

66-40 BRAMHALL STREET

CITY OF PORTLAND, MAINE  
BUILDING AND INSPECTION SERVICES

CITY OF PORTLAND  
MAINE

APR 13 1977

ENVIRONMENTAL  
HEALTH SERVICES

DATE April 13, 1977

TO: Santino J. Viola - contractor

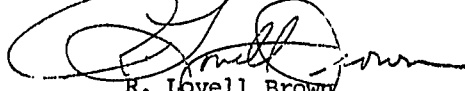
With relation to permit applied for to demolish -----  
2½ story bldg. belonging to Maine Medical Ctr.

at 38 Bramhall Street, 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 a provision is made for rodent and vermin eradication. No  
permit for a demolition of a building or structure shall be issued  
by the Building and Inspection Services Department until and  
unless provisions 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: NO EVIDENCE INDICATIVE OF RODENTS  
OR OTHER VERMIN AT THIS TIME.

Copies to:  
Applicant  
Health (Mr. Blain)-2  
Health (Mr. Noyes)  
Public Works  
Fire Dept.  
Gus James



# APPLICATION FOR PERMIT

PERMIT ISSUED

APR 20 1977

B.O.C.A. USE GROUP .....

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

ZONING LOCATION PORTLAND, MAINE, April 13, 1977

CITY of PORTLAND  
0218

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: 38 Bramhall St. Fire District #1  #2

1. Owner's name and address Maine Medical Ctr. Telephone .....

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

3. Contractor's name and address Santino J. Viola - 12 Frost St. Telephone 772-2392

4. Estimated use of building .....

Specifications .....

Plans .....

No. of sheets .....

No. families .....

No. families .....

Roofing .....

No. stories .....

Heat .....

Style of roof .....

Roofing .....

Other buildings on same lot .....

Estimated contractual cost \$ .....

Fee \$ 25.00

### GENERAL DESCRIPTION

FIELD INSPECTOR—Mr. ....  
This application is for: @ 775-5451  
Ext. 234

Permit to demolish 2½ story bldg.  
Utilities called.

- Dwelling .....
- Garage .....
- Masonry Bldg. ....
- Metal Bldg. ....
- Alterations .....
- Demolitions X .....
- 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 mechanicals.

PERMIT IS TO BE ISSUED TO 1  2  3  4

### DETAILS OF NEW WORK

Is any plumbing involved in this work? .....

Is any electrical work involved in this work? .....

Has 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 .....

height? .....

If one story building with masonry walls, thickness of walls? .....

### IF A GARAGE

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

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

APPROVALS BY: DATE

BUILDING INSPECTION—PLAN EXAMINER .....

ZONING: .....

BUILDING CODE: O.L.E.L. 7/15/77

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 S. Viola Phone # same

Type Name of above Santino J. Viola 1  2  3  4

Other .....

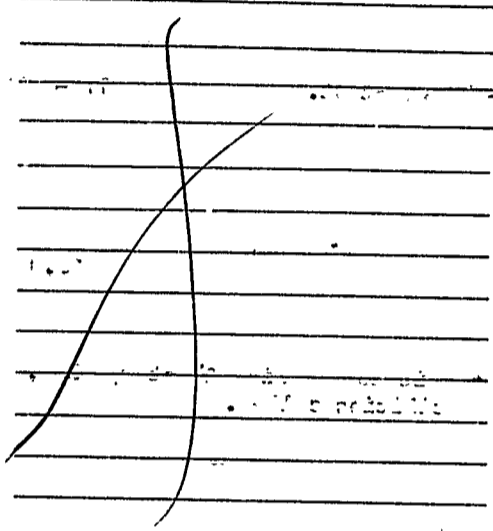
and Address .....

FIELD INSPECTOR'S COPY

NOTES

4-21-77 started work - *WJ*  
4-25-77 bldg down - All debris removed - must  
All digged - *WJ*  
4-28-77 Completed *WJ*

Permit No. 97719218  
Location 98 Broad St  
Owner Mr. Mad Dr.  
Date of permit 4-13-77  
Approved 4-21-77 *WJ*



CITY OF PORTLAND  
MAINE

APR 13 1977

ENVIRONMENTAL  
HEALTH SERVICES

R6 RESIDENCE ZONE



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class  
Portland, Maine, August 2, 1967

PERMIT ISSUED  
00692  
AUG 2 1967  
CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 38 Bramhall St. Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_  
Owner's name and address Leroy Applebee, 9 Ellsworth St. Telephone \_\_\_\_\_  
Lesser's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
Contractor's name and address Gorham Builders & Decorators, R F D 1 Gorham Me Telephone 839-3555  
Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans no No. of sheets \_\_\_\_\_  
Proposed use of building Apt. House No. families \_\_\_\_\_  
Last use \_\_\_\_\_ No. families \_\_\_\_\_  
Material frame No. stories 4 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
Other buildings on same lot \_\_\_\_\_  
Estimated cost \$ 200.00 Fee \$ 3.00

General Description of New Work

glass  
~~toxic~~ in 10' x 5 1/2' front porch. (approx. 2'4" to front lot line)

Piazza existing with roof over same prior to June 5, 1957.

More than half of the area of the vertical enclosing walls will consist of window sash or glass area of doors.

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

Details of New Work

Is any plumbing involved in this work? \_\_\_\_\_ Is any electrical work involved in this work? \_\_\_\_\_  
Is connection to be made to public sewer? \_\_\_\_\_ If not, what is proposed for sewage? \_\_\_\_\_  
Has septic tank notice been sent? \_\_\_\_\_ Form notice sent? \_\_\_\_\_  
Height average grade to top of plate \_\_\_\_\_ Height average grade to highest point of roof \_\_\_\_\_  
Size, front 10' depth 5 1/2' No. stories 1 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 spruce; Dressed or full size? dressed Corner posts \_\_\_\_\_ Sills \_\_\_\_\_  
Size Girder \_\_\_\_\_ Columns under girders \_\_\_\_\_ Size \_\_\_\_\_ Max. on centers \_\_\_\_\_  
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.  
Joists and rafters: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
On centers: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
Maximum span: 1st floor: \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
If one story building with masonry walls, thickness of walls? \_\_\_\_\_ height? \_\_\_\_\_

If a Garage

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

APPROVED: \_\_\_\_\_  
G. E. P.

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

Leroy Applebee  
Gorham Builders & Decorators

CS 301

INSPECTION COPY

Signature of owner by: \_\_\_\_\_

Permitted



R6 RESIDENCE ZONE  
 CITY OF PORTLAND, MAINE  
 DEPARTMENT OF BUILDING INSPECTION  
**COMPLAINT**

Location  
 38 Bramhall Street

FILE COPY

COMPLAINT NO. 60/10

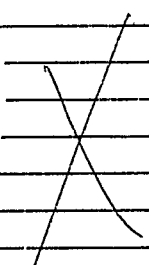
Date Received January 29, 1960

Location 38 Bramhall Street Use of Building Lodging House  
 Owner's name and address Mrs. Emma McKenzie, 38 Bramhall St. Telephone \_\_\_\_\_  
 Tenant's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Complainant's name and address Assessor's Dept. (Holman Wilson) Telephone \_\_\_\_\_

Description: Rear chimney is enlarged near top by corbelling, and several bricks in the corbelled part are so loose as to threaten to fall in such a place as to do damage to persons or property.

NOTES: McD phoned Mrs. McKenzie who promised to have her husband look the chimney over as soon as the storm stops, and phone W McD as to what he intends to do.

6-15-60 Completed. [Signature]



(A) APARTMENT HOUSE ZONE

PERMIT ISSUED  
01172  
AUG 3-1956  
CITY OF PORTLAND



### APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class  
Portland, Maine, August 3, 1956

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 38 Bramhall Street Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_  
 Owner's name and address Gemma A. McKenzie, 38 Bramhall St. Telephone \_\_\_\_\_  
 Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Contractor's name and address Henry Norden, 50 Hamblet Ave. Telephone \_\_\_\_\_  
 Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans yes No. of sheets 1  
 Proposed use of building Apartments No. families 8  
 Last use \_\_\_\_\_ " \_\_\_\_\_ No. families 8  
 Material frame No. stories 3 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
 Other buildings on same lot 300 Fee \$ 2.00  
 Estimated cost \$ 300.

#### General Description of New Work

To partition off closet and bathroom, first floor, in existing room  
Studs 2x4, 16" O.C., plaster on wire mesh both sides

CERTIFICATE OF OCCUPANT  
REQUIREMENT IS WAIVED

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

#### Details of New Work

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

#### If a Garage

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

#### Miscellaneous

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

APPROVED:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Gemma A. McKenzie  
*FOR GEMMA A. MCKENZIE*  
*James W. McKenzie*

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

INSPECTION COPY



# APPLICATION FOR PERMIT

Class of Building or Type of Structure... Third Class

Portland, Maine, Jan. 16, 1956

PERMIT ISSUED  
00049  
JAN 16 1956  
CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~alter~~ alter ~~to be constructed~~ the following building ~~structure~~ ~~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 ..... 38 Bramhall St. .... Within Fire Limits? ... yes ..... Dist. No. ....

Owner's name and address Gemma MacKenzie, 38 Bramhall St. .... Telephone .....

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

Contractor's name and address Henry Norden, 50 Hamblet Ave. .... Telephone .....

Architect ..... Specifications ..... as no ..... No. of sheets .....

Proposed use of building ..... apartment and lodging house ..... No. families .....

Last use ..... " " " " ..... No. families .....

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

Other building on same lot .....

Estimated cost \$ .50 ..... Fee \$ .50 .....

### General Description of New Work

smaller  
To make window in first floor kitchen. New window to be 3' x 5'. Former window was 3' x 6'.

CERTIFICATE OF OCCUPANCY  
REQUIREMENT IS WAIVED

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

### 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:

.....  
.....  
.....

### 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 .....

Gemma A. Mackenzie

Signature of owner by: *James D. McKenzie*

INSPECTION COPY

C16-234-1M-347



NOTES

24-56. Window not started. Door cut in same room. Helder to be installed. Told owner about work rear chimney top  
 2-3-56 Completed

Permit No.	56/49
Location	38
Owner	James M. [unclear]
Date of permit	1/16/56
Notif. closing-in	
Inspn. closing-in	
Final Notif.	
Final Inspn.	
Cert. of Occupancy issued	
Staking Out Notice	
Form Check Notice	

1 - 23

*[The following section contains a large portion of the document that is either blank, mirrored, or extremely faint and illegible. It appears to be a continuation of a form or report, but the text is not readable.]*

WARREN McDONALD  
INSPECTOR OF BUILDINGS  
CITY OF PORTLAND MAINE

38 BRANHALL STREET,  
PORTLAND 4 MAINE,  
MARCH 20, 1950

RECEIVED  
MAR 21 1950  
DEPT. OF BLDG. INSP.  
CITY OF PORTLAND

DEAR SIR,

GINNA H APPROVED IS MRS JAS MCKENZIE,  
AND IN ANSWERING YOUR LETTERS REGARDING 38 AND 66  
BRANHALL ST, IT IS NOTED THESE PROPERTIES MUST  
MEET THE BUILDING CODE BY MAY 1<sup>ST</sup>. WE WILL DO  
OUR VERY BEST TO COMPLY WITH THE RULES.

REGARDING 59 BRANHALL ST WHICH  
IS OWNED BY MRS MCKENZIE AND MYSELF, IT IS OUR INTENTION  
TO CONTINUE THIS AS A LODGING HOUSE AND TO MEET  
THE REQUIREMENTS OF THE CODE. I WISH TO BRING OUT  
HERE, THAT 59 BRANHALL ST HAS BEEN A LODGING HOUSE  
FOR AT LEAST 35 YEARS POSSIBLY 40.

THANKING YOU FOR YOUR PATIENCE  
IN WAITING SO LONG FOR MRS MCKENZIE TO COMPLY WITH  
THE CODE.

RESPECTFULLY YOURS.

JAMES D MCKENZIE

James D McKenzie

TR 2.1581

Just what we  
want to do  
59 Branhall St  
out along  
place  
WMP  
3/21/50



APARTMENT HOUSE ZONING  
APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class  
Portland, Maine, October 10, 1950

PERMIT ISSUED  
02020  
OCT 20 1950  
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 36 Bramhall Street Within Fire Limits? yes Dist. No. \_\_\_\_\_  
Owner's name and address Mrs. Geman A. McKenzie, 36 Bramhall Street Telephone \_\_\_\_\_  
Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
Contractor's name and address Megquier & Jones Co., 33 Pearl Street Telephone 5-6471  
Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans yes No. of sheets 1  
Proposed use of building Apartment house No. families \_\_\_\_\_  
Last use Lodging house No. families \_\_\_\_\_  
Material wood No. stories 3 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
Other buildings on same lot \_\_\_\_\_  
Estimated cost, \$ 600 Fee \$ 4.00

General Description of New Work

To construct metal fire escape on rear of building third floor to ground as per plan.

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. 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:  
Walt letter by ags

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. Geman A. McKenzie

Signature of owner by: G. J. Wagner

SECTION COPY

AP 23 Bramhall Street

November 22, 1950

Mr. James D. McKenzie  
38 Bramhall Street  
Portland, Maine

Copy to, Mrs. Emma A. McKenzie  
38 Bramhall Street

Dear Mr. McKenzie:

We are unable to issue the amendment to Permit 10/1710 covering excavation and construction of foundation only for a proposed two story addition on the rear of the building at Bramhall Street, corner of Brackett Street, because the addition would be closer to the rear lot line and the line of Brackett Street than is permissible under Sections 8 A & 8B of the Zoning Ordinance in the Apartment House Zone where the property is located. You also neglected to state in the application for amendment the use of the proposed addition and whether or not any of the existing walls between the present building and the addition are to be removed, information which is needed to check against Building Code requirements.

We would also like information as regards your plans for providing the enclosure of the cellar stairs and of the heating equipment in the cellar as well as other details mentioned in our letter of September 18, 1950 when permit was issued.

Very truly yours,

Harvey McDonald  
Inspector of Buildings

433/2

APPLICATION FOR AMENDMENT TO PERMIT



Amendment No. 2

Portland, Maine, November 17, 1950

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for an amendment to Permit No. 50/1710 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location 8 Bramhall Street Within Fire Limits? YES Dist. No. 3  
Owner's name and address Germa A. McKenzie, 36 Bramhall Street Telephone \_\_\_\_\_  
Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
Contractor's name and address Owner Telephone \_\_\_\_\_  
Architect \_\_\_\_\_ Plans filed YES No. of sheets 1  
Proposed use of building Lodging house No. families \_\_\_\_\_  
Increased cost of work \_\_\_\_\_ Additional fee 25

Description of Proposed Work

To excavate and construct foundation only for proposed 2-story wooden frame addition.

*Not done*

Details of New Work

Is any plumbing work involved in this work? \_\_\_\_\_ Is any electrical work involved in this work? \_\_\_\_\_  
Height average grade to top of plate \_\_\_\_\_ Height average grade to highest point of roof \_\_\_\_\_  
Size, front \_\_\_\_\_ depth \_\_\_\_\_ at least 4 No. stories \_\_\_\_\_ solid or filled land? \_\_\_\_\_ earth or rock? \_\_\_\_\_  
Material of foundation concrete Thickness, top 10" bottom 12" cellar \_\_\_\_\_  
Material of underpinning " \_\_\_\_\_ to sill \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_  
Kind of roof \_\_\_\_\_ Rise per foot \_\_\_\_\_ Roof covering \_\_\_\_\_  
No. of chimneys \_\_\_\_\_ Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_  
Framing lumber - Kind \_\_\_\_\_ Dressed or full size? \_\_\_\_\_  
Corner posts \_\_\_\_\_ Sills 4x6 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 \_\_\_\_\_  
Germa A. McKenzie

Approved: \_\_\_\_\_

Signature of Owner by: Germa A. McKenzie

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

INSPECTION COPY

36 Bramhall Street-I

October 19, 1950

Mcguier & Jones Company  
33 Pearl Street  
Portland, Maine

Copy to: Mrs. Gemma A. McKenzie  
36 Bramhall Street

Gentlemen:

The permit for erection of a metal fire escape on the rear of the building at 36 Bramhall Street extending from the third floor to the ground is issued herewith subject to the following:

1. The upper landing of fire escape is required to extend at least 9" beyond each side of the window or door giving access to it and to be not more than 18" below the sill of that door or window.

2. No drop ladder is shown at the bottom of the fire escape but presumably one is intended.

3. We note that cantilevered construction is planned for support of the lower landing. This will call for particular care in erection of the fire escape to make sure that the supporting cantilevered beams are properly fastened to the building. We would suggest that the clip angle support for this beam nearest the cantilevered end be placed beneath the beam instead of on top as shown. Bolts having a diameter of at least 3/4" extending through the walls of the building are required for fastening these beams to the building. Notice for inspection of these bolts and the manner in which they are attached to the walls is required before they are covered up inside the building.

Very truly yours,

Warren McDonald  
Inspector of Buildings

AJS/S

Dear Mrs. McKenzie:

This permit for erection of fire escape is being issued at your risk as to its being possible to construct the dormer and passageway in third story giving access to it in accordance with

Building Code requirements.  
P.S. On closer examination we find a drop ladder shown faintly on the plan but apparently shown in connection with a former arrangement. We have had difficulty with through bolts for fire escapes in that care has not been used to see that the through bolts get an adequate bearing on the frame of the building. This is important and should be left open so our inspector can see this feature when you give the notice for closing-in inspection.



APARTMENT HOUSE ZONE  
APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class  
Portland, Maine, May 25, 1950

PERMIT NO. 01710  
SEP 19 1950  
CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 38 Bramhall Street Within Fire Limits? yes Dist. No. 3  
Owner's name and address Gemma A. McKenzie, 38 Bramhall St. Telephone \_\_\_\_\_  
Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
Contractor's name and address G. L. Nichols, W. Scarborough Telephone \_\_\_\_\_  
Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans yes No. of sheets 5  
Proposed use of building Apartment ~~lodging house~~ No. families \_\_\_\_\_  
Last use lawful ~~lodging house~~ No. families 2  
Material \_\_\_\_\_ No. stories \_\_\_\_\_ Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
Other buildings on same lot \_\_\_\_\_  
Estimated cost \$1,000.

INSPECTION NOT COMPLETED  
General Description of New Work 1/16/57 Fee \$ 252.00

~~To increase number of apartments in existing lodging house and make alterations and improvements as shown on plans and required by Building Code.~~  
To increase number of apartments in existing lodging house and make alterations and improvements as shown on plans and required by Building Code.

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. PERMIT TO BE ISSUED TO Gemma A. McKenzie

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  
Gemma A. McKenzie

INSPECTION COPY

Signature of owner by:

James D. McKenzie

11/2/50

NOTES

NOTIFICATION FOR PERMIT

Mr. Mackenzie says work started at 1st floor. Measure to go down from substructure did for fire escape 3rd floor to basement 11-9-50. We found door at 4th floor. Check for gap between floor and garage. Garage end has raised sill and double door, one is solid as working door and has closer, other is pair with rubber but it is not self-closing. Door frame is covered but all casing is clipped joints and applied seal bands. Protection does not extend beyond passageway on either side as mentioned in list. Grant from letter Sept 18<sup>th</sup> 11-19-50. B.T. to close doors, submit to Bureau for approval. When all work is done and approved by Dept. of Health 11/2/50. Inspection found additional fire door 11/17/50 but not issued - see letter attached to record - W.W.

Permit No. 5011710  
 319 Broadway St.  
 Owner: Benjamin A. McQuay  
 Date of permit: 9/19/50  
 Notif. closing-in: 11/16/50 6:45 AM  
 Inspn. closing-in: 11-17-50: 6:15 AM  
 Final Notif.  
 Final Inspn.  
 Cert. of Occupancy issued

9-7

INSPECTION NOT COMPLETED



AP 38 Bramhall Street-1

September 18, 1950

Mrs. Emma McKenzie  
38 Bramhall Street  
Mr. G. L. Nichols  
West Scarborough, Maine

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

Dear Madam & Sir:

Mr. McKenzie and I went over the situation at 38 Bramhall Street thoroughly on August 22. It was made very clear to him that the question whether the Fire Department has jurisdiction under the safety ordinance or whether this department has jurisdiction over the building, which would mean the more extensive improvements required by the Building Code, hinges on whether or not the number of apartments in the building has been increased or the hazard has been increased since July 18, 1941. It has always been recognized that the building has been used for some type of lodging or apartment house for many years prior to 1941, so that question is not at issue.

Mr. McKenzie went from the office with the stated intention of seeing if Mrs. McKenzie could make a sworn affidavit to the fact that there had been no increase in number of apartments in the building since July 18, 1941. A week or so after his talk with me, however, I received Mrs. McKenzie affidavit which, as far as the real issue is concerned, only establishes that she has owned the building for over twenty years and that it has been used as a lodging and apartment house from the day she purchased the building. Since the affidavit merely establishes facts that we were already agreed upon, I have come to the conclusion that Mrs. McKenzie is unable to certify to the fact that the number of apartments has not been increased since July 18, 1941. At any rate I believe there is enough trustworthy information in the files of the Area Rental Office to establish beyond any doubt that the number of apartments in the building has been increased since 1941.

On this basis and because I am unwilling to be a party in any way whatever to the situation whereby this building with its several tenants is continuing on and on without safe means of egress and without the other protective features required by law, the building permit is issued to Mrs. McKenzie, based on the information on three sheets of plans filed with the application for the permit by Mr. G. L. Nichols, who Mr. McKenzie talked of as the contractor,—two sheets having been received here on July 11, 1950 and having been the basis of my letter to both of you on August 2, 1950 and the third sheet having been received here August 22 to supplement the other two and serve as answer to most of the questions raised in my letter of August 2; and the permit is issued further subject to the following conditions: (The numbers of the following paragraphs correspond with the numbers of the paragraphs in my letter of August 2, and in any case where there is no question about a numbered paragraph, that number has been omitted.)

1. It appears that the standard automatic fire detection and alarm system has already been installed in the building.

11-9-50.  
Not Done

2. Electric lights will be installed in all public and stair halls, including the passageway to the outside stairway on third floor, on the owner's meter and will be equipped with an automatic time switch as per Section 203.3 of the Code.

11-9-50.  
Handrail  
New rear stair

3. The latest plan indicates that the maximum stair riser in both existing and proposed stairs is  $8\frac{1}{2}$ " and the least width of tread is 9"; and that a handrail will be installed on at least one side of all stairs, full length, where not already existing, and where winding treads occur, a handrail will be provided full length of the stairs on the side where the winding treads are the widest.

W.A. McKenzie

Nichols

September 13, 1950

2

4. The new plan says that the dead bolt will be removed from both the front entrance door and the vestibule doors just inside of it, thus making the locksets of the required type as explained in former letter.

5. The new plan says that a metal covered fire door with threshold raised 6" above the level of the garage floor already exists between the garage and the passageway to the house. This will have to be examined to see if it is up to standard and is made self-closing.

If not already so provided, the partition separating the attached garage from the passageway between garage and house and to a liberal distance beyond either side of the doorway between passageway and garage and from the floor of the garage to the roof boards will be covered on both sides with plaster on metal lath or perforated gypsum lath.

6. The new plan says that all new surfaces of hallway partitions on both sides, the soffits (underside) of stairs and ceiling over halls and stairs, including both sides of new partition forming new passageway on third floor, the ceiling over this passageway and the ceiling under ramp on third floor where passageway runs over stairwell, will be covered with plaster on non-burnable lath.

7. According to my recollection Mr. McKenzie says that the tenants do not have use of the cellar or rights there. If they do then the provisions of my letter of August 2 are necessary,--cellar stairs to be at least 30" wide (new plan says that these stairs are 30" wide despite the original plan), stairs not more than a maximum steepness of 45 degrees with the horizontal and handrail provided full length on the side where the winding treads are the wider; also if tenants have rights in the cellar an emergency means of egress will have to be provided. In that case owner should be ready to explain about the emergency means of egress from the cellar at the time of the required closing-in inspection.

8. New plan says that both sides of partitions forming cellar stairway enclosure will be covered with plaster on perforated gypsum lath and that a standard fire resistant door with liquid door closer will be set in a metal covered frame in the enclosure at the foot of the cellar stairs, but as far from the bottom riser as the door is wide.

9. The new plan indicates that the original location for the heater room partition works out better than the suggestion in my letter and that the original plan will be followed--partitions enclosing heater room to be covered on both sides and the ceiling of the heater room to be covered with plaster on perforated gypsum lath, the lath on the ceiling to have 2" wide strips of metal lath applied over the joints before the plaster is applied. Also that a Class C (labelled as such by Underwriters Laboratories, Inc.) fire door will be provided in a metal covered frame and equipped with a liquid door closer.

10. Question of number of toilets is unsettled, and the occupancy intended for the building will have to be cleared up definitely before any certificate of occupancy can be issued. The new plan says that Mrs. McKenzie uses the entire first floor for her own apartment, and Mr. McKenzie's letter of August 8 says the same. The original plan, however, shows the front room on the left as one faces the building as a single room apartment with a gas plate in it, and I understood Mr. McKenzie at our conference to say that the gas plate was still there although perhaps not connected at present. If there is to be any other tenant other than the owner in the first story, then additional toilet is required located with reasonable convenience for the persons for whose use it is intended.

11. New plan says that the front entrance door and vestibule door have basal glass panels in them, and that the new door in the new rear hall will be equipped with a glass panel.

11-9-50  
Tenants do  
not use  
cellar

11-9-50  
Not Done

11-9-50  
Not Done

11-9-50  
Front  
room  
is set

McKenzie  
10/16/50

September 16, 1950

New plan says that an opaque glass panel 18" x 30" will be provided over the second floor hall to apartment E (as indicated on the plan) and over the second floor hall to apartment F.

New plan says that opaque glass panels, 18" x 30" will be provided on third floor over doors leading from public hall to the kitchen of apartment A and leading to the kitchen of Apartment B.

New plan says that there is an existing door in exterior wall of kitchen of apartment C, second floor, having 14 square feet of sash in the door which is sufficient.

New plan says there is an existing skylight in kitchen of apartment B, third floor, of 8 square feet and that a liberal glass panel will be provided in the door to the public hall. New plan also says that a small sash will be installed in one "cheek" of each of the corners in the chambers in apartments B and A on third floor to make up for the deficiency in outside window area. Such small new windows as these would be are not normally acceptable under the Building Code. If at all possible existing window opening will have to be framed out to make the window in each corner large enough to care for the floor area as required. Contractor or owner should advise of the feasibility of this before time of closing-in inspection.

13/ New plan shows additional details of ramp on third floor and passageway to outside stairway and the new outside stairway to serve as fire escape; also the new outside platform and steps outside rear doorway first floor. As far as I can tell from the plans these details will work out, but if unusual details develop as this work progresses, it is important that the contractor take it up with this office before going forward so that all may be in order and no expensive changes required after the work is partly done.

This matter has been laying without action for many months, and the use of the building still continues in violation of the Building Code and more important without the safety and protective features to which the occupants of the building are entitled. We shall expect the work to go forward with all possible dispatch. It is important that the contractor bear in mind the requirement of notice for inspection before closing-in. When all features controlled by the Building Code have been completed, notice to this office is necessary and required for final inspection. In view of the question as to how many apartments and what arrangement there would be, our inspector will find out at that time just what arrangement of apartments and lodging rooms is intended. The certificate of occupancy will be issued on that basis, and the use of the building for multiple apartments will not be lawful until that certificate has been issued.

Mr. McKenzie indicated to me that the owner has no copy of the plans which have been filed here. Certainly Mrs. McKenzie should have a copy and should understand what these plans are binding her to because we are considering the contractor as her agent, and by accepting the permit on the basis of these plans and of this letter, she binds herself to the provisions in the plans.

Very truly yours,

Warren McDonald  
Inspector of Buildings

WMB/G

P. S. On May 25 Mr. McKenzie filed application for a separate permit to cover construction of first story platform and steps and other minor alterations giving the estimated cost of the work as one thousand dollars and paying a fee of four dollars. On the same day he applied for a separate permit to change the use of the building to a lodging house and paid a fee of fifty cents with that application. It seems certain that the extensive work called for by the Building Code and authorized by the permit now issued will cost much more than one thousand dollars. We are not supposed to issue

Mrs. McKenzie  
Michigan

September 18, 1950

Permit until the total estimated cost is furnished, but in this case it seems im-  
perative to get the work started, and so the permit is issued without this question  
being settled. It is important that Mrs. McKenzie get a true estimate of the total  
cost of all of this work and supply it to this office without delay at the same time  
paying whatever additional fee for the permit is required by law.

APPLICATION FOR AMENDMENT TO PERMIT



Amendment No. # 1

Portland, Maine, November 8, 1950

PERMIT ISSUED

NOV 9 1950

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The under-signed hereby applies for an amendment to Permit No. 50/1710 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location 58 Bramhall Street Within Fire Limits? yes Dist. No. 3  
 Owner's name and address Gemma A. McKenzie, 38 Bramhall St. Telephone \_\_\_\_\_  
 Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Contractor's name and address owner Paul Campbell 16 2/3 1/2 S.P. Telephone \_\_\_\_\_  
 Architect \_\_\_\_\_ Plans filed yes No. of sheets 1  
 Proposed use of building Lodging House No. families \_\_\_\_\_  
 Increased cost of work 300. Additional fee 1.00

Description of Proposed Work

- To construct 5' dormer window on west side of building.
- To remove existing skylight.
- To construct 5' dormer window on rear of building.

Details of New Work

Is any plumbing work involved in this work? \_\_\_\_\_ Is any electrical work involved in this work? \_\_\_\_\_  
 Height average grade to top of plate \_\_\_\_\_ Height average grade to highest point of roof \_\_\_\_\_  
 Size, front \_\_\_\_\_ depth \_\_\_\_\_ No. stories \_\_\_\_\_ solid or filled land? \_\_\_\_\_ earth or rock? \_\_\_\_\_  
 Material of foundation \_\_\_\_\_ Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_ cellar \_\_\_\_\_  
 Material of underpinning \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_  
 Kind of roof pitch-gable Rise per foot \_\_\_\_\_ Roof covering slate \_\_\_\_\_  
 No. of chimneys \_\_\_\_\_ Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_  
 Framing lumber—Kind hemlock Dressed or full size? dressed  
 Corner posts 2-2x4 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 ratters: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof 4x4  
 On centers: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof 20"  
 Maximum span: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof 216"

Approved: \_\_\_\_\_

Gemma McKenzie

Signature of Owner

By: James D. McKenzie

Approved: \_\_\_\_\_

Inspector of Buildings

INSPECTION COPY

HP 38 Bramhall Street-I

November 9, 1950

Mrs. Conna A. McKenzie  
38 Bramhall Street  
Portland, Maine

CC: Mr. Paul Campbell  
16 Kay Street  
South Portland, Maine

Dear Mrs. McKenzie:

Amendment #1 to permit 50/1710 covering additional work in connection with alterations to your building at 38 Bramhall Street is issued herewith subject to the following:

1. Although both are not mentioned in the application, it is evident from the plans that the amendment is intended to cover the construction of two dormer windows, one on the westerly side in the kitchen of one of the apartments and the other on the rear at the end of a corridor being constructed for exit purposes. Accordingly the construction of the additional dormer has been included in the application for amendment.

2. Both sides of the partitions forming the new hallway leading to the new fire escape are required to be covered with plaster on incombustible lath.

3. Minimum allowable width of treads for the steps leading up to the landing of the new fire escape is 9" instead of the 7" indicated on plan.

Very truly yours,

Warren McDonald  
Inspector of Buildings

AJS/G

*File  
copy  
38 Bramhall*

AFFIDAVIT

I, GEMMA APPLEBEE MCKENZIE of Portland in the County of Cumberland and State of Maine, on oath depose and say that:

1. I reside at 38 Bramhall Street in Portland in the County of Cumberland and State of Maine.
2. I am the owner of the building at 38 Bramhall Street and have been the owner of this building for over twenty years.
3. The building has been used as a lodging and apartment house from the day I purchased the building.
4. In the past twenty years there has not been any structural change in that building except a skylight which was put into the roof under a permit issued from the Office of the Building Inspector for the City of Portland and except for a door leading from the house to the garage which was made fireproof, also under a permit issued from the office of the Building Inspector.
5. I was formerly Gemma Applebee and it was under that name that I purchased the property in question.

Dated at Portland, Maine, this 30th day of August, 1950.

*Gemma Applebee McKenzie*

State of Maine

Cumberland, ss.

Portland, August 30, 1950

Personally appeared the above named Gemma Applebee McKenzie and made oath that the foregoing statements by her made and signed are true.

Before me,

*Louis Brunton*  
Notary Public

*Rec'd  
alt  
8/31/50  
LWR.*

38 Bramhall Street

August 29, 1950

Louis Bernstein, Esq.  
219 Exchange Street  
Portland, Maine

Dear Louis:

In reply to your letter about 38 Bramhall Street, owned by Mrs. Gemma Applebee McKensia, the building is now being used as an apartment house without safe exits. The question is as to whether the building comes under the jurisdiction of the Safety Ordinance, administered by the Fire Department or under the Building Code administered by this department. Mr. McKenzie has talked with me and they evidently hope to establish by an affidavit as to the use of the building in the early part of 1941, that the jurisdiction of the building is in the Fire Department under the Safety Ordinance which would allow them considerable saving. The Safety Ordinance, administered by the Fire Department applies to lodging and apartment houses whenever they were established, but the Building Code requirements apply when changes are made.

All are agreed that the building was used within the class of use known as hotels, tenement and lodging houses in the early part of 1941. On July 18, 1941 the present Building Code became effective, providing that whenever any change, whether involving a physical change or not, is to be made in a building, or part thereof within a single class of use, in such a way as to increase the capacity of the building or structure as to number of families or as to increase hazard, the building, structure or part thereof involved shall be made to comply with the requirements of such class of use for the total number of families to be accommodated and for the conditions of increased hazard which would exist after the change.

From my discussion with Mr. McKenzie I take it that the owner wishes to establish by affidavit that no such change within the class of use of hotels, tenement and lodging houses has taken place since July 18, 1941, thus putting the building beyond the scope of the Building Code as regards requirements for additional means of egress and safety and fire prevention features otherwise required by the Code. In consideration of this question it is to be borne in mind that a family is defined by the Building Code as one or more individuals occupying as a habitation a room or suite of rooms, separate from other rooms or suites of rooms, where cooking facilities are provided. It has also been generally established that the more cooking establishments there were in a building the more the hazard. All of the record that we have been able to find indicates that a substantial change has been made. The Rent Control Office reports that the building was first registered with them in October, 1942 as 14 single rooms. On December 17, 1943 the Rent Control Office reports that a change was made in the registration in that seven of the 14 rooms were provided with cooking facilities, and in 1948 minor changes were made by combining rooms to make 2-room apartments.

The plan of the building filed here on July 11, 1950 shows one 4-room apartment and one 1-room apartment in the first story, two 2-room apartments and two 1-room apartments in the second story and two 2-room apartments on the third floor--a total of eight apartments.

I have told Mr. McKenzie that while we are perfectly willing for the Fire Department to take over jurisdiction of the building under the Safety Ordinance if the facts bear out that disposition of it, we shall need detailed proof in an affidavit that the building was actually being used in 1941 before July 18 for the same number of apartments on each floor as is the case now in the building or as the owner proposes

METAL COVERED UP



Louis Weinstein, Esq. -----2

August 27, 1938

to have it. This matter has been under discussion since March 15, and people have been living on the third floor without safe means of egress. The question of jurisdiction of this department was not raised until about a week ago during my conversation with Mr. McKenzie. He is not to be blamed for shifting his position to the one most favorable for the owner, but it is about time that we came to a conclusion so that the people in the building could enjoy the safety to which they are entitled. I told Mr. McKenzie that it is of little moment whether or not a hot plate or cooking facilities in a given room are actually being used, but if any such facilities were ready for use we should have to call that room an apartment or accommodations for a family.

My thought of the affidavit is that if Mrs. McKenzie is able to sign it that it will make the matter so clear that later changes may not be made without doubt again arising.

Very truly yours,

Warren McDonald  
Inspector of Buildings

WMD/G

AP 38 Bramhall Street-1

June 26, 1950

Mr. James D. McKenzie  
38 Bramhall Street  
Portland, Maine

Dear Mr. McKenzie:

Since the receipt of your letter of June 14 relating to the use and required improvements of the building owned by Mrs. McKenzie at 38 Bramhall Street, I have contacted the man who made your plans, and find out that probably either you or Mrs. McKenzie made the mistake of not giving to the man who is to make your plans my letter of June 7, for I found out that he did not know the truth about what you required by way of plans. If you have not already given him this letter, I urge that you do so at once so that he may have a full understanding of the situation and may complete the plans quickly so that we may not be compelled to take action in court against Mrs. McKenzie. If it becomes necessary to institute any proceedings in court, I would of course prefer to have them against you. Unfortunately, however, any such proceedings would have to be taken against the party who actually has title to the building. I shall be indeed sorry to have to subject Mrs. McKenzie to the inconvenience and embarrassment of such proceedings, but there is no alternative within my duty, if we cannot get the particulars straightened out and the improvements made quickly.

With regard to the last paragraph of your letter concerning the heating plant and its safety, the safety of the heating device itself has no bearing upon the Building Code requirement for enclosing the heater, smoke-pipe and fuel storage spaces in a fire resistive room as explained in my first letter. The only way this requirement may be avoided is to eliminate the one lodging room which makes this requirement necessary.

Very truly yours,

Warren McDonald  
Inspector of Buildings

McD/G

AP 38 Brasnall Street-A

6/20/50/M

June 7, 1950

Mrs. Gessie A. McKenzie  
38 Brasnall Street  
Portland, Maine

Copy enclosed for maker of plans  
Copy to:  
Mr. G. L. Nichols, 11 Carleton Street

Dear Mrs. McKenzie:

A brief examination of the plans filed with belated application for permit intended to cover improvements of and change of use of the single family dwelling house at 38 Brasnall Street to a building for 5 apartments and three lodging rooms, shows that the plans are deficient in so many particulars, and were quite obviously made without consulting carefully Sections 203 and 212 of the Building Code relating to conversions of dwelling houses to apartment and lodging houses, that the time necessary taken from other work here to make a thorough examination is not warranted.

I also have your note filed with the application which refers to the matter of one of our inspectors calling and examining the building to check against violations of the Building Code so that a certificate of occupancy to operate the property as a rooming house may be issued.

It is evident that you have some misunderstanding of my former letters with regard to the use of this building. We are not disposed to emphasize the matter unduly, but it should be clear that you are using the building in violation of the law now in that it has been changed from a single family dwelling house to an apartment or lodging house without securing the permit required for such a change of use, without making the improvements required by law for the new use and without the certificate of occupancy.

As I tried to explain in my former letter until we can issue that certificate of occupancy (that cannot be done until the improvements have all been made), you, as owner, and the building are in violation of the law, and you of course must bear the responsibility and any unfortunate occurrence take place. You must also bear the responsibility of filing complete information here by way of plans showing what you propose to do to bring the building up to Building Code standards for use to which you are now putting it.

Considerable time has elapsed since I wrote my first letter as to the violation of the Building Code, and I must urge that you proceed with all possible speed to have complete plans made showing the present arrangement of the building, showing clearly what changes you propose and what improvements you intend to make to comply with the Building Code and how you intend to make them, so that we can issue the permit and get the work under way.

While I do not mean to be unduly severe, Mrs. McKenzie, we have a very definite duty here to enforce the law, and, if we cannot get some definite program of procedure that will bring the building to compliance with the Building Code in a short time, it will be my duty to proceed against you as directed by law for violation of it. That I do not wish to do so is course.

Some of the deficiencies apparent at once in the plans are as follows:

Particular use of the various rooms is not shown, as kitchen, living room, bedroom etc., nor is the line of demarkation shown between apartments, and no designation as to which are purely lodging rooms without cooking appliances of any kind in them.

There is no plan of the cellar showing the required fire resistive enclosure of the cellar stairs, the location and arrangement of heater, smokepipe, fuel supply etc. In this connection the information given on the application indicates that you propose one lodging

Mrs. Gemma A. McKensie

June 7, 1950

room more than the equivalent of 6 apartments, and when there are more than 6 apartments in such a building, the heater, smokepipe, fuel supply and hot water heater if any are all required to be enclosed in a fire resistive heater room.

It seems apparent that you plan to construct a new stairway from second to first floor, and the plans leave the impression that there is only one stairway in the building now from second to first and from third to second. I can only discover one stairway now on the plan from third floor to second, and one wonders how you are to comply with the requirements for two means of egress.

I am somewhat puzzled by the method of indicating the areas of windows, and it seems quite evident from the data on the plan that several of the rooms on the third floor at least are deficient in the required amount of outside window area.

The question will also come up as to whether or not there are enough toilet fixtures in the building to satisfy the requirements with relation to the theoretical number of occupants.

I am enclosing a copy of this letter for you to give to the one who made the plans. If we are to use his plans, it seems evident that he should take the plans of the building on the three floors and cellar as it now exists and study the requirements of Section 203 and 212 of the Building Code for himself and then clearly indicate on the plans all of the improvements necessary to meet these requirements.

As to the other application for a permit at the same address to accomplish certain details like demolishing rear platform and constructing platform and steps etc., in view of the fact that the building is being used in violation of the Building Code, and that, as far as can be determined, these alterations applied for in application for separate permit have no particular bearing upon safety of the occupants of the building, I am unable to issue that permit or any permit, until you have produced suitable and adequate plans to show compliance with the Building Code.

If we do not have competent plans filed with your application for the permit by June 20, I shall feel it necessary to proceed against you without further notice.

Very truly yours,

Warren McDonald  
Inspector of Buildings

WMD/G

Your Reply #  
A 388 BRAMHALL  
FUR 8/16/50/WJSD

38 BRAMHALL ST  
PORTLAND ME  
AUGUST 8-1950

WARREN McDONALD,  
INSPECTOR OF BUILDINGS  
CITY OF PORTLAND ME

RECEIVED  
AUG 10 1950  
DEPT. OF BLD'G. INSP.  
CITY OF PORTLAND

DEAR SIR.

YOU HAVE ASKED US TO ANSWER YOURS

IN WRITING.

MR NICHOLS WAS HIRED BY US TO  
DRAW UP BLUE PRINTS OF 38 BRAMHALL ST, AND TO GIVE  
AN ESTIMATE. THE DELAY IN DELIVERING THESE PRINTS  
IS NOT OUR FAULT, AND THE DELAY IN CORRECTING THEM  
HAS US PUZZLED, ALSO WE DO NOT HAVE A COPY OF THEM  
WHICH HINDERS OUR CORRECTING THEM OR HAVING SOMEONE  
ELSE DO SO.

THIS IS THE SET-UP ON ROOMS,  
AND CELLAR. X CELLAR IS USED ONLY BY OWNERS.

FIRST FLOOR IS OCCUPIED BY OWNERS.  
SECOND FLOOR HAS TWO TWO ROOM APARTMENTS  
" " HAS TWO SINGLE ROOMS WITH  
GAS PLATE AND ACCESSORIES FOR PREPARING MEALS  
IN THESE TWO SINGLE ROOMS THE EQUIPMENT WAS  
IN-STALLLED DURING THE HOUSING SHORTAGE, AND ARE  
RARELY USED. WERE LEFT TO COMPLY WITH O.P.A. RENT  
CONTROL REGULATIONS.

THIRD FLOOR HAS TWO, TWO ROOM APARTMENTS,  
METAL COVERED ON OUTSIDE, PARTIAL

2  
CURRENT GAS BILL IS \$5.65 PER MONTH FOR ENTIRE HOUSE,  
OWNER HAS 8 FT SERVAL (GAS) REFRIGERATOR, WHICH,  
SHOWS LITTLE IF ANY USE OF COOKING BY ANY  
TENANTS. AS YOU KNOW RENT CONTROL OFFICE STILL  
OPERATES, IF THIS HAD WENT OUT. THEY <sup>RE WOULD,</sup> HAVE  
BEEN NO COOKING IN HOUSE. EXCEPT OWNER.  
IF, WITH THIS SET UP, THE CODE STILL CALLS  
FOR ENCLOSING BOILER ROOM IN SEPARATE ENCLOSURE,  
AS I HAVE WRITTEN IN TWO PREVIOUS NOTES TO  
YOU. IT WILL BE DONE.

ANSWERING PARAGRAPHS 1 TO 15

- ① ANY ADDITIONAL FIRE ALARM SYSTEM WILL BE  
INSTALLED BY L.W. CHEVELAND CO
- ② AUTOMATIC LIGHTS BY L.W. CHEVELAND CO
- ③ CONTRACTOR
- ④ FRONT DOORS (TWO) HAVE BOLTS REMOVED AND  
CANNOT BE LOCKED INSIDE OR OUT.  
NEW EXIT DOOR WILL MEET THE CODE.
- ⑤ IN 1936/37? A PERMIT WAS ISSUED AND APPROVED  
BY YOU. FIRE DOOR WITH SELF CLOSING CHECK  
WAS INSTALLED BETWEEN GARAGE AND PASSAGEWAY, AND  
THRESHOLD SIX INCHES ABOVE CONCRETE CELLAR FLOOR  
AND CONCRETE FLOOR IN PASSAGEWAY, ROOF OF PASSAGEWAY  
METAL COVERED ON OUTSIDE, PLEASE NOTE THAT ON.

3

MAY 25<sup>TH</sup> WE DID ASK FOR A PERMIT TO HAVE AN EXTRA DOOR FACING TO BRACKETT ST AND BACK PORCH REMOVED THIS WOULD HAVE CLEARED UP ANY POSSIBLE FIRE HAZARD IN THIS PART OF BUILDING

⑥ CONTRACTOR

⑦ CELLAR STEPS ARE OVER 30" WIDE AND 45° AND TENANTS DO NOT AT ANY TIME HAVE ANY REASON TO USE CELLAR. LINENS ARE FURNISHED BY OWNER.

OWNERS FLUSH AND SHOWER ARE IN CELLAR.

⑧  
⑨ CONTRACTOR

⑩ ON ONE OF THE PRINTS SUBMITTED TO YOU ONE ROOM ON FIRST FLOOR SHOWS GAS PLATE AND FACILITIES FOR HOUSEKEEPING, THIS WAS A WAR MEASURE AND HAVE NOT BEEN REMOVED, THIS ROOM IS MORE OR LESS USED BY THE LATE VAUGHAN APPRENTICE'S TWO SONS, MY WIFE'S GRAND-CHILDREN. THE REST OF FIRST FLOOR IS OWNER OCCUPIED

⑪ TWO FRONT DOORS HAVE GOOD SIZE GLASS PANELS AND NEW SIDE EXIT DOOR WILL HAVE SAME.

FOR EXTRA DAYLIGHT IN HALLS OF SECOND FLOOR NOT HAVING A PRINT I CAN ONLY GUESS AS TO E, ~~F~~ ROOMS. C IS A KITCHEN DOOR, THE DOOR FACING BRAMHALL ST IS REGULAR HEIGHT DOOR ALL GLASS WITH TRANSOM

4

WE HAD PLANNED TRANSOMS OVER ALL DOORS  
IF E - P IS NOT SUFFICIENT.

FOR THE THIRD FLOOR TRANSOMS WILL BE THE  
ORDER. EVEN IF ROOMS ARE DEFICIENT.

I CANNOT FIND OUT FROM MR NICHOLS HOW MUCH  
MORE WINDOW SPACE IS REQUIRED FOR FRONT ROOMS.

WE WOULD LIKE TO JOIN THE TWO DORPERS  
TOGETHER THUS GIVING DOUBLE DAYLIGHT  
DUE TO THE GREAT EXPENSE INCURRED THIS  
CANNOT BE DONE TILL 1951. COULD YOU POSSIBLY

PASS THESE TWO FRONT ROOMS IS UNTIL 1951?

(12) CEILING FLOOR WAS BUILT MANY YEARS AGO  
AND AS THE HOUSE APPEAR TO BE BUILT ON HONOR  
FLOOR IS UNDOUBTEDLY SOLID CONCRETE

(13) THE ORIGINAL PRINTS YOU HAVE AND THE PRINTS REAM  
STATE APPARENTLY DO NOT SHOW HEIGHT AND WIDTH AND  
FLOOR SPACE IN ATTIC WHERE THE HIP RAFTER YOU  
MENTION. THE RAMP CAN BE BUILT. AND THE EXIT CAN

(14) BE MADE THROUGH ATTIC AND THE PLATFORM AT TOP  
OF FIRE ESCAPE DOES NOT HAVE TO BE OVER BAY WINDOW

(15) CONTRACTOR.



S  
AS I MENTIONED TO YOU BEFORE MEN  
ARE HARD TO FIND WHO ARE CAPABLE OR HAVE THE  
TIME TO DO THIS WORK, FOR I WANT YOU TO UNDERSTAND  
THAT THE DELAY IN STARTING THIS WORK IS ALMOST  
OUT OF OUR HANDS.

THANKING YOU FOR YOUR PATIENCE, AND  
WE WOULD APPRECIATE THE PERMIT.

VERY TRULY YOURS

Gemma + James McKenzie

GEMMA A + JAMES D MCKENZIE  
38 BRAITHALL ST

PORTLAND 4

TEH 211581

J. DONALD.  
INSPECTOR OF BUILDINGS  
CITY OF PORTLAND MAINE

38 BRAMHALL STREET  
PORTLAND + MAINE  
MAY 25 1950

DEAR SIR:

ATTACHED ARE PLANS OF 38 BRAMHALL STREET  
PORTLAND + MAINE WHICH YOU REQUESTED IN YOUR  
LETTER OF MARCH 15 1950.

AT YOUR CONVENIENCE, ONE OF YOUR ASSISTANTS  
MAY CALL AT ANY HOUR TO CHECK BUILDING AGAINST  
POSSIBLE VIOLATIONS OF BUILDING CODE SO THAT  
I MAY BE ISSUED A CERTIFICATE OF OCCUPANCY TO  
OPERATE THIS PROPERTY AS A ROOMING HOUSE.

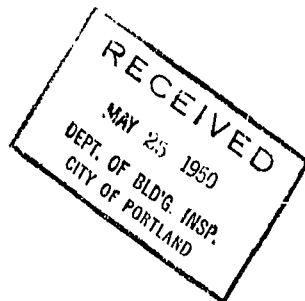
THANKING YOU.

VERY TRULY YOURS

GEMMA A MCKENZIE

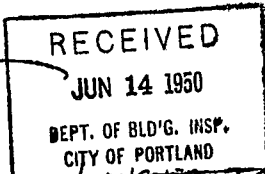
Gemma A McKenzie

TEL 2-1591



WREN McDONALD,  
INSPECTOR OF BUILDINGS,  
CITY OF PORTLAND MAINE

38 BRANHALL ST. PORTLAND MAINE  
JUNE 14 1950



DEAR SIR.

I WROTE YOU ~~IN ANSWER TO~~ YOUR MARCH LETTERS  
SAY GERMA MCKENZIE WOULD COMPLY WITH BUILDING CODE, AND SHE  
STILL INTENDS TO DO SO.

I HAVE FOUND IT ALMOST IMPOSSIBLE TO FIND  
A CONTRACTOR WITH TIME AVAILABLE, AND WITH MEN CAPABLE OF  
DOING THIS WORK. MR NICHOLS CAME AND SURVEYED 38 BRANHALL ST  
FOR WORK TO BE DONE THERE. HIS MAN DREW PLANS WHICH DID NOT  
MEET YOUR REQUIREMENTS. HE IS DUE HERE TODAY AND NEW PLANS  
SHOULD BE IN YOUR OFFICE THIS WEEK.

AS I UNDERSTAND IT THERE ARE TWO ROOMS  
ON THIRD FLOOR WITH INSUFFICIENT WINDOWS, THE ROOFING IS SLATE  
AND SLATE WORKERS ARE HARD TO FIND.

REGARDING BOILER ROOM. BOILER IS A NEW  
GENERAL ELECTRIC UNIT, ASBESTOS COVERED WITH METAL HOUSING, SET ON  
CONCRETE PLATFORM, ON CONCRETE FLOOR, WITH PLASTERED CEILING,  
BOILER HAS AUTOMATIC FUEL CUT OUT IN CASE OF FIRE, TANK  
HAS TWO VENTS TO STREET CELLAR HAS ALL STONE OR BRICK  
WALLS, AND WIRED TO FIRE ALARM SYSTEM, CELLAR STAIRS  
ARE PARTIALLY INSULATED. THERE ARE SOME WOODEN PARTITIONS  
IN CELLAR WHICH COULD BE REMOVED; THERE ARE NO GAS OR ELECTRIC  
HOT WATER HEATERS. AND IN VIEW OF THIS MR NICHOLS WOULD  
BE THE ONLY GAINER IN DOING THIS WORK IN CELLAR. AND  
IN ASKING YOU TO OK CELLAR WITH ~~THE~~ MINOR CHANGES  
THE ASKING REALLY MERITS YOUR CONSIDERATION.

Very Truly Yours

James W McKenzie

38 Bramhall Street  
8/8/50/AMOB

August 2, 1950

Mrs. Germa A. McKenzie  
38 Bramhall Street  
Mr. G. L. Nichols  
21 Carlton Street

Copies to, Mr. Nichols for Mr. Ream  
Oliver T. Sanborn, Chief of  
the Fire Department

Dear Madam & Sir,

Examination of the plans for alterations at 38 Bramhall Street, intended so that the building may be lawfully used for an apartment house, discloses a great many discrepancies and deficiencies as regards to compliance with the Building Code, and these are enumerated below. It is important that the plans be revised where necessary and that a written statement filed from the owner showing corrections to take care of the features named.

It is to be borne in mind that the contractor and the one who makes the plans are taken to be acting as authorized agents of the owner, and when information is given on plans or application by these agents, it has to be assumed that the owner is agreeing to the detailed proposition as indicated. It becomes evident that this situation is not fully understood, because by letter of June 7th explained in some detail the requirement for a fire resistive enclosure around the heater in the cellar on one basis that there would be more than six apartments or equivalent in the building. When the revised plans were filed however, either owner or contractor indicated to this office that one of the lodge rooms could not be used, thus attempting to eliminate the requirement of the enclosed heater room in the cellar. However, the revised plans do show a new enclosure around the heater, although not in complete detail.

To add to the confusion, the revised plans clearly show that each single room has a gas plate in it which must mean that the one or more occupants have the privilege of doing some cooking in the room. This feature establishes under the Building Code that such a room is an apartment, even though a single room and even though only one person occupies it. In this basis we find that there are eight apartments in the building and that you propose eight. Thus the fire resistive enclosure of the heater, fuel oil tank and smokepipe is mandatory.

I must again call the owners' attention to the fact that this building with so many features sub-standard as to safety and means of egress is still being used unlawfully as an apartment house under the Building Code. Obviously all possible haste should be used in bringing the building up to the lawful standards of safety and fire protection, and obviously in the meantime the owner bears a heavy responsibility as to the safety of the occupants of the building aside from that of violation of the Building Code. I feel it my duty to insist that this work of improvement be well under way following the issuance of the building permit before August 16.

The discrepancies follow:

1. With reference to Section 21201.2(e) of the Code, the means of reaching the two inside stairways from the second floor, and the means of reaching the inside stairway and the proposed outside stairway on the part of the tenants on third floor are such that a fire in the building, attaining considerable headway, undiscovered, and involving either inside stairway would make it impossible for the occupants of same or