

83-87 CARLETON STREET



SEALED

For use only by the Post Office - 2001 - 2002 - 2003 - 2004 - 2005 - 2006 - 2007 - 2008 - 2009 - 2010 - 2011 - 2012 - 2013 - 2014 - 2015 - 2016 - 2017 - 2018 - 2019 - 2020 - 2021 - 2022 - 2023 - 2024 - 2025

85-B7 CARLETON STREET

SEAN WALKER

Full cut #920H - Half cut #920H - Third cut #920H - Fifth cut #920H

PERMIT TO INSTALL PLUMBING

Date Issued **2-18-72**  
 Portland Plumbing Inspector  
 By **ERNOLD R. GOODWIN**

PERMIT NUMBER **235-**

Address **87<sup>n</sup>Carleton St.**

Installation For:

Owner of Bldg.: **A/D. Thoits**

Owner's Address: **Sams**

Plumber **Reuben Katz**

Address **173 Neal St.** Date: **2-18-72**

NO. **8** FEE

App. Final Ins. **2-18-72**  
 Date **ERNOLD R. GOODWIN**  
 By **CHIEF PLUMBING INSPECTOR**

App. Final Ins. **2-18-72**  
 Date **ERNOLD R. GOODWIN**  
 By **CHIEF PLUMBING INSPECTOR**

- Type of Bldg.
- Commercial
  - Residential
  - Single
  - Multi Family
  - New Construction
  - Remodeling

NEW	REPL.			
	<b>4</b>	SINKS	<b>8</b>	
		LAVATORIES		
		TOILETS		
		BATH TUBS		<b>8.00</b>
	<b>1</b>	SHOWERS		
		DRAINS		
		FLOOR SURFACE		<b>2.00</b>
		HOT WATER TANKS		
		TANKLESS WATER HEATERS		
		GARBAGE DISPOSALS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS		
		AUTOMATIC WASHERS		
		DISHWASHERS		
		OTHER		

Building and Inspection Services Dept.: Plumbing Inspection

TOTAL **4** **10.00**

APPLICATION FOR PERMIT



Class of Building or Type of Structure \_\_\_\_\_

Portland, Maine, June 20, 1972

PERMIT ISSUED  
JUN 21 1972  
0706  
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 87 Carleton Street Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_  
Owner's name and address Alvah Tholts, 78 Caleb St. Telephone \_\_\_\_\_  
Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
Contractor's name and address OWNER Telephone \_\_\_\_\_  
Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans YES No. of sheets 1  
Proposed use of building Apartment house No. families 6  
Last use \_\_\_\_\_ " \_\_\_\_\_ No. families 6  
Material wood No. stories 3 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
Other buildings on same lot \_\_\_\_\_  
Estimated cost \$ 200. Fee \$ 3.00

General Description of New Work

To construct fire escape 2nd floor to ground on rear right hand side of building replacing damaged fire escape, as per plan  
This fire escape originally landed on a garage roof - garage has since collapsed

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

owner

Details of New Work

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

If a Garage

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

APPROVED:

O.K. E.S. 6/21/72  
\_\_\_\_\_  
\_\_\_\_\_

Miscellaneous

Will work require disturbing of any tree on a public street? \_\_\_\_\_  
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? YES

CS 301

INSPECTION COPY

Signature of owner Alvah P. Tholts

NOTES

7/13/72  
talked w/ [unclear]  
St. Bernard F-D  
about this

OK

[Signature]

7/19/72

OK

[Signature]

~~[Large X mark over the notes section]~~

Permit No. 72/0706

Location 87 Celestia St

Owner Alvin A. Hester

Date of permit 6/21/72

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn

Cert. of Occupancy issued

Scaling Out Notice SAM

Form Check Notice

[Large empty section with horizontal lines, possibly for additional notes or a signature strip]



# APPLICATION FOR PERMIT

29704

Class of Building or Type of Structure \_\_\_\_\_

Portland, Maine, May 26, 1955

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 87 Carleton Street Within Fire Limits? yes Dist. No. 3  
 Owner's name and address Gertrude B. Cushing, 87 Carleton St. Telephone \_\_\_\_\_  
 Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Contractor's name and address Merton McAlister, 820 Congress St. Telephone \_\_\_\_\_  
 Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans yes No. of sheets \_\_\_\_\_  
 Proposed use of building Apartment house No. families \_\_\_\_\_  
 Last use \_\_\_\_\_ " \_\_\_\_\_ No. families \_\_\_\_\_  
 Material frame \_\_\_\_\_ No. stories 2 1/2 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
 Other buildings on same lot \_\_\_\_\_  
 Estimated cost \$ 150. ~~x180x~~ Fee \$ 2.00

### General Description of New Work

To strengthen existing floor of storage building (garage) with 8x8 center girder and cedar posts beneath 10' O.C.  
 To cut in new window 31" wide in kitchen 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. **PERMIT TO BE ISSUED TO** Merton McAlister

### Details of New Work

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

### If a Garage

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

### Miscellaneous

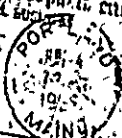
Will work require disturbing of any tree on a public street? no  
 Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes Gertrude Cushing

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

Signature of owner—By: Gertrude B. Cushing

ACTION COPY

Post Office Department  
ARTICLE 100



POSTAGE FOR PRIVATE USE TO BE PAID BY ADDRESSEE  
POSTAGE PAID

REGISTERED ARTICLE
INSURED PARCEL

Return to Dept. of Building Inspection  
Street and Number, or Post Office Box, Room 110, City Hall

REGISTERED ARTICLE  
60199  
INSURED PARCEL

PORTLAND,  
MAINE.

Form 3211  
Rev. 4-40

# RETURN RECEIPT

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

*[Handwritten Signature]*  
(Signature or name of addressee)

(Signature of addressee's agent—Agent should enter addressee's name on the ONS slip)

Date of delivery: *[Handwritten Date]*

U. S. GOVERNMENT PRINTING OFFICE: 1940



June 3, 1955

Registered Mail  
Receipt

AP 87 Carleton St. - Notification of violation  
of the Building Code and order relating  
thereto

Mrs. Gertrude B. Cushing  
87 Carleton St.

Copy to Mr. Merton McAlister  
20 Congress St.

Dear Mrs. Cushing:-

Violation of the Building Code is found to exist in the building which you are reported to own or control at 87 Carleton St. in that certain work requiring a building permit has been started and partially completed without the building permit having been issued.

As directed by Sect. 109 of the Building Code (copy enclosed) you are hereby required to see to it that no further work is done until a permit from this department has been issued authorizing that work.

From yourself over the phone and from your contractor, I learned that the proposed new window in the side wall of the first story has been practically completed, but the matter of strengthening the floor of the storage building (garage) had not been started on June 2nd.

If further work is done in violation of the Building Code or if the work already done without a permit is found to be in violation of the Building Code and is not placed in compliance, it will be my duty to seek the cooperation of the Corporation Counsel of the City to compel compliance.

It is difficult to understand how this violation comes about since our records indicate clearly that you were aware of the requirements. On May 5th your contractor Mr. McAlister filed application for a permit to raise first and second floors of the rear portion of the building (partly a garage) about three feet; to partition off bedroom in the first story only in the former storage space; to cut in a picture window in the new bedroom; to cut in a new window in the kitchen; and to provide a three inch concrete floor surface over existing concrete floor in garage.

On May 6th you were sent a letter to advise you that we could not issue the permit because the wall of the building was too close to the property line. Subsequently you came to the office and talked with me, finally concluded that you would do none of the work and later returned the receipt for the \$4.00 building permit fee and the money was refunded on May 11th by voucher.

On May 26th Mr. McAlister filed a new application for a permit to strengthen existing floor of storage building (garage) with 8x8 center girder and cedar posts beneath 10 feet on centers; and to cut in a new window 31 inches wide in the first floor kitchen. Mr. McAlister took the application out for you to sign and only returned it with your signature and the \$2.00 fee on June 2nd after we had found that part of the work was already completed without a permit.

Your last application is not complete enough to indicate compliance with the Building Code, nor is it consistent with the plans with the original application by T. J. Hennessy. While Mr. McAlister was in the office he made reference to one or more parti-

Mrs. Gertrude B. Cushing - - - -#2

June 3, 1955

tions which you plan to build, but the construction of partitions is not indicated in the later application.

Now, Mrs. Cushing, we shall expect cooperation from you, and in case we do not get it there will be nothing left for us to do but seek the advice of the Corporation Counsel to secure compliance with the law. We can do nothing about issuing your permit until you have furnished sufficient consistent information showing fully what you have in mind and showing intended compliance with the law.

Very truly yours,

Warren McDonald  
Inspector of Buildings

WMcD/G

Enclosure: Copy of Sect. 109 of the Building Code



# APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class  
Portland, Maine, May 5, 1955

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ ~~repair~~ ~~and~~ ~~install~~ the following building structure ~~or~~ ~~specification~~ 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 87 Carleton St. Within Fire Limits? yes Dist. No. \_\_\_\_\_  
Owner's name and address Gertrude B. Cushing, 87 Carleton St. Telephone \_\_\_\_\_  
Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
Contractor's name and address Merton McAlister, 820 Congress St. Telephone none  
Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans yes No. of sheets 2  
Proposed use of building Apartment 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 \$ 4.00  
Estimated cost \$ 800.

## General Description of New Work

To raise first and second floors of 2-story portion of building about 3' as per plans.  
To partition off bedroom in first story only (second floor to be done at a later date) in space formerly used for storage, 2x4 studs, 16" on centers, covered bedroom side with sheetrock and or the storage room side with sheathing and on the garage side as shown on plan.  
To cut in picture window in new bedroom, 40" wide, with <sup>one</sup> ~~two~~ windows on each side 18" wide with 2x4 header.  
To cut in new window in kitchen.  
To provide 3" concrete floor over existing concrete floor in garage.

*Refund 5/11/55 to Mrs. Cushing*  
CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

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

## Details of New Work

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

## If a Garage

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

## 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

Gertrude B. Cushing

APPROVED:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature of owner by: Merton F. McAlister

INSPECTION COPY

May 6, 1955

AP—87 Carleton Street

Contractor—<sup>O</sup>Merton McAllister 820 Congress St.    Owner—<sup>C</sup>Gertrude B. Cushing 87 Carleton St.    Plan Maker—<sup>C</sup>T. J. Hennessy, Jr. 39 Belfield St.

We are unable to issue a permit for alterations to the two story  
oil on rear of apartment house at the above location to provide living  
quarters in space used at present for storage because the existing struc-  
ture is located practically on the side and rear lot lines, whereas Sec-  
tions 5-B and 8-B & C of the Zoning Ordinance applying to the Limited  
Business Zone where the property is located specify that buildings for  
living quarters shall be located not less than 20 feet from the rear line  
and 10 feet from the side line of the lot on which they are located.

Under these circumstances if you will return to this office within  
ten days the receipt for fee paid at time of filing of application for per-  
mit, we will authorize return to you by voucher of the amount paid.

Very truly yours,

Albert J. Sears  
Deputy Inspector of Buildings

AJS/G



FILL IN AND SIGN WITH INK

# APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, June 9, 1952

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 87 Carleton Street Use of Building Apartments No. Stories 3  New Building  Existing "

Name and address of owner of appliance Gertuado B. Cushing, 87 Carleton Street

Installer's name and address P. E. Trites Plumbing Co., Inc. 464 St. John St Telephone 3-2157

### General Description of Work

To install forced hot water heating boiler (replacement) and oil burning equipment (replacement)

### IF HEATER, OR POWER BOILER

Location of appliance basement Any burnable material in floor surface or beneath? concrete

If so, how protected? \_\_\_\_\_ Kind of fuel? oil

Minimum distance to burnable material, from top of appliance or casing top of furnace 10" with shield ~~10" with shield~~ 30"

From top of smoke pipe 10" with shield From front of appliance Over 4' From sides or back of appliance Over 3'

Size of chimney flue 8x8 Other connections to same flue none

If gas fired, how vented? \_\_\_\_\_ Rated maximum demand per hour \_\_\_\_\_

Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? yes

### IF OIL BURNER

Name and type of burner Arco Flame Labelled by underwriter's laboratories? yes

Will operator be always in attendance? \_\_\_\_\_ Does oil supply line feed from top or bottom of tank? bottom

Type of floor beneath burner concrete

Location of oil storage basement Number and capacity of tanks 1-275 gal.

If two 275-gallon tanks, will three-way valve be provided? \_\_\_\_\_

Will all tanks be more than five feet from any flame? yes How many tanks fire proofed? \_\_\_\_\_

Total capacity of any existing storage tanks for furnace burners none

### IF COOKING APPLIANCE

Location of appliance \_\_\_\_\_ Any burnable material in floor surface or b \_\_\_\_\_

If so, how protected? \_\_\_\_\_ Kind of fuel? \_\_\_\_\_

Minimum distance to wood or combustible material from top of appliance \_\_\_\_\_

From front of appliance \_\_\_\_\_ From sides and back \_\_\_\_\_ From top of smokepipe \_\_\_\_\_

Size of chimney flue \_\_\_\_\_ Other connections to same flue \_\_\_\_\_

Is hood to be provided? \_\_\_\_\_ If so, how vented? \_\_\_\_\_ Forced or gravity? \_\_\_\_\_

If gas fired, how vented? \_\_\_\_\_ Rated maximum demand per hour \_\_\_\_\_

### MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Cannot get 10" so owner will have to extend chimney down and provide cleanout door and frame.

All inst. det. not signed but submit permit not returned

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

APPROVED:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

WET  
6/15/52

P. E. Trites Plumbing Co., Inc.

Signature of Installer - By: P. E. Trites

INSPECTION COPY

NOTES

- 1. Fill Pipe
- 2. Vent Pipe
- 3. Kind of Heat
- 4. Burner Rigidity & Supports
- 5. Name & Label
- 6. Stack Control
- 7. High Limit Control
- 8. Remote Control
- 9. Piping Support & Protection
- 10. Valves in Supply Line
- 11. Capacity of Tanks
- 12. Tank Rigidity & Supports
- 13. Tank Distance
- 14. Oil Gauge
- 15. Instruction Card

Permit No. 52  
 Location 87 Castleman St  
 Owner Arthur B. Cushing  
 Date of permit 1/52  
 Approved

4/2/52 - Mr. Vassar called from this house and said that he was in the building had looked at chimney that the flue extended down some distance below the present smoke pipe opening and had a claim on door at the bottom. He said that there is plenty of room between the present opening and the cleanout door to lower the smoke pipe so as to get a clearance above the smoke pipe of at least 15". This Mrs. Cushing has authorized him to do. - A.C.P.

AP 87 Carleton Street  
6/18/52 WMcD

June 10, 1952

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

Copy to: P. E. Trites Plumbing Co., Inc.  
464 St. John Street

Dear Mrs. Cushing:

The Trites Plumbing Company have filed belated application to cover installation of hot water heating boiler and oil burning equipment with it as a replacement in the cellar of your apartment house at 87 Carleton Street. You are aware that they have already installed the equipment without having first secured a building permit, and that the smokepipe from the heater to the chimney flue is less than 3" from the burnable material above, which is not safe. If the installer had applied for the permit in advance, as is required, the matter would all have been cleared up before the installation was made, but, irrespective of that, the smokepipe, even in the same location as before, is hazardous.

Mr. Trites reports, however, that the flue of the present chimney does not extend downwards far enough to get any more clearance between the top of the smokepipe and the ceiling. Indeed, he says that the bottom of the chimney flue is even off with the bottom of the smokepipe in its present location.

If that is the situation, it is necessary for me to require that you have the chimney flue extended downwards far enough so that the top of the smokepipe will be 10" below the ceiling and that there will be room enough below the smokepipe to provide an ordinary cast iron cleanout door and frame at the bottom of the flue for cleaning out the chimney flue.

In order that we may be able to issue the permit to the installer and get the smokepipe changed in location, it is necessary that you employ a competent mason, and have him come here and apply for a permit to extend the chimney flue downwards, explaining in the application how he intends to do it, and then, when the permit has been issued, go ahead and extend the flue, and put in the cast iron cleanout door and frame at the bottom, so that the installer of the heating equipment can adjust the smokepipe to be 10" below the ceiling, and we shall expect the installer to provide over the smokepipe a shield of rigid asbestos board no less than three times the diameter of the smokepipe in width and suspended about halfway between the top of the pipe and the ceiling above on non-burnable hangers.

Please attend to the matter promptly so that all may be cleared from the records and the hazard removed.

Very truly yours,

WMcD/D

Warren McDonald, Inspector of Buildings



*gpb.*  
*EF*

RESERVED BUSINESS ZONE  
CITY OF PORTLAND, MAINE  
DEPARTMENT OF BUILDING INSPECTION  
**COMPLAINT**

Location  
87 Carleton St.

INSPECTION COPY

COMPLAINT NO. 53/156

Date Received 12/3/52

Location 87 Carleton St. Use of Building \_\_\_\_\_

Owner's name and address Gertrude B. Cushing, 87 Carleton St. Telephone \_\_\_\_\_

Tenant's name and address \_\_\_\_\_ Telephone \_\_\_\_\_

Complainant's name and address MIN Telephone \_\_\_\_\_

Description: Foundation under barn at rear of above address is in very bad condition and must be fixed.

NOTES: 12/15/53 - Better - wind

2/2/54 - Mrs. Cushing says this has been the same ever since house was built and she does not intend to fix it now possibly in the spring. PH.

Charge off without further inspection

9/20/54



C 87 Carleton St.

WMcD 1/1/53

December 15, 1953

Mrs. Gertrude B. Cushing  
87 Carleton St.

Dear Mrs. Cushing:-

An inspector from this office has found defective conditions of the foundation or underpinning of the wooden frame garage or shed at the rear of the property which you are reported to own or control at 87 Carleton St.

While we cannot say that these defects cause immediate danger, they are such that the building may become in a dangerous condition at any time so that we will be compelled to issue orders about it and you may be liable for damage done.

In places the underpinning appears to be merely loose bricks without mortar and they are slipping out of place.

You are urged to have a competent contractor make examination and permanently correct the defective conditions before December 31.

Very truly yours;

Warren McDonald  
Inspector of Buildings

WMcD/1



LIMITED BUSINESS TRUST  
CITY OF PORTLAND, MAINE

DEPARTMENT OF BUILDING INSPECTION

COMPLAINT

see also letter 9/15/52  
appx 9/10/51

Location:  
87 Carleton Street

INSPECTION COPY

COMPLAINT NO. 52/80

Date Received 5/22/52

Location 87 Carleton Street Use of Building

Owner's name and address Gertrude B. Cushing, 87 Carleton Street Telephone

Tenant's name and address Telephone

Complainant's name and address Mr. Waltz Telephone

Description: Forced hot water boiler replaced without a permit. Installation is dangerous.

NOTES: 5-23-52. Over Flame burner has a label  
Smoke pipe 4" from ceiling plaster on  
wooden lath.  
Mrs. Cushing says Mr. Waltz replaced  
boiler and oil burner.

The smoke pipe opening appears  
to be in the same location.  
There may be a restriction in this  
smoke pipe - could be lowered.

This dep't. is interested in protection  
due to the smoke pipe. Permit for  
the installation.

5/26/52 - Norton Montgomery, 47 Congress St 4-9275  
signed contract of agreement for P. P. Trites to  
do most of the work with a helper - Mr. Waltz  
helped to get job.

Mr. Waltz says the following deficient or needed:  
new thermostat  
making valve on tankless heater  
no permit for plumbing.  
" " for installation of boiler & oil burner  
" " from electrical inspector.  
Smoke pipe too close to ceiling.  
controls improperly installed

Violations File  
(P. E. Trites)

May 26, 1952

Robert W. Donovan,  
Asst. Corporation Counsel

Warren McDonald,  
Inspector of Buildings

Case of P. E. Trites to Municipal Court

A conference at Municipal Court on Thursday, May 29th is suggested with Percy E. Trites and one of his associates, Horton Montgomery on account of violations of the Building Code at 87 Carleton Street. Mr. Trites is the principal of P. E. Trites Plumbing Co., Inc., but Mr. Montgomery is the one who had charge of this particular installation and who signed receipts, etc. Thus it seems best to have them both in so that Mr. Trites will not be able to escape responsibility by placing it on his employee.

Two charges against Mr. Trites—that he installed a hot water heating boiler with oil burning equipment at 87 Carleton Street without first securing a permit; and that he installed the smoke pipe of the heater only about 3" below burnable material.

We have had at least one other case against Mr. Trites where he has installed similar appliances without securing permits. He came in and secured the belated permit, and I have talked with him so he is fully aware of the requirement for a permit.

Other departments are involved. I am told by Plumbing Inspector Welch, that plumbing work has been done in connection with this same heating plant without securing a plumbing permit, and there are some questions if the work has been installed with proper safety.

Mr. Welch also reports that Electrical Inspector Cote told him that the electrical wiring in connection with the installation was done without a permit, and that some of that is improper if not unsafe.

I have talked with Dr. Colby about this case, and I suggest that these other inspectors be present at the conference so that the matter may be all cleared up at once.

Mr. Trites lives at 66 Coyle Street and has his place of business at 464 St. John St. Mr. Montgomery works at the same place and lives according to the directory at 84 Beckett Street.

Inspector of Buildings

WMed/H

System needs 30 gal expansion tank  
Needs tempering valve for tankless heater

8" smoke pipe only 2" elbow asbestos on  
hood bath

American Standard

American  
Arc of Lane out of line

underneath label CR 40582  
Commercial St. CS-75

Hand line not protected from much injury

Feb 15 - Memo to Asst. Temp Council

6/2/52 - Asst. Cor. Colonel Donovan and I were in  
Municipal Court this morning. Mr. Montgomery  
was there and Charles Cohen representing Mr. Fites.  
Mr. Cohen reported that Mr. Fites had fallen down  
stairs in Cannon Friday and was badly disabled  
and in a daze of uncertainty when he appeared.  
It was decided that we would appear for him to  
be able to appear, Mr. Cohen to appear when  
he is able, at that time we would appear  
before the judge with arguments for revocation of  
the Building Code. W. M. D.

6/9/52 - Mr. Fites in M.C. fined 10.00 each on  
2 counts and costs. - W. M. D.

Percy E. Trites.....in said County of Cumberland, on the twenty-third day of May in the year of our Lord one thousand nine hundred and fifty two in a certain apartment house at 87 Carleton Street in said Portland, being the principal officer of P. E. Trites Plumbing Co., Inc., did then and there install or cause to be installed a heating boiler with oil burning equipment without first obtaining from the Department of Building Inspection a permit to authorize such installation, against the peace of the State and contrary to the form of the Ordinance of the City of Portland in such case made and provided.

Percy E. Trites.....in said County of Cumberland, on the twenty-third day of May in the year of our Lord one thousand nine hundred and fifty two in a certain apartment house at 87 Carleton Street in said Portland, being the principal officer of P. E. Trites Plumbing Co., Inc., did then and there install or cause to be installed a smoke pipe connection to the chimney from a newly installed heating boiler with the top of the pipe less than three inches below combustible material above the instead of the minimum of fifteen inches stipulated for safety by the Building Ordinance, against the peace of the State and contrary to the form of the Ordinance of the City of Portland in such case made and provided.

50-117

(B) LIMITED BUSINESS

PERMIT TO BUILD  
01136  
JUN 26 1951  
CITY OF PORTLAND



# APPLICATION FOR PERMIT

Class of Building or Type of Structure Installation *RMJ*  
Portland, Maine, June 13, 1951

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect ~~and to install~~ install the following building ~~and~~ 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 87 Carleton Street Within Fire Limits? yes Dist. No. \_\_\_\_\_  
Owner's name and address Gertrude B. Cushing, 87 Carleton Street Telephone \_\_\_\_\_  
Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
Contractor's name and address Radio & Electric Service, 235 York Street Telephone 2-3571  
Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans no. \_\_\_\_\_ No. of sheets \_\_\_\_\_  
Proposed use of building Apartment house No. families 3  
Last use " " No. families 3  
Material wood No. stories 3 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
Other buildings on same lot \_\_\_\_\_  
Estimated cost \$ \_\_\_\_\_ Fee \$ 1.00

### 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 1/2 gauge steel or well-seasoned wood at least 3/4" thick with hinged door and catch and located not less than 6" nor more than 6' above floor in dry, clean place where temperature will not go below 40 degrees F. not above 100 degrees—test button rigidly fastened in place, conveniently located to permit and capable of testing entire system frequently. Alarm silencing switch, if provided, will be so arranged that alarm will sound if switch is thrown to "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.  
To install 1-6" Protectowire gong in center of second floor hall. Underwriters listing UD-6

*add under for 2nd and 3rd floor and*  
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** Radio & Electric Service  
Permit Issued with *6/21/51*  
*Rec'd from Fire Dept. 6/25/51*

### Details of New Work

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

### If a Garage

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

APPROVED:  
*Oliver W. Anderson*  
CITY OF PORTLAND

### 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  
Gertrude B. Cushing  
Radio & Electric Service

Signature of owner by: *Gertrude B. Cushing*

INSPECTION COPY

*6/13*

NOTES

7-18-51 No work started

11-17-51 Installer called at this location and was at Walton St. cannot be traced. He has contacted L. Lewis electric, but so far has not had any information from them as to his trouble. He will call on Monday.

1-14-52 Test button not working. Furnace under collar stays in the rear. Installer cannot find and show instructions not in the book.

1-15-52 Mr. Gushing said the two units at Holmes Electric and was installed almost daily. I told him to have his own territory. Mr. Soto what was needed to complete the job that I would also try and contact the installer.

1-15-52, tried to contact installer by phone. No answer.

2-1-52 Test button OK.

2-20-52 Called installer and told him to furnish more crumage in collar beneath collar stays. He agreed to do this, work by Feb 25-52.

Permit No. 4-1803-3-2-8-52

Location 811 1136

Owner J. E. Caldwell

Date of permit 2/26/51

Inspr. closing-in

Final Notif.

Final Inspr. 3-31-51

Cert. of Occupancy Issued

AP 87 Carleton Street-I  
(Fire alarm)

June 26, 1951

Radio & Electric Service  
235 York Street  
Gertrude E. Cahill  
87 Carleton Street

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

Dear Madam & Gentlemen:

Building permit for installation of automatic fire alarm system at 87 Carleton Street is issued to Radio & Electric Service, herewith but subject to the following conditions which are attached by Chief Sanborn of the Fire Department approving the permit:

Instead of the single gong indicated in the application for the permit, Chief Sanborn stipulates that there must be one 6-inch gong on the first floor near bathroom window and one 6-inch gong on the second floor at the head of the front stairs.

If you have any questions as to the above, it would be well to take them up direct with Captain Robert H. Flaherty of the Fire Department.

It is important that you see to it that both gongs bear the Catalogue designation listed as approved by Underwriters Laboratories, Inc.

Very truly yours,

Warren McDonald  
Inspector of Buildings

WMC/d



MEMORANDUM FROM DEPARTMENT OF BUILDING INSPECTION, PORTLAND, MAINE  
67 Carleton Street--Installation of automatic fire alarm system for Gertrude B.  
Cushing by Radio & Electric Service

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.

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/H  
CC: Gertrude B. Cushing  
67 Carleton Street

(Signed) WARREN McDONALD  
INSPECTOR OF BUILDINGS

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:

Will you be good enough to take into consideration the number, size and location of alarm gongs? It is noted that the application calls for only one 6-inch gong.

Your order seems to call for an additional means of egress from the third floor, but we appear to have no application for a permit to provide that second means of egress, so far.

*Warren M. Donald*  
Inspector of Buildings

CITY OF PORTLAND, MAINE

Department of Building Inspection

To: Oliver T. Sanborn  
Chief of the Fire Department

(date) June 21, 1951

From: Warren McDonald  
Inspr. of Bldgs.

Location: 87 Carlton Street  
Owner: Gertrude B. Cushing  
Subject: Application for permit for  
improvements at above location,  
required by order of Chief of Fire  
Department dated March 4, 1947

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:

Will you be good enough to take into consideration the number, size and location of alarm gongs? It is noted that the application calls for only one 6-inch gong.

Your order seems to call for an additional means of egress from the third floor, but we appear to have no application for a permit to provide that second means of egress, so far.

*Warren McDonald*  
Inspector of Buildings

-- 87 Guilford St

1-6" fire gong on 1st floor  
Near Bathrooms window

1-6" fire gong on 2<sup>nd</sup> floor  
at head of front stairs

R.H.F.



3) LIMITED BUSINESS ZONE  
**APPLICATION FOR PERMIT**  
 Class of Building or Type of Structure third

**PERMIT ISSUED**  
 00180  
 FEB 9 1946

To the INSPECTOR OF BUILDINGS, Portland, Maine, Feb. 8, 1946

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

Location 87 Carlton St.  
 Owner's name and address Mrs. G.P. Cushing 87 Carlton St. Within Fire Limits? YES Dist. No. 1B  
 Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Contractor's name and address F.L. Howells 87 Carlton St. Telephone \_\_\_\_\_  
 Architect \_\_\_\_\_ Telephone 2-8017  
 Proposed use of building tenement house Specifications \_\_\_\_\_ Plans \_\_\_\_\_ No. of sheets \_\_\_\_\_  
 Last use tenement house No. families 7  
 Material frame No. stories 2 1/2 Heat steam Style of roof pitch No. families 7

**Memorandum from Department of Building Inspection, Portland, Maine**  
87 Carlton St. - First Story Platform and Cutting in Exterior Door Thereto for  
Mrs. G. B. Cushing by E. L. Howells, Builder - 2/9/46  
 To: Builder and Owner

Foundation piers to extend atleast 6 inches above the ground as well as four feet below-woodwork bearing on piers to be suitably anchored to piers by metal dowels or equivalent.

CC Mrs. G. B. Cushing  
 87 Carlton St.

(Signed) Warren McDonald  
 Inspector of Buildings

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. **REQUIREMENT IS WAIVED**

**Details of New Work**

Is any plumbing work involved in this work? \_\_\_\_\_ Is any electrical work involved in this work? \_\_\_\_\_  
 Height average grade to top of plate \_\_\_\_\_ Height average grade to highest point of roof \_\_\_\_\_  
 Size, front \_\_\_\_\_ depth \_\_\_\_\_ No. stories \_\_\_\_\_ solid or filled in? \_\_\_\_\_ earth or rock? \_\_\_\_\_  
 Material of foundation \_\_\_\_\_ Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_ cellar \_\_\_\_\_  
 Material of underpinning \_\_\_\_\_ Kind of roof \_\_\_\_\_ Rise per foot \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_  
 No. of chimneys \_\_\_\_\_ Roof covering \_\_\_\_\_ Kind of heat \_\_\_\_\_ fuel \_\_\_\_\_  
 Framing lumber—Kind \_\_\_\_\_ Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_ Kind of heat \_\_\_\_\_ fuel \_\_\_\_\_  
 Corner posts \_\_\_\_\_ Sills \_\_\_\_\_ Girt or ledger board? \_\_\_\_\_ Dressed or full size? \_\_\_\_\_ dressed \_\_\_\_\_  
 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: \_\_\_\_\_  
 On centers: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
 Maximum span: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
 If one story building with masonry walls, thickness of walls? \_\_\_\_\_ height? \_\_\_\_\_

**If a Garage**

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

**Miscellaneous**

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

APPROVED:

INSPECTION COPY

Signature of owner Mrs. G. B. Cushing  
E. L. Howells

Permit No. 46-180  
 Location 87 Carlton St  
 Owner Mrs. J. B. Cushing  
 Date of permit 2/9/46  
 Notif. closing-in  
 Inspn. closing-in  
 Final Notif.  
 Final Inspn 5/5/47  
 Cert. of Occupancy issued None

NOTES

~~4/10/46  
 Platform built  
 as specified except  
 for getting pieces  
 below floor line  
 Eds~~

~~6/21/46  
 Same Eds~~

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50
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VATH  
 RMT  
 PH  
 JWS  
 BS

April 6, 1945

Mr. Casper Parker, <sup>So. Portland</sup> Main St. Subject: Approved amendment to building permit, the  
 Mrs. Gertrude Cushing, 87 Carleton St. amendment to cover construction of three dormer  
 windows on the southern side of the roof of the  
 apartment house at 85-87 Carleton Street

Dear Sir & Madam:

When Mr. Parker and I went over the matter of framing of these dormer windows several days ago, we found that in all probability, the spans of the new ceiling joists at the two new dormers in the main building would be about 13 feet and 6 inches instead of the 12 feet indicated on the plan. On this basis the load carried upon the ceiling joists from the combined roof loads will be such that the ceiling joists should be 2x8's instead of 2x6's and should be 16 inches from center to center. Since the joists are ties for the new dormers, the new rafters of the two front dormers ought to be 16 inches from center to center also instead of the 24 inches shown. New doubled roof joists are to be provided on the slope of the present roof, beneath both and walls of both 8-foot dormers in main building.

Mr. Parker thinks that the rafters on the side of the roofs toward Congress St. are about 30 inches from center to center, and he proposes to support the ends of the new ceiling joists upon (not too-ripped against) an auxiliary beam running between two existing rafters and thoroughly supported upon the rafters. Because the Congress St. end of the ceiling joists at the two 8-foot dormers will deliver considerable load, theoretically, he has agreed to provide a partition down to the third floor construction under the ends of those ceiling joists, thus relieving some of the load on the existing rafters, these new partitions in third floor front room to be studs, 16 inches from center to center with double plate at the top and a shoe at the bottom and space between the partition and eaves to be closets and always accessible. Mrs. Cushing thought that this arrangement would not take too much out of the third floor front room. If it proves that it will take too much room out of this front room, then some other arrangement should be provided and Mr. Sears of this office consulted before the change is made.

The ceiling joists on the rear dormer will be satisfactory at 2x6 because the spans are so much less, but the ceiling joists should be 16 inches from center to center and therefore the new roof joists the same. If reasonably good construction is found in the Congress Street side of the all roof, the existing rafters ought to take care of the loads all right.

Mr. Parker is to bear in mind that before any of this framing is covered up he is to notify this office for closing-in inspection and not to cover up any of it until the inspection has been made and the closure certificate (green tag) has been left at the job. Irrespective of the details above if conditions are found unsatisfactory at the time of that inspection, due to wrong understandings as to the construction of the present roof or otherwise, the situation will have to be corrected.

I have told Mrs. Cushing several times before and I wish to go on record again to the effect that the inside stairs to third floor are extremely dangerous because they are so steep, and that the means of escape in case of fire from the single room front apartment third floor are positively unsafe in view of all of the surrounding conditions. I believe the least that she could do for the safety of her tenants before attempting this dormer window work is to rebuild the stairs from second to third floor so as to make them safe even under ordinary circumstances without an emergency present, even though this alteration means rearrangement of the rooms and apartments in second story. Also, she should rent the third floor rooms all as one apart-



# AMENDMENT TO APPLICATION FOR PERMIT

Original Permit No. PERMIT 15-1111  
Amendment No. 45/145  
**MAY 16 1945**

Portland, Maine, May 14, 1945

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.  
The undersigned hereby applies for an amendment to Permit No. 45/145 pertaining to the building or structure con-  
sisted in the original application 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 85-87 Carleton Street Within Fire Limits? Yes Dist. No. 1B  
Owner's name and address Mrs. Gertrude Cushing, 87 Carleton Street  
Contractor's name and address Chester Parker, 4 Main Street, South Portland  
Plans filed as part of this Amendment no No. of Sheets \_\_\_\_\_  
Is any plumbing work involved in this work? \_\_\_\_\_ Additional fee 25  
Is any electrical work involved in this work? \_\_\_\_\_

Increased cost of work \_\_\_\_\_  
Framing Lumber: Kind? \_\_\_\_\_  
Description of Proposed Work  
To construct 13' non-bearing partition, third floor, to provide kitchenette and  
bedroom  
studs 2x4, 16" O.C., covered with Celotex both sides.

Mrs. Gertrude Cushing

Signature of Owner: Gertrude Cushing

Approved: 5/15/45 - WMD  
Inspector of Buildings

Approved: \_\_\_\_\_  
Chief of Fire Department

WMD  
Commissioner of Public Works



Original Permit No. 151147

Amendment No. 1

# AMENDMENT TO APPLICATION FOR PERMIT

Portland, Maine, March 29, 1945

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for an amendment to Permit No. 151147 pertaining to the building or structure comprised in the original application 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 85-87 Carleton Street Within Fire Limits? Yes Dist. No. 1 B

Owner's or Lessee's name and address Mrs. Gertrude Cushina, 87 Carleton St.

Contractor's name and address Chester Parker, Main St., So. Portland

Plans filed as part of this Amendment \_\_\_\_\_ No. of Sheets \_\_\_\_\_

Is any plumbing work involved in this work? \_\_\_\_\_ Additional fee 1.00

Increased cost of work 500.

Framing Lumber: Kind? \_\_\_\_\_ Dressed or Full Size? \_\_\_\_\_

### Description of Proposed Work

To build three dormers on southerly side of building, 2-8' long on main house and 1-20' long on ell, 15' to side lot line. Corner posts 4x4, rafters of small dormers 2x6, 18" OC., 10'6" span, rise 3 1/2" to foot; New ceiling joists 2x6, 18" OC., 12' span. Rafters on all dormer 2x6, 18" OC., 7'6" span, rise 4 1/2" to foot, ceiling joists 2x6, 16" OC., 8'6" span. The 2x6 ceiling timbers are to extend from plate of dormer to rafters on far side of roof into which they are to be fastened, old rafters on dormer side of roof to be removed entirely and new ridge board provided to which new dormer rafters will be fastened, this ridge board to be either 2x6 or 2x8. Outside walls to be covered with asbestos shingles, Class C asphalt shingles to be used on roof. The eaves and exterior walls except window and door openings will be covered with sheet metal and the inside of the exterior walls except window and door openings will be covered with sheet metal or other approved incombustible material.

Approved: \_\_\_\_\_ Signature of Owner Chester Parker

Chief of Fire Department \_\_\_\_\_



BP 45/147 Amdt. 1  
85-87 Carleton Street

✓ ATH  
✓ RMT  
✓ PH  
✓ AJS  
✓ BS

March 22, 1945

Mrs. Gertrude Cushing  
Mr. Chester Parker

Dear Madam and Sir:

Obviously I can do nothing toward issuing the approved amendment to cover construction of a dormer window at 85-87 Carleton Street until the difficulty with regard to the work done in the garage without a permit has been fully cleared up.

In the meantime after examining the application and Mr. Parker's sketches, I have some questions which perhaps can be worked out so that the amendment may be approved when this new difficulty has been cleared up.

It is necessary that someone, presumably Mr. Parker, provide a cross section through each of the proposed dormers, as two separate cross section plans showing the clear width of the main building and the eave, according to which part of the building the dormer was proposed in. Each cross section should show the present framing of the third floor joists, including their size, spacing, and span between supports, the size and spacing of existing rafters, the size, spacing, and spans of the rafters of the new dormer, the pitch of present roof and proposed dormer roof, the size, spacing, and spans from support to support of the new ceiling joist, and just how the new and heavier loads on the dormer roof is to be carried down to the ground, in view of the fact that the "arch" of the present gable-end of the roof will be largely destroyed and thus be prevented as is the usual case of such a roof from having the roof loads divide two ways, half down one outside wall, and half down the other. These cross sections ought to be accurate and to scale.

We have some former information about this building which seem to indicate that the main building is only 21 feet wide and the eave only about 15 feet wide. If these figures are correct, the horizontal spans of the former rafters could hardly be as large as those indicated in the present sketch, namely 12 feet for dormer in main building and 10 feet for dormer in eave.

Mr. Parker evidently planned to take care of the new and increased roof loads by running new ceiling timbers clear across the building, fastening on one end to existing rafters on the side of the building toward Congress Street and picking up the stub ends of the cut rafters on these ceiling joists. It is quite doubtful, if the spans are as long as he shows on his sketch if this arrangement will work out according to any rational method that I know of to figure it. The theory has been in the past that such an arrangement introduced truss action, but in view of the usual way the various members are fastened together I have never been able to see that there is any truss action at all. You are confronted with the difficulty that there are no carrying partitions above the third floor, and furthermore, in the main building there appears to be a definite sag in the second floor beneath the only interior partition in the width of the building which I judge must be a bearing partition.

Presumably you will double the existing rafters left at each end of the new roof openings for the dormers and will provide a substantial ridge board if one does not exist between the existing rafters on the side toward Congress Street and the proposed rafters. The sketches show the new ceiling joist to be on different centers

Mrs. Gertrude Cushing  
Mr. Chester Parker-----2

March 22, 1945

than the proposed rafters. This may introduce some slight difficulty but it is of course important that the new ceiling joists be spaced so as to engage the existing rafters. Perhaps if all figures are right and the building is narrower than indicated by the present sketches, and after the size and spacing of present rafters are known the proposed plan of supporting the new roof loads will work out, but it is also to be borne in mind that the new ceiling joist will have to support the ceiling material as well as help support the roof load. The material intended to be used on the new ceiling should also be shown.

When I talked these matters over with both of you a few weeks ago your attention was called to fact that the outside steps acting as a fire escape in the rear from the third floor have very weak treads in some cases. These ought to be renewed and made stronger and that fact indicated on the application for the amendment.

The sum of \$500 has been given for the cost of the former work. Perhaps Mr. Parker did not understand that this estimate is required by the Building Code to cover the total completed cost of the work indicated in the permit including all labor and material for built-in construction. If knowing this, you still wish to retain the \$500 estimate, I should like to have you submit detailed figures to support that estimate.

Very truly yours,

Inspector of Buildings

W McD/L

BP 46/147-1

ATH  
RAT  
PH  
AJS  
BC

April 3, 1945

Mr. Chester Parker  
Main Street  
So. Portland, Maine

Subject: Improper construction to be corrected  
under building permit issued for alterations  
at 37 Carleton Street

Dear Sir:

This letter refers to work authorized under building permit issued, and is not to be confused with the work done without a permit.

Where the stairway in the former stable was removed to the other side of the building, an opening 23 inches wide has been merely floored over with double flooring. As Mr. Sears told you, it is necessary that a new timber supported on proper headers be provided at this point to support the span of the flooring so that the centers of timbers supporting the doubled flooring will in no case be more than 18 inches.

Where the door from rear first story apartment into the shed was closed up without a building permit, then reopened, steps were provided leading to the floor of the shed, and one of these treads is only four inches wide. As Mr. Sears told you these steps are to be rebuilt so as to have uniform treads no less than nine inches wide, measured from riser to riser, and uniform risers no more than 8 1/2 inches high, measured from tread to tread.

When these corrections have been made, it is necessary that you notify this office for another inspection.

Very truly yours,

Inspector of Buildings

W McD/S

CC: Mrs. Gertrude Cushing  
37 Carleton Street

BY 46/147-1

April 3, 1945

Mrs. Gertrude Cushing, 87 Carleton Street  
Mr. Chester Parker, Main St.  
So. Portland

Subject: Unsatisfactory replacement of roof framing  
in garage at 87 Carleton Street where opening in  
the roof was cut without first securing a permit

Dear Madam & Sir:

Where four joists supporting the flat roof of the above garage were cut to provide the unlawful opening in the roof, Mr. Parker has sought to replace the structure of the framing, merely by providing short roof joists getting a bearing on the exterior wall of the garage and merely carried over, overlapping the original roof joists which were cut, and spiking the two together. This is not nearly as strong as it was before, nor will it be as permanent construction as before.

You have the option of removing those floor joists altogether including the remaining length of the cut joists and the joists spliced into them and providing four new joists from bearing to bearing, or else providing new joists of the same length from bearing to bearing beside the cut joists, and the cut joists to be thoroughly spiked to the new joists.

It is necessary that this be done at once and that you notify this office when the work is completed so that another inspection may be made.

Very truly yours,

Inspector of Buildings

McD/S

CC: Chief Sanborn

Dear Chief Sanborn:

You will be interested in the above because in this garage is some "live" electric wiring apparently of the old "knob and tube" variety although I doubt if any tubes have been used, the wiring appearing to go right through holes in the roof joists of the garage. In order to make the replacement that I have directed above, it is necessary to change this wiring, at least a part of it.

I feel that I ought to call your attention again to the dangerous means of egress conditions of the two apartments on the third floor of this building for any action that you may have authority to take. The owner has applied for and I shall eventually have to issue the permit for three dormer windows which while improving the light and air conditions in these two apartments will also perpetuate the situation, and I consider a very dangerous situation as to egress. The front room has separate tenants, and the rear one or two rooms is a separate apartment. Between the two is one of the steepest stairs I have ever seen in a habitation leading down to the front stairhall on second story. This stairway is so steep that it is dangerous to go up and down even if there is plenty light and no emergency. At the top there is only a narrow landing which separates the front door of the front room and the front door of the rear apartment on third floor. Outside of the rear apartment there is access to a wooden stairway which runs down to the roof of the attached garage. In the front door of the rear apartment, probably less than three feet from the front door of the

Cushing, Parker  
Sanborn — 2

April 3, 1915

front room is a small glass panel, which the owner, Mrs. Cushing, says that she was instructed to put in by some member of the Fire Department, with the idea that in case of fire the occupants of the front room could break the glass, let themselves into the rear apartment and pass through to the outside wooden stairway. If you, yourself, have not examined the situation, I hope you will do so as soon as possible so that whatever orders you have to issue will be issued before I issue the permit for the dormer windows. In case of fire or heavy smoke travelling the front stairs, certainly the occupants of the front room would have no chance unless you could get them out the front window. It seems clear that if this third floor is to be occupied, and there is any law controlling the situation, that it ought to be all one tenancy and that the front stairs to the third floor should be entirely rebuilt to make them safe, even at the expense of sacrificing rooms on second floor.

Very truly yours,

Inspector of Buildings

FMCD/S

EP 45/147

3/31/45/H

March 22, 1945

✓ATH  
✓RMT  
✓PH  
✓AJS  
✓ES

Mrs. Gertrude Cushing, 87 Carleton St.  
Mr. Chester Parker, Main St., So. Portland  
Subject: Construction work commenced without building permit at 85-87 Carleton Street, and insufficient information with relation to permit applied for to cover construction of dormer windows

Dear Madam & Sir:

Since there were a number of questions in connection with the dormer window job, I called at the above building to look the situation over, and before I left discovered that a rectangular opening had been cut in the one story garage roof, a doorway cut and door provided from the garage out of doors and a stairway started from the garage roof to the garage floor level, all of this work being without any building permit whatever. Before I left Mrs. Cushing said that Mr. Parker started this work because she told him to, and then she freely admitted that she knew a permit was required by law before the work was started.

This opening in the roof is to be filled in with strength equivalent to the framing as it was before the work was started and roofing applied to make the roof permanently tight; the portion of the stairway constructed and the partitions enclosing it are to be removed not later than March 30, 1945, or I shall find it my unpleasant duty to proceed against one or both of you as directed by law for the violation of it.

Obviously I can issue no permits for the dormer windows until this matter is completely straightened out.

Very truly yours,

Inspector of Buildings

WScD/B



APPLICANT: REED BUSINESS ZONE  
APPLICATION FOR PERMIT

Class of Building or Type of Structure: third

Permit No. \_\_\_\_\_  
MAR 9 1947

Portland, Maine, Mar. 9, 1945

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 85-87 Carleton St. Within Fire Limits? yes Dist. No. 1  
Owner's or Lessee's name and address Mrs. Gertrude Cushing, 87 Carleton St. Telephone 2-8017  
Contractor's name and address Mr. Chester Palmer, Main St. So. Portland Telephone \_\_\_\_\_  
Architect \_\_\_\_\_ Plans filed \_\_\_\_\_ No. of sheets \_\_\_\_\_  
Proposed use of building apartment and barn No. families 2 apts. \_\_\_\_\_  
Other buildings on same lot \_\_\_\_\_  
Estimated cost \$ 35.25 Fee \$ 25

Description of Present Building to be Altered

Material wood No. stories 2 Heat \_\_\_\_\_ Style of roof pitch Roofing asphalt  
Last use Apartment and barn No. families 2 apts. \_\_\_\_\_

General Description of New Work

To cut in door rear of second floor. leads from <sup>bathroom</sup> to barn. This is for owner's convenience.

To relocate stairway in former barn from wall next to apartment house as at present to rear wall.

NOTIFICATION BEFORE LAT-  
OR CLOSING IS WAIVED  
NOTIFICATION OF CO-  
REQUIREMENT IS H-

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 \_\_\_\_\_ 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 Mrs Gertrude Cushing  
ORIGINAL

H  
5514D

Permit No. 45/147

Location 87 Carlton St

Owner Mrs. Mastrade Cusack

Date of permit 3/9/45

Notif. closing-in

Inspn. closing-in

Final Notif. 4/4/45 12:15 P.M.

Final Inspn. 6/1/45

Cert. of Occupancy issued None

NOTES

4/26/45 - Mr. Parker was referred to in letter of Mr. 22nd Ave. before taken care of - A.J.S.

5/27/45 - Questioning about garage partition closed in 2 1/2' from floor out to make all in phase with main

applied for with sheet metal giving about 2' of stability in time in upward. Since stairway under this has removed and 28" wide line

been placed over walk a double floor. Told Mr. Palmer that new timbers substituted in proper headers will have to be provided.

here where door from 1st story into shed was closed up and headers opened in main the 2nd floor section of the floor shed was removed and laid back into main 4" wide. Told Mr. Palmer that these would have to be re-arranged so as to have a sub-arrangement of beams.

5/11/45 - Letter about main and 1st floor about defect in main and another by this permit.

5/15/45 - Matter taken care of - A.J.S.

4/16/45 - No work on dormer started - A.J.S.

4/22/45 - Same - A.J.S.

4/27/45 - Same - A.J.S.

5/2/45 - Same - A.J.S.

5/7/45 - Same - A.J.S.

5/9/45 - Work on rear dormer started. Talked over framing with car-

headers - A.J.S.

5/14/45 - Mr. Parker to apply for amendment to cover partitioning off two rooms in all 3rd

5/15/45 - Gave permission on red tag to close in rear dormer after working has been inspected & approved.

5/22/45 - Work on one of front dormers started.

5/24/45 - Gave permission on green tag to close in over front dormers.

5/28/45 - Work on second of front dormers not started - A.J.S.

5/31/45 - Work on last dormer started - A.J.S.

6/4/45 - Permission on RT given to close in last dormer - A.J.S.

ISSUED



87. Capleton 11/3/44

This lady couldn't  
give me any more  
information. Give  
her a list of things  
we need to know.

Two Navy men are to  
do work.

Would not or could not  
give distances existing  
between air from  
lot line.

P.H.

~~3' on other side 11/5/44~~  
~~where worms are~~

12' on one side

2 windows in this room  
Ordinary width - about  
height.

Studs 3x4-16" OC  
Floor joists 2x8-16"-12'  
new studs 2x4-16" OC  
cells 6x8

—  
Jmw  
—

Location 87 Carleton

Date 11/3/44

Permit

Inquiry

Complaint

Mrs. Bushing says she thinks she will change location of this proposed sign in barn - I told her to make a plan showing all barn level on 1st floor, location of sign location and size of windows. Also width of land she wants outside of windows of proposed sign.

~~with~~

Hold!

27 87 Carleton Street

December 3, 1944

PH  
WATH  
HRP  
RNT  
LMM  
VJS  
BS

Mrs. Gertrude Cushing,  
87 Carleton Street  
Portland, Maine

Subject: Application for building permit to  
cover alterations in the 1st story of former  
barn attached to rear of apartment house at  
87 Carleton Street

Dear Madam:

As I explained to you at the building on November 24, 1944, I am compelled to deny the permit because the proposition does not comply with the Building Code in a number of particulars as follows:

1. Insufficient area of outside, openable windows in the new room is planned to satisfy the requirements for light and air in tenement house rooms, and the only exterior wall of the proposed room in which you could introduce windows is so close to your property line that the windows in it would not open on a width of land owned by yourself sufficient to satisfy Building Code requirements.
2. The partition which you propose between the new room and the existing garage space is required to be of fire-resistive construction rated at one-hour fire-resistance, and you have told me that you will not provide such partition.
3. The floor of the former barn where the room is proposed is in bad structural condition, and neither application nor plan shows any adequate method of providing a permanently safe floor.
4. The second floor of the former barn is not in good structural condition, but accessible so that goods can be stored there, and when I suggested that you work out means of strengthening the floor you objected.

With regard to the first item as to non-compliance with Building Code requirements, in 1942 you applied for a permit for similar work except that you then proposed two rooms in the former barn; the same feature as to light and air prevented issuing the permit; you filed an appeal seeking a variance in that particular and the Appeal Board denied your appeal. In November 14th, I reminded you of those transactions and told you that you have the same recourse to appeal now as then, and that you can draw your own conclusions as to whether or not results would be any different than in 1942.

This letter is a formal denial of the permit, and if you will return the receipt for the fee paid to this office not later than December 16, 1944, your money will be refunded by voucher.

Very truly yours,

WMS/R  
CC: Corbin & Willoy  
217 High Street

Inspector of Buildings



# APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Permit No. \_\_\_\_\_

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

Portland, Maine, November 3, 1944

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 Gertrude Cushing, 87 Carleton Street Telephone 2-8017  
 Contractor's name and address Corbin & Willey, 217 High Street Telephone \_\_\_\_\_  
 Architect \_\_\_\_\_ Plans filed \_\_\_\_\_ No. of sheets \_\_\_\_\_  
 Proposed use of building Tenement No. families 9  
 Other buildings on same lot \_\_\_\_\_  
 Estimated cost \$15,200. Fee \$ 1.00

Description of Present Building to be Altered  
 Material frame No. stories 2-2 Heat \_\_\_\_\_ Style of roof pitch Roofing asphalt roofing  
 Last use Tenement No. families 9

General Description of New Work  
~~To cover one half of all roof separate permit.~~  
 To cut in door, first floor, between existing kitchen and ~~all~~ barn and attached garage  
 To finish off room in existing barn 9'x11' to be used for bedroom in connection with existing apartment  
 Walls to be covered with sheet rock and insulated.

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? \_\_\_\_\_  
 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 Concrete blocks Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_ earth or rock? \_\_\_\_\_  
 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 \_\_\_\_\_ Max. on centers \_\_\_\_\_  
 Studs (outside walls and carrying partitions) 2x4-18" 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: \_\_\_\_\_  
 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 the work require removal or disturbing of any shade tree on a public street? \_\_\_\_\_  
 Will \_\_\_\_\_ be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? \_\_\_\_\_

ORIGINAL

Signature of owner Gertrude B. Cushing

54250 PH

Permit No.

Location 87 Carleton St

Owner Gertrude Cushing

Date of permit 11/1/44

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

NOTES

11/1/44  
11/1/44  
11/1/44

11/1/44

*Portland 87 Carleton  
apartment*

COPY

7 Conant Street, Portland, Maine

August 11, 1942

I, Mrs. Eastman say that I lived at 87 Carleton Street  
previous to 1927 and let rooms on the 3rd floor while there.

(Mrs.) Alvin C. Eastman

RECEIVED  
AUG 14 1942  
DET. OF BLDG. INSP.  
CITY OF PORTLAND



(B) LIMITED BUSINESS ZONE  
CITY OF PORTLAND, MAINE  
DEPARTMENT OF BUILDING INSPECTION

Complaint No. C-12-79

INSPECTION COPY

COMPLAINT

Location 65, 67 Carleton Street Date received August 5, 1972

Owner's name and address Gertrude B. Cushing, 27 Carleton Street Use of Building \_\_\_\_\_ Telephone \_\_\_\_\_

Tenant's name and address \_\_\_\_\_ Telephone \_\_\_\_\_

Complainant's name and address MoP Telephone \_\_\_\_\_

Description: Charged at hearing that this building is being used for many more apartments than admitted by owner - also question of legal use of 2d floor and means of egress from it.

INSPECTION NOT COMPLETED



LIMITED BUSINESS ZONE

Complaint No. C-55-93

CITY OF PORTLAND, MAINE  
DEPARTMENT OF BUILDING INSPECTION

COMPLAINT

Date received June 3, 1955

Location 85-87 Carleton Street

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 Found this condition while making oil burner inspection. The top of the heater is not covered and there is another section of combustible pipe covering about 2'-0" long that should be removed. There is a 3'-0" run of smoke pipe varying from 8" to 5" where it enters the chimney. There

Action taken is an asbestos shield over this pipe. This pipe might be covered but conditions could be greatly improved by a new shield of asbestos lumber, etc.

INSPECTION COPY