

205-209 BRACKETT STREET

CHARLES M. LIP

Printed in U.S.A. / Made in U.S.A. / Patent Pending / U.S. Pat. # 2,800,000

203-20J BY JETT STREET


SHAM-WALKER

200R 201R 202R 203R 204R 205R



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

00237 PERMIT ISSUED

APR 28 1982

Portland, Maine, April 23, 1982

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 203 Brackett St. Use of Building multi family No. Stories 2 New Building Existing " xx
Name and address of owner of appliance Mrs. Walter Brown - same
Installer's name and address Community Oil Co.-175 Front St. So. Port Telephone 799-2211

General Description of Work

To install burner - replacement

IF HEATER, OR POWER BOILER

Location of appliance Any burnable material in floor surface or beneath?
If so, how protected? Kind of fuel?
Minimum distance to burnable material, from top of appliance or casing top of furnace
From top of smoke pipe From front of appliance From sides or back of appliance
Size of chimney flue Other connections to same flue
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?

IF OIL BURNER

Name and type of burner Karlin - gun Labelled by underwriters' laboratories? yes
Will operator be always in attendance? no Does oil supply line feed from top or bottom of tank? bottom
Type of floor beneath burner cement Size of vent pipe 1 1/4
Location of oil storage basement Number and capacity of tanks 1-275 gal.
Low water shut off yes Make Watts No.
Will all tanks be more than five feet from any flame? yes How many tanks enclosed? no
Total capacity of any existing storage tanks for furnace burners 275 gal.

IF COOKING APPLIANCE

Location of appliance Any burnable material in floor surface or beneath?
If so, how protected? Height of legs, if any
Skirting at bottom of appliance? Distance to burnable material from top of appliance
From front of appliance From sides and back From top of smoke pipe
Size of chimney flue Other connections to same flue
Is hood to be provided? If so, how vented? Forced or gravity?
If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Amount of fee enclosed? 15.00

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?

Signature of Installer

[Handwritten Signature] # 00237

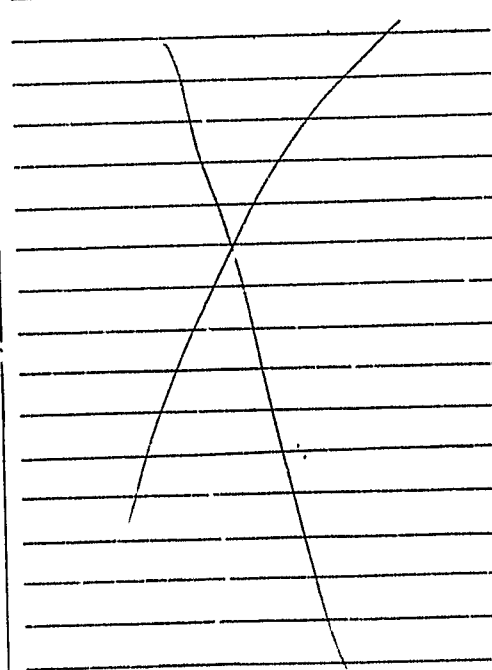
INSPECTION COPY

NOTES

2:15 pm 6/4/84
 No one home
 [Signature]
 7/2/84

Permit No. _____
 Location 203 Brackett
 Owner Walter Brown
 Date of permit _____
 Approved _____

- 1. 1/2 FILL PIPE
- 2. 1/4 VENT PIPE
- 3. Kind _____
- 4. Bucking Brackets & Support
- 5. _____
- 6. _____
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FILL IN AND SIGN WITH INK 00237

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, April 23, 1982

PERMIT ISSUED

APR 23 1982

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 203 Brackett St. Use of Building multi family No. Stories 2 New Building Existing "
Name and address of owner of appliance Mrs. Walter Brown - same
Installer's name and address Community Oil Co.-175 Front St. So. Port Telephone 799-2211

General Description of Work

To install burner - replacement

IF HEATER, OR POWER BOILER

Location of appliance Any burnable material in floor surface or beneath?
If so, how protected? Kind of fuel?
Minimum distance to burnable material, from top of appliance or casing top of furnace
From top of smoke pipe From front of appliance From sides or back of appliance
Size of chimney flue Other connections to same flue
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?

IF OIL BURNER

Name and type of burner Karlin - gun Labelled by underwriters' laboratories? yes
Will operator be always in attendance? no Does oil supply line feed from top or bottom of tank? bottom
Type of floor beneath burner cement Size of vent pipe 1 1/2
Location of oil storage basement Number and capacity of tanks 1-275 gal.
Low water shut off yes Make Watts No.
Will all tanks be more than five feet from any flame? yes How many tanks enclosed? 1
Total capacity of any existing storage tanks for furnace burners 275 gal.

IF COOKING APPLIANCE

Location of appliance Any burnable material in floor surface or beneath?
If so, how protected? Height of legs, if any
Skirting at bottom of appliance? Distance to 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

Amount of fee enclosed? 15.00

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?

CS 100

FILE COPY

Signature of Installer



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date April 7, 19 78
 Receipt and Permit number A 10556

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: 203 Brackett St.

OWNER'S NAME: Cora Brown ADDRESS: same

OUTLETS: (number of)

Lights	<u>2</u>	
Receptacles	<u>1</u>	
Switches	<u>3</u>	
Plugmold	_____ (number of feet)	
TOTAL	<u>6</u>	<u>3.00</u>

FIXTURES: (number of)

Incandescent	_____	
Fluorescent	_____ (Do not include strip fluorescent)	
TOTAL	_____	
Strip Fluorescent, in feet	_____	

SERVICES:

Permanent, total amperes	_____
Temporary	_____

METERS: (number of) _____

MOTORS: (number of)

Fractional	_____
1 HP or over	_____

RESIDENTIAL HEATING:

Oil or Gas (number of units)	_____
Electric (number of rooms)	_____

COMMERCIAL OR INDUSTRIAL HEATING:

Oil or Gas (by a main boiler)	_____
Oil or Gas (by separate units)	_____
Electric (total number of kws)	_____

APPLIANCES: (number of)

Ranges	_____	Water Heaters	_____
Cook Tops	_____	Disposals	_____
Wall Ovens	_____	Dishwashers	_____
Dryers	_____	Compactors	_____
Fans	_____	Others (denote)	_____
TOTAL	_____		

MISCELLANEOUS: (number of)

Branch Panels	_____
Transformers	_____
Air Conditioners	_____
Signs	_____
Fire/Burglar Alarms	_____
Circus, Fairs, etc.	_____
Alterations to wires	_____
Repairs after fire	_____
Heavy Duty, 220v outlets	_____
Emergency Lights, battery	_____
Emergency Generators	_____

	INSTALLATION FEE DUE:	_____
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT	DOUBLE FEE DUE:	_____
FOR REMOVAL OF A "STOP ORDER" (304-16.b)		_____
FOR PERFORMING WORK WITHOUT A PERMIT (304-9)		_____
	TOTAL AMOUNT DUE:	<u>3.00</u>

INSPECTION:
 Will be ready on _____, 19__; or Will Call XX

CONTRACTOR'S NAME: Hannan's Electric
 ADDRESS: 51 Lawn Ave. So. Portland
 TEL.: 767-2471

MASTER LICENSE NO.: 2885 SIGNATURE OF CONTRACTOR: R. Harry Hannan
 LIMITED LICENSE NO.: _____

INSPECTOR'S COPY



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date July 5, 1978
 Receipt and Permit number A-1:2685

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:
 The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: 203 Brackett St.
 OWNER'S NAME: Cora Brown ADDRESS: same

OUTLETS: (number of)
 Lights 4
 Receptacles 6
 Switches 1
 Plugmold _____ (number of feet)
 TOTAL _____ **3.00**

FIXTURES: (number of)
 Incandescent _____
 Fluorescent _____ (Do not include strip fluorescent)
 TOTAL _____
 Strip Fluorescent, in feet _____

SERVICES:
 Permanent, total amperes 100
 Temporary _____ **.50**

METERS: (number of) 1

MOTORS: (number of)
 Fractional _____
 1 HP or over _____

RESIDENTIAL HEATING:
 Oil or Gas (number of units) _____
 Electric (number of rooms) _____

COMMERCIAL OR INDUSTRIAL HEATING:
 Oil or Gas (by a main boiler) _____
 Oil or Gas (by separate units) _____
 Electric (total number of kws) _____

APPLIANCES: (number of)
 Ranges x
 Cook Tops _____
 Wall Ovens _____
 Dryers x
 Fans _____
 Water Heaters _____
 Disposals _____
 Dishwashers _____
 Compactors _____
 Others (denote) _____
 TOTAL _____ **3.00**

MISCELLANEOUS: (number of)
 Branch Panels _____
 Transformers _____
 Air Conditioners _____
 Signs _____
 Fire/Burglar Alarms _____
 Circus, Fairs, etc. _____
 Alterations to wires _____
 Repairs after fire _____
 Heavy Duty, 220v outlets _____
 Emergency Lights, battery _____
 Emergency Generators _____

FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT INSTALLATION FEE DUE:
 FOR REMOVAL OF A "STOP ORDER" (304-16.b) DOUBLE FEE DUE:
 FOR PERFORMING WORK WITHOUT A PERMIT (304-9) **9.50**
 TOTAL AMOUNT DUE: **9.50**

INSPECTION:
 Will be ready on _____, 19__; or Will Call xx

CONTRACTOR'S NAME: Hannan's Electric
 ADDRESS: 51 Lawn Ave. So. Portland
 TEL.: 767-2471

MASTER LICENSE NO.: 2885
 LIMITED LICENSE NO.: _____

SIGNATURE OF CONTRACTOR:
R. Harry Hannan

INSPECTOR'S COPY

MR. HANNAN'S, FOUR BELL



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION 0230

ZONING LOCATION B-1 PORTLAND, MAINE, .. 4-7-78

APR 11 1978

CITY of PORTLAND

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

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

LOCATION 203 Bracket Street Fire District #1 #2

1. Owner's name and address Cora Brown-Same 1st floor Apt. #2 Telephone #772-2443

2. Lessee's name and address Telephone

3. Contractor's name and address Dave Roberts-119 County Rd, Gorham, Me, telephone #839-6212

4. Architect Specifications Plans No. of sheets 1

Proposed use of building 3 story apart. hse. No. families

Last use same No. families

Material No. stories Feet Style of roof Roofing

Other buildings on same lot

Estimated contractual cost \$ 1,000 Fee \$ 5.00

FIELD INSPECTOR—Mr. GENERAL DESCRIPTION

This application is for: @ 775-5451 To remodel existing bathroom, as per plan.

Dwelling Ext. 234

Garage

Masonry Bldg. Stamp of Special Conditions

Metal Bldg.

Alterations

Demolitions

Change of Use

Other

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

PERMIT IS TO BE ISSUED TO 1 2 3 4

Other:

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?

APPROVALS BY:

DATE

MISCELLANEOUS

BUILDING INSPECTION—PLAN EXAMINER

Will work require disturbing of any tree on a public street? ..

ZONING: O.K. M.A.D. 4/19/78

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

BUILDING CODE: O.S. E.R. 4/7/78

Fire Dept.:

Health Dept.:

Others:

Signature of Applicant Dave Roberts Phone # 839-6212

Type Name of above Dave Roberts 1 2 3 4

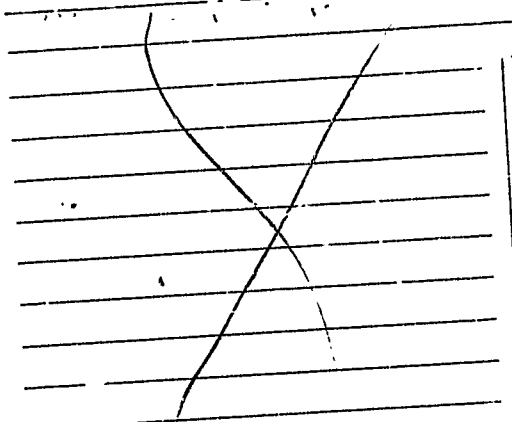
Other and Address

FIELD INSPECTOR'S COPY

NOTES

4-24-78 - No ones called for msp - HAS
everything closed & completed - HAS
Mechanical = [Signature]

Permit No. 78/0236
Location 293 (Bingelhoff Hill)
Owner C. A. Brinson
Date of permit 4-2-78
Approved V. W. 78 Remodel
[Signature]



CITY OF PORTLAND, MAINE
Application for Permit to Install Wires

Permit No. 1303

Portland, Maine Issued Apr 30, 1974

To the City Electrician, Portland, Maine:

The undersigned hereby applies for a permit to install wires for the purpose of conducting electric current, in accordance with the laws of Maine, the Electrical Ordinance of the City of Portland, and the following specifications:

(This form must be completely filled out — Minimum Fee, \$1.00)

Owner's Name and Address Cony Binno Tel. _____
 Contractor's Name and Address Edwards Tel. _____
 Location 213 Grand St Use of Building dwelling
 Number of Families _____ Apartments _____ Stores _____ Number of Stories _____
 Description of Wiring: New Work _____ Additions _____ Alterations _____

Pipe	Cable	Metal Molding	BX Cable	Plug Molding (No. of feet)
No. Light Outlets		Plugs	Light Circuits	Plug Circuits
FIXTURES: No.			Fluor. or Strip Lighting (No. feet)	
SERVICE: Pipe	Cable	Underground	No. of Wires	Size
METERS: Relocated		Added <u>1</u>	Total No. Meters	<u>2</u>
MOTORS: Number	Phase	H. P.	Amps	Volts
HEATING UNITS: Domestic (Oil)		No. Motors	Phase	H.P.
	Commercial (Oil)	No. Motors	Phase	H.P.
	Electric Heat (No. of Rooms)			
APPLIANCES: No. Ranges <u>1</u>	Watts	Brand Feeds (Size and No.) <u>2/4 1/6</u>		
	Elec. Heaters	Watts		
	Miscellaneous	Watts	Extra Cabinets or Panels	
Transformers	Air Conditioners (No. Units)		Signs (No. Units)	
Will commence	<u>19</u>	Ready to cover in	<u>19</u>	Inspection <u>19</u>
Amount of Fee \$ <u>2.00</u>			Signed <u>[Signature]</u>	

DO NOT WRITE BELOW THIS LINE

SERVICE		METER		GROUND
VISITS: 1	2	3	4	5
	7	8	9	10
				11
				12

REMARKS:

INSPECTED BY [Signature] (OVER)

COMMERCIAL BUSINESS ZONE



APPLICATION FOR PERMIT

PERMIT ISSUED
000:33
JAN 12 1955
CITY OF PORTLAND

Class of Building or Type of Structure
Portland, Maine, Jan. 11, 1955

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect and/or to 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:

Form with fields for Location, Owner's name and address, Lessee's name and address, Contractor's name and address, Architect, Proposed use of building, Last use, Material, No. stories, Heat, Style of roof, Roofing, Other buildings on same lot, Estimated cost \$, Fee \$, etc.

General Description of New Work

To install automatic fire alarm using Atro-Spot-1113 made by J. H. Scharff, Inc., to cover entire basement or cellar and sub-cellar, in any, all public and stair halls, all closets off halls or under stairs, all hazardous rooms and attached garage, not more than 30' apart nor more than 1 1/2' at right angles from any wall or partition extending to ceiling, gongs of such tone, strength of signal, number and location as to arouse all persons for whose protection intended--current by dry batteries of capacity to ring all gongs simultaneously at full signal strength, to operate system for at least one year, installed in substantial cabinet of no less than 1/4" gauge steel or well-seasoned wood at least 3/4" thick with hinged door and catch and located not less than 6" nor more than 6' above floor in dry, clear place where temperature will not go below 20 degrees F. nor above 100 degrees--test button rigidly fastened in place, conveniently located to permit and capable of testing bells and gongs 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.

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 contractor Dept. of Fire Dept. 1/11/55 Rec'd by Dept. 1/12/55

Details of New Work

Form with fields for plumbing, electrical work, connection to public sewer, septic tank notice, height average grade, size, front, depth, material of foundation, material of underpinning, kind of roof, rise per foot, roof covering, no. of chimneys, material of chimneys, framing lumber, corner posts, girders, studs, joists and rafters, on centers, maximum span, etc.

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

APPROVED: APPROVED
1/11/55

Signature of owner

Florence Dunbar
Kidde Sales & Service
E. Irving Chappell

INSPECTION COPY

UNLIMITED BUSINESS ZONE

PERMIT ISSUED

00033

JAN 12 1955

CITY of PORTLAND



APPLICATION FOR PERMIT

Class of Building or Type of Structure
Portland, Maine, Jan. 13, 1955

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 203 Brackett St. Within Fire Limits? yes Dist. No.
Owner's name and address Florence Dunbar, 203 Brackett St. Telephone 5-0549
Lessee's name and address
Contractor's name and address Kidde Sales & Service, 36 Myles Ave., Old Orchard Beach Telephone
Architect Specifications Plans no. No. of sheets
Proposed use of building Lodging house No. families
Last use No. families
Material wood No. stories 3 Heat Style of roof Roofing
Other buildings on same lot Fee \$ 2.00
Estimated cost \$

General Description of New Work

To install automatic fire alarm using Atmo-Spot-144C made by J. H. Scharff, Inc., 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, not more than 30' apart nor more than 15' at right angles from any wall. partition extending to ceiling, 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 14 gauge steel or well-seasoned wood at least 3/4" thick with hinged door and catch and located not less than 6" nor more than 6' above floor in dry, clean place where temperature will not go below 40 degrees F. nor above 100 degrees--test button rigidly fastened in place, conveniently located to permit and capable of testing bells and gongs 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. 2-6" Edwards #561 gongs to be installed, one between first and second floors and one between second and third floors in stairhalls.

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 contractor

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

APPROVED:
APPROVED
1/11/55
CHIEF OF FIRE DEPT.

Florence Dunbar
Kidde Sales & Service
E. Irving Chappell

Signature of owner

INSPECTION COPY

NOTES

1-19-55 Protector cap
 Duplex unit
 was installed with battery
 in. V.F.M.

1-26-55. Test of wiring
 done

1-29-55. Closet top floor
 off wall was seen, not
 covered.
 Duff of my
 father's second hand
 third floor should
 arrange to dispose
 any one sleeping
 on top floor.
 Protector for furnace
 in the gang on
 third floor. will
 call me after it
 has been installed.

3-7-55. Mr. D. M. Harde
 who works with Mr.
 Chappell said he
 did not know by this
 name had been installed.
 He said he had seen
 each. He will
 contact Chappell
 to night and let
 me know Monday
 morning.

3-14-55. Long line
 not found installed
 on top floor.

3-18-55 - Message to
 F. C. - W.M.

3-24-55 - Phone Capt
 Glaherty who said
 he would check the
 job - W.M.

Permit No. 55/33
 Location 303 S. Broadway H. St.
 Owner Lawrence O. Miller
 Date of permit 4/12/55
 Notif. closing-in
 Inspn. closing-in
 Final Notif.
 Final Inspn. 5-5-55
 Cert. of Occupancy issued
 Staking Out Notice
 Form Check Notice

4/22/55 Mrs. Dunbar phoned
 and said that Capt. F. Glaherty had
 been up and said that he would
 get our wires to go up and listen
 to the group with the line. I told
 Mrs. Dunbar that they would have
 to provide the thermostat in the
 third floor closet which they re-
 moved the door or knob, about that
 they would have to put additional
 thermostat in cellar or remove
 the wooden partition. She said
 she would remove partition. I
 promised to contact the fire dept
 and try and get a decision as to the
 group and let her know. W.M.

4/27/55 - Butler W.D.
 5-6-55. Mr. Dunbar
 says everything looks
 - done by Capt.
 angle done in floor
 Capt. has contract to
 finish today. W.M.

5-5-55 work completed -
 W.D. owner - Mrs. Grace Brown.
 135 GRANT. APT. 3
 W.M.

March 18, 1955

Harry W. Marr, Chief of the Fire Department

Warren McDonald, Inspector of Buildings

Question of accuracy of gongs in connection with the automatic fire alarm at 203 Brackett St.

Since the permits for all automatic fire detection and alarm systems must be approved by yourself before issuance, we have always reckoned that your approval was based on the general description of the work in the application and the number, size, make and location of gongs shown on the application with the provision always that should the system of gongs not seem adequate after the installation is completed, the installer would have to install more gongs or change the location of some of them.

We have had considerable difficulty with the belated change of use permit to apartment and lodging house at 203 Brackett St., owned by Florence Dunbar, over a long period.

When Inspector Thurlow tried to start the fire alarm system installed by Kidde Sales and Service, it seemed to him that the gong between second and third floors did not sound loud enough to arouse anyone asleep on the third floor. This information is passed on to you as the final authority about the gongs, and we will appreciate early notice from you whether or not you think an additional gong is necessary or some change in location of the present gongs.

Incidentally, Inspector Thurlow also found that one thermostat had been omitted, from a closet off the rear hallway of third floor. If another gong or change in location of gongs is necessary, we would like to take up both matters with the installer and owner at one time.

WMcD/B

Inspector of Buildings

WmD 5/4/55

April 27, 1955

BP 203 Brackett St.--unfished items in connection with
change from single family dwelling to apartment
and lodging house

Two copies to Mrs. Dunbar

Mrs. Florence Dunbar
203 Brackett St.

Dear Mrs. Dunbar:-

It appears that you have sold your house and perhaps are to make the transfer of ownership on April 29th. I hasten to write to you the few items which are still unfinished, and which must be finished before we can issue the required certificate of occupancy; so that there may be no later difficulties as to legal occupancy by the new owner. To assist you in this matter I am enclosing two copies of this letter so that you may give one to the new owner and one to any party who may be engaged to clear up the uncompleted features. The following items must be cared for before we can issue the certificate of occupancy, and the use of the building without the certificate is still unlawful whether you or someone else is the owner. I realize the great difficulty you have had with this building, and sympathize with your dilemma, but we have a duty to perform for the safety of the occupants of the building and to every future owner.

1. At the last inspection by our construction inspector on November 26th the required door closer on the door between the garage and the basement had not been provided. One is required so arranged as to keep the door normally in a closed position.

2. On the third floor a former doorway is adjacent to the new stairs in such a location that if a person was able to open this door he would likely fall down the stairwell. Your plans show that the door was to be closed permanently. It is fastened shut after a fashion, but the fastenings are not substantial enough for safety. It is necessary that three metal corner angle irons be provided on the stairway side of this door, uniformly spaced through the height of the door and screwed (not nailed) to both door and frame.

3. The Fire Department requires an additional gong connected with the automatic fire alarm system, this gong to be located in third floor hall. This may be a four inch gong if desired, but it must be listed as approved by Underwriters' Laboratories Inc.

4. An additional thermostat connected to the fire alarm system is required in the third floor closet which we have talked about. We are well aware that you are willing to remove the door, but that will not suffice. Even if you remove the door the thermostat is still required.

5. Because of certain partitions in the cellar there are not sufficient thermostats to satisfy the requirements as to spacing and distance between. You and I have also talked about that, and it is necessary to either remove the partitions entirely or else introduce the required number of thermostats in correct locations in addition to those which now exist--of course connecting these new thermostats into the system.

We shall expect to hear from you before May 4th, 1955 either that this work is all completed or that you have notified the new owner, giving him or her a copy of this letter, and that the new owner will complete the job and thus secure the certificate of occupancy.

Very truly yours,

WmD/G

MEMORANDUM FROM DEPARTMENT OF BUILDING INSPECTION, PORTLAND, MAINE.

203 Brackett St.--Installation of fire alarm system for Florence Dunbar by Kidde

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.

CC: Florence Dunbar
203 Brackett St.

(Signed) WARREN MCDONALD
INSPECTOR OF BUILDINGS



APPLICATION FOR PERMIT

Class of Building or Type of Structure ... Installation ...
Portland, Maine, July 30, 1954

PERMIT ISSUED
AUG 13 1954
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 203 Brackett Street Within Fire Limits? Yes Dist. No. _____
 Owner's name and address Florence Dunbar, 203 Brackett St. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address ABC Electric, 56 Clinton St. Telephone 5-0903
 Architect _____ Specifications _____ Plans _____ No. of sheets _____
 Proposed use of building Lodging house No. families _____
 Last use _____ " _____ No. families _____
 Material frame _____ No. stories 3 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ _____ Fee \$ 2.00

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 7/16" from any wall or partition extending to ceiling; to cover entire basement or cellar and sub-cellar, if any, all public and stair halls, all closets off halls or under stairs, all hazardous rooms and attached garage; gongs of such tone, strength of signal, number and location as to arouse all persons for whose protection intended--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 14 gauge steel or well-seasoned wood at least 3/4" thick with hinged door and catch and located not less than 6" nor more than 6' above floor in dry, clean place where temperature will not go below 40 degrees F. nor above 100 degrees--test button rigidly fastened in place, conveniently located to permit and capable of testing entire system frequently. Alarm silencing switch, if provided, will be so arranged that alarm 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.

3-6" ~~Protectowire~~ Protectowire gongs - 1 on 1st, 1 on 2nd and 1 on 3rd floors in hallways
 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** ABC Electric

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 _____ Mar. 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:

 H. W. Marx

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

ABC Electric

INSPECTION COPY

Signature of owner

By F. W. Dunbar

NOTES

12.31.54 How much
started. Call in -
talking about filling
house.

1-12-55 NOT to be done
by this installer
New permit applied
for - will pay by
a different installer
R.P.M.

5-78
1-12

Permit No. 54/1099

Location 203 Broad Street

Owner J. Lawrence & Daughter

Date of permit 8/3/52

Notif closing-in

Inspn. closing-in

Final Notif.

Final Inspn. 1-12-55 R.P.M.

Cert. of Occupancy issued

Staking Out Notice

F. & Notice

MEMORANDUM FROM DEPARTMENT OF BUILDING INSPECTION, PORTLAND, MAINE
203 Brackett St.--Installation of automatic fire alarm system for Florence
Dunbar by ARC Electric, installers

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

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

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: Florence Dunbar
203 Brackett St.

(Signed) WARREN McDONALD
INSPECTOR OF BUILDINGS



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, March 3, 1954

PERMIT ISSUED
00342
MAY 19 1954
CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ alter ~~existing~~ ~~structure~~ ~~and~~ all the following building ~~structure~~ ~~and~~ ~~work~~ 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 203 Brackett St. Within Fire Limits? yes Dist. No. _____
 Owner's name and address Florence Dunbar, 203 Brackett St. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address _____ Telephone 4-3263
 Architect _____ Specifications _____ Plans yes No. of sheets 4
 Proposed use of building Apartment & Lodging house No. families 4
 Last use dwelling house No. families _____
 Material wood No. stories 3 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____ Fee \$ 1.00
 Estimated cost \$ _____

General Description of New Work

To change former single family dwelling house to an apartment and lodging house.
There are four apartments and the rest of the house is used as lodging rooms.
Entire building is heated by one heater.

Permit Issued with Letter

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

Details of New Work

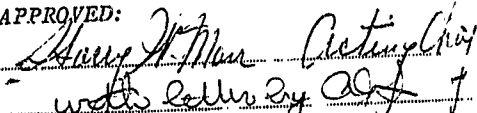
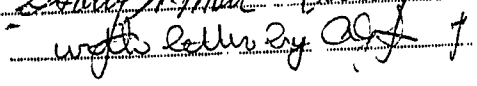
Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
 Is connection to be made to public sewer? _____ If not, what is proposed for sewage? _____
 Has septic tank notice been sent? _____ Form notice sent? _____
 Height average grade to top of plate _____ Height 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

APPROVED:

 with letter by 

Signature of owner Florence E. Dunbar.

NOTES

5-20-54 Not started
 6-14-54 Pasi starting
 6-26-54 Series 3rd floor
 for 2nd completed
 7-2-54 Owner in hospital
 7-19-54 Mrs. Dunbar will
 not have necessary step
 across basement garage
 door.
 Skylight 3rd floor roof
 completed
 7/23/54 - Order by
 letter - Mr. [unclear]
 7/26/54 - Mrs. Dunbar
 phoned said she
 had not stopped
 contractor from doing
 work at garage
 door; that it was
 coming on 7/27/54
 to finish up and
 call her another
 day about estimate
 whereupon she
 will decide on matter
 and have him
 apply for permit
 before 8/1/54
 8-4-54 Carpenters working
 in garage on new front
 window for top floor.
 8-12-54 Work in garage
 at a standstill
 Phone call for Nichols
 8-17-54 As above
 phone call left for Mr. Nichols
 8-20-54 Mr. Nichols called
 office will finish next
 week
 9-9-54 Not done
 9-21-54 " "
 10/4/54 - Mr. Nichols
 says the garage will
 be done in that the
 rear door is closed

Form	Check Notice	Sinking Out-Notice	Cert. of Occupancy issued	Final Inspn.	Final Notif.	Inspr. closing-in	Notif. closing-in	Date of permit
			5/6/55	5-5-55				5/19/54

Time 10/5/54 and
 that Mr. Nichols
 would have his
 work all done before
 Monday 10/5/54
 10-5-54 Gary's car repaired
 Fire door & [unclear] not in yet.
 11-26-54 Completed
 except for blower on
 garage-basement door
 1/27/55 - letter
 New owner:
 Mrs. Cora L. Browne
 5-5-55 Completed per
 R.T.

(COPY)

CS-154-57-Marks

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION 203 Brackett St.

Date of Issue May 6, 1955

Issued to Mrs. Cora L. Brown

This is to certify that the building, premises, or part thereof, at the above location, ~~has~~ altered—changed as to use under Building Permit No. 54/642, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Apartment & Lodging House

Entire

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

5/5/55
(Date)

Nelson F. Cartwright
Inspector

Warren
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

WMcD 8/2/54

July 23, 1954

BP - 203 Brackett St.
Unlawful use without required safety

Registered Mail
Return Receipt

Mrs. Florence Dunbar
203 Brackett St.

Dear Mrs. Dunbar:-

After our conversation and the letters, you must be aware that you and your combined lodging and apartment house at 203 Brackett St. are in violation of the Building Code in that the building is being used without the safety and fire protection features required by law in such a case.

Knowing that you were unaware of the requirements of law when you purchased this property, we have been patient as regards allowing reasonable time to place the building in compliance with the law. The permit to authorize the required improvements was issued to your contractor, G. L. Nichols, on May 19th, only a part of the work has been done, and our inspector reports that on July 19th no work was going on, and that you have refused to allow the contractor and have not provided yourself the arrangements required by law at the doorway between the cellar and the attached garage.

Our records show that no application for the separate permit has even been filed to authorize installation of the required standard automatic fire alarm system which constitutes a most important part of the requirements.

Now, Mrs. Dunbar, with all due consideration for your illness and your recent stay in the hospital, you are hereby required to proceed under Sect. 109 of the Building Code (copy enclosed) to make good these violations of law without delay.

Unless we receive written assurance from you before August 2nd, 1954 that your contractor will proceed at once to provide the fire protective features at the garage doorway from the cellar and to complete all of the other required features, and unless we receive application for separate permit to authorize installation of the automatic fire alarm system before that date, I shall ask the Legal Department to take immediate steps against you for violation of the law.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMcD/G
Enclosure: Copy of Sect. 109 of the Building Code

May 19, 1944

AP - Change of use from dwelling to
apartment and lodging house at 203 Brackett St.

o l c
Owner-Florence Dunbar
203 Brackett St.

lc
Contr.-J. L. Nichols
West Scarborough, Me.

lc
Plan Maker-F. S. Keam
61 Leveraux Circle
So. Portland, Me.

Permit for above work is issued herewith based on plans as revised and specifications filed as to work to be done. That there may be no misunderstanding as to alterations to be made, they are listed below, as follows:-

1. Automatic fire alarm to be installed throughout building, with detection part of system located throughout entire cellar, the attached garage, all public halls and stair halls, and all closets opening off such halls.
2. New window to be provided in front room in third story large enough in area so that total window area will be at least one-twelfth of the floor area of that room.
3. Skylight equal to at least one-twelfth the floor area to be provided for third floor bedroom.
4. Lights in public halls and stair halls to be placed on the owners' meter and controlled by an automatic time switch so as to be burning throughout the hours of darkness.
5. Use of lodging room at the rear of front hall in second story to be abandoned as such and to be used as connecting hallway between front and rear stairways.
6. New stairway to be provided from third floor to second as shown on revised plan with handrails as required by Building Code. Soffit of stairs to be covered with incombustible wall board.
7. Wood partition between main building and garage to be covered on both sides with metal lath and plaster.
8. A Class "C" labeled fire door or a standard fire-resistant door constructed with solid wood core at least one and three-eighths inches thick covered all over with sheet metal having the joints lapped and locked and covering all nailing, equipped with a self-closing device, and hung in a metal covered frame is to be installed in the opening between garage and cellar. A six inch raised threshold is to be provided in this opening.
9. The existing fire door in cellar stairway enclosure is to be repaired so that it will close tightly and is to be equipped with a liquid door closer. An electric light is to be provided in the enclosure if one does not now exist.

As soon as all of the above details have been cared for, on notification we will make a final inspection of the building and issue a certificate of occupancy covering the new use.

Warren McDonald
Inspector of Buildings

AJS/G

INTER-OFFICE CORRESPONDENCE

CITY OF PORTLAND, MAINE
BUILDING INSPECTOR

May 17, 1954

TO: Harry W. Marr, Acting Chief of the Fire Department

FROM: Warren McDonald, Inspector of Buildings

SUBJECT: Means of egress from apartment and lodging house at 203 Brackett St.

In view of the fact that an automatic alarm system is to be installed throughout the building, are the means of egress shown on the accompanying plans satisfactory to your department?

This is the building converted illegally from a dwelling house where you had approved two outside fire escapes as a second means of egress, for which we were unable to issue a permit because of closeness to lot lines. The Board of Appeals were unwilling to approve the proposed wooden fire escape on the Pine St. end of the building. Under the proposed arrangement there are to be no outside fire escapes.

Inspector of Buildings

AJS/B

Expert Carpenter Work

Roofing and Concrete

Mr & Mrs Dunbar
203 Brackett St
Portland Me

G. L. NICHOLS
General Contractor
127 WINGGATE STREET
/ SOUTH PORTLAND, MAINE /
Telephone 4-3263
West Scarborough Me

April 20, 1954

Purposal of alterations at 203 Brackett St to bring bldg to code requirements.

✓ Install fire door in basement between garage and house. Door to have six inch curb. ✓ Where garage is attached house to be plastered on both sides on wire lath.

✓ Cancel out rear bed room on second floor to provide clear passage to rear stairs.

✓ Install extra window in front room on third floor.

✓ Install skylight in bed room on third floor.

Build a hatch way on third floor with a iron ladder to second floor

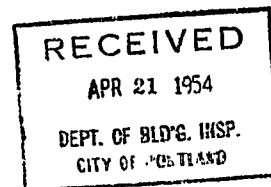
✓ Building to have a fire alarm system.

✓ Hall lights to be a time clock

Edgar W. Dunbar

Florence C. Dunbar

THIS WORK IS TO BE DONE BY THE CONTRACTOR AT HIS OWN RISK AND WITHOUT ANY GUARANTEE FROM THE CITY OF PORTLAND.



AP 203 Brackett St.

Waco 4/15/54

April 9, 1954

Copies To: Mr. G. L. Nichols
West Scarborough, Me.
Stevens & Saunders
187 Middle St.
Harry W. Marr, Acting Chief
Fire Department

Mrs. Florence E. Dunbar
203 Brackett St.

Dear Mrs. Dunbar:

I am sorry for the long period, which must have been for you one of uncertainty, since my examination of your combined apartment and lodging house at 203 Brackett St. The pressure of work in this office has prevented earlier action. While you are not responsible for the unlawful change of this former single family dwelling house to its present occupancy in violation of the building Code and without providing the fire prevention and safety features required by the Code, you are, of course, the present owner and therefore responsible and liable for maintaining the building and using it in violation of the Code. Because of that situation, it is necessary that you come to a decision and notify this office before April 15 what course you intend to pursue, in the light of the information below, so that we may reach a conclusion of our duty under the law toward these violations--then to proceed quickly to carry out such a course as will place yourself and the building in compliance with the law at the earliest possible date; bearing in mind that should disaster occur clearly attributable to the sub-standard conditions in the building, you may be in a difficult situation to say the least as regards liability.

With your belated application for a permit for change of use you filed a set of blueprints of plans by Messrs. John Howard and John Calvin Stevens (now the firm of Stevens & Saunders) in January, 1947 to show the then existing situation in what was then known as Childs Lodge. Under the circumstances, while this department has no preferences as to who shall be employed to make plans, you are urged to place yourself in the hands of this firm, or at least consult them, with the thought that they or some other competent party may be employed to work out revised plans to show compliance with the building Code, so that you can quickly file these new plans with your application for examination and issuance of the permit so that the work can proceed at the earliest possible date.

While I cannot guarantee that my inspection of the premises disclosed all of the features in non-compliance with the building Code, I will try to list below the principal defects with some suggestions as to clearing up the situation, which may not constitute the only way of doing it, and which you are at liberty to ignore if you desire.

1. The principal problem is one of exits from second and third floors. As your agent Mr. G. L. Nichols, contractor, has filed application for building permit with plans to construct two wooden outside stairways to serve as fire escapes--one at the rear of the building and one at the front. Both of these escapes would be in locations contrary to the terms of the zoning Ordinance. You filed an appeal with the zoning Board of Appeals seeking variances. The board seemed willing to grant the appeal relating to the rear fire escape, but questioned the wisdom of granting the front fire escape in such close proximity to Pine St. The board instructed me to see if some better arrangement could not be worked out, especially in view of the fact

April 9, 1954

Mrs. Florence M. Ambar _____ 2

that the building has been for several years and is now being used unlawfully under the building code—therefore my inspection and conversation with you and your husband a few weeks ago.

These two wooden fire escapes, both complicated, only become necessary because of the unusual way in which the second floor is divided into tenancies. Because also of another reason which will appear, it is recommended that you and your plan maker consider abandoning the rear lodging room on second floor on the side toward Congress St. (using this room as a part of the public hall) then reducing the depth of the rear single room apartment on second floor by about three feet and constructing a partition parallel with the rear wall to form a corridor in second story which would join the public hall in second story at the top of the stairs to first story and thus provide a stairhall so that occupants of third floor could pass clear down to the rear exterior door without intervening private quarters. If this were done and a standard automatic fire detection and alarm system provided, it is my belief that both fire escapes could be avoided.

2. The abandoning of the second floor lodging room would also give chance for additional substantial saving because with that lodging room included, the tenancies in the building add up to the equivalent of seven apartments, and more than six apartments requires that the heater and fuel oil tank in the cellar be enclosed in a fire-resistant room with fire door at each opening. Abandonment of this lodging room would eliminate that requirement.

There are the following requirements, irrespective of those noted above, unless the building is to revert to a single family dwelling house:

3. That part of the wall between the cellar and attached garage, above the masonry foundation wall up to the roof level of the garage, requires a covering on garage side of asbestos board 3/8 inch thick or 2-ply 3/16 inch, and cemented at the joints.

4. The doorway between garage and cellar requires a standard fire-resistant fire door and frame as described by Section 3044 of the Code, to be made self-closing by liquid door closer and the threshold of the door to be raised at least six inches above the level of the garage floor. This arrangement would cost something and the raised threshold would create a considerable accident hazard at the top of the steps. If you prefer, you could remove the door, stud-up the opening with 2x3 studs, cover on the garage side the same as described above for the wooden portion of the wall, and on the cellar side the same or with gypsum wall board.

5. At sometime the cellar stairs have been enclosed with suitable fire resistant partitions and a fire door provided from stairway to cellar at the foot of the stairs. This fire door will not close tightly and must be made to do so, and equipped with a liquid door closer. This will, no doubt, make necessary an electric light in the cellar stairway.

6. Provide one or more additional windows in the front room of the third floor apartment so that the overall window area will equal at least 1/12 of the floor area of the room.

7. Either abandon the use of the small alcove bedroom on third floor (it has no window in it) or provide a dormer window or skylight so that the overall area of outside openings would be equal to at least 1/12 of the floor area of the room.

8. There is considerable doubt if the one window in the front corner lodging room toward Congress St. has sufficient area to equal at least 1/12 of the floor area of the room. If not, it must be made so by providing additional window area.

Mrs. Florence Dunbar-----3

April 9, 1954.

9. It will be necessary to provide electric lights in all stair and public halls on the owner's meter, of such size and location as to adequately light the way from all of the tenancies to a place of safety at the ground level, these lights to be controlled by an automatic time switch capable of turning the lights on at sunset or before each day and turning them off at sunrise or later the next morning.

After you have reached a decision as to your course with regards to exits, it is suggested that you authorize your plan maker to work out the revised plans, but in the process of doing so to examine closely sections 203 and 212 of the Building Code as they apply to this situation, and incorporate in the plans all of the improvements required. Those above are the principal ones, but we cannot be sure of including every detail in such a letter as this.

Very truly yours,

Warren McDonald
Inspector of Buildings

WKC/B

City of Portland, Maine
Board of Appeals
— ZONING —

Withdrawn
6/08/54

54/26

March 8, 1954 . . . , 19

To the Board of Appeals:

Your appellant, Florence E. Dunbar, who is the owner of property at 203 Brackett Street, respectfully petitions the Board of Appeals of the City of Portland to permit an exception to the regulations of the Zoning Ordinance relating to this property, as provided by Section 18, Paragraph E of said Zoning Ordinance.

Permit for construction of two wooden fire escapes from the second floor to the ground, one on either end of the combination apartment and lodging house at 203 Brackett Street is not issuable under the Zoning Ordinance because the new construction would be only about 5 inches from one side lot line, which is also the line of Pine St., and only about 8 feet from the other side line; whereas a clearance of not less than 10 feet is required from both of these lines by Section 5B of the Zoning Ordinance applying to the Limited Business Zone where the property is located.



The facts and conditions which make this exception legally permissible are as follows:

An exception is necessary in this case to grant reasonable use of property and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

Florence E. Dunbar
Appellant

After public hearing held on the 12th day of March, 1954,
~~the Board of Appeals finds that an exception is~~
APPELLANT GIVEN LEAVE TO WITHDRAW

It is, therefore, determined that exception to the Zoning Ordinance may be permitted in this specific case.

William H. O'Brien
CHAIRMAN

BOARD OF APPEALS

DATE: MARCH ¹² 9, 1954

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF FLORENCE L. DUNBAR

AT 203 BRACKETT STREET

Public hearing on above appeal was held before the BOARD OF APPEALS

<u>Board of Appeals</u>	<u>VOTE</u>		<u>Municipal Officers</u>
	Yes	No	
WILLIAM H. O'BRIEN	<input checked="" type="checkbox"/>	()	APPELLANT GIVEN LEAVE TO WITHDRAW
EILEEN C. FROST	<input checked="" type="checkbox"/>	()	
HARRY K. TORREY	<input checked="" type="checkbox"/>	()	
EDWARD T. COLLEY	<input checked="" type="checkbox"/>	()	
BEF B. WILSON	()	()	
	()	()	
	()	()	
	()	()	

Record of Hearing:

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

March 9, 1954

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine on Friday, March 12th, 1954 at 10:30 a. m. to hear the appeal of Florence E. Dunbar requesting an exception to the Zoning Ordinance to cover construction of two wooden fire escapes from the second floor to the ground, one on either end of the combination apartment and lodging house at 203 Brackett Street.

This permit is presently not issuable under the Zoning Ordinance because the new construction would be only about 5 inches from one side lot line, which is also the line of Pine Street, and only about 8 feet from the other side line; whereas a clearance of not less than 10 feet is required from both of these lines by Section 5B of the Zoning Ordinance applying to the Limited Business Zone where the property is located.

If you are interested either for or against this appeal, please be present or be represented at this hearing.

BOARD OF APPEALS

William H. O'Brien

Chairman

K
cc: Mr. and Mrs. George L. Anderson
36 Dow Street

Mrs. Esther T. Reynolds
41 Pine Street

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

March 9, 1954

Mrs. Florence E. Dunbar
203 Brackett Street
Portland, Maine

Dear Mrs. Dunbar:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine on Friday, March 12, 1954 at 10:30 a. m. to hear your appeal under the Zoning Ordinance.

Please be present or be represented at this hearing in support of this appeal.

BOARD OF APPEALS

William H. O'Brien

Chairman

K

cc: Mr. G. L. Nichols
West Scarborough, Maine

AP 203 Brackett St.

March 8, 1954

Mrs. Florence E. Dunbar
203 Brackett St.

Copies to: Mr. G. L. Nichols
West Scarborough, Me
Chief of the Fire Department
CORPORATION COUNSEL

Dear Mrs. Dunbar:

As you have previously been informed, we are unable to issue a permit for construction of two wooden fire escapes from the second floor to the ground, one on either end of the combination apartment and lodging house at 203 Brackett St., because the new construction would be only about 5 inches from one side lot line, which is also the line of Pine St., and only about 8 feet from the other side line; whereas a clearance of not less than 10 feet is required from both of these lines by Section 5B of the Zoning Ordinance applying to the Limited Business Zone where the property is located.

You have expressed a desire to exercise your appeal rights concerning this matter and accordingly we are enclosing an outline of the appeal procedure and are certifying the case to the Corporation Counsel who acts as clerk for the Board of Appeals. We understand that, while no change is contemplated in the proposed locations of the fire escapes, some changes in framing are planned. If the case is to be considered at the next meeting of the Appeal Board, it is therefore necessary that revised plans of the fire escapes be filed in this office not later than Wednesday, March 10, 1954.

Very truly yours,

Warren McDonald
Inspector of Buildings

AJS/S

Enc: Outline of appeal procedure



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, February 23, 1954

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 203 Brackett St. Within Fire Limits? _____ Dist. No. _____
Owner's name and address Florence Dunbar, 203 Brackett St. Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address G. L. Nichols, West Scarborough, Maine Telephone _____
Architect _____ Specifications _____ Plans YES No. of sheets 2
Proposed use of building Lodging 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 \$ 800. Fee \$ 4.00

General Description of New Work

To construct wooden fire escape on front of building (Brackett St. from second floor
to ground and to construct fire escape from third floor to ground on Pine St.
side of building as per plans.

This application is for change of use of building. AGJ

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 G. L. Nichols** 2/27/54 3/11/54

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 _____ Dress'd or mill 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:

(Signature)

Miscellaneous

Will work require disturbing of any tree or 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
Florence Dunbar

(Signature)

Permit No. 54

Location, 203 Brackett St.

Owner: Florence Gumban

Date of permit 1/31

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy Issued

Staking Out Notice

Form Check Notice

NOTES

Appeal with lines

Large ruled area for notes, consisting of multiple horizontal lines.

CITY OF PORTLAND, MAINE
Department of Building Inspection

(date) March 8, 1954

To: Oliver T. Sanborn
Chief of the Fire Department

From: Warren McDonald
Inspr. of Bldgs.

Location: 203 Brackett St.
Owner: Florence Dunbar
Subject: Application for permit for
improvements at above location,
required by order of Chief of Fire
Department dated 1/19/54

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:

Does the arrangement shown on the attached plans satisfy the requirements of your order of 1/19/54? Authorization of the Board of Appeals is necessary before a permit can be issued and presumably the case will be considered at the next meeting of the Board on next Friday, March 12. We therefore would appreciate return of card and application before that date.

Application has been filed for a belated permit to change this building from a dwelling to an apartment house and it is now being checked against Building Code requirements.

Warren McDonald
Inspector of Buildings

AJS/B

May 17, 1954

Harry W. Marr, Acting Chief of the Fire Department

Warren McDonald, Inspector of Buildings

Means of egress from apartment and lodging house at 203 Brackett St.

In view of the fact that an automatic alarm system is to be installed throughout the building, are the means of egress shown on the accompanying plans satisfactory to your department?

This is the building converted illegally from a dwelling house where you had approved two outside fire escapes as a second means of egress, for which we were unable to issue a permit because of closeness to lot lines. The Board of Appeals were unwilling to approve the proposed wooden fire escape on the Pine St. end of the building. Under the proposed arrangement there are to be no outside fire escapes.

Inspector of Buildings

AJS/B

AP 203 Brackett St.

March 8, 1954

Mrs. Florence E. Dunbar
203 Brackett St.

Copies to: Mr. G. L. Nichols
West Scarborough, Me
Chief of the Fire Department

Dear Mrs. Dunbar:

As you have previously been informed, we are unable to issue a permit for construction of two wooden fire escapes from the second floor to the ground, one on either end of the combination apartment and lodging house at 203 Brackett St., because the new construction would be only about 5 inches from one side lot line, which is also the line of Pine St., and only about 8 feet from the other side line; whereas a clearance of not less than 10 feet is required from both of these lines by Section 5B of the Zoning Ordinance applying to the Limited Business Zone where the property is located.

You have expressed a desire to exercise your appeal rights concerning this matter and accordingly we are enclosing an outline of the appeal procedure and are certifying the case to the Corporation Counsel who acts as clerk for the Board of Appeals. We understand that, while no change is contemplated in the proposed locations of the fire escapes, some changes in framing are planned. If the case is to be considered at the next meeting of the Appeal Board, it is therefore necessary that revised plans of the fire escapes be filed in this office not later than Wednesday, March 10, 1954.

Very truly yours,

Warren McDonald
Inspector of Buildings

AJS/B

Enc: Outline of appeal procedure

AP 203 Brackett St.

AJS 3/8/54

March 1, 1954

Copies to: Mr. G. L. Nichols
West Scarborough, Me.

Mrs. Florence E. Dunbar
203 Brackett St.

Chief of Fire Dept.

Dear Mrs. Dunbar:-

We are unable to issue a permit for construction of two wooden fire escapes on the ends of your lodging house at 203 Brackett St., corner of Pine St., because the proposed structures would be closer than 10 feet to the line of Pine St. and to the other side lot line, contrary to Sect. 5B of the Zoning Ordinance as applied to the Limited Business Zone where the property is located. While you have the right to request from the Board of Zoning Appeals relief from compliance with the precise terms of the Zoning Ordinance in this particular instance, we are unable to tell in advance what action they might take on such an appeal.

The matter is further complicated by the fact that our records indicate that the lodging house use was established since 1941 in this building previously used as a single family dwelling, without first securing a permit for such a change from this department, without providing the necessary safeguards specified by the Building Code for the new use, and without a certificate of occupancy authorizing such a use having been issued. The building is therefore now being used in an unauthorized and unlawful manner.

While we realize that the change was made by a former owner of the building, you as the present owner must bear the responsibility for maintaining an unlawful use in the building. In order to place the building in conformance with requirements of the Building Code, it is necessary that you apply for a belated permit for a change of use of the building, filing with the application therefor layout plans of each floor and the cellar indicating the layout of rooms, ceiling heights, window areas, location of means of egress, and all other details necessary to show compliance with Building Code requirements for lodging house use. These plans must be in the form of blueprints and be made by someone who can consult the Code for himself and indicate thereon Code requirements for the new use and whatever safety features are needed to provide compliance. A permit for the lodging house use will then be issued provided the plans are complete enough to show such compliance and, if any necessary alterations have been completed, a certificate of occupancy will be issued.

In the meantime if you wish to file an appeal concerning the question of zoning involved in the construction of the proposed fire escapes, we will send you an outline of the appeal procedure upon request. However, in view of the fact that the Fire Department in issuing an order for erection of these fire escapes was operating under the Safety Ordinance, which does not include some of the requirements of the Building Code applying when an existing building is to be changed to apartment house or lodging house use, it might be well to get the question of unlawful use cleared up before proceeding with the fire escapes, since it is not at all certain that if they are erected in the locations shown they will meet Building Code requirements.

In view of the fact that the means of egress from the building are evidently inadequate at present, it is important that no time be lost in taking steps to place the building in compliance with law. We shall expect to hear from you before March 8, 1954 as to what action you propose along this line. In the meantime until such a time as a

Mrs. Florence E. Dunbar - - - -f2

March 1, 1954

certificate of occupancy authorizing the use of the building as an apartment or lodging house has been issued, you must bear full responsibility for the unsafe conditions existing in the building at present.

Very truly yours,

Warren McDonald
Inspector of Buildings

MJS/G



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, Sept. 12, 1946

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 203 Brackett Street Use of Building Rooming House No. Stories 4 New Building Existing " "
 Name and address of owner of appliance Mrs. Josephine Childs, 203 Brackett St. 4-3544
 Installer's name and address Carl N. Haskell Plumbing Co., 364b Cumb. Ave. Telephone 2-2168

General Description of Work

To install steam boiler in place of steam boiler

att 9-12-46
F.M.H.

IF HEATER, OR POWER BOILER

Location of appliance or source of heat basement Type of floor beneath appliance concrete
 If wood, how protected? Kind of fuel oil
 Minimum distance to wood or combustible material, from top of appliance or casing top of furnace 2'
 From top of smoke pipe 15" 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

IF OIL BURNER

Name and type of burner Labelled by underwriters' laboratories?
 Will operator be always in attendance? Does oil supply line feed from top or bottom of tank?
 Type of floor beneath burner
 Location of oil storage Number and capacity of tanks
 If two 27 1/2-gallon tanks, will three-way valve be provided?
 Will all tanks be more than five feet from any flame? How many tanks fire-proofed?

IF COOKING APPLIANCE

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

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Amount of fee enclosed? 1.00 (\$1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in 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

Carl N. Haskell Plumbing Co.

Signature of Installer By:

Carl N. Haskell

INSPECTION COPY

Permit No. 46

Location 203 Brackett St

Owner Josephine N. Childs

Date of permit 9/1/46

Approved _____

NOTES

Lined area for notes.

AP 203 Brackett Street-I

ATH
ESS
BMT
AJS
PH
VDC
DJ
BS

March 4, 1947

Mr. Mose P. Arnold
268 Concord Street
Portland, Maine

Subject: Application for building permit to make physical alterations in the building at 203 Brackett Street

Dear Sir:

I am unable to issue the building permit for the above work because of questions which have arisen concerning the lawful use of the building.

This matter has been taken up at length by letter direct with the owner. You are being notified in this manner so that you can go over the matter with him, and if you wish to withdraw and return the receipt for the fee paid to this office not later than March 18, 1947, the money will be refunded to you by voucher.

Very truly yours,

Inspector of Buildings

WmC/S

Tesou, Arnold — 2

March 4, 1947

Unless the owner elects to change the building back to a dwelling house, he must proceed immediately to have the necessary architectural plans made and file them with a related application for a building permit to cover the required improvements and the change of use to the lodging house.

Such plans are to be made by someone thoroughly experienced in the usual manner of making such plans who is also acquainted with the Building Code and can find out for himself what the Building Code requires for a lodging house so that he can show on the plans of the existing situation what steps are proposed to accomplish compliance with the Building Code.

I urge the owner to take haste, if he adopts the latter course, because he must bear the responsibility for these substandard conditions as to safety until he has a certificate of occupancy from this department, and because the Building Law makes it very plain that it is my duty to proceed, as directed by law, against the owners of buildings which are found in violation of the law.

An extra copy of this letter is being enclosed to the owner for his use in dealing with his architect so that his architect may be fully advised of the proposition.

Very truly yours,

Inspector of Buildings

WTCU/S

Enclosure to Mr. Tesou: Copy of this letter

CC: Oliver T. Sanborn, Chief
of the Fire-Department

