

15-17 CUSHMAN STREET



Full cut # 920R - Half cut # 920R - Fold cut # 920R - Finb cut # 920R



APPLICATION FOR PERMIT

Class of Building or Type of Structure

Portland, Maine, October 29, 1973

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 15 - 17 Cushman St. Within Fire Limits? _____ Dist. No. _____

Owner's name and address Portland Renewal Auth. Telephone _____

Prospective owner Micah Corp 132 Park St. Telephone 772-3688

Lessee's name and address _____ Telephone _____

Contractor's name and address Clayton Copp West Cumberland, Maine Telephone _____

Architect _____ Specifications _____ Plans _____ No. of sheets _____

Proposed use of building dwelling No. families 1

Last use _____ No. families _____

Material frame No. stories 1 1/2 Heat _____ Style of roof _____ Roofing _____

Other buildings on same lot _____

Estimated cost \$ _____ Fee \$ _____

General Description of New Work

To move 1 1/2 story frame dwelling from 137 Clark St. to 15-17 Cushman St. as per plan

This application is preliminary to get settled the question of zoning appeal. In the event the appeal is sustained the applicant will furnish complete information, estimated cost and pay legal fee.

the house at 137 Clark St which was to be moved, was demolished in Feb, 1974

Appeal sustained no

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 Micah Corp**

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 _____ Spacing under girder _____ Size _____ Max. on centers _____

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____

On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____

Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____

If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

No. cars now accommodated on same lot _____, to be accommodated _____ number commercial cars to be accommodated _____

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

APPROVED:

Miscellaneous

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

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

Micah Corp.

Joseph A. Frustaci EXEC DIRECTOR
Joseph A Frustaci

CS 301

INSPECTION COPY

Signature of owner by _____

15-17 Cushman Street
cor.1-5 Lewis Street

Oct. 31, 1973

Mical Corporation
Attn: Joseph A. Frustaci
132 Park Street

cc to: Portland Renewal Authority
cc to: Clayton Copp, W. Cumberland
cc to: Corporation Counsel

Dear Mr. Frustaci:

Building permit to move a one and half story frame dwelling, 29½' x 40'
from 137 Clark Street to the above named location is not issuable under
the Zoning Ordinance for the following reasons:

1. A rear yard distance of only 10' is to be provided instead of
the minimum of 20' required in the R-6 Residential Zone in which the
property is located. (Sec. 602.7B.1)
2. Side yards of only 4' and 3' are to be provided instead of the
required 10' side yards. (Section 602.7B.3)
3. The area of the lot is only about 2,949 sq. feet instead of the
minimum lot area of 4,500 sq. feet. (Sec. 602.7B.7)

We understand that you would like to exercise your appeal rights in this
matter. Accordingly you or your authorized representative should come to
this office in Room 113, City Hall to file the appeal on forms which are
available here. A fee of \$5.00 shall be paid at this office at the time
the appeal is filed. If fee has been paid and appeal filed prior to this
letter, then consider this letter as a matter of formality.

Sincerely yours,

.. Allan Soule
Asst. Dir. Building & Inspection Services

AAS:m

TELEPHONE 772-3639 - 774 1308

Micah Corporation
OF PORTLAND
132 PARK STREET
PORTLAND, MAINE 04101

JOSEPH A. FRUSTACI
EXECUTIVE DIRECTOR

October 29, 1972

Mr. Alan Soule
Building Inspections
389 Congress Street
Portland, Maine

Dear Mr. Soule:

I am submitting for your review Micah Corporation's plan to move the existing building at 137 Clark Street, Portland to the lot at 15-17 Cushman Street, Portland.

Both properties are presently owned by the Portland Renewal Authority. Further description of the properties or admission to the building, may be obtained by contacting that office at 117 Center Street.

Very truly yours,


Joseph A. Frustaci
Executive Director

JAF/baw

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Jan. 27, 1972

Portland Renewal Authority

With reference to permit applied for to demolish a dwelling
at 15 Gishman St. it is unlawful
to commence demolition work until a permit has been issued from this
department.

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

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

Very truly yours,

R. Lovell Brown
Director

c

Eradication of this building has been completed.

Contractor:

Ralph Romano, Jr..

55 Frederick St.

1.28.72

*No evidence of rodent activity,
Hicks 4*

F. J. Gray

Rec'd to Health Dept. 1/27/72
Rec'd from Health Dept. 1/31/72

CITY OF PORTLAND
DEPARTMENT OF PUBLIC WORKS
DEMOLITION OF BUILDINGS

A building will be demolished at # 15 Cushman
Street on _____.
The Contractor is Ralph Romano, Jr.
55 Frederick St.

The owner is: Portland Renewal Authority

1/27/72 The Contractor and Sewer Division have been notified of
sealing the drain. Before the building can be demolished.

DEPARTMENT OF PUBLIC WORKS
PHILIP E. MILLIN

Craig Cord



R6 RESIDENTIAL

PERMIT ISSUED

APPLICATION FOR PERMIT

FEB 1 1972
0135

Class of Building or Type of Structure

Portland, Maine,

Jan. 27, 1972

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 15 Cushman St. Within Fire Limits? _____ Dist. No. _____

Owner's name and address Portland Renewal Authority Telephone _____

Lessee's name and address _____ Telephone _____

Contractor's name and address Ralph Romano Jr. 55 Frederick St. Telephone _____

Architect _____ Specifications _____ Plans _____ No. of sheets _____

Proposed use of building _____ No. families _____

Last use Dwelling No. families 1

Material _____ No. stories 3 Heat _____ Style of roof _____ Roofing _____

Other buildings on same lot _____ Fee \$ 10.

Estimated cost \$ _____

General Description of New Work

To demolish existing 3 stories dwelling. Sewer to be closed under supervision of Public Works Dept. Gas company notified.

Sent to Health Dept. 1/27/72
Rec'd from Health Dept. 1/31/72

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 _____

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? _____

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

APPROVED:

Ralph Romano, Jr.

Ralph Romano

CS 301

INSPECTION COPY

Signature of owner

NOTES

2-3-72
3rd fl removed
H

2-4-72
Came
H

2-5-72
Unconditioned,
still to date
factory
will keep
H

Permit No. 78/135
Location 5' East
Owner P. J. ...
Date of permit 2/1/72
Notif. closing in
Inspn. closing in
Final Notif.
Final Inspn.
Cert. of Occupancy issued
Staking Out Notice
Form Check Notice



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, Sept. 30, 1960

PERMIT ISSUED SEP 30 1960 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 15 Cushman St. Use of Building 3-family No. Stories 3 New Building- Existing "
Name and address of owner of appliance Leulah Duffy, 15 Cushman St.
Installer's name and address Marshall Engineering Co., 398 Fore St. Telephone 3-1524

General Description of Work

To install 2-oil burning equipment in existing boilers in connection to existing steam heat (conversions) 1- to heat second floor 1- to heat third floor

IF HEATER, OR POWER BOILER

Location of applia: basement Any burnable material in floor surface or beneath? no
If so, how protected? Kind of fuel? oil
Minimum distance to burnable material, from top of appliance or casing top of furnace 3'
From top of smoke pipe 3' From front of appliance cover 4' From sides or back of appliance cover 4'
Size of chimney flue 12x12 Other connections to same flue yes (heating system for 1st floor)
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 Weatherall- gun type Labelled by underwriters' laboratories? yes
Will operator be always in attendance? Does oil supply line feed from top or bottom of tank 2-bottom
Type of floor beneath burner cement Size of vent pipe 1 1/2" 1- from top (to be enclosed)
Location of oil storage basement Number and capacity of tanks 2- 275 gal. (to be enclosed)
Low water shut off yes Make Watts No. 1-9
Will all tanks be more than five feet from any flammable spaces How many tanks enclosed?
Total capacity of any existing storage tanks for furnace burners 1- 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

*Tank to be enclosed with 3" concrete block, well bonded to a non-burnable floor, and constructed to a level not less than 12 inches above the top of the tanks, space between tanks and enclosure and to top of walls to be completely filled with sand or well tamped earth, and tanks to be coated as for underground tanks.

Amount of fee enclosed? 2.50 (\$2.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED: [Signature] 9:30 60 WTB

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

Marshall Engineering Co.

CS 309

INSPECTION COPY

Signature of Installer EYP

[Signature]

Fma-71

17
The above mentioned affidavits are in violation of the City
Ordinance 12122, under a law confirmed December 22, 1935,
to "Vote Ballot" and was in violation of the same until 15, 1935.

RECEIVED
JUL 21 1935
DEPT. OF BUS. INSP.
CITY OF PORTLAND



(A) APARTMENT HOUSE CODE
APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
 Portland, Maine, Sept. 2, 1954

PERMIT ISSUED
 01347
 SEP 3 1954
CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ alter ~~existing~~ ~~existing~~ ~~existing~~ the following building structure ~~as shown on plans~~ 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 15 Cushman St. Within Fire Limits? yes Dist. No. _____
 Owner's name and address Beulah B. M. Duffey, R. F. D. #2, Gorham, Maine Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address relative of owner Telephone _____
 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 _____ Fee \$ 50
 Estimated cost \$ 15

General Description of New Work

To cut in door between two rooms on third floor.

**CERTIFICATE OF OCCUPANT
 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** 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 _____
 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:

Signature of owner

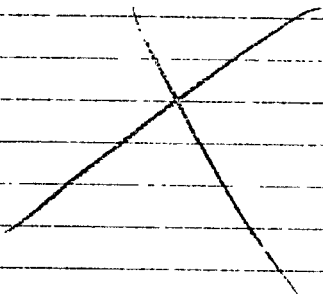
Mrs. Beulah B. M. Duffey

INSPECTION COPY

NOTES

9-13-54

Completed *OK*



Permit No. 541347
 Location 15 Chestnut St.
 Owner Beulah B. M. Dwyer
 Date of permit 9/3/54
 Notif. closing-in _____
 Inspn. closing-in _____
 Final Notif. _____
 Final Inspn. _____
 Cert. of Occupancy issued _____
 Saking Out Notice _____
 Form Check Notice _____

Multiple horizontal lines for notes, with a large 'X' mark in the upper portion.



APARTMENT HOUSE ZONE
APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, November 20, 1952

02135
NOV 22 1952
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 15 Cushman Street Within Fire Limits? yes Dist. No. 3
Owner's name and address Beulah B. M. Duffy, North Windham, Maine Telephone
Lessee's name and address Telephone
Contractor's name and address Joseph LeBel, Gorham, Maine Telephone
Architect Specifications Plans no No. of sheets
Proposed use of building Tenement No. families 3
Last use " " No. families 3
Material frame No. stories 3 Heat Style of roof Roofing
Other buildings on same lot
Estimated cost \$20. Fee \$.50

General Description of New Work

To cut in new door from rear hall on second floor to rear piazza.

Based on plan 5/6/53.
WMT
7-6-53

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 owner

Details of New Work

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

If a Garage

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

APPROVED:

Miscellaneous

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

INSPECTION COPY

Signature of owner Beulah B. M. Duffy RH

NOTES

4/4/53 - Work started w/ Jm
5-4-53 no work done. W.J.M.
5/5/53 - To send letter
[Signature]

1-30 5-4
Permit No. 53/2135
Location 15 Caplane St.
Owner Pearl & B.M. Ruffly
Date of per. it 11/21/52
Notif. closing-in
Inspn. closing-in
Final Notif.
Final Inspn.
Cert. of Occupancy issued



Handwritten initials/signature

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

COMPLAINT NO. C-51-126

INSPECTION COPY

Date Received 9/4/51

Location 15 Cushman Street Use of Building _____

Owner's name and address Mrs. Beulah Duffy, 95 Broadway, So. Portland Telephone _____

Tenant's name and address _____ Telephone _____

Complainant's name and address Mr. Magno, 2nd floor tenant Telephone _____

Description: Fiazas dangerous--ceilings bad from water--gutters and cornice dangerous

9/10/51 - Raining and floor of piazza unsafe and has holes other parts of cornice gutters of piazza project and danger from water and risk of falling. The hole will get wider and floor apt. to see about ceiling - cornice front back toward them but settled off, nothing appears in danger of falling. Some tubular good as loose in piazza. 9/11/51 - to order - W.M. 9/12/51 - to order - W.M.

(A) APARTMENT HOUSE FORM
Complaint No. C-51-126

Location 15 Cushman St.,

Date Received 9/4/51

Date Disposed of

NOTES

9/17/51 Joe Murphy
in apt said that
ceiling in dining
room in danger
of falling. Found
not get into
apartment.

9/21/51 - Mrs. Mangos
said she could not
see anything
from dining room
not been able to
find any connection
pipe between
dining room
& apt.

10-15 3/4" pipe found 818-52. Pithy description
has been removed. done. door section from
a small piece of main roof removed
conducted beside this about 1/2" from
apartment remains. section. Part of them hanging
The small section forgotten. All day door
of down 2 feet from net 2-4 feet rotten. Ceiling
been removed. in dining room. Section
from apt same part of which has fallen &
sit at him has not out of ceiling in bedroom has started
been removed. 7 days back. 10/1/51

24/1/51
Ceiling in dining
room in danger
of falling. Found
not get into
apartment.

(From mine
inspected, joint
to top of wall in
hall not been
replaced.

10/12/52 - Mrs. Mangos,
24 ft. tenant says
dining ceiling fell
today. no other
danger of falling.
WPK

Location 150 Madison St.

Complaint No. C-51-126

Permit No. _____

9-22-52 Tenant's complaint
called - same that he would
not have been with the
landlord

waiting for the owner
to collect rents to pay
for these repairs. ~~landlord~~

9-22-52 I talked
with Attorney Peabody
who said that the
2nd floor tenant had
been warned and
effective Sept. 28
that they would probably
leave to visit their
family possibly and
it probably would
take at least 10

10/16/52 - Mr. Peabody says
1st fl. tenants are
supposed to be out by
Nov. 5 and 2nd floor
tenants are supposed
to go right away. P.H.
5-7-53 - Rollway stairs
ever completed. No other
work except on ceilings
on second floor. 10/16/52

days beyond Sept. 28
to get them out.
Peabody, he did explain
to me, sleep, etc. duty,
that he had a duty
to perform and that
he needed up to him
to get busy with repair
of the ceiling, including
the tenant's work.
that he would suggest
to him that she talk
with the mortgage
holder to see if they
could not make some
arrangement to get
some money to fix
the ceiling, so that
they would be already
when 2nd floor tenant
moved out to go to
work on the ceiling

78753 - WJM says
all work on complete
has been done
WJM 7/11/53

OFFICE, DIAL 3-4611

RESIDENCE, DIAL 2-1782

ARTHUR A. PEABODY
ATTORNEY AT LAW
97A EXCHANGE STREET
PORTLAND, MAINE
SUITE 302

Mr. Warren McDonald
City of Portland
Department of Building Inspection
City Hall
Portland, Maine

August 19, 1952

Re: File C-51-126
15 Cushman Street
DEPT. OF BLD'G. INSP
CITY OF PORTLAND

RECEIVED
AUG 20 1952

Dear Mr. McDonald:

The landlord in the above case, Mrs. Bculah Duffy, has been sent to this office by the Legal Aid Bureau for help in her affairs.

The conditions at the above premises have been recently caused by the carelessness of the tenants and repairs have been made from time to time but the premises have been here by these tenants. Efforts were made to evict the tenants from the unit complained of for nuisance but a decision was rendered for the defendant. Two of the three families are many months behind in rent and eviction proceedings are under way. Therefore there should be no immediate danger to tenants from faulty repairs.

Because of rent ceilings this landlord has been unable to sell the property and because of failure of tenants to pay any rent no funds have been available for repairs.

I am making every effort to force the present tenants to vacate and collect the past rents due. My client fully intends to repair the premises as soon as possible.

An extension of time for compliance with your directive is respectfully requested.

Yours truly

Arthur A. Peabody

C-51-126 15 Cushman Street

Registered Mail

Return Receipt

WMCD 8/23/52

August 15, 1952

Mrs. Beulah Duffy
North Windham, Maine

Copy to Director of Health

Dear Mrs. Duffy:

Under date of September 11, 1951 an order from this department was sent to you to make safe before September 20, 1951 certain unsafe conditions as to outside railings and dangerous ceilings in the building.

On September 17, 1951 you came into the office, the work not being done, and promised to have the work all completed by October 17, 1951. At a later date it appeared that some minor features of the defective conditions had been corrected but that the ceiling in the second floor dining room was in a defective condition and might fall.

Last Tuesday, August 12, a portion of this dining room ceiling did fall, and fortunately no one was injured. On August 13 an inspector from this department found that a part of the dining room ceiling had fallen and that much of the rest of it was threatening to fall and that the ceiling of the bedroom is sagging and threatening to fall.

These ceilings are immediately dangerous and there may be others in the building in a similar condition. As authorized and directed by Section 109 of the Building Code of Portland (copy enclosed) you are hereby directed to have the two ceilings mentioned above and all other ceilings in the building that may threaten danger to be cared for by removing defective sections or otherwise, in such a way that the danger will be assuredly corrected before August 25, 1952, or I shall find it my duty to seek the cooperation of the Corporation Counsel in proceeding against you without further notice for failing to comply with this order and failing to correct a condition dangerous to persons and property.

Our inspection on August 13, also showed other defective conditions with regard to defective roof drainage system, defective rollway door and steps etc., about which you will no doubt be contacted at a later date. Since our original order of a year ago, somewhat different arrangements have been made under the Housing Code, whereby most, if not all, of the defects at your building would be normally handled under the direction of the Health Department in applying the Housing Code.

You will doubtless hear from the Health Department with regards to these other defects as soon as time is found for them to make a thorough inspection. In the meantime since the ceilings are so dangerous to the people living in the building and since they represent defects which you have known about for a long time, since our prior order, we are handling these matters directly under the Building Code as we are authorized to do.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMCD/B

Form 3296-S (Rev. 3-49)

Receipt for Registered Article No. 2293 Postmaster paid

Fee paid _____ cents. Class postage _____

Declared value NIL Surcharge paid, \$ _____

Return Receipt fee _____ Spl. Del'y fee _____

Delivery restricted to addressee: _____

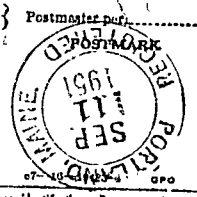
In person _____ or order _____ Fee paid _____

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

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

(Name of addressee) _____ (F. O. and State of address) _____

Date of delivery _____ 19____



the original