

41-43 COTTON STREET



Full cut • 920R • Half cut • 9202R • Third cut • 9203R • Fifth cut • 9205R

CITY OF PORTLAND, MAINE  
BUILDING & INSPECTION SERVICES

Feb 5, 1975

Date \_\_\_\_\_

To: L.A. Jones Constructors  
322 Camerville St., Manchester, N.H.


With relation to permit applied for to demolish a residence  
at 41-43 Cotton St belonging to

City of Portland, PRA, it is unlawful to  
commence demolition work until a permit has been issued from this  
department.

Section 6 of the Ordinance for rodent and vermin control provides,  
"It shall be unlawful to demolish a building or structure unless  
provision is made for rodent and vermin eradication. No permit for  
the demolition of a building or structure shall be issued by the  
Building and Inspection Services Department until and unless provi-  
sions for rodent and vermin eradication have been carried out under  
supervision of a pest control operator registered with the Health  
Department."

The building permit for demolition cannot be issued until the  
provisions of this section have been satisfied. It is the obligation  
of owner or demolition contractor or both to take up with the Health  
Department the matter of complying with this section being prepared  
to inform that department what registered pest control operator is  
to be employed.

Very truly yours,

  
R. Lovell Brown  
Director

Health Department comments: 2-6-75. No Evidence.

of Rodent & Vermin Activity 7/2/75  
Unit 4

Copies to:  
Original - - - - - applicant  
Health (Mr. Blain) - - - - - 2  
Health (Mr. Noyes) - - - - - 1  
Public Works - - - - - 1  
Fire Department - - - - - 1



# APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

0083 FEB 6 1975

ZONING LOCATION PORTLAND, MAINE, Feb 5, 1975

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 41-43 Cotton St Fire District #1 ☐ #2 ☐  
1. Owner's name and address City of Portland Telephone  
2. Lessee's name and address Telephone  
3. Contractor's name and address LA Jones, 322 Somerville St, Manchester, NH Telephone  
4. Architect Specifications Plans No. of sheets  
Proposed use of building No. families  
Last use residential No. families 2  
Material No. stories Heat Style of roof Roofing  
Other buildings on same lot  
Estimated contractual cost \$ Fee \$ 25.00

FIELD INSPECTOR—Mr. Cartwright GENERAL DESCRIPTION

This application is for: @ 775-5451  
Dwelling Ext. 234 to demolish dwelling. Gas to notified.  
Garage  
Masonry Bldg.  
Bldg.  
Additions  
Demolitions  
Change of Use  
Other  
Stamp of Special Conditions  
Sent to Health Dept. 3/5/75  
Rec'd from Health Dept. 3/6/75

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

PERMIT IS TO BE ISSUED TO 1 ☐ 2 ☐ 3 ☒ 4 ☐

Other:

## DETAILS OF NEW WORK

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

## IF A GARAGE

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

## APPROVALS BY:

DATE

## MISCELLANEOUS

BUILDING INSPECTION—PLAN EXAMINER Will work require disturbing of any tree on a public street?  
ZONING: 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.  
BUILDING CODE: Fire Dept.: Health Dept.: Others:

Signature of Applicant [Signature] Phone # 603-669-6965

Type Name of above 1 ☐ 2 ☐ 3 ☒ 4 ☐

Other and Address

FIELD INSPECTOR'S COPY

Permit No. 75/83  
Location 443 Cotton St  
Owner City of Portland  
Date of permit 2/6/75  
Approved

Mel.~

NOTES

PERMIT TO INSTALL PLUMBING

11266

PERMIT NUMBER

Date Issued 3-26-62  
PORTLAND PLUMBING  
INSPECTOR

By J. P. Welch

APPROVED FIRST INSPECTION

Date 3-30-62

By [Signature]

APPROVED FINAL INSPECTION

Date \_\_\_\_\_

By JOSEPH P. WELCH

TYPE OF BUILDING  
☐ COMMERCIAL  
☐ RESIDENTIAL  
☐ SINGLE  
☐ MULTI FAMILY  
☐ NEW CONSTRUCTION  
☐ REMODELING

Address 41 Cotton Street

Installation For Albert Mattson

Owner of Bldg. Albert Mattson

Owner's Address 41 Cotton Street

Plumber Portland Gas Light Company Date: 3-26-62

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

PORTLAND HEALTH DEPT. PLUMBING INSPECTION

TOTAL \$ 2.00

☐ Commercial  
☐ Residential  
☐ Single  
☒ Multi Family  
☐ New Construction  
☐ Remodeling

PERMIT NUMBER 393

Date: 5-11-71

NO.	FEE
SINKS	
LAVATORIES	
TOILETS	
BATH TUBS	
SHOWERS	
DRAINS FLOOR SURFACE	
1 HOT WATER TANKS	2.00
TANKLESS WATER HEATERS	
GARBAGE DISPOSALS	
SEPTIC TANKS	
HOUSE SEWERS	
ROOF LEADERS	
AUTOMATIC WASHERS	
DISHWASHERS	
OTHER	
TOTAL 1	2.00

Building and Inspection Services Dept.: Plumbing Inspection



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR  
HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, November 30, 1961

PERMIT ISSUED  
NOV 30 1961

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 41 Cotton Street Use of Building Dwelling No. Stories 2 1/2 ~~New~~ Building Existing "  
Name and address of owner of appliance J. B. Brown & Sons, 57 Exchange St.  
Installer's name and address Portland Sebago Ice Co., 302 Commercial St. Telephone 3-2911

General Description of Work

To install oil-fired steam boiler in place of coal-fired steam boiler  
for 1st floor.

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 4'  
From top of smoke pipe 2' From front of appliance 4' From sides or back of appliance 3'  
Size of chimney flue 6x12 Other connections to same flue none  
If gas fired, how vented? Rated maximum demand per hour  
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? yes

IF OIL BURNER

Name and type of burner Delco Labelled by underwriters' laboratories? yes  
Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? bottom  
Type of floor beneath burner concrete Size of vent pipe 1 1/2"  
Location of oil storage basement Number and capacity of tanks 12-1-275 gal.  
Low water shut off yes Make McDonnell-Killer No. 69  
Will all tank be more than five feet from any flame? yes How many tanks enclosed?  
Total capacity of any existing storage tanks for furnace burners none

IF COOKING APPLIANCE

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

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

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

APPROVED:

11-30-61

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

Portland Sebago Ice Co.

CS 300

INSPECTION COPY

Signature of Installer By:

G. J. Smith

P16

NOTES

12.15  
 Permit No. 61/168  
 Location 41 Station Rd  
 Owner J. B. Bennett & Co  
 Date of permit 11/30/61  
 Approved 12/14/61 [Signature]

12.12.61. Guidant got  
 in.  
 12.14.61. - 1 out at [unclear]  
 [unclear]



COPY



CITY OF PORTLAND, MAINE  
Department of Building Inspection

## Certificate of Occupancy

Issued to **J. B. Brown & Sons**

Date of Issue **July 7, 1948**

This is to certify that the building, premises, or part thereof, indicated below, and ~~hereby~~ altered—changed as to use at **41 Cotton Street** under Building Permit No. **47/637**, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

**Entire Building**

APPROVED OCCUPANCY

**3-family apartment house  
one apartment on each floor**

Limiting Conditions:

This certificate supersedes  
certificate issued

*Inspector of Buildings*

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

Oliver T. Sanborn, Chief of the Fire Dept.

July 8, 1948

Warren McDonald, Inspector of Buildings

Use of building at 41 Cotton Street

Work under building permit 47/637 for J. B. Brown & Sons  
at 41 Cotton has been completed. This department has issued a  
certificate of occupancy to change use of lodging house to a  
3-family apartment house.

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BS

AP 41 Cotton Street-I

April 9, 1947

J. B. Brown & Sons  
57 Exchange Street  
Portland 3, Maine

Subject: Building permit for alterations in and change  
of lodging house at 41 Cotton Street to 2-family  
apartment house

Gentlemen:

Building permit for the above work is herewith, subject to the following, references to sections of the Building Code applying:

1. Doubtful if new window in new first story kitchen would equal 1/10 of the floor area of the kitchen. That is the minimum. Section 203d5.
2. While ventilation of bathroom is not controlled by this department or the Building Code, say by the Health Department, it is noted that no means of admitting direct daylight to or ventilation of second and third floor bathrooms are shown on the plan. Section 212d.
3. No mechanical and lighting shown. Hall lights required front and rear adequate to illuminate exit-ways of all tenants to the outside at ground level. If these lights are to be on the owner's meter, an automatic time switch is required calculated to keep the lights burning from sunset to sunrise each night. Hall lights may be on tenant's meters in which case signs, circuits and switches are required to be so arranged that any tenant can illuminate the way from his quarters to the outside of the building at a same level by any means of egress by turning a single switch near the exit door from his quarters. Section 203e3.
4. From the specifications, it is understood that both front and rear stairs are to be completely rebuilt, each no less than 36 inches wide, risers 9" high, treads 9" wide (to be measured from riser to riser), handrail full length of each run on at least one side and no winding treads, also each terminal landing no less than 3' deep. Section 213a5.
5. No other non-burnable lath for new partition and ceiling work required on both sides of interior partitions and inside of exterior walls enclosing public halls and stair halls, on top over both halls and the under sides of new stairways. Section 203e5 and 211(f).
6. Kind of heat not indicated. If stoves are to be used, note that chimney flues are not to be overloaded. If central heating plant, separate permit from this department required issuable only to actual installer. Note from specifications that rear chimney is to be repaired. This is an unusual arrangement above the roof, and all that can be seen of it is in very bad condition. It appears that an entirely new chimney with an outlet of its own instead of a connection to the adjoining brick building, is indicated.
7. Please note requirement for notice for and closing-in inspections and that certificate of occupancy from this department is required before the new apartments are occupied.

Encl: Notice of Federal Gov't controls Very truly yours,

WHD/S  
CC: Oliver T. Sanborn, Chief of the Fire Department  
Inspector of Buildings

RECEIVED

MAR 19 1947

March 12, 1947.

OFFICE OF THE CITY ENGINEER

WORK TO BE DONE AT 41 COTTON STREET

Exterior Work:

Cut through wall first floor and head with angle iron of required size at rear stairs, kitchen and first floor bathroom for door and window.

Chimney:

To remove chimney at location of new stairway and build new chimney as shown on plan, using old brick and new 8 x 12 flue lining, leaving 6 inch opening second and third floors.  
To make necessary repairs on chimney in rear, inside and out.

Front Stairs: (8" rise; 9" tread)

To take out all existing stairs and replace with new stairway to third floor, with grab rail.

Close in stair well to fourth floor and put scuttle in ceiling and close in skylight.

Rear Stairs: (8" rise; 9" tread)

Cut through stair well and put in necessary headers and supports for stairway from first to third floor. Otherwise same as front stairs, as shown on plan #1, 2 and 3.

Take out old rear stairs that now exist at rear entrance and close in ceiling.

Front and Back Hall:

All partitions and doorways that are to be closed in will be done with rock lath and hard plaster.

All new partitions, other than hallways, will be covered with sheetrock

All new doorways to be cut in partitions will be properly headed to carry weight required.

To do all other work in building necessary to make a complete 3 family apartment house, as shown on plan, #1, 2 and 3.



(G) GENERAL BUSINESS ZONE  
APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class

Portland, Maine, March 19, 1947

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to ~~erect~~ alter ~~repair~~ ~~construct~~ 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 41 Cotton Street Within Fire Limits? yes Dist. No. 1  
Owner's name and address J. P. Brown & Sons, 57 Exchange Street Telephone \_\_\_\_\_  
Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
Contractor's name and address owners Telephone \_\_\_\_\_  
Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans yes \_\_\_\_\_ N of sheets 3  
Proposed use of building Lodging house No. families \_\_\_\_\_  
Last use tenement No. families 3  
Material brick No. stories 4 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
Other buildings on same lot \_\_\_\_\_  
Estimated cost \$ 3000. Fee \$ 4.50

General Description of New Work

To Change building from Lodging House to 3 family apartment house with alterations as per plans and specification.

Change in means of egress ordered by Fire Department

Permit Issued with Letter

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

Details of New Work

Is any plumbing work involved in this work? yes Is any electrical work involved in this work? yes  
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 concrete at least 4' below grade \_\_\_\_\_ Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_ cellar \_\_\_\_\_  
Material of underpinning for chimney Height \_\_\_\_\_ Thickness \_\_\_\_\_  
Kind of roof \_\_\_\_\_ Rise per foot \_\_\_\_\_ Roof covering \_\_\_\_\_  
No. of chimneys 1 Material of chimneys brick of lining tile Kind of heat stove steam fuel \_\_\_\_\_  
Framing lumber—Kind \_\_\_\_\_ Dressing 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

J. P. Brown & Sons

INSPECTION COPY

Signature of owner

By:

A. J. Lund

Petm: No. 47/637

Liberation 41 *Stettin*

Owner. J. B. Brown & Son.

Date of permit 4/9/14

Notif. closing-in

Inspn. closing-in 4/15/1944

Final Netif. *6/30/19*

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Cell of Occurrence issued 7/7/11

## NOTES

4/15/47 Made on it a trial

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*Walter H. Dietrich*

Charles H. K. K. K.

W. H. H. H.

9/19/42 L.A. Conf. 44-12-11

~~Handwritten signature~~

4/26/77, Kew, N.Y.

W. L. Phillips & Co. Ltd.

1893

7 Dec 68

*[Signature]*

9/25/19 - Done with

1924-1925

Westfield

10/30/1914. Don't rec'd this

done, additional 10/1/1994

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