

Mr. George A. McFenzie
Mr. G. L. Nichols

August 2, 1930

all of the apartments to reach the other stairway or other means of egress. This arrangement will only be acceptable, if the owner installed a standard automatic fire detection and alarm system with the detection part of the system covering the entire cellar, all public stair halls or under stairs and the attached garage with alarm gongs adequate in number, size and location to arouse the persons for whose safety they are intended at all levels. Such an automatic fire detection and alarm system requires a separate permit from this department which must be applied for by and which is issuable only to the actual installer. In view of the fact that the building is already being used as an apartment house with unsafe means of egress, it is important that the contractor to install the automatic fire detection and alarm system be chosen and that his application for the permit to install that system be filed so that the permit for installation of the system may be issued at the same time the permit for alterations is issued.

2. Section 203e3 of the Code requires electric lights in all halls and stairs, including the passageway to the outside stairway on the third floor, adequate in number, size and location to illuminate the way to a place of safety at the ground level, these lights to be on the owner's meter and controlled by an automatic time switch capable of turning the lights on automatically at sunset or before each evening and capable of turning the lights off automatically at sunrise or after each morning.

3. Pitch of existing stairs is required to be no steeper than 45° with the horizontal, and height of risers and width of treads (measured from riser to riser, not from riser to nosing) should be shown on each run on the plans. If not already existing, handrails are required full length of one side of each run of stairs, and where windings occur, as they apparently do in every run of stairs above the cellar, the handrails are required to run the full length of the run on the side of the stairway where the winding treads are widest.

4. The front entrance door, first floor, requires a vestibule latchset, which is the type whereby any person on the inside can quickly open the door at all times, merely by turning the usual knob, without requiring a key or any special knowledge, all other fastenings on the door to be eliminated. The vestibule door in case of this entrance requires similar hardware, if the door is or will be capable of being locked in any way. It is unlikely that these doors are equipped with this type of lockset now, but it may be possible to adjust the present locksets to accomplish the purpose intended by the Building Code by removing the "dead" bolt in the present lockset.

5. Section 212b and 204b require that the wall or partition separating the attached garage from the passageway between garage and house 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 be covered on both sides so as to afford what is termed "one-hour fire resistance". This amount of fire-resistance may be secured by a variety of materials, but probably will mean removal of the wall covering in the passageway to apply the new. Usually such fire-resistance in the past has been secured only by plastering on metal lath or perforated gypsum lath, but a number of new combinations of materials have been tested which make it possible to acquire 1-hour fire-resistance without the use of plaster. If the contractor or Mr. Room will contact this office we shall be glad to notify him of these various combinations, but the combination to be used should be shown on the plans.

The door between the passageway and the garage is required to be a standard fire-resistant door in metal clad frame and the threshold of the door of similar incombustible material of such a character as to prevent a accident by slipping all as described in Section 109c4 of the Code. The door is to be made self-closing by means of some approved device calculated to keep the door closed at all times when persons are not passing through the doorway.

Handwritten note in a circle: "See plans for details"

Case of ...
...

August 2, 1950

The ... of this ... is ... as ... of ... level of the ...
... and the ... of the ... and the top of the ...
... of the ...

The ... of this ... is ... as ... of ... level of the ...
... and the ... of the ... and the top of the ...
... of the ...

The ... of this ... is ... as ... of ... level of the ...
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The ... of this ... is ... as ... of ... level of the ...
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The ... of this ... is ... as ... of ... level of the ...
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The ... of this ... is ... as ... of ... level of the ...
... and the ... of the ... and the top of the ...
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Emma A. McKensie

O. L. Nichols

August 2, 1950

by the tenants for whom intended, additional toilet facilities will be required. It will not be sufficient for the first floor tenants to rely upon the second floor bathroom.

11. The following deficiencies appear as regards light and air in rooms and hallways:

Unless there are lead-lined glass panels in front entrance door and vestibule door near it, they are required, and a similar glass panel is required in the new exterior door from rear entry.

No provision for daylight and air in second floor hall and no provision for daylight in third floor hall. As to second floor hall the door at the foot of rear stairs leading to new entry must be removed anyway and it will be satisfactory to rely upon opening in the new exterior door first story and the door from rear stairhall to main hall at second story level to get fresh air in second story hall. Perhaps sufficient daylight may be afforded indirectly for second story hall by introducing an opaque glass panel of considerable size over the door from hall to entrance and living room of apartment 2, and perhaps another will be necessary in the partition between the hall and apartment 7. Providing daylight with any adequacy for the third floor hall will be difficult. It may be there is already a skylight over the hall, not shown on the plan, but otherwise some reliance will have to be made for indirect daylight through the other rooms. This will be difficult because several of these rooms are deficient in daylight already.

Not clear whether a window or door in kitchen of apartment 6 second floor. Floor area of cupboard as well as the window area must be window equivalent and an exterior window provision equalling at least one-twelfth of the total floor area, but this window may be assumed overall of front. If this is a door shown on the plan, it will either have to be with a glass-vent sash with overall dimensions of opening showing an area equal to one-twelfth of the floor area, or the net glass area in the door will have to equal one-twelfth of the floor area, as clearly on the plan.

On third floor the kitchen at the left as the plan shows the kitchen, both front rooms a pair to be short of the one-twelfth floor area required for exterior windows. Perhaps there is glass in the kitchen door or glass can be put in there to make up the small deficiency of the skylight. In the front rooms there is indication of putting in new sash to conserve as large as can be framed. These rooms appear to require about 12 square feet each of outside window opening and whether or not that can be provided and how much should be determined and put on the plan.

12. Presumably the ceiling floor is of solid concrete, if not, it might be made so. Presumably the kind of test is steam or hot water, with air not being permitted in such a case.

13. While the cross-section on second story of plans shows at least 6 1/2" of head room over new passageway to outside stairway, it is not clear that the ceiling to afford such head room can be constructed without putting in a false ceiling, which, of course, would not be permitted. The contractor or architect who says that this can be done and provide the required head room on the ceiling, that part of the work as it would be a violation to go that detail anyway and find out that the code could not be complied with.

Genza A. McFennis
G. L. Nichols

5

August 2, 1950

The arrangement shown of the ramp over the existing stairway, opening through existing partition and a couple of steps down to the level of floor in the passageway under dormer is all very questionable. The arrangement should be made much clearer on the plans so that there will be no doubt but what it will work out.

14. It is doubtful if the upper platform of the outside stairway and the top of the upper run of stairs can be supported upon the projecting bay window satisfactorily, as seems to be indicated. The railing of the landing must clear the jamb of the window in dormer by at least 9". If the landing is to be supported as shown on the surface of the roof of the bay window, it must be established that the bay window is able to stand it and that all may be made tight permanently where the posts are supported on the roof. Only one post appears to be shown from the landing to the roof. Show in detail also how the 4x6 beams of the platform are to be supported upon the frame of the house without cutting the cornice in a way which can hardly be made tight, the cross-section showing the 4x6s butting the double roof, etc.

15. We have a former plan by Mr. Lane of the new outside platform and steps outside of new entry at first story which probably has been discarded for the new detail shown on the second sheet of plans later received here. Where this later detail says that 4x6 wooden posts are to be supported upon cement footings, these so-called footings will have to be piers, of course, of the usual required minimum size, extending 4' below the grade of the ground and 6' above with the posts anchored to piers. Handrails required full length of one side of steps on each side of platform and on platform of course. Note these details on plans.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMAF/h

(A) APARTMENT HOUSE ZONE



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, May 25, 1950

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE Special plans 7/11/50

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 2-1581
Lessee's name and address _____ Telephone _____
Contractor's name and address G. L. Nichols, 211 Carleton St. Telephone _____
Architect _____ Specifications _____ Plans yes No. of sheets 1
Proposed use of building Living House No. families _____
Last use _____ No. families _____
Material frame _____ No. stories 2 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ 1000.00 Fee \$ 2.00

General Description of New Work

To demolish existing platform on rear of building at floor level; close up rear door.
To construct platform and steps and cut in new rear door as per plan.
To construct inside stair landing at foot of existing stairs and change window to door, as per plan, on side of building toward western promenade; construct outside platform and steps as per plan.

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:

Gemma A. McKenzie
By James D. McKenzie

PH

38 BRATHALL STREET.
PORTLAND & MAINE

MAY 25. 1950

WARREN McDONALD
BUILDING INSPECTOR
CITY OF PORTLAND MAINE

DEAR SIR.

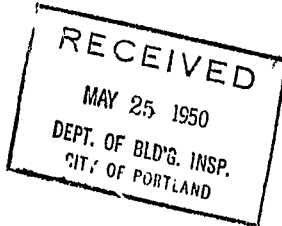
ATTACHED IS SKETCH OF PROPOSED WORK WHICH I WISH TO HAVE DONE IMMEDIATELY. THIS IS FOR MY OWN CONVENIENCE. VIZ CHANGING OF REAR EXIT REMOVAL OF BACK PORCH AND ENTRANCE MADE TO CELLAR AND GARAGE FROM BRACKETT STREET. I WOULD APPRECIATE IT IF YOU WOULD GRANT THIS PERMIT SO THAT MY BUILDER CAN USE THIS OPENING FOR FURTHER WORK TO BE DONE AT THIS ADDRESS.

VERY TRULY YOURS.

GEMMA A MCKENZIE.

Gemma A McKenzie
TEL 2-1581.

CONTRACTOR TO DO WORK
G.H. NICHOLS. RES ~~FALMOUTH~~
11 CARLTON ST PORTLAND ME. TEL SCARBORO 4461.
TEL PORTLAND 4-3263



WREN McDONALD
INSPECTOR OF BUILDINGS
CITY OF PORTLAND MAINE

38 BRADHALL STREET,
PORTLAND 4 MAINE
MAY 25, 1950

DEAR SIR.,

IN ANSWER TO YOURS OF MARCH 15
I WISH YOU WOULD GRANT ME A PERMIT TO DO
PROPOSED WORK AS LINED OUT IN ATTACHED SKETCH.
I WOULD USE SAME CONTRACTOR WHO WILL DO
REAR OF BUILDING JOB.

I WOULD APPRECIATE IT IF YOU
COULD GRANT THIS PERMIT AT SAME TIME.

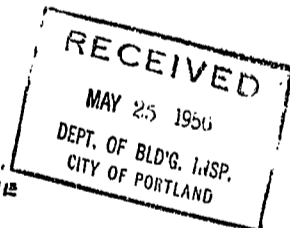
ALSO IF IT IS POSSIBLE I WOULD
LIKE TO LEAVE UNCHANGED STEPS AT FOOT OF
STAIRWAY LEADING TO KITCHEN.

VERY TRULY YOURS.

GEMITA A MCKENZIE

Gemma A McKenzie

TEL 2-1581



(1) APARTMENT HOUSE ZONE

PERMIT ISSUED

00299

MAR 15 1950

PORTLAND



APPLICATION FOR PERMIT

Class of Building or Type of Structure Installation

Portland, Maine, March 2, 1950

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~construct~~ install the following ~~building~~ 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. _____
 Owner's name and address James D. McKenzie, 38 Bramhall Street Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address L. W. Cleveland Co., 441 Congress Street Telephone 2-5481
 Architect _____ Specifications _____ Plans no No. of sheets _____
 Proposed use of building Lodging House No. families _____
 Last use _____ " " _____ No. families _____
 Material wood No. stories 2 1/2 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____ Fee \$ 1.00
 Estimated cost \$ _____

General Description of New Work

To install automatic fire alarm using Protectowire lines of fire-detecting wire (made by the Protectowire Co.) not more than 15' apart nor more than 7' 6" from any wall or partition extending to ceiling, to cover entire basement or cellar and sub-cellar, if any all public and stair halls, all closets off halls or under stairs, all hazardous rooms and attached garage, gongs of such tone, strength of signal, number and location as to arouse all persons for whose protection intended--operate system for at least one year, installed in substantial cabinet of no less than 1 1/2 gauge steel or well-seasoned wood at least 3/4" thick with hinged door and catch and located not less than 6" nor more than 6' above floor in dry, clean place where temperature will not go below 40 degrees F. nor above 100 degrees--test button rigidly fastened in place, conveniently located to permit and capable of testing entire system frequently. Alarm silencing switch, if provided, will be so arranged that alarm is not sounding. Installer will fasten to control box full instructions as to operation and testing of system and where and how to secure servicing if system gets out of order. Two 6" gongs (Protectowire) to be installed--one in first floor hall and one in third story hall.

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 L. W. Cleveland Co.**
 Permit Issued with Memo 38/50
39/50

Details of New Work

Permit issued with Letter

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

If a Garage

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

Miscellaneous

Will work require disturbing of any area 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
 Permit Issued with Letter
 James McKenzie
 L. W. Cleveland Co. Permit Issued with Memo

APPROVED:
OK 3-4-50 Pmt
Oliver T. Lebowitz
 CITY OF PORTLAND

Signature of owner by: E. Emerson Emmons

SECTION COPY

AP 38 Bramhall Street-I
AP 59 Bramhall Street-I
AR 66 Bramhall Street-I

March 15, 1950

L. W. Cleveland Company
441 Congress Street
Mr. James McKenzie
38 Bramhall Street

Subject: Permits for installation of automatic
fire detection and alarm systems at 38, 59
and 66 Bramhall Street

Gentlemen:

Permits to cover installation of automatic fire detection and alarm systems at the three above locations, having been approved by the Chief of the Fire Department, are issued to the installer, herewith, without prejudice to additional improvements of the buildings under the Building Code on account of change of use or expansion of the use of the buildings since 1926 and since 1941, and subject to the following conditions as well as the memorandum with regard to the systems, also enclosed:

The question of number and size and location of alarm gongs in such installations which will be undoubtedly adequate to arouse from sleep the persons for whose protection they are intended, is always a difficult one to settle, and hardly possible to settle conclusively before the installation is completed. The application for each of these permits says that two 6" gongs are to be provided at each building—one in first floor hall and one in third floor hall.

Mr. McKenzie has told Inspector Thurlow that he would like to have a gong on each floor level at each building. These gongs are fairly expensive, and we always try to keep the requirements down to the lowest possible cost for the owner consistent with the safety features which a system is intended to accomplish. It appears to our inspector that the gongs as originally planned will probably meet the needs. His final decision must come, however, after the gongs are installed at his final inspection and test.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMcd/G

Enclosure to Cleveland Company: Three permits and copies of applications with memos attached
Enclosure to Mr. McKenzie: Copy of memo attached to permits

MEMORANDUM FROM DEPARTMENT OF BUILDING INSPECTION, PORTLAND, MAINE

38 Branchall Street--Installation of automatic fire alarm system for James D. McKenzie by L. E. Cleveland Company, installers

When such a system has been installed, the owner and lessee of the building are responsible for keeping the system in working order at all times so that the system may always be on guard to warn the occupants of the building in case a fire starts. To discharge this responsibility and to have good assurance that he will not be held either financially or criminally liable in case of injury or loss of life in his building due to fire, it is my belief that the owner and lessee must see to it that the alarm system is tested every twenty-four hours. This may be done by merely pressing very briefly the test button to see if the bells ring loud and clear.

Most of these systems have dry batteries for their power, and the batteries will deteriorate in time so that they will not ring the alarm bells satisfactorily, if at all. If the batteries are used briefly by this test every day, they will last longer than when tested less frequently. ~~Maximum battery life is obtained by testing the system every day.~~

Because this is a safety device whenever it is found that the bells do not ring loud and clear or any other defect appears in the system, the owner or his agent should notify immediately some predetermined party who has agreed in advance to come at once and service the system, whether day or night, Sundays or holidays.

It is recommended that the name of such a party and the address and telephone number be posted permanently on or in the control box of the system.

W McD/G

CC: Mr. James McKenzie
38 Branchall Street

(Signed) WARREN McDONALD

INSPECTOR OF BUILDINGS

CITY OF PORTLAND, MAINE

Department of Building Inspection

(date) March 7, 1950

To: Oliver T. Sanborn
Chief of the Fire Department

Location: 36-40 Bramhall Street

From: Warren McDonald
Insptr. of Bldgs.

Subject: Application for permit for
improvements at above location,
required by order of Chief of Fire
Department dated February 23, 1950

While our two departments have done a good job of coordination under the Safety Ordinance--yours issuing the orders after inspection and ours issuing permits for improvements to be made,--

The confusion on the part of many people, who come in here, as to who has ordered them to do what,

The fact that on some jobs a permit has been issued, and the work done, only to have your inspector find that the situation did not then satisfy your order under the law,

And, the fact that you are permitted under the Building Code to exercise discretion as to details of means of egress in an existing building where there is no substantial increase in number of persons accommodated, while we must proceed under the precise terms of the Code unless deviation in this connection is approved by yourself--

leads me to the belief that each situation ought to be checked before any permits are issued, presumably by the inspector in your department who made the inspection on which the original order was based, to see:

1. If the work contemplated will completely satisfy the order.
2. To see, if possible, whether or not there may be some more economical way of satisfying the order, and, if so, to recommend that way to the owner.

To that end there is attached for your consideration applications for permits at the above location.

Remarks relating to this particular job:

This is application to install automatic fire alarm which is not mentioned in your order, and we have no notice of any intention to provide additional means of egress as required in the order.

The record indicates that this building was unlawfully changed in use from a single family dwelling house to a lodging house around 1932 without a permit and without a certificate of occupancy and without bringing the building up to the standards required at that time by the Building Code. The record indicates that the use of the building has been expanded rapidly--that in 1943 there were 8 apartments and in 1948 9 apartments.

We must investigate this further, but if it turns out to be true that this has been an unlawful conversion, or an unlawful increase in the number of dwelling units, since 1941, quite a number of improvements will be necessary besides improvement of the means of egress. Since this fire alarm would undoubtedly be an improvement, I shall issue the permit for the installation, provided you approve, so that we will not be in the position of delaying or preventing installation of a safety device; but at the same time notify the owner of the other problem.

Warren McDonald
Inspector of Buildings



A) APARTMENT HOUSE ZONE
 CITY OF PORTLAND, MAINE
 DEPARTMENT OF BUILDING INSPECTION
COMPLAINT

COMPLAINT NO. 50-19-I

INSPECTION COPY

Location: 38 Bramhall Street Date Received March 15, 1950

Owner's name and address: Gemma A. & Edna M. Applebee or Surv. Use of Building Tenement Telephone _____

Tenant's name and address: 38 Bramhall Street Telephone _____

Complainant's name and address: W McD Telephone _____

Description: Change of use and increase in number of units since 1941

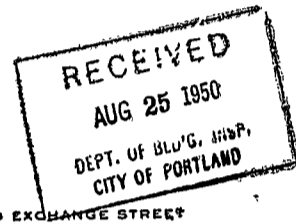
Permit applied for in June & various letters.
Mr. W. H. Hough in 8/2/42
8/2/42 - Letter to Board of Health in MA

BERNSTEIN AND BERNSTEIN

ATTORNEYS AND COUNSELORS AT LAW

ISRAEL BERNSTEIN
LOUIS BERNSTEIN
SUMNER T. BERNSTEIN

August 24, 1950



110 EXCHANGE STREET

PORTLAND 3, MAINE

Mr. Warren McDonald, Building Inspector
City Hall
Portland, Maine

Dear Warren:

Mrs. McKenzie, formerly Gemma Applebee, has owned the property at 38 Bramhall Street for approximately twenty years. She now reports to me that you desire an affidavit. Will you be kind enough to let me know the nature of the affidavit and I shall be glad to prepare it.

Thanks for your kind cooperation.

Very truly yours,

BERNSTEIN AND BERNSTEIN

By *Louis Bernstein*

LB:gh

21 Cromhall St.
McKenzie

8/22/50

Registered with Rent Control
Office in Oct. 1942 for 14 single
rooms.

Dec. 17, 1943 -

7 of 14 rooms provided with
cooking facilities.

1948

No. 14 - made into bathroom.

Combined rooms 4 & 9 and
6 & 7.

SURVEY AND INVESTIGATION OF TENEMENT AND LODGING HOUSES
QUESTIONABLE AS TO LEGAL AND SAFE USE

1. Location 36-40 Bramhall St Date Investigation Commenced 3/6/50
 2. References: Complaints _____ Appl. BP _____ Inq. _____
 3. Present Owner and Address Jamies McKenzie, 38 Bramhall St.
 4. Present Lessee and Address _____
 5. Building Permit Record: 1921 - N.G. 1935 New bathroom;

1946 New boiler & oil burner
1948 - new WC, tub, lav.
1947 - 2 sinks - 1 lav

6. Survey 1924: Owner Ella C. Gardner Assessor's Record
 No. rooms _____; Class of Use Dwelling - 12 rooms No. tenants 1
 7. Assessor's change record since 1924 1936 Gemma A. Applebee;
1947 Gemma A. & Edna M. Applebee or lessor, 54-H-2
 9. City Directory Record 38 Bramhall

Year	Name
1926	Dr. Geo. W. Gardner
1927	"
1928	"
1929	"
1930	"
1931	"
1932	"
1933	Applebee & Dodge
1934	Applebee & Dodge
1935	Applebee & Dodge
1936	Gemma A. Applebee
1937	"
1938	"
1939	Gemma Applebee
1940	"
1941	"
1942	"
1943	"
1944	Ella C. Gardner lived with Harold (Lucille) at 187 Mussey St
1945	Gemma A. & Edna M. Applebee
1946	"
1947	"
1948	"
1949	"
1950	"
1951	"
1952	"

CONCLUSIONS

3/6/50
 Use 'O.K. P.H. but number of lodging rooms has been increased
14 units in 1943 (7 apt)
15 units in July 21, 1948 (9 apt)

Form 3806-9 (Rev. 3-49)

Receipt for Registered Article No. 11982

Postage OK

Fees paid 25 cents. Class postage 1st

Declared value 1.00 Surcharge paid, \$.....

Return Receipt fee 15 Spl. Del'y fee.....

Delivery restricted to addressee:

in person....., or order..... Fee paid.....

Accepting employee will place his initials in space indicating restricted delivery.



07-10-10423-4 GPO

NOTICE TO SENDER—Enter below name and address of addressee as an identification. Preserve and submit this receipt in case of inquiry or application for indemnity.

Mr. & Mrs. Mc Kenzie

(Name of addressee)

(F. O. and State of address)

Form 881
Rev. 1-1-40

RETURN RECEIPT

Received from the Postmaster the Registered or Insured Article, the original number of which appears on the face of this Card.

1 Sp. 27th class D. J. Kenner
(Signature or name of addressee)

2 James D. Kenner
(Signature of addressee's agent—Agent should enter addressee's name on the ONE side)

Date of delivery 3/16 1940

C-50-19-I(38 Bramhall Street)
C-50-20-I(59 Bramhall Street)
C-50-21-I(66 Bramhall Street)

March 15, 1950

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

Dear Mr. & Mrs. McKenzie:

We have done the fairest thing we knew how with the conditions set forth in the enclosed letters.

In view of the various names of title holders, I have concluded that it would be best to send the letters to you as Mrs. McKenzie is the only one connected with all three properties.

The letters are sent by registered mail to comply with the directions of the law, ^{to be} not peremptory. They are also sent with the thought that you would like to know their contents before work on the alarm systems are actually started.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMcD/G

C-50-19-I
(38 Bramhall Street)
Registered Mail (3/21/50 'T)

March 15, 1950

Gemma A. & Edna M. Applebee
38 Bramhall Street
Portland, Maine

Subject: Violation of the Building Code at 38
Bramhall Street

Dear Mesdames:

Building permit for installation of a standard automatic fire detection and alarm system at 38 Bramhall Street, which you are reported to own or control, has been issued to L. W. Cleveland Company without prejudice to the questions raised in this letter.

The records indicate that this building at 38 Bramhall Street was unlawfully converted from single family dwelling house use to an apartment house or a lodging house without a building permit authorizing the new use, without making the improvements required for the new use, and without securing the required certificate of occupancy to authorize the new use.

The records further indicate that the number of apartments, of dwelling units, or of lodging rooms has been substantially increased since July 18, 1941, without first making the improvements for safety and fire prevention required by the Code of 1941 for the new situation.

Irrespective of by whom the changes have been made, the Building Code provides that the act of maintaining a building without the provisions for safety and fire prevention required by the Building Code shall constitute a violation of the law.

Accordingly, as directed by Section 109 of the Building Code (copy enclosed) you are notified, as owners of the building, of this violation and you are hereby required to make good the violation before May 1, 1950, either by reverting to the former lawful use or by improving the building under a permit from this department so as to comply with the requirements of the Building Code for the present use and securing from this department a certificate of occupancy for that use.

It is important that you notify me before March 21, 1950 which you will pursue.

In any event you, as owners, will have to bear the responsibility if a disaster occur in the building due substantially to failure to install fire prevention features required by law.

If you should decide to make the building comply with the present arrangement and use, you should have architectural drawings of the floors for living quarters and the cellar, made by some person with the usual method of making plans and experienced and competent to enter the Building Code for himself and find out what the requirements in Sections 203 and 212 of the Code are as applied to the arrangement for which you plan to secure the certificate of occupancy.

Blueprints of these plans should then be filed here with application for a building permit to make the change of use and present arrangement and to make the required improvements which will in all probability include the automatic fire detection and alarm system with perhaps some adjustments, for which a permit has been issued. The plans and application will then be checked against the Building Code, and when found in compliance, the permit will be issued; whereupon the improvements can be made and when

Genas A. & Edna M. Applebee-----2

March 15, 1950

final inspection shows all in order, the certificate of occupancy will be issued without which it is not lawful to operate the building.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMCD/G

Enclosure: CC of this letter for Edna M. Applebee

CC: Oliver T. Sanborn
Chief of the Fire Department



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, August 24, 1946

PERMIT 1946
0156

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 **38 Bram hall St.** Use of Building **Rooming house** No. Stories **2** New Building Existing
Name and address of owner of appliance **Mrs. G. A. Applebee, 39 Bramhall Street**
Installer's name and address **Harris Oil Co., 17 Main St. So. Portland** Telephone

General Description of Work **Oil 8-27-46**

To install **steam boiler and oil burning equipment**

IF HEATER, OR POWER BOILER

Location of appliance or source of heat **basement** Type of floor beneath appliance **concrete**
If wood, how protected? Kind of fuel **oil**
Minimum distance to wood or combustible material, from top of appliance or casing top of furnace **4'**
From top of smoke pipe **5'** From front of appliance **Over 4'** From sides or back of appliance **Over 3'**
Size of chimney flue **8x12** Other connections to same flue **none**
If gas fired, how vented? Rated maximum demand per hour

IF OIL BURNER

Name and type of burner **General Electric** Labeled by underwriters' laboratories? **yes**
Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? **bottom**
Type of floor beneath burner **concrete**
Location of oil storage **basement** Number and capacity of tanks **1-275 gal.**
If two 275-gallon tanks, will three-way valve be provided?
Will all tanks be more than five feet from any flame? **yes** How many tanks fire proofed?

IF COOKING APPLIANCE

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

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

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

APPROVED:

Will there be in charge of the above work a person competent to observe that the State and City requirements pertaining thereto are observed? **yes**
Harris Oil Co.

By: *H. E. Mal...*

Signature of Installer

INSPECTION COPY



APPLICATION FOR PERMIT

PERMIT # 35750

Class of Building or Type of Structure Third Class

APR 1 1935

Portland, Maine, April 1, 1935

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

35-40

Location 38 Bramhall Street Ward 7 Within Fire Limits? yes Dist. No. 3
 Owner's or lessee's name and address Mrs. Gemma Applebee, 38 Bramhall St. Telephone 2-1581
 Contractor's name and address Owner Telephone _____
 Architect's name and address _____
 Proposed use of building dwelling house (8 rooms for lodging) No. family _____
 Other buildings on same lot _____
 Plans filed as part of this application? no No. of sheets _____
 Estimated cost \$ 35.

Description of Present Building to be Altered

Material wood No. stories 2 1/2 Heat _____ Style of roof _____ Rooms _____
 Last use dwelling house (8 rooms) No. tenements 1

General Description of New Work

To enlarge existing closet, third floor, for use as bath room app. 7'x6', provide a vent shaft at least fifty-six square inches in cross section through roof for ventilation of same

To relocate one door (to storeroom) over about 2', third floor
 5/9/35 - Instead of a vent shaft a skylight at least 5 square feet in area is to be provided as.

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

Size, front _____ depth _____ No. stories _____ Height average grade to top of platform _____
 To be erected on solid or filled land? _____ earth or rock? _____
 Material of foundation _____ Thickness, top _____ bottom _____
 Material of underpinning _____ Height _____ Thickness _____
 Kind of Roof _____ Rise per foot _____ Roof covering _____
 No. of chimneys _____ Material of chimneys _____ of lining _____
 Kind of heat _____ Type of fuel _____ Is gas fitting involved? _____
 Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
 Material columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.
 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 _____
 Total 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 above work require removal or disturbing of any shade 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
 Signature of owner By Gemma Applebee

INSPECTION COPY

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

2008 4/3



Location, ownership and detail must be correct, complete and legible. Separate required for every building. Plans must be filed with this application.

APPLICATION FOR PERMIT TO BUILD

(3D CLASS BUILDING)

Portland, Me., May 3, 1921 /19

To THE
INSPECTOR OF BUILDINGS

The undersigned hereby applies for a permit to build, according to the following Specifications :-

Plans must be submitted in duplicate, one set to be filed with the Department and the duplicate set thereof (bearing the approval of the Inspector of Buildings) shall be kept on the work and exhibited on demand.

Location 38 Bramhall Wd. 7
 Name of owner is? George N Gardner Address 38 Bramhall
 Name of mechanic is? John W. Burrowes Co " 112 Preble
 Name of architect is? _____ " _____
 Proposed occupancy of building (purpose)? private garage (one car only, no space to be let
 If a dwelling or tenement house, for how many families? _____
 Are there to be stores in lower story? _____ No. _____
 Size of lot, No. of feet front? _____; No. of feet rear? _____; No. of feet deep? _____
 Size of building, No. of feet front? 14ft; No. of feet rear? 14ft; No. of feet deep? 25ft
 No. of stories, front? 1; rear? _____
 No. of feet in height from the mean grade of street to the highest part of the roof? 12ft
 Distance from lot lines, front? _____ feet; side? _____ feet; side? _____ feet; rear? _____ feet
 Firestop to be used? two feet from lot line, pyrene fire extinguisher, does not obstruct window
 Will the building be erected on solid or filled land? _____
 Will the foundation be laid on earth, rock or piles? _____
 If on piles, No. of rows? _____ distance on centres? _____ length of? _____
 Diameter, top of? _____ diameter, bottom of? _____
 Size of posts? _____
 " girts? _____
 " floor timbers? 1st floor concrete, 2d _____, 3d _____, 4th _____
 O. C. " " " " _____, " _____, " _____, " _____
 Span " " " " _____, " _____, " _____, " _____
 Braces, how put in? _____
 Building, how framed? _____
 Material of foundation? _____ thickness of? _____ laid with mortar? _____
 Underpinning, material of posts height of? _____ thickness of? _____
 Will the roof be flat, pitch, mansard, or hip? pitch Material of roofing? asphalt
 Will the building be heated by steam, furnaces, stoves or grates? _____ Will the flues be lined? _____
 Will the building conform to the requirements of the law? yes
 No. of brick walls? _____ and where placed? _____
 Means of egress? _____

PERMIT MUST BE RECEIVED BEFORE BEGINNING WORK

If the building is to be occupied as a Tenement House, give the following particulars:

What is the height of cellar or basement? _____
 What will be the clear height of first story? _____ second? _____ third? _____
 State what means of egress is to be provided? _____
 _____ Scuttle and stepladder to roof? _____

Estimated Cost,
\$ 600.

Signature of owner or authorized representative,

John W. Burrowes Co
J. W. Burrowes
Address, _____

Plans submitted? _____ Received by? _____