

103/77
Home 24, Hwy 211
July 22, 1944

Re: Home 24 Hwy 211

The Committee on Housing and Building Development of the
Municipal Board will hold a public hearing at the Home 24
July 22, 1944, at 8:00 P.M. at the Home 24, Hwy 211, in
the second floor building. The purpose of the hearing is to
hear the testimony of the applicant and the neighbors of the
property. The applicant is the owner of the property and
is asking for a change in the zoning of the property from
residential to commercial. The neighbors of the property
are asking for a change in the zoning of the property from
residential to residential. The purpose of the hearing is to
hear the testimony of the applicant and the neighbors of the
property. The applicant is the owner of the property and
is asking for a change in the zoning of the property from
residential to commercial. The neighbors of the property
are asking for a change in the zoning of the property from
residential to residential. The purpose of the hearing is to
hear the testimony of the applicant and the neighbors of the
property.

The applicant has been advised that the zoning of the
property is residential. The applicant is asking for a
change in the zoning of the property from residential to
commercial. The neighbors of the property are asking for
a change in the zoning of the property from residential to
residential. The purpose of the hearing is to hear the
testimony of the applicant and the neighbors of the
property. The applicant is the owner of the property and
is asking for a change in the zoning of the property from
residential to commercial. The neighbors of the property
are asking for a change in the zoning of the property from
residential to residential. The purpose of the hearing is to
hear the testimony of the applicant and the neighbors of the
property.

BY: _____
Municipal Board

BY: _____
Municipal Board

BY: _____
Municipal Board



RESTRICTED BUSINESS ZONE
APPLICATION FOR PERMIT

Permit No. 1123

Class of Building or Type of Structure Third Class

Portland, Maine, July 28, 1928

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 ~~87 Carleton Street~~ Within Fire Limits? yes Dist. No. 1
Owner's or Lessee's name and address Cartrude Cushing, 87 Carleton Street Telephone no
Contractor's name and address Otto Halson, 87 Carleton St. Telephone _____
Architect _____ Plans filed 29 No. of sheets _____
Proposed use of building for household furniture No. families 4
Other buildings on same lot _____
Estimated cost \$ 100. Fee \$.50

Description of Present Building to be Altered
Material wood No. stories 3 Heat _____ Style of roof pitch Roofing asphalt
Last use Stable attached to dwelling tenement No. families 4

General Description of New Work
To cover entire ^{flat} portion of roof with tar and gravel roofing on top of the present roof
To put in two new windows in front gable end of building
~~To construct one non-bearing partition in the first story at right angles to Carleton Street to provide storeroom for household furniture, and to construct another non-bearing partition in the second story across the width of the building to make another storeroom for household furniture; both non-bearing partitions to be constructed with 2x3 studs not more than 16" from center to center~~
To enlarge two windows in the second story and two windows in the first story, all four in the existing northerly wall of the building.

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. CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED.

Details of New 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 Asphalt roofing Glass C Und. Lab.
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) 2x4-10" 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 ceilings: 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 Cartrude Cushing

INSPECTION COPY

Permit No. 38/1523
 Location 87 Caroline St
 Owner Gertrude Cushing
 Date of permit 9/20/38
 Notif. closing-in
 Inspn. closing-in
 Final Notif.
 Final Inspn. 12/29/38 - Sapsid
 Cert. of Occupancy issued None

NOTES
 Duaction Record

- 1927 - Mrs G. C. Cushing
- 1936 - Mrs G. C. Cushing
- 1935 - "
- 1934 - Mrs. C. S. Cushing
- 1933 - Mrs. G. C. Cushing
- 1932 - Michael J. Giffey
- 1931 - Michael J. Giffey
- 1930 - Michael J. Giffey
- 1929 - Michael J. Giffey
- 1928 - "
- 1927 - Mrs. Julia E. P. P. P.
- 1926 - "
- 1925 - W. W. Dyer
- 1924 - W. W. Dyer
- 1923 - W. W. Dyer
- 1922 - W. W. Dyer
- 1921 - W. W. Dyer
- 1920 - W. W. Dyer
- 1919 - W. W. Dyer
- 1918 - W. W. Dyer
- 1917 - W. W. Dyer
- 1916 - W. W. Dyer
- 1915 - W. W. Dyer
- 1914 - W. W. Dyer
- 1913 - W. W. Dyer
- 1912 - W. W. Dyer
- 1911 - W. W. Dyer
- 1910 - W. W. Dyer
- 1909 - W. W. Dyer
- 1908 - W. W. Dyer
- 1907 - W. W. Dyer
- 1906 - W. W. Dyer
- 1905 - W. W. Dyer
- 1904 - W. W. Dyer
- 1903 - W. W. Dyer
- 1902 - W. W. Dyer
- 1901 - W. W. Dyer
- 1900 - W. W. Dyer

9/4/38 - Part of contract on first stay and then second - I think only change from kitchen has been made, legally as to all of apartment on 1st story, but also is hardly worth mentioning. She does not know where her property, business and is uncertain as to whether she wishes to find all doors removed on inside side of former back or build and stone addition. It is probably better would require a deal of work. It seems evident that she has in ground some kind of living quarters near the front stable at some time in future. He desires that we hold the pressure for her to make up her mind. This is a flow of 1/2 by not sub in case - stairs very steep. work

10/15/38 - Apparently nothing done - 2000
 11/22/38 - Same - 2000
 12/29/38 - Unable to find that anything has been done on this work - 2000
 1/5/39 Letter Call.



(C) LIMITED BUSINESS ZONE

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Complaint No. C-33-957

COMPLAINT

Location 85-87 Carleton Street

Date received June 3, 1935

Ward 6

Owner's name and address William W. Dyer, U.S.S. Grebe, San Francisco, Cal Telephone _____

Tenant's name and address Mrs. Gertrude Cushing, 87 Carleton St. Telephone _____

Use of building dwelling house

General Description

Combustible jacket of pipe covering is parallel to and about 6 or 8 inches from smokepipe.
Appears to have been burned.

Complainant's name and address ATH. Telephone _____

Conditions found _____

Action taken _____

ORIGINAL

13607



FILL IN COMPLETELY AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

PERMIT ISSUED
0696
MAY 22 1935

To the INSPECTOR OF BUILDINGS, PORTLAND, ME. Portland, Maine, May 22, 1935
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 87 Carleton Street Use of Building dwelling house
Name and address of owner Mrs. Gertrude Cushing, 87 Carleton St. Ward 6
Contractor's name and address Halverson Bros. 9-15 Union St. Telephone 3-4751

To install Oil Burning Equipment in connection with existing hot water heat
General Description of Work

IF HEATER, POWER BOILER OR COOKING DEVICE
Is heater or source of heat to be in cellar? yes If not, which story _____ Kind of Fuel Oil
Material of supports of heater or equipment (concrete floor or what kind) concrete
Minimum distance to wood or combustible material, from top of boiler or casing top of furnace, _____
from top of smoke pipe _____, from front of heater _____, from sides or back of heater _____
Size of chimney flue _____, Other connections to same flue _____

IF OIL BURNER
Name and type of burner Tinker Silent Automatic Labeled and approved by Underwriters' Laboratories? yes
Will operator be always in attendance? _____ Type of oil feed (gravity or pressure) gravity
Location oil storage basement No. and capacity of tanks 1 - 275 gal.
Will all tanks be more than seven feet from any flame? yes How many tanks fireproofed? _____

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.)
Signature of contractor Halverson Bros.
INSPECTION COPY

NOTIFICATION BEFORE LATENT OR CLOSING IN REQUIREMENT

43603

Ward 6 Permit No 35/696
Location 87 Carleton St
Owner Mrs. Gertrude Cushing
Date of permit 5/22/35
Post Card sent 5/22/35
Notif. for insp. Home Owner
~~See Cont. C 35/93~~ Approval Tag issued 5/31/35, O.P.C.
Oil Burner Check List (date) 5/31/35

1. Kind of heat Hot Water
2. Label ✓
3. Anti-siphon ✓
4. Oil storage ✓
5. Tank distance ✓
6. Vent pipe ✓
7. Fill pipe ✓
8. Gauge ✓
9. Rigidity ✓
10. Feed safety ✓
11. Pipe sizes and material ✓
12. Control valve ✓
13. Ash pit vent ✓
14. Temp. or pressure safety ✓
15. Instruction card ✓
16.

NOTES

85-87 CARLETON - JACKET #2

2									
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APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION 0.025
ZONING LOCATION PORTLAND, MAINE Jan. 6, 1984

JAN 10 1984

CITY OF PORTLAND

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

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

LOCATION 87 Carlton Street Fire District #1 [] #2 []
1. Owner's name and address Robert A. McDoughl - 47 West Street Telephone 773-0636
2. Lessee's name and address
3. Contractor's name and address pending Telephone
Proposed use of building No. of sheets
Last use multi family No. families 5 or 6
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$

FIELD INSPECTOR—Mr. @ 775-5451
Appeal Fees \$
Base Fee \$ 25.00
Late Fee \$
TOTAL \$ 25.00

To demolish multi family dwelling, 2 1/2 story building utilities called, building is nearly down from fire This is not in historic district

Stamp of Special Conditions

Send permit to P. O. Box 1744 - 04104

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

DETAILS OF NEW WORK

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

IF A GARAGE

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

APPROVALS BY: DATE MISCELLANEOUS
BUILDING INSPECTION—PLAN EXAMINER Will work require dist. -bing of any tree on a public street?
ZONING:
BUILDING CODE: Will there be charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?
Fire Dept.:
Health Dept.:
Others:

Signature of Applicant Robert A. McDoughl Phone #
Type Name of above 1 [] 2 [] 3 [] 4 []
Other and Address

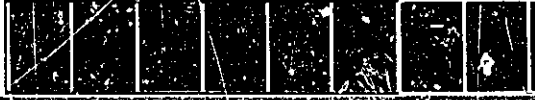


FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY

85-87 CARLETON - JACKET #2



11
11

City of Portland, Maine
Fire Department

Mr. Alaa Thois

78 Caleb Street

Portland, Maine

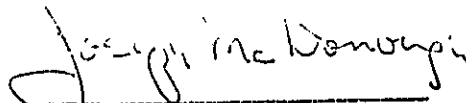
Re: Fire @ 87 Carleton Street

Dear Sir:

On Dec. 31, 1983 a fire occurred in the building listed above, of which you are reported to be the owner ().

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

Very Truly Yours,



Chief
Portland Fire Department

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

The fire was blowing out of 2 windows on the right side of the 2 1/2 story wood frame structure on the second floor. It had extended to the third floor.

RECEIVED
JAN-9 1984
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

CITY OF PORTLAND, MAINE
DIVISION OF INSPECTION SERVICES
DEMOLITION CALL LIST

Robert, A M S Douglas hereby request
permission to open 87 Carlton St
beginning on the following date: _____ for the following
work as described: _____

UTILITY APPROVAL

Central Maine Power Ext. 290-91-92
Meter Department 772-7411 Madison Date 1-6-84

New England Telephone 800-225-4977 DIG Safe Center
840112.27 Rose anne Date 1-6-84 Monday
after 9:00

Northern Utilities
797-8002 Distribution Dept. Lorey Date 1-6-84

Portland Water District
John Libby 774-5961
Ext. 205 Jim Pandian Date 1-6-84 Monday
after 9:00

Public Cable T.V.
George Grisby 775-2381 Sandy Date 1-6-84

CITY OF PORTLAND

Sewer Division
797-5302/775-5451 Ext. 463 Jim Pritchard Date 1-6-84

Traffic Division
775-5451 Ext. 496 469 Pat Welch Date 1-6-83

Fire Alarm
Sam Allen 775-6361
Ext. 378 Shop 321/22
Leave Message Clesner Date 1-6-84
Contractor must see me prior to start of work

Forestry
Anne Grimes 773-2921 Ext. 33 Carmela Date 1-6-84

OK Inspection Services
775-5451 Ext. 375
Rodent/Vermin/Asbestos Alwe Date 1/10/84

I have contacted "ALL" the above utility companies and/or City Departments
for locations.

Signature: Robert, A M S Douglas Date 1/6/84

CITY OF PORTLAND, MAINE
BUILDING & INSPECTION SERVICES

Date Jan. 6, 1984

To: Eugene Bellanzeau - Portland Wrecking Co.
contractor

P. O. Box 1913

With relation to permit applied for to demolish a multi family dwelling
at (address) 87 Carlton Street belonging to

(owner) Robert A McDougal. It is unlawful to commence demolition work until a permit has been issued from this department.

³¹³
Section 6 of the Ordinance for rodent and vermin control provides, "It shall be unlawful to demolish a building or structure unless provision is made for rodent and vermin eradication. No permit for the demolition of a building or structure shall be issued by the Building and Inspection Services Department until and unless provisions for rodent and vermin eradication have been carried out under supervision of a pest control operator registered with the Health Department."

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

NOTICE - PER MUNICIPAL CODE
A PERMIT TO DEMOLISH OR REMOVE A
STRUCTURE SHALL EXPIRE THIRTY (30)
DAYS AFTER THE DATE OF ISSUANCE.

Very truly yours,

P. Samuel Hoffses
Chief of Inspection Services

Health Department comments: asbestos removed

Copies to:

- 2 - Health - Environ. (Mr. ^{F. J.} VanSoroski) A. Rowe
- 1 - Health - (Mr. Noyes)
- 1 - Public Works - Attn. David Vining - 82 Hanover St. (Barrage)
- 1 - Fire Dept.

CITY OF PORTLAND, MAINE
BUILDING & INSPECTION SERVICES

Date Jan. 6, 1984

To: Eugene Bellanzau - Portland Wrecking Co.
CONTRACTOR

P. O. Box 1913

With relation to permit applied for to demolish a multi family dwelling
at (address) 87 Carlton Street belonging to

(owner) Robert A McDougal. It is unlawful to commence demolition work until a permit has been issued from this department.

313
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STRUCTURE SHALL EXPIRE THIRTY (30)
DAYS AFTER THE DATE OF ISSUANCE.

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Chief of Inspection Services

Health Department comments: asbestos removed

Copies to:

- 2 - Health - Environ. (Mr. VanBoroski) *A. Rowe*
- 1 - Health - (Mr. Noyes)
- 1 - Public Works - *attn. David Vining - 82 Hanover St. (Barrge)*
- 1 - Fire Dept.

AUBURN LAND FILL CO.
Box 1180 Auburn, Maine 04210

LICENSED UNDER
D.E.P.
STAFF ORDER.
07-3731B-01010

UNIT OF MEASURE ABBREVIATIONS	
BF = BOARD FT.	LF = LINEAL FT.
BG = BAG	PK = PACKAGE
EA = EACH	RL = ROLL
GA = GALLON	SF = SQ. FEET
LB = POUND	SH = SHEETS

SOLD TO:

SHIPTO:

McDougal Apartments
Box 1744
Portland, ME 04104

SLIP NO: DATE SOLD: 1/9/84 DATE SHIPPED: DATE INVOICED: 1/9/84 INVOICE NO. 716
CUST. # TERMS: VIA: Delivered CUSTOMER ORDER #

ITEM NUMBER	QUANTITY ORDERED	QUANTITY SHIPPED	UM	DESCRIPTION	PRICING UNITS	UM	UNIT PRICE	EXTENDED AMOUNT
		4	EA	Tri-Wall bags for disposal of asbestos	4	EA	3.50	14.00
		4	EA	Tri-Wall Bags of asbestos taken to Auburn Land Fill Co. for disposal.	4	EA	6.00	24.00
Total Due:								\$38.00

ACCEPTED BY:

Eileen Collins
Auburn Land Fill Co.,
1596 Old Hwy 1 Road
P. O. Box 1180
Auburn, Maine 04210
Dial (207) 554-8332

Pd
#4875

*FINANCE CHARGE is composed by a "Periodic Rate" of 1 1/2 % per month which is an ANNUAL PERCENTAGE RATE of 18% applied to unpaid balance of 30 days or more past due.

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION 0025

JAN 10 1984

ZONING LOCATION PORTLAND, MAINE Jan. 6, 1984

CITY of PORTLAND

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

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

LOCATION 87 Carlton Street Fire District #1 , #2

1. Owner's name and address Robert A. McDougal, 47 West Street Telephone 773-0636

2. Lessee's name and address Telephone

3. Contractor's name and address pending Telephone

Proposed use of building No of sheets

Last use multi family No families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated contractual cost \$

FIELD INSPECTOR--Mr Appeal Fees \$

@ 775-5451 Base Fee 25.00

Late Fee

TOTAL \$ 25.00

To demolish multi family dwelling, 2 1/2 story building utilities called. building is nearly down from fire This is not in historic district

Stamp of Special Conditions

send permit to P. O. Box 1744 - 04104

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

DETAILS OF NEW WORK

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

IF A GARAGE

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

APPROVALS BY DATE
BUILDING INSPECTION--PLAN EXAMINER
ZONING:
BUILDING CODE
Fire Dept.
Health Dept.
Others.

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?

Signature of Applicant [Signature] Phone # same

Type Name of above Robert A. McDougal 128 20 30 40

Other
and Address

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY

[Handwritten signature]

Permit No. 84/025
 Location Plot M Dargal
 Owner 87 Carlton St
 Date of permit 1-6-84
 Approved 1-10-84
 Dwelling _____
 Garage _____
 Alteration Demolish dwelling

NOTES
 1/9/84 - No verminic Asst
 1/10/84 OK for Demol
 3/23/84 Completed

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

1. Location Carleton St. 87 ⁹⁵ Date investigation commenced _____
2. References: Complaints C-35-93 C-42-79 D.P.A. Appl. BP Inq. _____
3. Present Owner and Address Gertrude Cushing - 87 Carleton St.
4. Present Lessee and Address _____
5. Building Permit Record: _____

Assessors' Record

6. Survey 1924: Owner William W. Dyer No. tenants 1
Single House
- No. rooms 12; Class of Use D. - Let 4 Rooms
7. Assessors' change record since 1924 _____

8. Change of Owners, 1924 to date 1922 Dyer, William W. - 1935 Cushing, Gertrude B. N.E.
193 Cushing, Gertrude B.

9. City Directory Record

1926 _____	1936 <u>Mrs. Gertrude Cushing.</u>
1927 _____	<u>Mrs. Gertrude Cushing</u> <u>John W. Walker - (Virginia)</u>
1928 <u>Mrs. Julia E. Brown</u> <u>Mrs. Julia E. Brown</u>	1938 <u>Mrs. Gertrude Cushing</u> <u>Mrs. Gertrude Cushing - Apt 1 - 87 to Neilson Apt 2</u> <u>Mrs. Gertrude Gray - 3 - Hayden Dr. 24-4</u>
1929 <u>Rachel Williams</u> <u>Michael J. Griffin (Louise)</u>	1939 <u>Patrick E. Higgins - 5 - Charles D. Johnson</u> <u>Mrs. Gertrude Cushing - Homer Cushing - 8 - Pratt</u> <u>Martha Campbell - Guy Haney - Audrey Pooler</u>
1930 <u>Rachel Williams</u> <u>Michael J. Griffin (Louise)</u>	1940 <u>Wallace H. Card - Louis F. M. G. Linahel</u> <u>Gertrude Cushing - Martha Campbell</u> <u>Guy Haney - Sue McLaughlin</u>
1931 <u>Rachel Williams</u> <u>Michael J. Griffin (Louise)</u>	1941 <u>Mrs. Charlotte Dunn</u> <u>Gertrude B. Cushing - Martha Campbell</u> <u>Guy Haney</u>
1932 <u>Mrs. Jennie Murray</u>	1942 <u>Gertrude Cushing - Frank Varnoy - Martha Campbell</u> <u>Guy Haney - Hollis Allen - Ben Ogden</u>
1933 <u>Mabel L. Dyer</u>	1943 <u>Victor Bransky - Viola Gersten - Mrs. Nettie Bradbury</u> <u>Mrs. Gertrude Cushing - Apt. 1 - 87 - Guy Haney - 1</u> <u>Frank H. Varnoy - Martha Campbell - Mrs. Charlotte Hayward</u> <u>Lewis Hall - Mrs. Nettie Bradbury</u>
1934 <u>Mrs. Antonette S. Ledou Lodg+h</u>	1944 _____
1935 <u>Mrs. Gertrude Cushing</u>	1945 _____

10. Miscellaneous

Conclusions and Action

87. Carleton

Hold for more information.
See letter.

(4)

wnci 9/8/42

m. Johnson, restored
outside stairway
garage roof to
ground on 1/6/42.
Examined floor 10/6/42
see sketch
Hold, see letter to
Chief Engineer about exits.
mnc 10/16/42

File: Rept. No. 1877D-I

October 16, 1942

Oliver T. Sanborn,
Chief of Fire Department

Dear Sir:

At 87 Carleton St. there are two front apartments on second floor and one on third floor that have inadequate exits in my judgment. Each of these apartments consists of a single room with small kitchenette.

The very front apartment in second story has its only door to the public hall perhaps six feet or more in front of the top of the front stairs, so that the occupant would have to traverse this six feet and then pass the top of the stairway in a narrow hall in order to reach the rear stairs. The second room or apartment from the front on second floor is not quite as bad, but the only door to the hall opens right at the top of the front stairs.

On the third floor are two apartments, - one apartment (one room with cooking) being in front of the top of the stairs from third to second; the other apartment (two rooms) being between the front stairs and a stairway that is out of doors and leads from third floor level to the roof of a one-story garage. The front stairs from third to second is very narrow and very steep. The occupants of the front one-room apartment on third floor would have to cross a narrow landing at the top of these stairs and pass through the two room apartment in order to reach the rear outside stairs.

This building has been used as a rooming house for many years - before the Building Code seriously regulated such matters. The present owner, Mrs. Cortrude Cushing, has for the several years of her ownership been changing from lodgers to small apartments thus providing about seven cooking where there was probably only one a few years ago. I think she has made some physical changes without permits, but there is no way of proving it. She has been trying for months to get a permit to put two dormers on the roof to provide more light and air for the third floor rooms, and also includes a proposed stairway from the roof of the one-story garage to the ground. Her sister says that a member of the Fire Department was up on the third floor and suggested a glass panel in the door of the rear apartment for the occupants of the front one-room to break and reach the rear outside stairs through the rear apartment.

You have told me that you are not going along with this glass panel arrangement even in existing buildings. The Building Code will not allow it when physical changes involve a permit.

Will you be kind enough to let me know as soon as possible if you intend to proceed against the exit situation in this building. If you consider the exits adequate either with or without the glass panel then I will be free to issue the permit. If you order changes, they might as well be included in the present application.

Inspector of Buildings.

Rept. 1877D-I

September 3, 1942

Mrs. Gertrude Cushing,
87 Carlton Street,
Portland, Maine

Subject: Application for Building permit
to cover alterations in the apartmenthouse
at 87 Carlton Street

Dear Madam:

I thought we were ready to issue the above application, but upon examining the property again to see if the roof of the garage was only 10 feet above the ground, I found that the roof of the garage was all of 12 feet above the ground which would not allow a ladder under the building Code requirements for standard fire escapes.

Your sister, however, told me that you had changed your plans and did not intend to have the ladder but intended to build a stairway from the garage roof to the ground. If that is the case, please have Mr. Johnson change the application to show what you really intend to build and to show the precise location of the stairway and the rise and tread together with an indication of what will be used to guide a person trying to leave the third floor from the foot of the existing stairway to the top of the proposed stairway.

When I was at the building before, I understood you to say that the third floor rooms were rented as one apartment to one party, but on my examination last Saturday I find that there is a one room apartment in front of the stairs and a two room apartment rented to a separate party in the rear of the inside stairs from third floor to second floor.

Thus the occupant of the front room in case of fire travelling the stairway would be cut off not only from going down the stairs but probably from reaching the rear outside stairs from the third floor. Your sister said that some officer of the Fire Department had suggested putting in a glass panel in the front door of the rear apartment. I doubt if Chief Sanborn, himself, has given approval to any such arrangement. At any rate under the Building Code since you have increased the number of apartments on the third floor from one to two it will either be necessary to provide two clear and distinct ways out for both of the apartments (this seems practically impossible) or else convert the third floor back to a single apartment.

This latter matter will have to be straightened out and made clear in the application before the building permit may be issued.

Very truly yours,

Wich/H

E. G. Johnson Co., 3 Cliff St.
CC: Chief Sanborn

Inspector of Buildings

DMW
O.H.
O.S.

Rept. 1377D-I

August 6, 1942

Mrs. Gertrude Cushing,
87 Carleton Street,
Portland, Maine

Dear Madam:

The Municipal Officers on August 3rd found themselves unable to sustain your appeal under the Building Code relating to finishing off two bedrooms in the former stable at the rear of your property at 87 Carleton Street, but to the contrary voted to deny it

Under these circumstances I am unable to issue the building permit, and if Mr. Johnson will return the receipt for the fee paid to this office not later than August 20, 1942, the money will be refunded by voucher.

Very truly yours,

WCD/H

Inspector of Buildings

CC: E. G. Johnson Co.,
3 Cliff Street

8/11/42
WCD



APPLICATION FOR PERMIT

Permit No. _____

Class of Building or Type of Structure Third Class

Portland, Maine, August 7, 19
Supersedes application of _____

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect-alter install the following building structure-garage 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 87 Carleton Street Within Fire Limits? yes Dist. No. 1B
 Owner's or Lessee's name and address Gertrude Cushing, 87 Carleton Street Telephone _____
 Contractor's name and address F. G. Johnson Co., 3 Cliff Street Telephone 3-1637
 Architect _____ Plans filed _____ No. of sheets _____
 Proposed use of building tenement house No. families 6
 Other buildings on same lot _____
 Estimated cost \$ 450. Fee \$ 1.00

Description of Present Building to be Altered

Material wood No. stories 2 Heat _____ Style of roof pitch Roofing asphalt-wood
 Last use tenement house No. families 6

General Description of New Work

To cover one-half of roof with asphalt roofing
 To provide new stairs (outside) from garage roof to ground, not more than 10'
 To change skylight on southerly side of roof to 7' dormer for additional light and ventilation in an existing room.
 To provide new 7' dormer on this same side for additional light and ventilation in another room on third floor
 To provide outside wooden stairway from garage roof to ground. Railing both sides, 6" rise, 8" tread, 36" ride.

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? no
 Is any electrical work involved in this work? no 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 flat Rise per foot 1" Roof covering Asphalt roofing Class C Ind. Int.
 No. of chimneys _____ Material of chimneys _____ of lining _____
 Kind of heat _____ Type of fuel _____ Is gas fitting involved? _____
 Framing lumber--Kind hemlock Dressed or full size? dressed
 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 6x3 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 2x6
 On centers: 1st floor _____, 2nd _____, 3rd _____, roof 2x4
 Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof 8'

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 there are observed? yes

Signature of owner Gertrude Cushing
 By F. G. Johnson Co.
 INSPECTION COPY W.B. Johnson



(B) LIMITED BUSINESS
APPLICATION FOR PERMIT
 Class of Building or Type of Structure Third Class Permit No. _____

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

Portland, Maine, July 20, 1942

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 27 Carleton Street
 Owner's or Lessee's name and address Gertrude Cushing, 27 Carleton St. Within Fire Limits? yes Dist. No. 1
 Contractor's name and address W. G. Johnson Co., 3 Cliff Street Telephone _____
 Architect _____ Telephone 3-1630
 Proposed use of building tenant house (and 2 lodging rooms) Plans filed yes No. of sheets 1
 Other buildings on same lot _____ No. families 3
 Estimated cost \$ 500. Fee \$ 1.00

Description of Present Building to be Altered

Material wood No. stories 2 Heat _____ Style of roof pitch Roofing asphalt - wood
 Last use tenant house (two lodging rooms) No. families 3

General Description of New Work

To cover one half of roof with asphalt roofing
 To finish off two new bedrooms in former stable, first floor, to be used in connection with existing room used as apartment; changing small windows to two windows of size required by Building Code for ventilation of each room - raising existing floor 2' and finishing walls with brick and ceiling with sheet rock - new partition on garage side to be covered with perforated gypsum lath covered with one-half inch thickness gypsum plaster.
 To remove existing inside rear stairway, first to second floor, and provide new stairway from garage roof to ground (there is also an outside stairway from third floor to this roof) - 30" wide, 8" rise, 11" tread
 To change skylight on southern side of roof to 7' dormer for additional light and ventilation in an existing room

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? no
 Is any electrical work involved in this work? yes
 Size, front _____ depth _____ No. stories _____ Height average grade to top of plate _____
 To be erected on solid or filled land? _____ Height average grade to highest point of roof _____
 Material of foundation _____ earth or rock? _____
 Material of underpinning _____ Thickness, top _____ bottom _____ cellar _____
 Kind of roof flat Rise per foot 14" Height _____ Thickness _____
 No. of chimneys _____ Material of chimneys _____ Roof covering Asphalt roofing Class. "Und. Lab.
 Kind of heat _____ Type of fuel _____ of lining _____
 Framing lumber - Kind healook Dressed or full size? dressed 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 2x6
 On centers: 1st floor _____, 2nd _____, 3rd _____, roof 24"
 Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof 21'
 If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

No. cars now accommodated on same lot _____
 Total number commercial cars to be accommodated _____ 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 Gertrude Cushing
 By W. G. Johnson

INSPECTION COPY

Permit No 42)

Location 87 Carleton St

Work Putrude Cushing

Date of permit 7/ /42

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

NOTES

7/21/42
 1920-21
 New Addition 20' x 5'
 near outside of lawn
 8' from them
 12' from main
 12' from

Handwritten notes on lined paper, including vertical text: "Destruction of a portion of a building", "Removal of brick work", "Destruction of brick work".



City of Portland, Maine

Appeal denied
8/31/42
mm
42/29

Boyle - no
Bing - no
Bills - no
Harrin - no

Appeal to the Municipal Officers to Change the Decision of the

Inspector of Buildings Relating to the Property Owned

by **Gertrude Cushing** at **87 Carlton Street**

July 25, 1942

To the Municipal Officers:

Your appellant, **Gertrude Cushing**

who is the owner of property at **87 Carlton Street**

respectfully petitions the Municipal Officers of the City of Portland to change the decision of the Inspector of Buildings relating to this property, as provided by Section 28, Paragraph 115 of the Zoning Ordinance, on the ground that the enforcement of the ordinance in this case

involves unnecessary hardship and because relief may be granted without substantially derogating from the intent and purpose of the Zoning Ordinance.

The decision of the Inspector of Buildings denies a permit to finish off two new bedrooms in former stable, first floor, cutting in two new windows to provide ventilation for same because the wall of the building where the new work is proposed is less than two feet from the side property line whereas a minimum side yard of five feet to accommodate required windows is required by the Building Code. The rear wall of the stable which will be one of the walls of one of the new bedrooms is practically on the lot line although there will be no openings in it.

The reasons for the appeal are as follows: The appellant wishes to extend the apartment house use of the building into the space occupied by former stable in order to provide two bedrooms to use in connection with existing one room apartment in the main building. Since these windows will open into a considerable yard space on the adjoining lot the appellant feels that this work may be performed without interfering with light and air of or increasing fire hazard to the neighboring property.

Send return to 89 Carlton to Florence True Young, 89 Carlton

4/29
PUBLIC HEARING ON THE APPEAL UNDER THE BUILDING CODE OF MRS . GERTRUDE
CUSHING AT 87 CARLETON STREET

July 31, 1942

A public hearing on the above appeal was held before the Committee on Zoning and Building Ordinance Appeals today. Present for the city were Chairman Leighton, Councillors Berry, Harrison and Libby and the Inspector of Buildings.

Maurice Johnson, contractor, appeared for the appellant in support of the appeal and explained the proposition from the builder's standpoint.

Mr. Eugene Young of 89 Carleton Street and Vera Clark representing her mother, Mrs. Ernest A. Lingley of 83 Carleton Street appeared in opposition to the appeal saying that the conditions in this building were very crowded already and that there were many more apartments there than Mrs. Cushing was representing, that the rear part of the building involved was already a fire hazard and that the conditions around the apartment house were not such as to be beneficial but rather detrimental to the neighborhood.

Warren McDonald

*Appeal denied
8/3/42*

*DM
AG
42/29*

City of Portland, Maine

IN BOARD OF MUNICIPAL OFFICERS

ORDERED, that the appeal under the Building Code of Gertrude Cushing at 87 Carleton Street, relating to altering a portion of former stable to provide in the first story two bedrooms with exterior windows closer to the property line than ordinarily permitted, be denied.

ORDERED

RECEIVED

RECEIVED

RECEIVED

Room 21, City Hall
July 20, 1942

Mrs. Dartrude B. Cushing,
87 Carleton Street,
Portland, Maine

Dear Madam:

The Committee on Zoning and Building Ordinance Appeals of the Municipal Officers will hold a public hearing at the Council Chamber, City Hall on Friday, July 25, 1942 at 10 o'clock in the forenoon upon your appeal under the Building Code relating to conversion of space in the former stable at the rear of 21 Carleton Street to make there two new bedrooms and utility in kitchen, the side wall being closer to the side property line and the rear wall at the former stable being approximately in the rear property line, contrary to the provisions of the Building Code.

Please be present or be represented at said hearing in support of your appeal. A copy of this notice and form sent to your apartment.

CHARLES F. MURPHY, Chairman
Municipal Officers

Wm. F. Murphy, Jr. Clerk

21 E. Johnson St.
Portland, Maine

Justification:

It is important that you take care before the hearing or previous of the hearing to make the arrangements of your apartment to make the use of such room as required being part of an addition to apartment building now in the second story in connection with the change in location of rear wall. This change in location will make the room of equal size to the former room and the appeal based on this basis and similar status in the apartment building. It is anticipated that all other apartments involved in the building will be similar with the same.

Wm. F. Murphy, Jr.
Inspector of Buildings