

11-15 BRATTLE STREET



Fill out #920R - Mail out #9202R - Cut out #9203R - Fill out #9205R

(COPY)

CITY OF PORTLAND, MAINE  
Department of Building Inspection



# Certificate of Occupancy

LOCATION 77-15 Brattle St.

Date of Issue May 16, 1963

Issued to James Lebares  
77 Portland St.

**This is to certify** that the ~~building~~, premises, or part thereof, at the above location, built ~~erected~~  
~~changed as to use under Building Permit No. \_\_\_\_\_~~, 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

Area shown on plot plan.

APPROVED OCCUPANCY

Off street parking lot  
for twelve passenger cars.

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved:

5/16/63  
(Date)

A. Allen  
Inspector

Albert J. Sears  
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.

APCO- 7-15 Brattle Street

July 3, 1962

Mr. James G. Lebares  
77 Portland Street

Dear Mr. Lebares:

Plot plan filed with application for a certificate of occupancy for use of vacant land at the above named location is deficient in showing the following details required by the Zoning Ordinance:

1. A bumper guard at least 20 inches high is required along those parts of the street line where motor vehicles are to be parked. -OK
2. A chain link, picket or sapling fence at least 4 feet high is required along the side and rear lot lines abutting lots on which residences are located. -OK
3. With what material is lot to be surfaced or paved?

We shall be unable to authorize construction of the lot until information indicating compliance with Zoning Ordinance requirements has been furnished.

Very truly yours,

Albert J. Sears  
Building Inspection Director

AJS:m

APPLICATION FOR CERTIFICATE OF OCCUPANCY FOR USE OF PREMISES

Portland, Maine June 28, 1962

Location 9-11 Brattle St. (7-15) Zone B2 BUSINESS ZONE

To the INSPECTOR OF BUILDINGS, Portland, Maine

The undersigned hereby applies for a certificate of occupancy to allow the use of the above named premises for parking lot

as set forth on the attached site plan (made by James Lebares whose address is 77 Portland St.) to show compliance with the Zoning Ordinance according to the intended use and the zone in which the property is located; and in accordance with the following pertinent information:-

Owner (name, address and phone number) James G. Lebares, 77 Portland St., Portland, Maine

Lessee (name, address and phone number) \_\_\_\_\_

Is proposed use to be accessory to a building or other use on this lot? no  
If so, what is use of building or other use \_\_\_\_\_

If off-street parking is sought, what is proposed maximum number of vehicles to be parked--passenger cars? 12, commercial vehicles? none

Have you secured on the site plan the written approval of existing and proposed entrances to and exits from the premises for vehicles over public sidewalks by the Traffic Engineer (Dept. of Pub. Works)? yes  
And, if access to the premises is available from more than one street, have you secured similar approval by the Planning Board? \_\_\_\_\_

Have you shown on the site plan the true location of all trees on the public street along the frontage of the premises (both streets if a corner lot)? none

Do you propose to remove or disturb any tree on a public street? no  
If so, have you secured on the site plan the written approval of the Director of Parks and Recreation? \_\_\_\_\_

Signature of Owner James G. Lebares

By James G. Lebares  
(duly authorized thereto)

Fee- \$2.00  
paid 6-28-62

\*\*\*\*\*

THIS IS NOT A CERTIFICATE OF OCCUPANCY

To James Lebares  
77 Portland St.  
Portland, Maine

COMMENCING the above proposed use of the premises would be IN VIOLATION of the Zoning Ordinance unless a Certificate of Occupancy is first procured from the Department of Building Inspection.

However, improvement of the premises according to the site plan and the above application may now proceed without further authorization, but subject to the conditions indicated below--notice of readiness for final inspection to be given to this department when the premises have been placed in compliance with the requirements:-

(Date) 7/5/62

Albert J. Sears  
Inspector of Buildings

INSPECTION COPY

Certificate of occupancy issued 5/16/63

7-15 Brattle St

~~10/11/62~~ ~~10/14/62~~  $\frac{5}{14}$

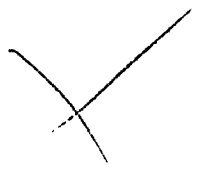
8/10/62 - Bomber guard needed -  
Allan

8/31/62 - Same. Mr. Selares says  
he will complete this parking lot.

9/28/62 - Bomber guard needed -  
Allan

10/29/62 - Mr. Selares says he will  
blacktop his parking lot this  
spring. He would like to wait until  
then to anchor his bomber curb  
that he will put in. This is O.K.  
with us - Allan

5/14/63 - Chain with wooden guard  
curbs on streets - Allan



B2 BUSINESS ZONE



### APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class  
Portland, Maine, June 6, 1962

**PERMIT ISSUED**  
JUN 8 1962  
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 97 Brattle Street (7-15) Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_  
 Owner's name and address James Lebares, 77 Portland Street Telephone \_\_\_\_\_  
 Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Contractor's name and address Sam Serota, 43 Walton Street Telephone \_\_\_\_\_  
 Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans \_\_\_\_\_ No. of sheets \_\_\_\_\_  
 Proposed use of building \_\_\_\_\_ No. families \_\_\_\_\_  
 Last use Dwelling No. families 3  
 Material frame \_\_\_\_\_ No. stories 1 1/2 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
 Other buildings on same lot \_\_\_\_\_  
 Estimated cost \$ \_\_\_\_\_ Fee \$ 5.00

#### General Description of New Work

To demolish existing 1 1/2 story frame dwelling. **Permit Issued with Letter**

Do you agree to tightly and permanently close all sewers or drains connecting with public or private sewers from this building or structure to be demolished under the supervision and to the approval of the Dept. of Public Works of the City of Portland? Yes

Land to be used for parking lot in connection with store at 79 Portland St.

*Graduation letter sent 6-6-62*  
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** Serota

#### 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? 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  
 Lebares  
 James Lebares

APPROVED:  
*with attorney*

CS 301

INSPECTION COPY

Signature of owner

By: Sam Serota

PK

AP - 7-15 Brattle Street

June 8, 1962

Mr. James Lebares  
77 Portland Street

cc to: Mr. Sam Serota  
43 Walton Street

Dear Mr. Lebares:

Permit is being issued herewith to Mr. Serota for demolition of the dwelling at the above named location. It is noted that the application states that vacant land on the lot left after demolition of the building is to be used for off-street parking in connection with the store on the adjoining lot at the corner of Portland Street.

The purpose of this letter is to inform you that use of vacant land for such a purpose requires authorization by a certificate of occupancy from this department before it can be lawfully established. A summary of requirements for off-street parking as contained in the Zoning Ordinance and an information sheet as to procedures to be followed in applying for and securing the required certificate of occupancy are enclosed for your convenience.

Very truly yours,

Albert J. Sears  
Director of Building Inspection

AJS/H

CITY OF PORTLAND, MAINE  
DEPARTMENT OF BUILDING INSPECTION

James Lebares  
77 Portland St.  
Portland Maine

June 6, 1962

Dear Sir:

With relation to permit applied for to demolish a building or portion of building at #9-11 Brattle 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 Inspector 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,

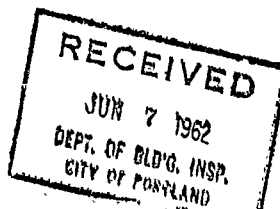
*Albert J. Sears*

Albert J. Sears  
Inspector of Buildings

AJS/R

Eradication of this building has been completed.

*Arthur K. Thayer*





11-15 BRATTLE STREET





00425

APPLICATION FOR PERMIT TO ERECT  
SIGN OVER PUBLIC SIDEWALK OR STREET

PERMIT ISSUED  
MAY 17 1983  
CITY OF PORTLAND

Portland, Maine, May 13, 1983

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

eighty-three

The undersigned hereby applies for a permit to erect the following described sign extending over a public sidewalk or street in accordance with the Building Code of the City of Portland, and the following specifications:

Location 19 Brattle Street Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_

Owner of building to which sign is to be attached Camara & Esten, Inc.

Name and address of owner of sign same

Contractor's name and address Allen A. Foster Telephone \_\_\_\_\_

When does contractor's bond expire? Owner will furnish insurance

Information Concerning Building

No. stories 1 1/2 Material of wall to which sign is to be attached Brick

Details of Sign and Connections

Building owner's consent and agreement filed with application Yes

Electric? No Vertical dimension after erection 13 feet 30" Horizontal 4 feet 40"

Weight 30 lbs lbs., Will there be any hollow spaces? NO Any rigid frame? wooden sign

Material of frame whole thing is wood No. advertising faces 2, material wood

No. rigid connections Two Are they fastened directly to frame of sign? yes

No. through bolts None, Size \_\_\_\_\_, Location, top or bottom \_\_\_\_\_

No. guys Two, material wooden, Size 4 x 4

Minimum clear height above sidewalk or street 10 feet

Maximum projection into street none Fee \$ 17.40

Signature of contractor Allen A. Foster

INSPECTION COPY

B-2 OK M.A.C.C. 5/16/83

MR. BAYLOR

GB 5/19/83  
OK

83/425

754111

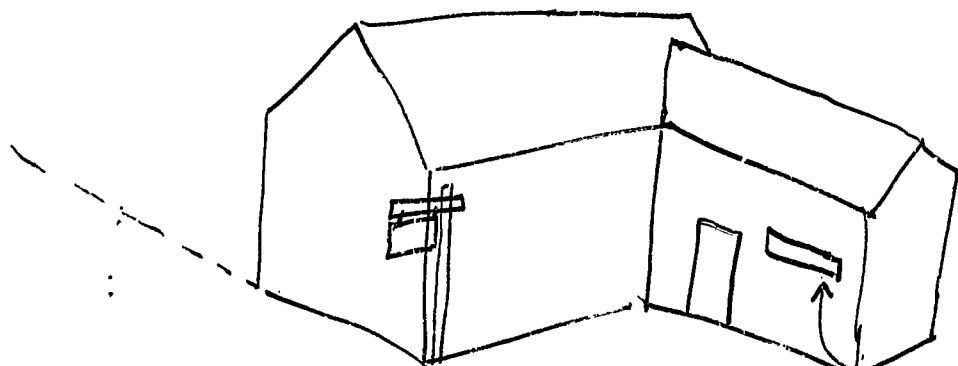
19 Briatle St.  
Cammarat Ester Inc.

3-13-83

5-17-83

Sign over sidewalk

19 BRATTLE STREET.



SIGN 40" WIDE  
BY 30" HIGH

ON 4X4 POST IN GROUND, 13 FEET HIGH  
HANGS OVER SIDEWALK

WILL CLEAR BY APPROX 10 FEET

ALL WOOD CONSTRUCTION WITH  
PAINTED LETTERING.

SIGN ON  
FACE OF  
BUILDING  
7" HIGH BY  
73" LONG;  
ALL WOOD WITH  
BRASS LETTERS

RECEIVED  
MAY 13 1983  
DEPT. OF BLDG. INSP.  
CITY OF PORTLAND

RECEIVED  
MAY 16 1983  
DEPT. OF BLDG. INSP.  
CITY OF PORTLAND

WRITTEN CONSENT AND AGREEMENT RELATING TO A CERTAIN SIGN PROPOSED  
TO BE ERECTED PROJECTING OVER A PUBLIC SIDEWALK FROM THE PREMISES  
AT 19 BRATTLE STREET IN PORTLAND, MAINE

CAMARA & ESTEN, INC. being the owner of the premises  
at 19 BRATTLE STREET in Portland, Maine hereby  
gives consent to the erection of a certain sign owned by  
CAMARA & ESTEN, INC. projecting over the public  
sidewalk from said premises as described in application to the  
Inspector of Buildings of Portland, Maine for a permit to cover  
erection of said sign;

And in consideration of the issuance of said permit  
CAMARA & ESTEN, INC., owner of said premises,  
in event said sign all cease to serve the purpose for which  
it was erected or shall become dangerous and in event the owner  
of said sign shall fail to remove said sign or make it permanently  
safe in case the sign still serves the purpose for which it was  
erected, hereby agrees for himself or itself, for his heirs,  
its successors, and his or its assigns, to completely remove  
said sign within ten days of notice from said Inspector of  
Buildings that said sign is in such condition and of order from  
him to remove it.

In Witness whereof, the owner of said premises has signed this  
consent and agreement this 16<sup>TH</sup> day of  
MAY 19 83.

Thomas A. Eden, JR.

POP 347-16-83

HAMPSHIRE INSURANCE GROUP  
MANCHESTER, NEW HAMPSHIRE



PART B  
DECLARATIONS

NEW  
Renewal of Number

PROPERTY OWNER'S POLICY DECLARATIONS - PART B

COVERAGE IS PROVIDED BY THE  
AMERICAN FIDELITY

THIS DECLARATIONS PAGE, WITH "POLICY PROVISIONS - PART A", AND "PART C", FORMS AND  
ENDORSEMENTS, IF ANY, ISSUED TO FORM A PART THEREOF, COMPLETES THIS POLICY.

policy, refer  
erty days' writ  
express, if n  
on is for no

Item 1. Named Insured and P. O. Address (No., Street, Town, County, State)

Camara & Esten, Inc. DBA  
Brattle Street Pub  
P.O. Box 3646,  
Portland, Maine 04104

Item 2. Policy Period: 3 Year(s)

From 11-19-82 To 11-19-85

- 12:01 A.M. Standard Time at location of described property
- Noon Standard Time at location of described property

Item 3. The Named Insured is:

- Individual  Partnership  Corporation  Joint Venture
- Other:

Item 4. Location of premises:

If an "X" in box  same as above, otherwise see below.

If an "X" Protection Class is

Table with 4 columns: Location No., Construction, Business/Use, Protection Class. Includes details for 19 Brattle Street, Portland, Maine, Restaurant, etc.

signed

Item 5. Insurance is provided with respect to those premises described above and with respect to those coverages and kinds of property for which a specific limit of liability is shown, subject to all of the terms of this policy including forms and endorsements made a part hereof:

resident

Table with 12 columns: SECTION I COVERAGE, Loc. No., Bldg., LIMIT OF LIABILITY, etc. Includes rows for Buildings, Personal Property, Business Income, Rents, etc.

SECTION II COVERAGE table with columns: Audit Period, LIMIT OF LIABILITY, COMBINED SINGLE LIMIT, etc. Includes rows for Bodily Injury, Property Dam, Medical Payments, Personal Injury.

SECTION III CRIME COVERAGE table with columns: TYPE OF COVERAGE, LIMIT OF LIABILITY, APPLICABLE TO LOCATION(S).

SECTION IV OTHER COVERAGE(S) table with columns: TYPE OF COVERAGE, LIMIT OF LIABILITY, APPLICABLE TO LOCATION(S).

Item 6. Mortgage Clause: Subject to the provisions of the mortgage clause attached hereto, loss, if any, on building items, shall be payable to:

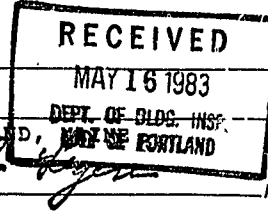
Item 7. INSERT NAME(S) OF MORTGAGEE(S) AND MAILING ADDRESS(ES)

The Total Provisional Premium Payable: At Inception \$ 1,084. At each anniversary \$ 1,084.

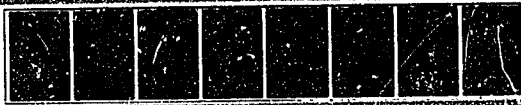
Countersignature Date 12/6/82 dlm  
Agent's No. 1114-5

Agency at SOUTH PORTLAND, MAINE

BLAKE, HALL & SPRAGUE, INC.



11-15 BRATTLE STREET



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

00418

MAY 17 1983

ZONING LOCATION PORTLAND, MAINE May 13, 1983

CITY OF PORTLAND

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change us 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 19 Brattle Street Fire District #1 [ ], #2 [ ]
1. Owner's name and address Camara & Esten, Inc. Telephone 772-4658
2. Lessee's name and address
3. Contractor's name and address Allan R. Foster, Dayton, Ms. Telephone
Proposed use of building No. of sheets
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$

FIELD INSPECTOR—Mr. @ 775-5451
Appeal Fees \$
Base Fee \$16.20
Late Fee
TOTAL \$16.20

sign on face of bldg, dimensions 7' x 73'

Stamp of Special Conditions

Mail permit to #1

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

DETAILS OF NEW WORK

Is any plumbing involved in this work? Is any electrical work involved in this work?
Is connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber—Kind Dressed or full size? Corner posts Sills
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging 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: 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:
Fire Dept.:
Health Dept.:
Others:

Signature of Applicant Phone # 772-4350

Type Name of above for CAMARA & ESTEN 1 [ ] 2 [ ] 3 [ ] 4 [ ]

6

Other and Address

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY