

57563 BRAMHALL STREET

STANLEY

Full text: 12201, Full text: 12201, Full text: 12201, Full text: 12201

PERMIT NUMBER 9695

Date Issued: 1/29/61

POTLAND PLUMBING INSPECTOR

By: J. P. Welch

APPROVED FIRST INSPECTION

Date: 2-2-61

By: J. P. Welch

APPROVED FINAL INSPECTION

Date: 2-2-61

JOSEPH P. WELCH

By:

TYPE OF BUILDING

COMMERCIAL

RESIDENTIAL

SINGLE

MULTI FAMILY

NEW CONSTRUCTION

REMODELING

PERMIT TO INSTALL PLUMBING

Address: 59 Bramhall Street

Installation For: James McKenzie

Owner of Bldg.: James McKenzie

Owner's Address: 38 Bramhall Street

Plumber: Ronbon Katz Date: 1/19/61

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

SM 12-53 PORTLAND HEALTH DEPT. PLUMBING INSPECTION

MAINE PRINTING CO., PORTLAND

CITY OF PORTLAND
HEALTH DEPARTMENT
HOUSING DIVISION



Loc. 264 Vaughan St. &
Loc w/i S 59 Bramhall St.
Bldg X Fire X Elec X Other
Issued February 18, 1957
Expires March 20, 1957

Mrs. Genna McKenzie
58 Bramhall St.,
Portland, Maine

Dear Sir:

On July 17, 1956

an examination was made of the premises located at 264 Vaughan St. & 59 Bramhall St., Portland, Maine. Non-compliance with the ordinances relating to housing conditions was found as detailed below.

In accordance with the provisions of the above ordinance, you are hereby ordered to correct these defects according to specifications within the time limits allowed. Failure to comply with this notice will necessitate legal action.

Some repairs or improvements required will necessitate permits which are to be obtained from the Building Inspector, Health, Fire or other City Departments. These must be obtained before the work is started. If any additional information is desired, visit or telephone the Housing Supervisor at this Office, telephone 4-1431, extension 226. Kindly notify this office as soon as all corrections have been completed.

Very truly yours,
Edward W. Colby, M.D.
Health Director

By [Signature]
Housing Supervisor

VIOLATIONS & SPECIFICATIONS

Responsibility of Owner or Agent ** Responsibility of Occupant

STRUCTURAL & PAINTS

Repair or replace the loose, worn, discolored and hazardous parts of the outside as follows:

- a) Repair or replace loose treads and rotted balusters on front porch 59 Bramhall St.
- b) Repair or replace the missing bricks and point up the loose joints on the foundation in the front of 59 Bramhall St.
- c) Replace the broken window panes and replace the severed sash cords in the kitchen and bedroom windows of the third floor apartment 59 Bramhall St.
- d) Install a window to the outside air, the size equal to 1/12 of the floor area and so constructed that 1/2 the sash area may be opened and closed or you may substitute an approved method of mechanical ventilation in the bedroom of the third floor apartment at 59 Bramhall St.
- e) Provide adequate ventilation to the bedroom of the third floor apartment at 59 Bramhall St. by installing a window to the outside air or by means of an approved mechanical ventilation system.

ELECTRICAL EQUIPMENT

Check and have repaired all defective electric wiring and electrical equipment throughout the structure as follows:

- e) Repair or replace the defective fixture in the front hall at 59 Bramhall St.

CONTINUED

MAINE PRINTING CO., PORTLAND

CITY OF PORTLAND
HEALTH DEPARTMENT
HOUSING DIVISION



Loc. 264, Vaughan St. Bldg
Loc w/i S 59 Bramhall St.
Bldg & Fire & Elec & Other
Issued February 18, 1957
Expires March 20, 1957

Mrs. Genevieve McKenzie
38 Bramhall St.
Portland, Maine

Dear Sir:

On July 17, 1956 an examination was made of the premises located at 264 Vaughan St. & 59 Bramhall St., Portland, Maine.

Non-compliance with the ordinances relating to housing conditions was found detailed below.

In accordance with the provisions of the above ordinance, you are hereby ordered to correct these defects according to specifications within the time limits allowed. Failure to comply with this notice will necessitate legal action.

Some repairs or improvements required will necessitate permits which are to be obtained from the Building Inspector, Health, Fire or other City Departments. These must be obtained before the work is started.

If any additional information is desired, visit or telephone the Housing Supervisor at this Office, telephone 4-1431, extension 226. Kindly notify this office as soon as all corrections have been completed.

Very truly yours,
Edward W. Colby, M.D.
Health Director

By [Signature]
Housing Supervisor

VIOLATIONS & SPECIFICATIONS

Responsibility of Owner or Agent ** Responsibility of Occupant

CONTINUED

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NUISANCES AND INFESTATION CONDITIONS

Rid the premises of all infestation (rats, mice). If you are unable to do it yourself, we suggest that you procure the services of a pest control operator registered with this Department.

The above mentioned conditions are in violation of the City Ordinance "Minimum Standards for Continued Occupancy" and must be corrected on or before March 20, 1957.

018

(A) APARTMENT HOUSE ZONE
APPLICATION FOR PERMIT



Class of Building or Type of Structure Third Class
Portland, Maine, June 13, 1951

PERMIT ISSUED
01101
JUN 22 1951
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair or demolish the following building structure or 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 59 Bramhall Street Within Fire Limits? yes Dict. No. 3
Owner's name and address James D. & Gemma A. McKenzie, 38 Bramhall St. Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address owner Telephone _____
Architect _____ Specifications _____ Plans yes No. of sheets 2
Proposed use of building Apartment No. families 4
Last use _____ No. families 4
Material frame No. stories _____ Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ 500. Fee \$ 2.00

General Description of New Work

To partition off 6'6" x 4'6" bathroom on 1st floor and same on 2nd floor in existing apartments, existing window for ventilation
2x4 studs, 16" O.C., sheetrock both sides

Permit Issued with Memo

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 James D. McKenzie

Details of New Work

Is any plumbing involved in this work? yes 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

Signature of owner

James D. McKenzie

INSPECTION COPY

NOTES

8-8-51. Went over with Mr. McKinnis to call for closing in later date.

8/28/51. Ready for inspection. P.M.
 8-29-51. Left BT subject to Plumbing and electrical approval also first floor on 1st ceiling & around soil stacks. One bath first floor not started will not tipy later for inspection etc.

9-13-51. This was for closing in first floor bathroom etc.

2-15-52. Mr. McKinnis said this all done except windows first and second story bathroom etc.

3-27-52. Mr. McKinnis will call when windows are put in 10 ft.

4-21-52. One Window 1st floor bathroom installed.

6-20-52. Met Campbell. One window in 1st floor

7-25-52. Make completed 2 ft.

Permit No.	51/1101
Location	5919 Grand Blvd. Bldg
Owner	James D. McKinnis
Date of permit	6/22/51
Notif. closing-in	8-2-51
Inspn. closing-in	8-28-51
Final Notif.	7/27/52
Final Inspn.	7-25-52
Cert. of Occupancy issued	J. McKinnis

5/10
 H. H.

McKinnis



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 1

Portland, Maine, June 26, 1951

PERMIT ISSUED

JUL 5 1951

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 51/1101 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 59 Bramhall Street Within Fire Limits? NO Dist. No.
Owner's name and address James D. & Germa A. McKenzie, 38 Bramhall Street Telephone
Lessee's name and address Telephone
Contractor's name and address owner Telephone
Architect Plans filed YES No. of sheets 3
Proposed use of building Apartment house No. families
Last use No. families
Increased cost of work 750 Additional fee 300 3.00

Description of Proposed Work

To partition off two bathrooms on first floor in existing apartments.
To partition off one bathroom on second floor in existing apartment.
To cut in new window in one new bathroom on first floor and one window in second floor bathroom.

2x4 studs, 16" on centers, covered on both sides with sheetrock.

PERMIT ISSUED WITH LETTER

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
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

Approved:

Signature of Owner James D. McKenzie

Approved: 6/30/51 WMS Inspector of Buildings

INSPECTION COPY

BP 59 Bramhall Street-I

July 5, 1951

James D. & Corina A. McKenzie
38 Bramhall Street
Portland, Maine

Dear Mr. & Mrs. McKenzie:

Amendment to building permit already issued at 59 Bramhall Street is issued herewith subject to the following, amendment to cover partitioning off two bathrooms on first floor in existing apartments and partitioning off one bathroom on second floor in existing apartments *besides* ~~because~~ cutting in two windows to serve the bathrooms. It is understood that these three bathrooms are in addition to those covered in the original permit.

The question of suitable venting of the interior bathroom should be taken up with the Plumbing Inspector in the Health Department, as that department controls this feature rather than the Building Code.

Neither the original permit nor this amendment includes any change in the occupancy of the building from that stated in my memorandum with the original permit, nor do they include providing cooking appliances in any of the lodging rooms which are recorded in that statement as not having cooking appliances. This occupancy is as follows:

First Floor

2 two-room apartments and 2 single-room apartments (the latter are apartments by virtue of the fact that they have appliances for cooking in them whether the appliances are used or whether the rental of the rooms reflect that privilege).

Second Floor

2 two-room apartments and 2 lodging rooms having no cooking facilities in them.

Third Floor

3 lodging rooms with no cooking facilities in them.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMcD/G

Memorandum from Department of Building Inspection, Portland, Maine
59 Bramhall Street—Alterations by and for James D. & Gen. A. McKenzie—6/22/51

Following my telephone conversation with Mr. McKenzie, inquiry of the former owner as to the use of the building in 1940 indicates that there may have been somewhat of a change in the character of occupancy of the building and perhaps considerable increase, but there does not seem to be sufficient certainty about it to warrant insistence on bringing the building up to Building Code requirements for the present multiple apartment occupancy.

Therefore the permit for the two bathrooms is issued, herewith. Please do not neglect to notify this office of readiness for closing-in inspection when all electric wiring and all plumbing pipes to be in concealed spaces have been installed and inspected by the Electrical Inspector and Plumbing Inspector respectively and that no covering is applied either to ceilings, floors or any part of new partitions until inspection has been made and our green tag left at the job.

For the record let me say that my understanding of the occupancy at present as explained to me by Mr. McKenzie is:

First Floor

2 two-room apartments and 2 single-room apartments (the latter are apartments by virtue of the fact that they have appliances for cooking in them whether the appliances are used or whether the rental of the rooms reflect that privilege).

Second Floor

2 two-room apartments and 2 lodging rooms having no cooking facilities in them

Third Floor

3 lodging rooms with no cooking facilities in them.

WMcD/G

(Signed) Warren McDonald
Inspector of Buildings

File
C-50-20-I (59 Bramhall St.)
AP 59 Bramhall Street-I
7/11/51/wMcD

June 20, 1951

James D. & Gemma A. McKenzie
38 Bramhall Street
Portland, Maine

Dear Mr. & Mrs. McKenzie:

I am unable to issue the permit for which Mr. McKenzie applied to make certain alterations in your building at 59 Bramhall Street, intended to provide two additional bathrooms, because of the defects and omissions in the building as compared with Building Code requirements for an apartment or lodging house, and because it appears that the present use is in violation of the Building Code in a number of particulars, as explained to you in some detail in my letter of March 15, 1950.

That letter pointed out generally what you should do to place the building in compliance with the Building Code, including the furnishing of architectural plans of all floors used for living quarters and the cellar and filing belated application for a building permit to change the use to a combined apartment and lodging house and to make the alterations and improvements necessary for compliance with the Building Code for that use.

These plans have not been furnished, neither has the belated application for change of use been filed.

In connection with your other buildings which were in somewhat the same situation in 1950, Mr. McKenzie wrote to me in March 1950 saying that this building with the others would be brought up to Code requirements if possible by May 1, 1950. Then followed long negotiations about one of the three buildings to the exclusion of the other two of which this building at 59 Bramhall Street is one.

It is still in order to file the belated application, with the application the architectural plans, and a description as to how the building is being used as divided between apartments (even one room where there may be cooking facilities) and lodging rooms.

In this connection it is noted that the current application states over Mr. McKenzie's signature that the present use of the building is a 4-dwelling unit apartment house and that the use proposed after the bathrooms had been provided would be the same. A year ago I explained at some length to Mr. McKenzie the way in which the Building Code distinguishes between apartments and lodging rooms, so that I am sure that he must understand it now.

On March 9, 1950, our inspector while checking the installation of the automatic fire detection and alarm system, reported the following occupancy: on the first floor, 2-two-room apartments and two separate rooms, one of the two-room apartments being in the rear and having entrance from Vaughan Street; second floor, 2-two-room apartments and two individual rooms; third floor, three separate rooms.

There is quite a difference in this description of the use then and the one Mr. McKenzie is describing now. This is an important distinction in the light of Building Code requirements and your plans should show up clearly the line of division between apartments and between separate lodging rooms, if any remain, so that we can determine accurately the application of the Building Code to the situation.

James D. & Gemma A. McKensie-----2

June 20, 1951

The occupancy described by our inspector a year ago indicates more than six apartments or the equivalent in lodging rooms which, if still intended, would require additional fire protection under the Building Code, beyond that required for the four dwelling units which Mr. McKensie now describes.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMD/G



(A) APARTMENT HOUSE ZONE
APPLICATION FOR PERMIT

PERMIT ISSUED
 00.00
 MAR 15 1950
 CITY OF PORTLAND

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 59 Bramhall Street Within Fire Limits? yes Dist. No. _____
 Owner's name and address James 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, if any, gongs of such tone, strength of signal, number and location as to arouse all persons for whose protection intended--current by dry batteries of capacity to ring all gongs simultaneously at full signal strength, to operate system for at least one year, installed in substantial cabinet of no less than 1/4 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 _____ 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 will sound if switch is thrown "silent" position when 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 1/1

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? With Letter
 Material of foundation _____ Thickness, top _____ bottom _____ Permit Issued with Memo
 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 _____ Column 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:
OK 3-4-50. P. P. 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
 James McKenzie
 L. W. Cleveland Co.

Signature of owner by P. Lawrence Gannon

INSPECTION COPY

NOTES

2-4.50 1st floor 2 rooms
 1-2 room apt. and
 1-2 room apt. in rear with
 entrance on Vaughn St
~~2nd floor 2 rooms and
 2-2 room apt~~
 3rd floor 3 single rooms
 (level way) going to
 six windows on each floor

4350

Permit No.	34500
Location	1011 1/2 E. 1st St.
Owner	W. H. George
Date of permit	3/12/25
Netic. closing-in	
Inspn. closing-in	
Final Notif.	
Final Inspn.	3.3.50
Cert. of Occupancy issued	

AP 38 Bramhall Street-1
AP 59 Bramhall Street-1
AP 66 Bramhall Street-1

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 gangs in such installations which will be undoubtedly adequate to arcuse 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" gangs 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 gang on each floor level at each building. These gangs 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 gangs as originally planned will probably meet the needs. His final decision must come, however, after the gangs are installed at his final inspection and test.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMB/U

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
59 Bramhall Street--Installation of automatic fire alarm system for James D.
McKenzie by L. W. Cleveland Co., 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. ~~Sections of the system should be inspected at least once a month to see that the batteries are in good condition.~~

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.

WMcD/G

CC: Mr. James D. McKenzie
38 Bramhall Street

(Signed) WARREN McDONALD

INSPECTOR OF BUILDINGS

CITY OF PORTLAND, MAINE

Department of Building Inspection

To: Oliver T. Sanborn
Chief of the Fire Department

From: Warrner McDonald
Insptr. of Bldgs.

(date) ~~March 7, 1950~~

Location: 57-63 Bramhall Street

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 for a permit to install automatic fire alarm system which is the only feature of your order.

The record indicates an unlawful change of use from a two family to a three family apartment house about 1938. The Rent Control Bureau reports 3 units in 1942, 6 in 1946 and 11 in 1950 (February 1).

We shall have to investigate this question of change of use further, and if it seems to be proven, notify owner that more improvements will be required than those pertaining to means of egress solely. In the meantime because the installation of the automatic fire alarm represents a safety device for the tenants and because we cannot be in the position of delaying or preventing its installation, if you approve, I shall issue the permit for the installation of the fire alarm, citing to the owner the situation as regards unlawful change of use and other required improvements.

Warrner McDonald
Inspector of Buildings



*file
action
file*

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

COMPLAINT NO. 50-20-1

COMPLAINT

INSPECTION COPY

Date Received March 15, 1950

Location 59 Bramhall Street Use of Building Tenement

Owner's name and address Gemma A. & James D. McKenzie, 38 Bramhall Street Telephone

Tenant's name and address Telephone

Complainant's name and address W McD. Telephone

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

*3-21-50 Letter received from James D. McKenzie
saying 38 & 59 Bramhall St, 1st flr
was his brought up to code
requirements and if possible by
May '51*

*6/13/51 - Appl. for permit for additional
alterations - W McD.*

6/20/51 - See letter - W McD.

*6/21/51 - Noting that 4 persons are entered
as though here in 1940, we will assume
there were at least 4 dwg units then
then and that 18th code does not
control - W McD. (over)*

C-51-20-1 (59 Bramhall St.)
AP 59 Bramhall Street-1
7/11/51/RMcD

June 20, 1951

James D. & Emma A. McKenzie
38 Bramhall Street
Portland, Maine

Dear Mr. & Mrs. McKenzie:

I am unable to issue the permit for which Mr. McKenzie applied to make certain alterations in your building at 59 Bramhall Street, intended to provide two additional bathrooms, because of the defects and omissions in the building as compared with Building Code requirements for an apartment or lodging house, and because it appears that the present use is in violation of the Building Code in a number of particulars, as explained to you in some detail in my letter of March 15, 1950.

That letter pointed out generally what you should do to place the building in compliance with the Building Code, including the furnishing of architectural plans of all floors used for living quarters and the cellar and filing a related application for a building permit to change the use to a combined apartment and lodging house and to make the alterations and improvements necessary for compliance with the Building Code for that use.

These plans have not been furnished, neither has the related application for change of use been filed.

In connection with your other buildings which were in somewhat the same situation in 1950, Mr. McKenzie wrote to me in March 1950 saying that this building with the others would be brought up to Code requirements if possible by May 1, 1950. Then followed long negotiations about one of the three buildings to the exclusion of the other two of which this building at 59 Bramhall Street is one.

It is still in order to file the related application, with the application the architectural plans, and a description as to how the building is being used as divided between apartments (even one room when there may be cooking facilities) and lodging rooms.

In this connection it is noted that the current application states over Mr. McKenzie's signature that the present use of the building is a 4-dwelling unit apartment house and that the use proposed after the bathrooms had been provided would be the same. A year ago I explained at some length to Mr. McKenzie the way in which the Building Code distinguishes between apartments and lodging rooms, so that I am sure that he must understand it now.

On March 9, 1950, our inspector while checking the installation of the automatic fire detection and alarm system, reported the following occupancy: on the first floor, 2-two-room apartments and two separate rooms, one of the two-room apartments being in the rear and having entrance from Vaughan Street; second floor, 2-two-room apartments and two individual rooms; third floor, three separate rooms.

There is quite a difference in this description of the use then and the one Mr. McKenzie is describing now. This is an important distinction in the light of Building Code requirements and your plans should show up clearly the line of division between apartments and between separate lodging rooms, if any remain, so that we can determine accurately the application of the Building Code to the situation.

Mr. D. & Germa A. McKenzie -----2

June 20, 1951

The occupancy described by our inspector a year ago indicates more than six apartments or the equivalent in lodging rooms which, if still intended, would require additional fire protection under the Building Code, beyond that required for the four dwelling units which Mr. McKenzie now describes.

Very truly yours,

Warren McDonald
Inspector of Buildings

WHOD/G

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

Location 57-63 Bramhall St. Date Investigation Commenced 3/6/50

References: Complaints 49/127 Appl. BP _____ Inq. _____

3. Present Owner and Address James Mc Kenzie, 58 Bramhall St.

4. Present Lessee and Address _____

5. Building Permit Record: 1929 Roof; 1941 alt., 1947 boiler & oil burner;

Assessors' Record

6. Survey 1924: Owner Herman S. Bernstein No. tenants 2

No. rooms 15; Class of Use Dwelling

7. Assessors' change record since 1924: 1930 Frank H. & Carrie C. Haney

1948 Frank H. Haney; 1949 Emma A. & James D.

8. City Directory Record

1926	1939	<u>Robt. H. Ahern</u>	
		<u>Judson A. Pesitz</u>	
1927	1940	<u>Pesitz; Ahern; Bessie Catala</u>	
1928	1941	<u>Pesitz; Ahern</u>	
1929	1942	<u>Frank Haney; Mrs. Cassie J. Allen</u>	
1930	1943	"	
1931	1944	"	
1932	1945	"	
1933	1946	"	<u>cont</u>
1934	1947	<u>Wm. J. Coyne</u> <u>Mrs. Frances E. Strout</u>	
1935	1948	"	
1936	1949	<u>Leah D.</u>	<u>via H. Boston</u>
1937	1950	<u>Mrs. Helen P. Gris</u> <u>Judson A. Pesitz</u>	
1938	1951	<u>Judson A. Pesitz</u> <u>Robt. H. Ahern</u> <u>Mrs. Helen Morris</u>	

CONCLUSIONS

Chg. of use within a permit

See other side

Deed date 6/3/49 - Herman & James O. Mc Kenzie

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

March 18, 1950

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

Dear Mr. & Mrs. McKenzie:

We have done the fairest thing we know 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/paramptory. 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

59 Bramhall Street
Registered Mail
3/21/50/T

Gemma A. & James D. McKenzie
38 Bramhall Street
Portland, Maine

March 15, 1950

Subject: Violation of Building Code at
59 Bramhall Street

Dear Mr. & Mrs. McKenzie:

Building permit for installation of a standard automatic fire detection and alarm system at 59 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 record indicates that this building was converted from a dwelling house to an apartment or lodging house since 1926 without the required permit for change of use, without making required improvements for safety and fire prevention, and without the required certificate of occupancy for the new use; also that the number of apartments, dwelling units or lodging rooms have been substantially increased since July 18, 1941 without first making the improvements of safety and fire prevention features required for the increased number by the Building Code of 1941--required improvements which would probably include the automatic fire detection and alarm system for which a permit has just been issued.

Irrespective of who is responsible for these unlawful changes, maintaining the building under the circumstances is in violation of the Building 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 course you will pursue.

In any event you, as owners, will have to bear the responsibility should any disaster occur in the building due substantially to failure to provide the safety and fire prevention features required by law.

If you should decide to make the building comply with Code requirements for the present arrangement and use, you should have architectural floor plans of all floors used for living quarters and the cellar, made by some party well acquainted 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 those plans should then be filed here with application for a belated 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 final inspection shows all in order, the certificate of occupancy will be issued without which it is not lawful to operate the building.

WM, D/G
CC: Oliver T. Sanborn
Chief of the Fire Department

Very truly yours,

Inspector of Buildings



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, October 8, 1947

PERMIT ISSUED 02683 OCT 9 1947

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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 59 Bramhall Street Use of Building Lodging House No. Stories 1 Existing Building Existing " Name and address of owner of appliance Frank Haney, 59 Bramhall St. Installer's name and address Harris Oil Co., 202 Commercial St. Telephone 2-8304

General Description of Work

To install steam boiler (replacement) 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 3' From top of smoke pipe 4' From front of appliance Over 4' From sides or back of appliance Over 3' Size of chimney flue 12 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 Labelled by underwriter's laboratories? yes Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? top 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? Total capacity of any existing storage tanks for furnace burners none

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:

Oct 10-8-47. Rmf

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

INSPECTION COPY

Signature of Installer By:

Harris Oil Co. Andrew R. Sides



APARTMENT HOUSE
APPLICATION FOR PERMIT

PERMIT ISSUED
Permit No. _____

Class of Building or Type of Structure Third Class NOV 4 1941
Portland, Maine, November 3, 1941

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:

Location 59 Fremhall Street Within Fire Limits? yes Dist. No. 3
Owner's or Lessee's name and address Frank Haney, 59 Fremhall St. Telephone _____
Contractor's name and address Bartholomew McEllen, 491 1/2 Congress St. Telephone 2-5951
Architect _____ Plans filed no No. of sheets _____
Proposed use of building dwelling house No. families 2
Other buildings on same lot _____
Estimated cost \$ 25 Fee \$ 25

Description of Present Building to be Altered

Material wood No. stories 2 1/2 Heat _____ Style of roof _____ Roofing _____
Last use dwelling house No. families 2

General Description of New Work

To remove 11' non-bearing partition, first floor, to include pantry in kitchen space
To relocate one window, first floor.

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

Details of New Work

Is any plumbing work involved in this work? _____
Is any electrical work involved in this work? _____ Height average grade to top of plate _____
Size, front _____ depth _____ No. stories _____ Height average grade to highest point of roof _____
To be erected on 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 _____ Type of fuel _____ Is gas fitting involved? _____
Framing lumber—Kind _____ Dressed or full size? _____
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 Frank Haney
By Bartholomew McEllen

INSPECTION COPY

73-81 Beamball St.
Se 794-800 Congress St



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

NOTICE OF HOUSING CONDITIONS

DU: 9
CHART-BLOCK-LOT - 54-E-1
LOCATION: 59 Bramhall Street

DISTRICT: 5
ISSUED: March 25, 1991
EXPIRES: May 25, 1991

Bramhall Street Associates
Portland Management
P.O. Box 10741
Portland, ME 04104

Dear Sir:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 59 Bramhall Street by Code Enforcement Officer Marland Wing. Violations of Article V of the Municipal Ordinance (Housing Code) were found as described in detail on the attached "Housing Inspection Report".

In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects on or before May 25, 1991. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within ten (10) days from this date, we will assume the repairs to be in progress and, on re-inspection within the time set forth above, will anticipate that the premises have been brought into compliance with the Housing Code Standards.

Please Note: You should consult the Inspection Services Division to insure that any corrective action you undertake complies with the building, plumbing, electrical, zoning and other Article of the City Code.

Please contact this office if you have any questions regarding this order.

Your cooperation will aid this department in its goal to maintain decent, safe, and sanitary housing for all of Portland's residents.

Very truly yours,

Joseph E. Gray, Jr., Director
Planning & Urban Development

By: [Signature]
P. Samuel Hoffsee
Chief of Inspection Services

[Signature]
Marland Wing
Code Enforcement Officer (5)

Attachments

OWNER: Bramhall Street Assoc. LOCATION: 59 Bramhall St. 54-E-1

CODE ENFORCEMENT OFFICER: Marland Wing (5)

HOUSING CONDITIONS DATED: March 25, 1991 EXPIRES: May 25, 1991

ITEMS LISTED BELOW ARE IN VIOLATION OF ARTICLE V OF THE MUNICIPAL CODE,
"HOUSING CODE", AND MUST BE CORRECTED ON OR BEFORE THE EXPIRATION DATE.

- | | <u>SEC.(S)</u> |
|---|----------------|
| 1. EXTERIOR REAR CHIMNEY - missing bricks and mortar. | 108-5 |
| 2. INTERIOR FIRST FLOOR, APT. #3 - kitchen wall - exposed wiring. | 113 |
| 3. INTERIOR FIRST FLOOR, APT. #3 - living room ceiling - sagging plaster. | 108-2 |
| 4. INTERIOR - APT. #7 - kitchen wall - missing receptacle cover. | 113 |

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

September 12, 1995

LALUMIERE SCOTT P & JUDITH A
14 EDES RD
CUMBERLAND ME 04021

Re: 59 Bramhall St
CBL: 054- - E-001-001-01
DU: 9

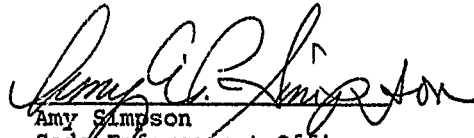
Dear Mr. & Mrs. Lalumiere:


We recently received a complaint, and an inspection was made at the above referenced address. As a result of the inspection, you are hereby notified to correct the following substandard housing conditions:

1. INT - 1ST FLR - KITCHEN 110.30
REMOVE THE SLEEPING LOFT FROM ABOVE THE STOVE

The above-mentioned conditions are in violation of Article V of the Municipal Code of the City of Portland, Maine, and must be corrected within 30 days. Failure to comply with this order may result in a complaint being filed for prosecution in District Court.

Sincerely,


Amy Sampson
Code Enforcement Officer


Tammy Munson
Code Enfc. Offcr./ Field Supv.