancy from this department for use as a convalescent or nursing home, Chief Sanborn would still have to approve the building on behalf of the State Department of Health & Welfare in order for you to get your license. On this basis we try to work together, and, if there are debatable questions about your proposal for a nursing home, we usually go over them with Chief Sanborn before issuing our permit in order to coordinate the proposition for the benefit of all concerned.

Mrs. Lena Moffett

August 2, 1951

If you desire to seek a permit to establish a convalescent or nursing home (called by the Building Code a Type B Hospital), it is necessary for you to have filed with the application of Associated Construction Company architectural floor plans of all habitable floors and also of the cellar showing the arrangements as they are now, how you propose them, what rooms would be used by patients and what would be the use of all other finished rooms, and showing compliance with sections 209 and 212 of the Building Code as they apply to Type B Hospitals. These plans must be filed by way of blueprints with all of the information on them printed from the original, and should be made by some party thoroughly experienced in the methods of making such plans used the world over and also able to enter the Building Code for himself, find out what the requirements of the code are and show them on the plan. A copy of this letter is enclosed so that you may present it to the party you employ to make the plans. You would also have to increase the estimate of cost of \$100,00 shown on consolidated Construction Company application to include improvements and alterations whether required or not.

If, when these plans are checked against Building Code requirements, it is found that the only place for the fire escape is contrary to the zoning ordinance, you would be notified so that you could exercise your appeal rights.

I believe your builder has rights now only as a dwelling house. If you decide that you want to have a lodging house instead of a nursing home, there would be necessary just about the same proceedings as regards furnishing plans, although the requirements for lodging houses are not quite so severe as those for nursing homes.

May I hear from you before August 10 as to just which course you will pursue?

Very truly yours,

Warren McDonald
Inspector of Buildings

WRCB/G

AP 39 Cushman Street-I
(fire escape)

August 2, 1951

Megquier & Jones Company
33 Pearl Street
Attn: Mr. Wagner
Portland, Maine

Copy to: Mrs. Lena Moffett
39 Cushman Street.

Gentlemen:

Considerable confusion has arisen concerning the use of the building at 39 Cushman Street, owned by Mrs. Lena Moffett, for which building you applied for a permit to erect a fire escape some time ago. There appears to be some question as to whether she desires to establish there a lodging house or a nursing home, and we have contacted her in an effort to find out which plan she intends to follow.

We find, however, that construction of the fire escape where you have indicated it would be contrary to the Zoning Ordinance, and, therefore, the permit could only be issued if the owner were successful in a zoning appeal.

It is of little use to consider a zoning appeal, however, until she has made up her mind just what she intends to use the building for and thus establish what the requirements of the Building Code are concerning it.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMD/G



APPLICATION FOR PERMIT

Class of Building or Type of Structure ... Third Class
Portland, Maine, May 5, 1948

PERMIT ISSUED
00867
MAY 5 1948
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to alter repair or reconstruct the following building situated on the lot 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 specification:

Location: 39 Cushman Street
Owner's name and address: Mrs. Lena Moffett, 39 Cushman Street
Contractor's name and address: Raymond Moffett, 11 May Street
Estimated cost \$30 Fee \$0.50

General Description of New Work

To demolish one-story piazza 4' x 6' on side of building.
(no openings)

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 involved in this work? Is any electrical work involved in this work?
Height average grade to top of plate
Material of foundation
Material of underpinning
Kind of roof
No. of chimneys
Framing lumber—Kind
Corner posts
Girders
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

If a Garage

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

APPROVED:

Miscellaneous

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

Mrs. Lena Moffett

Signature of owner BY:

Handwritten signature of Raymond A. Moffett

INSPECTION COPY

Permit No. 48667
Location 39 Cushman St.
Owner Mrs Lena Moffett
Date of permit 5/5/48
Notif. closing-in _____
Inspn. closing-in _____
Final Notif. _____
Final Inspn. 11/12/48
Cert. of Occupancy issued _____

NOTES

11/12/48

ESS



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, Sept. 8, 1947

RECEIVED
SEP 10 1947
SEP

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

443-013

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 39 Cushman ST Use of Building Dwelling No. Stories 2 New Building Existing " " Name and address of owner of appliance Mrs. Lena M. Moffett Same Installer's name and address Ballou Air & Gas 135 Myrtle Way Telephone 2-1991

General Description of Work

To install One fully automatic oil burner for existing steam boiler

IF HEATER, OR POWER BOILER

Location of appliance or source of heat Type of floor beneath appliance If wood, how protected? Kind of fuel Minimum distance to wood or combustible 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

IF OIL BURNER

Name and type of burner 1-Scind Heat BO Labelled by underwriter's laboratories? Yes Will operator be always in attendance? No Does oil supply line feed from top or bottom of tank? Bottom Type of floor beneath burner Cement Location of oil storage Basement Number and capacity of tanks present tanks If two 275-gallon tanks, will three-way valve be provided? Will all tanks be more than five feet from any flame? Yes How many tanks fire proofed? none Total capacity of any existing storage tanks for furnace burners same

IF COOKING APPLIANCE

Location of appliance Kind of fuel Type of floor beneath appliance If wood, how protected? Minimum distance to wood or combustible material from top of appliance From front of appliance From sides and back From top of smokepipe Size of chimney flue Other connections to same flue Is hood to be provided? If so, how vented? If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

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

APPROVED:

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

INSPECTION COPY

Signature of Installer Ballou Air & Gas

Permit No. 47/2398

Location 39 Cushman St

Owner Mr. Lenard M. Moffet

Date of permit 9/10/47

Approved 12/15/47

NOTES

- 1 Fill Pipe
- 2 Vent Pipe
- 3 Kind of Leak Static
- 4 Barrier Integrity & Supports
- 5 Name & Label
- 6 Stack Control
- 7 High Limit Control
- 8 Remote Control
- 9 Piping Support & Protection
- 10 Valves in Supply Line
- 11 Capacity of Tanks
- 12 Tank Rigidity & Supports
- 13
- 14
- 15
- 16
- 17
- 18
- 19
- 20

12-15-47

*File of closed
1474
3-22*

June 5, 1946.

Mrs. L. J. Moffett,
39 Cushman Street,
Portland, Maine.

Dear Mrs. Moffett:

A report on fire inspection of your home has been received in this office. Protection against fire was found not satisfactory and the following recommendations were made:

Fire escape from third floor.

Therefore we regret that we are unable to issue a license at present. We understand that you have discontinued your home.

Sincerely yours,

Ella Langer, M.D.,
Acting Director,
Division of Maternal
and Child Health

RECEIVED
JUN 7 1946
DEPT. OF BLD'G. INSP.
CITY OF PORTLAND

EL:sd

ATH
RMT
PH
AJS
HL
BS

Inquiry 39-41 Cushman St.

4/4/46/T

March 19, 1946

Mrs. Lena M. Moffett
39 Cushman Street
Portland, Maine

Subject: Proposal to operate a nursing home at 39
Cushman Street

Dear Madam:

I find that you are contemplating the use of the building at 39 Cushman Street for a nursing home. Under the Building Code of the city with the enforcement of which I am charged, it is not lawful to convert the building from one class of use to another, and has not been since 1926, without first securing from this department a building permit to cover the change of use and any required or desired alterations, and after improvements and alterations have been made securing the certificate of occupancy from this department covering the new use.

From the record as far as we have been able to ascertain it here, the building at 39 Cushman Street was a dwelling house (probably a single family) in 1926 and was so used for many years thereafter. If this record shows the correct picture, then before a nursing home could be lawfully established there, the building permit and certificate of occupancy would be required from this department. To start on such a proposition, it is necessary to file at this office application for building permit to cover the change and with the application for the permit file complete architectural plans of the building by way of blueprints, showing all features controlled by the Building Code as to safety and fire prevention, and showing any changes necessary to improve the building up to the standards of the Building Code for the new use. Then the plans and application are checked against the Building Code and if found to comply with the requirements, the building permit is issued, the work proceeds, when done the notice of readiness for final inspection is given, and if everything is found in order, the certificate of occupancy is issued. Not until then is it lawful to use the building for the new use.

If you intend to proceed on this basis, I suggest that you procure your architect and have the plans made, then file a set of blueprints with the application for the permit or you can have your contractor as your agent file that application and plans.

A nursing or convalescent home is classified under the Building Code as Type B Hospital and the specific requirements for that class of use may be found in Section 209 of the Building Code.

Very truly yours,

Inspector of Buildings

MMCD/S

✓ATH
✓RMT
✓TH
✓AJS
✓HL
✓BS

Inquiry 29-41 Cushman St.

March 19, 1946

Boyd L. Bailey, Director
Hospital Survey
Dept. of Health & Welfare
Augusta, Maine

Subject: Inquiry as to the status of use of the
building at 29-41 Cushman Street in Portland

Dear Mr. Bailey:

In reply to your inquiry of March 11 relating to the application of Lena M. Moffett for a license to operate a nursing home at 29 Cushman Street, examination of the available records here discloses that this building was and probably not a convalescent or nursing home (Class B Hospital under our Building Code) in 1926, and that no building permit and certificate of occupancy have been issued since that year to authorize a change of use since 1926.

Therefore, to change the the building, which for several years after 1926 was evidently used for the single family dwelling house of the owner, to a nursing or convalescent home requires that a building permit be secured to cover physical alterations and improvements required by the Building Code and to cover the change of use, but also requires the certificate of occupancy from this department before the building is actually put into use for that purpose.

In such a case the applicant for the building permit is required to file architectural plans of the building, the maker of which will have examined the existing situation against Building Code requirements for the nursing home and shown on the plans improvements required by the Code for safety and fire prevention. When the details of the plan have been checked and found to comply with the requirements of the Building Code, the building permit is issued, the work proceeds under the permit, notice of readiness for final inspection is required by the Building Code and when the final inspection is made, if everything is found in order, the certificate of occupancy is issued. Then, and not until then, is it lawful to use the building for the new use.

Under these circumstances I trust that the State Department will not issue any license until such time as the owner or operator may have the certificate of occupancy from this department.

I am taking up the matter direct with Lena M. Moffett as to the change of use, and appreciate your notice of the application.

Very truly yours,

Inspector of Buildings

VMcD/S

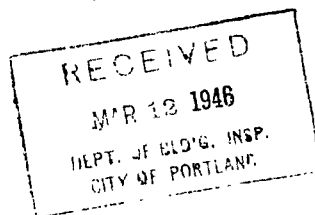
LEVERETT D. BRISTOL, M. D., DR. P. H.
COMMISSIONER



ROSCOE L. MITCHELL, M. D.
DIRECTOR AND STATE HEALTH OFFICER

State of Maine
Department of Health and Welfare
Bureau of Health
Augusta

March 11, 1946



Mr. Warren McDonald
Inspector of Buildings
Department of Building Inspection
City Building
Portland, Maine

Dear Mr. McDonald:

We have begun the practice of asking the Insurance Department of the State for an inspection of all premises used for hospitals and nursing homes. We understand that the Department does not inspect in Portland.

We are in receipt of an application from Lena M. Moffett, 39 Cushman Street, Portland for a license to operate a nursing home.

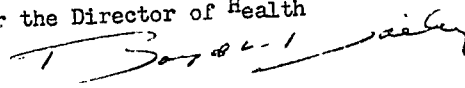
Please be kind enough to advise us whether you have any information in your files that would lead you to conclude that there is any condition inconsistent with the public safety in those premises. If you have no information, we would appreciate your telling us when you expect to make an inspection.

It was good to see you some days ago and I hope that we shall be meeting often.

Very sincerely yours,

BLB:lg

For the Director of Health


Boyd L. Bailey
Director of the Hospital Survey