

71-79 BRACKETT STREET

SHANWALKER



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date 7-11 ¹⁶, 1979
 Receipt and Permit number A28842

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: 31 Brackett Street (Old Owner Ackerman) Cor. Danforth & Brackett
 OWNER'S NAME: Leslie Shanks ADDRESS: 517 Sawyer St., S.P. (799-8777)

OUTLETS:	Receptacles _____	Switches _____	Plugmold _____	ft. TOTAL _____	FEES _____
FIXTURES: (number of)	Incandescent _____	Flourescent _____	(not strip) TOTAL _____		
	Strip Flourescent _____	ft. _____			
SERVICES:	Overhead _____	Underground _____	Temporary _____	TOTAL amperes _____	
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 Under 20 kws _____	Over 20 kws _____			
APPLIANCES: (number of)	_____				
	Ranges _____	Water Heaters _____			
	Cook Tops _____	Disposals _____			
	Wall Ovens _____	Dishwashers _____			
	Dryers _____	Compactors _____			
	Fans _____	Others (denote) _____			
	TOTAL _____				
MISCELLANEOUS: (number of)	_____				
	Branch Panels <u>6</u>				6.00
	Transformers _____				
	Air Conditioners Central Unit _____				
	Separate Units (windows) _____				
	Signs 20 sq. ft. and under _____				
	Over 20 sq. ft. _____				
	Swimming Pools Above Ground _____				
	In Ground _____				
	Fire/Burglar Alarms Residential _____				
	Commercial _____				
	Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____				
	over 30 amps _____				
	Circus, Fairs, etc. _____				
	Alterations to wires _____				
	Repairs after fire _____				
	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: _____
 TOTAL AMOUNT DUE: 6.00

INSPECTION: Will be ready on _____, 19__; or Will Call x
 CONTRACTOR'S NAME: Darling Elec.
 ADDRESS: 29 Willow St., S. P.
 TEL.: 799-7406
 MASTER LICENSE NO.: 03676
 LIMITED LICENSE NO.: _____

SIGNATURE OF CONTRACTOR:
Samuel Barker
Darling Electric

INSPECTOR'S COPY — WHITE
 OFFICE COPY — CANARY
 CONTRACTOR'S COPY — GREEN



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date 11/16, 1977
 Receipt and Permit number AO3465

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: 73 Brackett St.
 OWNER'S NAME: Abraham Ackerman ADDRESS: 19 Noyes St.

OUTLETS: (number of)

Lights	_____	
Receptacles	_____	FEES
Switches	_____	
Plugmold	_____ (number of feet)	
TOTAL	_____	

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	_____	
A/C Conditioners	_____	
Signs	_____	
Fire/Burglar Alarms	_____	
Circus, Fairs, etc.	_____	
Alterations to wires	<u>X</u>	
Repairs after fire	<u>X</u>	
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 11/19 AM, 1977; or Will Call _____

CONTRACTOR'S NAME: Eger's Elec.
 ADDRESS: 22 Devon St.
 TEL.: 774-2825

MASTER LICENSE NO.: 2708 SIGNATURE OF CONTRACTOR: Ralph Eger (Eger's Electric)
 LIMITED LICENSE NO.: _____

INSPECTOR'S COPY



APPLICATION FOR PERMIT

R6 RESIDENCE ZONE

PERMIT 1972

MAR 7 1972

0243

CITY OF PORTLAND

Class of Building or Type of Structure

Portland, Maine, Feb. 24, 1972

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 ~~121 NOBLE ST.~~ 73 Brackett St. Within Fire Limits? _____ Di. No. _____
 Owner's name and address Louis Ackerman, ~~19 No. 19 St.~~ Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address owner Telephone _____
 Architect _____ Telephone _____
 Proposed use of building ~~RESIDENCE~~ Apt. Specifications _____ Plans _____ No. of sheets _____
 Last use _____ " _____ No. families 6
 Material _____ No. stories _____ Heat _____ Style of roof _____ No. families _____
 Other buildings on same lot _____ Roofing _____
 Estimated cost \$ 100. _____

General Description of New Work

first floor
To enclose porch at rear of building

Fee \$ 3.00
 Belated fee ~~3.00~~
 3.00
 6.00

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

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
 Is connection to be made to public sewer? _____ If not, what is proposed for sewage? _____
 Has septic tank notice been sent? _____ Form notice sent? _____
 Height average grade to top of plate _____ Height average grade to highest point of roof _____
 Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
 Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
 Kind of roof _____ Rise per foot _____ Roof covering _____ Kind of heat _____ fuel _____
 No. of chimneys _____ Material of chimneys _____ of lining _____ Sills _____
 Framing Lumber—Kind _____ Dressed or full size? _____ Corner posts _____
 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:

O.K. E.A. 3/1/72

CS 301

INSPECTION COPY

Louis Ackerman

Signature of owner By L. Ackerman

NOTES

3-8-72 work started
about completed, 284
over window work
ing in quick, *[Signature]*

8-24-72 completed
[Signature]

~~_____~~

~~_____~~

Permit No. 72/0243

Location 73 Bracket St

Owner Louis DeLamare

Date of permit 3/7/72

Notif. closing-in _____

Inspn. closing-in _____

Final Notif. _____

Final Inspn. _____

Cert. of Occupancy issued _____

Sealing Out Notice 5411

Form Check Notice _____



CITY OF PORTLAND, MAINE
 DEPARTMENT OF BUILDING INSPECTION
COMPLAINT

BI BUSINESS ZONE

INSPECTION COPY
 COMPLAINT NO. 72/5

Date Received Feb. 14- 1972

Location:
73 Brackett St.

Location 73 Brackett St. Use of Building _____
 Owner's name and address Louis Ackerman - 19 Noyes St. Telephone _____
 Tenant's name and address _____ Telephone _____
 Complainant's name and address Office - Building Insp. Aide Telephone _____
 Description: Enclosed rear porch. Telephone _____

NOTES:

*Rear Porch being enclosed without Permit
 Present Work does not meet Code Requirements
 of City*

RM

73 Brackett Street

Feb. 16, 1972

Mr. Louis Ackerman
19 Noyes Street

Dear Mr. Ackerman:

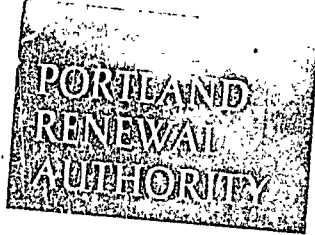
An inspector from this office reports that you are in the process of enclosing a porch at 73 Brackett Street on the corner of Danforth Street. As much as this office has no permit to enclose a porch at this address it is necessary that you cease work at once and come to this office and apply for a "belated permit".

Very truly yours,

Earla S. Smith
Plan Examiner

ESS:m

774 3611



Et-276
277
309

Loc. 73 Brackett Street.
Proj: NDP 2
Block 44I
Issued: Nov. 22, 1971 Expires: Dec. 22, 1971

Mr. Louis B. Ackerman
19 Noyes Street
Portland, Maine

ROOM 315, CITY HALL
PORTLAND, MAINE 04111
775-3451
Board of Commissioners
PAUL M. FOLAN, Chairman
HORACE M. BUDD, Vice Chairman
JOHN H. MALCONIAN
THE REVEREND HAROLD A. McELWAIN
CHARLES W. REDMAN, JR.
THOMAS F. VALLEAU, Executive Director

Dear Mr. Ackerman:

An examination was made on November 16, 1971 of the premises located at 73 Brackett Street, Portland, Maine by Rehabilitation Specialist Max Furrer. Violations of Municipal Codes relating to housing conditions were found as described below.

In accordance with the provisions of the above named codes you are required to correct these defects. Some repairs or improvements will require permits which are obtained from the Building, Health, Fire or other City Departments.

Financial assistance and construction advice are available from the federal government, by contacting the Neighborhood Development Program office at 247 Danforth Street, 774-3611. Please call us to discuss these before beginning work on your property.

Very truly yours,
Joseph C. Gray Jr. (RA)
Project Director
By *Antoine E. Fournier*
Chief, Rehabilitation Services

VIOLATIONS

HOUSING CODE REFERENCE

Exterior

1. Provide a sufficient number of watertight, covered metal containers separate for garbage and other non food waste.

2. Remove obstructions from hallways. 10/3
3. Remove and dispose of clutter and debris in cellar. 4A & B
4. Remove and dispose of clutter and debris in attic.
5. Renail the loose asphalt siding at right side of structure.
6. Replace missing sash cord and sash weights overall. 3C
7. Replace all broken and cracked glass.
8. Repair or replace the downspout at entry.
9. Renail the loose fascia Board at right side.
10. Determine the reason and remedy the condition that cause the wall to show signs of water leakage hallway, second floor.
11. Replace missing stair balusters on hall stairs. 3D
12. Install or repair ceiling or wall light fixture in cellar. 8C
13. The living quarters in basement are unfit for habitation.

Garage

1. Repair or replace the defective gutter and downspouts at overall. 3A
2. Repair or replace deteriorated, missing trim. 3A
3. Replace all broken and cracked glass
4. Repair the bulge in wall at left side. 3A

Interior

1. Repair or replace the loose ceiling cover in kitchen, Apt. #1.
2. Repair or replace all cracked, loose or missing plaster in bedroom, Apt. #4. 3B



R6 RESIDENCE ZONE
 CITY OF PORTLAND, MAINE
 DEPARTMENT OF BUILDING INSPECTION
COMPLAINT

CS-66

Location:
73 Brackett Street

INSPECTION COPY

COMPLAINT NO. 58/108 Date Received November 17, 1958

Location 73 Brackett Street Use of Building _____
 Owner's name and address Mr. Louis Ackerman, 88 Brackett St. Telephone _____
 Tenant's name and address _____ Telephone _____
 Complainant's name and address neighbor Telephone _____
 Description: Former garage being used for storage of junk or furniture. PH

NOTES: We had a complaint about this same thing back in 1951.

1. Mr. Ackerman to clean up ground
bdg. 1 1/2 story bldg. full of used furniture
overflow from junk business on Fore St
11/19/58 - Letter to owner - A.J.
11/26/58 - Mr. Ackerman was in and said that
furniture stored in the building was there in antici-
pation for use in apartment house, that when he
found a good buy he would purchase and store in
building so as to have it to use for ~~apart~~ furnished
apartments in main building on lot. Since he is
in second hand business, this seems to be more a less
of a subterfuge. I told him that I did not think
such a use could be considered ordinarily accessory
to the apartment house and hence is not allowable,
but that storage of screens, storm windows and the
like can be considered accessory and hence would
be allowable. - I warned him that there must
be no delay in getting this situation cleared up.
A.J.

FU-N.F.C.- 12/3/58

November 19, 1958

Cplt.-58/108-73 Brackett Street

Mr. Louis Ackerman
88 Brackett Street

cc to: Corporation Counsel

Dear Mr. Ackerman:

It has been brought to the attention of this department that the former stable on the premises at 73 Brackett Street is being used for the storage of used furniture and junk. Such a use is unlawful in the R-6 Residence Zone in which the property is located. Our records disclose that in previous negotiations concerning this building you were informed that such a use was contrary to the Zoning Ordinance and were ordered to desist.

While no one has the right to give you the privilege of violating the law for any length of time whatever, unless this unlawful use is completely discontinued and all of the goods removed from the building and premises before Dec. 3, 1958, it will be necessary for this department to report this violation to the Corporation Counsel of the City for taking whatever action against you he may deem appropriate under the Zoning Ordinance.

Very truly yours,

Albert J. Sears
Deputy Inspector of Buildings

AJS:m

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

COMPLAINT NO. C-51-115



Date Received 8/14/51

INSPECTION COPY

Location 73 Brackett Street Use of Building _____
Owner's name and address Mr. Louis Ackerman, 88 Brackett St., Telephone _____
Tenant's name and address _____ Telephone _____
Complainant's name and address Neighbor Telephone _____

Description: Former garage being used as warehouse for storing furniture. Moving vans, loading and unloading--obstructing driveways. --parking cars of other than tenants 9/28/51-- by Eugene [unclear]

9/17/51 Mary [unclear] 157 [unclear]
called and [unclear]
5/2/52 - [unclear] - [unclear]
5/8/52 - [unclear] with owner - he said he had
no key, but I could see some upholstered
furniture through the window. [unclear] said his
city is known as [unclear] and the [unclear] is
Lincoln [unclear] Co. of A. L. [unclear] office
in [unclear] Bldg - that Mr. [unclear] had
notified the [unclear] to move
Lincoln's office secretary (Mr. Williams) can
found this and said they would be all moved
out of June 1. - [unclear] (over)

(A) APARTMENT HOUSE ZONE
Complaint No. C-51-115

Location 73 Brackett Street

Date Received 8/14/51

Date Disposed of

NOTES

7/9/52 - letter
about parking
DMA

6/20 - Parcel 2116

to Mr. Murray
Appeal denied 7/19/52

6.6.58 Capt. J. Flaherty
and I inspected this
property to-day. 11
junk on outside.
Capt. J. Flaherty will
order him to remove
some of the
junk. Junk stored in
this garage.

Complaint No. _____
Location _____
Date Received _____
Date Disposed of _____

NOTES

2/3/52 - Mrs Young
complains that garage
is still being used
as warehouse for storage
of furniture & other
junk & driveway is full of
junk with furniture, E.S.S.

5-7-52 - Called Mr Dekerman
on the above. Says he was not
going to do anything. Says
he will speak to his lawyer.
He also says that Mr. Grub
on the phone in letters
said this lot was alright.
This garage according to
M.A. was used to store three
vehicles before he bought it and
previous to that had stalls
for horses.

WJ Mahan

Appeal 73 Brackett Street

June 23, 1952

Mr. Louis Ackerman
88 Brackett Street
Portland, Maine

c.c. Corporation Counsel

Dear Mr. Ackerman--

I have from the Board of Appeals a copy of your Zoning Appeal filed June 20th, seeking a certificate of occupancy so that you may use the former garage on the premises at 73 Brackett Street for parking motor vehicles, and also the open land around the apartment house there for a similar purpose.

That the matter may get a hearing fair to yourself and to the property owners in the neighborhood, I suggest that you file here well in advance of the required public hearing (probably on July 18th) a plan of your property showing what part of the open land you plan to use for parking, how many motor vehicles you plan to park in the former garage, how many of these motor vehicles might be commercial vehicles, such as trucks, and what you plan to use the second floor of the wooden garage for. Please make the plan to cover entire lot, and show location of the apartment house and the garage with relation to the property lines. This need not be an elaborate plan, but it should be to scale and clear enough for all to understand.

For your information, the Building Code has a bearing upon the storage of vehicles in the building. Since the building is of wood, the total number of automobiles to be allowed there normally is three. Depending upon what the second story of the garage would be used for, the Building Code may require a fire resistive floor or ceiling between the first story garage and the second story used for some other purpose.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMcl/G

C-51/115
73 Brackett Street

6/10/52 WMcD

May 29, 1952

Mr. Louis Ackerman
88 Brackett Street
Portland, Maine

Copy to: Morris Greenberg, Esq.,
102 Exchange Street

Dear Mr. Ackerman:

Shortly after I talked with you on May 28 about possibility of having constructed a three car garage at this property, I learned, after returning to the office, that you had been allowing motor vehicles to be parked on the open land between your apartment house and the former garage of other than your tenants in the apartment house, presumably from the neighborhood, and that formerly you had a sign erected on the open land advertising the privilege of parking for pay.

It seems that the sign has now been removed, but the practice of multiple motor vehicles from the neighborhood or elsewhere being parked on the property continues.

Since the property is located in an Apartment House Zone, such a use of the land is not allowable, according to Section 8A of the Ordinance.

It is important that you discontinue this use of the land immediately.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMcD/B

C-51/115
73 Brackett Street
5/12/52/ W McD

May 2, 1952

Mr. Louis Ackerman
88 Brackett Street
Portland, Maine

Copy to Corporation Counsel

Dear Mr. Ackerman:

It appears that the former garage on the property which you are reported to own or control at 73 Brackett Street, corner of Danforth Street, has been used for many months and is still being used as a warehouse for storing furniture or other goods and that moving vans come and go, loading and unloading at this garage.

This use of building and land is contrary to the Zoning Ordinance, according to Section 8A of the Ordinance, applying to the Apartment House Zone where the property is located.

After the many negotiations we had with relation to remodeling and changing the use of the dwelling there on the property to an apartment house, it seems certain that you must be well aware that these business uses are contrary to law, and, therefore, that the property, yourself and any tenant that may be engaging in these uses are in violation of the Zoning Ordinance.

Even so, while no one has any right to give you the privilege of violating law for any time whatever, unless all of these uses are completely discontinued and all of the goods and any other activities in connection therewith are removed from the property before May 12, 1952, I shall follow the directions of the Zoning Ordinance and report the violation to the Corporation Counsel of the City, who is authorized to determine and take appropriate action for enforcement of the law.

Very truly yours

W McD/B

Warren McDonald
Inspector of Buildings

813

City of Portland, Maine
Board of Appeals
—ZONING—

Denied
7/18/52

52/65

To the Board of Appeals:

.....June 20....., 19 52

Your appellant, Louis Ackerman, who is the owner of property at 73 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.

Certificate of occupancy for the use of the former garage on the premises and use of the open land on the premises at 73 Brackett Street for the parking of motor vehicles is not issuable under the Zoning Ordinance because this property is located in an Apartment House Zone where such a use is not permitted.

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 ~~where necessary to avoid confiscation~~ and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

Louis P. Ackerman
Appellant

After public hearing held on the 18th ~~20th~~ day of ~~June~~ July, 1952 the Board of Appeals finds that an exception is not necessary in this case to grant reasonable use of property and cannot be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

It is, therefore, determined that exception to the Zoning Ordinance may not be in this specific case.

Robert L. Frost
Helen C. Frost
James S. Moore
Richard R. Mitchell
William H. Brown
BOARD OF APPEALS

DATE: July 18, 1952

HEARING ON APPEAL UNDER THE Zoning Ordinance OF Louis Ackerman

AT 73 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	
H. Merrill Luthé	()	()	
William H. O'Brion	()	()	
Robert L. Getchell	()	()	
Helen C. Frost	()	()	
John C. Frost	()	()	
Lyman S. Moore	()	()	

Record of Hearing:

Opposed by:

- Barbara Green - 198 Danforth Street - Portland, Maine
- Mary Foley, - 84 Brackett Street - Portland, Maine
- Margaret Foley - 82 Brackett Street - Portland, Maine
- Mrs. Smith - 94 Gray Street - Portland, Maine
- Mrs. Scammon - 14 Winter Street - Portland, Maine

Letters in file.

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

July 8, 1952

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine on Friday, July 18, 1952 at 10:30 a. m. to hear the appeal of Louis Ackerman requesting exception to the Zoning Ordinance for the use of the former garage on the premises and use of the open land on the premises at 73 Brackett Street for the parking of motor vehicles.

This permit is presently not issuable under the Zoning Ordinance because this property is located in an Apartment House Zone where such a use is not permitted.

This appeal is taken under Section 18E of the Zoning Ordinance which provides that the Board of Appeals, by unanimous vote of its members, may permit exceptions in specific cases where necessary to grant reasonable use of property and without substantially departing from the intent and purpose of the Zoning Ordinance, subject always to the rule that said Board shall give due consideration to promoting public health, safety, convenience and welfare, encouraging the most appropriate use of land and conserving property values, that it shall permit no building or use injurious, noxious, offensive, or detrimental to a neighborhood, and that it shall prescribe appropriate conditions and safeguards in each case.

All persons interested either for or against this appeal will be heard at the above time and place, this notice of required public hearing having been sent to the owners of property within 500 feet of the premises in question as required by law.

BOARD OF APPEALS

H. Merrill Luthe

K

Chairman

We the undersigned, tenants at 14 and 12 Winter St. unable to attend the above mentioned hearing wish to voice our disapproval of the open land at 73 Brackett St being used for parking motor vehicles

We believe that a permit granting such use of this land would be detrimental to the neighborhood.

Anthony J. Harciarek
12 Winter St.

Mrs John Syden
14 Winter St.
John Syden 14 Winter St.
Harriet M Crockett
Hull Adams

Alice Adams
14 Winter St.

Mrs. Nellie Godfrey
Caroline Buckley
167 Danforth St

6 ft

Harriet
73 Brackett

Turner
12 Winter

Garrage
73
Brackett

14 Winter

42 ft

173 Danforth Street
Portland, Maine, July 12th, 1952

Board of Appeals
City of Portland,

Gentlemen

Referring once more to the matter of the Parking lot at 73 Brackett Street, which is on the corner of Danforth, I want to suggest that you visit the location if you have not previously done so, before granting the requested parking. It is a noisy corner at best, as all cars start and stop at lights there; then much of the heavy night trucking from and to wholesale markets go along Danforth street, and many nights traffic is heavy until after midnight; sometimes much later. Should you add to that the privilege of a public parking place extending the length of the large lot on Danforth Street, and adjoining my residence lot for nearly 100 feet, it could become quite a serious matter, as Mr. Ackerman's land, that he desires to use for public parking, is little more than six feet from my veranda and living rooms, which I use constantly. I have a very good and expensive steel fence dividing my lot from the one he wishes to use for parking, and this would likely soon be ruined, unless a caretaker was always present to see that cars were not backed into it. Parking lots of this nature, usually used for night parking, do not attract the best line of business, and are likely to tear down rather than to build up a neighborhood, both in appearance and in fact, and for this reason I am going to ask you not to grant the request. I'm always glad to do my proper share in maintaining the well-being of the town, and I expect it to look out that I am properly protected.

I'm sure you will do right, and I thank you.

Sincerely yours

Eliezer S. Moody

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

July 15, 1952

Mr. Louis Ackerman
88 Brackett Street
Portland, Maine

Dear Mr. Ackerman

The Board of Appeals will hold a public hearing in the Council Chamber at the City Hall, Portland, Maine on Friday, July 18, 1952 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 your appeal.

Very truly yours,

H. MERRILL LITTLE

Chairman

HML:K

WARREN McDONALD
INSPECTOR OF BUILDINGS

On reply refer
to file Appeal 73 Brackett Street

CITY OF PORTLAND, MAINE

Department of Building Inspection

FU

JUNE 23, 1952

Mr. Louis Ackerman
88 Brackett Street
Portland, Maine

✓ c.c. Corporation Counsel

Dear Mr. Ackerman:-

I have from the Board of Appeals a copy of your Zoning Appeal filed June 20th, seeking a certificate of occupancy so that you may use the former garage on the premises at 73 Brackett Street for parking motor vehicles, and also the open land around the apartment house there for a similar purpose.

That the matter may get a hearing fair to yourself and to the property owners in the neighborhood, I suggest that you file here well in advance of the required public hearing (probably on July 18th) a plan of your property showing what part of the open land you plan to use for parking, how many motor vehicles you plan to park in the former garage, how many of these motor vehicles might be commercial vehicles, such as trucks, and what you plan to use the second floor of the wooden garage for. Please make the plan to cover entire lot, and show location of the apartment house and the garage with relation to the property lines. This need not be an elaborate plan, but it should be to scale and clear enough for all to understand.

For your information, the Building Code has a bearing upon the storage of vehicles in the building. Since the building is of wood, the total number of automobiles to be allowed there normally is three. Depending upon what the second story of the garage would be used for, the Building Code may require a fire resistive floor or ceiling between the first story garage and the second story used for some other purpose.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMcD/G

C
O
P
Y

WARREN McDONALD
INSPECTOR OF BUILDINGS

On reply letter
to file 6-11/115

73 Brackett Street

FU 5/12/52/ WMcD

CITY OF PORTLAND, MAINE

Department of Building Inspection

May 2, 1952

Copy to Corporation Counsel

Mr. Louis Ackerman
88 Brackett Street
Portland, Maine

Dear Mr. Ackerman:

It appears that the former garage on the property which you are reported to own or control at 73 Brackett Street, corner of Danforth Street, has been used for many months and is still being used as a warehouse for storing furniture or other goods and that moving vans come and go, loading and unloading at this garage.

This use of building and land is contrary to the Zoning Ordinance, according to Section 8A of the Ordinance, applying to the Apartment House Zone where the property is located.

After the many negotiations we had with relation to remodeling and changing the use of the dwelling there on the property to an apartment house, it seems certain that you must be well aware that these business uses are contrary to law, and, therefore, that the property, yourself and any tenant that may be engaging in these uses are in violation of the Zoning Ordinance.

Even so, while no one has any right to give you the privilege of violating law for any time whatever, unless all of these uses are completely discontinued and all of the goods and any other activities in connection therewith are removed from the property before May 12, 1952, I shall follow the directions of the Zoning Ordinance and report the violation to the Corporation Counsel of the City, who is authorized to determine and take appropriate action for enforcement of the law.

Very truly yours

Warren McDonald
Inspector of Buildings

Wm.cD/B

C
O
P
Y

CITY OF PORTLAND BUILDING DEPARTMENT



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine March 28, 1952

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE:

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

Location 73 Brackett Street Within Fire Limits? Yes Dist. No. 3
 Owner's name and address Louis Ackerman, 88 Brackett Street Telephone
 Lessee's name and address Telephone
 Contractor's name and address Paul Hanna, 10 Kincaid St., Portland Telephone
 Specifications Plans 10 No. of sheets
 Use of building Storage No. families
 " " " " No. families
 No. stories 2 Heat Style of roof Gas Hip Roofing metal
Apartment House Fee \$ 2.00

General Description of New Work

Bring to former condition without alterations and without change of use. Areas of repair are found to be dangerously sub-standard of workmanship. Building Department and owner will be notified immediately. Remove rafters and roof board and cover portion of roof with asphalt.

Permit issued with letter

PERMIT TO BE ISSUED TO Paul Hanna

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 (foot) 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 center
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet
 Joist and rafters: 1st floor 2nd 3rd roof
 On rafters: 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 lines in 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

Louis Ackerman

Paul Hanna

INSPECTION COPY

NOTES

4-3-51. Work completed. Damage was
 roof near of garage and has been
 repaired with full length rafters
 and boarding. Down-pipe has been
 provided where main supports
 for second floor come together.
 Other area (front part) second floor is
 sub-standard but was not damaged
 or repaired by fire. Mr Ackerman
 said this floor will be used for
 light furniture storage only by himself.
 Third floor is dirt. C.C.

Permit No. 51/461
 Location 73 Brackett St.
 Owner Louis Ackerman
 Date of permit 3/30/51
 Notif. closing-in
 Inspn. closing-in
 Final Notif.
 Final Inspn. 4-3-51. C.C.
 Cert. of Occupancy Issued None

AP 73 Brackett Street-I

March 30, 1951

Mr. Paul Hanna
16 Kincaide Street
South Portland, Maine
Mr. Louis Ackerman
88 Brackett Street

Gentlemen:

Building permit for repair after fire to former condition without alterations and without change of use at 73 Brackett Street is issued to Mr. Hanna, herewith, subject to the following conditions. If you do not understand these conditions, or if for any reason you are unable or unwilling to abide by the conditions or any other provision of the Building Code, it is important that you refrain from starting the work and return the permit for adjustment immediately.

The application indicates that some roof rafters are to be replaced. Perhaps this means actually taking the burned rafters out and putting others in their place or perhaps means putting new rafters beside the burned rafters and leaving the burned rafters in place. In either case each rafter is required to be all one length of timber from bearing to bearing and not spliced out in any manner.

The application also says merely that a portion of the roof is to be covered with asphalt. Presumably this means asphalt roofing. The Building Code requires that all such roofing bear upon each package the label of the Underwriters Laboratories, Inc. identifying the quality of the roofing as Class C. No other is to be used.

In times past we have had some questions about the use of this building under both Building Code and Zoning Ordinance. At one time it was used as a commercial garage, contrary to both laws, but that use was discontinued.

The application for this permit to repair after fire says that the building has been and will now be used in the future for storage. This permit to repair after fire is issued without prejudice to the question of allowable use of the building. The building is located in an Apartment House Zone where only certain uses are allowed. All other uses are called non-conforming uses, and if not in use on the property in 1938, when the Zoning Ordinance was adopted, cannot be continued. If this storage indicated is in connection with the apartment house on the same property and nothing else and is not directly or indirectly connected with any business, it probably is all right to continue. If the storage is connected with any business unless that same character of business was being carried on the building in December 1938, the use is unlawful under the Zoning Ordinance, and will have to be discontinued.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMD/G

COPY

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

Issued to Louis B. Ackerman

Date of Issue January 14, 1949

This is to certify that the building, premises, or part thereof, indicated below, and ~~has~~ altered—changed as to use at 13 Brackett Street under Building Permit No. 48/2081, 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, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES
Entire Building

APPROVED OCCUPANCY

5-family Apartment House
One apartment on first floor
Two apartments on second floor
Two apartments on third floor

Limiting Conditions:

This certificate supersedes
certificate issued

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.



(A) APARTMENT ZONE
APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
 Portland, Maine, September 30, 1948

PERMIT NO. 102051

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

This undersigned hereby applies for a permit to ~~erect~~ alter ~~repairs~~ ~~to~~ ~~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 73 Brackett Street Within Fire Limits? yes Dist. No. 3
 Owner's name and address Louis B. Ackerman, 86 Brackett Street Telephone ..
 Lessee's name and address .. Telephone ..
 Contractor's name and address not let Telephone ..
 Architect John William J. Meehan, draftsman Plans yes No. of sheets 7
226 Spring St. No. families 45
 Proposed use of building Apartments No. families 1
 Last use Dwelling Roofing ..
 Material, br., frame No. stories 3 Heat steam Style of roof ..
 Other buildings on same lot .. Fee \$ 5.00
 Estimated cost \$ 1,200

General Description of New Work

To Change Use of building from 1 family dwelling to 4 family apartment house, as per plans.

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** William J. Meehan

Details of New Work

Is any plumbing involved in this work? yes Is any electrical work involved in this work? no
 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 3 feet
 Joists and rafters .. 1st floor .. 2nd .. 3rd .. roof ..
 On centers .. 1st floor .. 2nd .. 3rd .. roof ..
 Maximum span: 1st floor .. 2nd .. 3rd .. roof ..
 If one story building with masonry walls, thickness of walls? .. height?

If a Garage

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

APPROVED:
 O.K. - 11/6/48 - agj

Miscellaneous

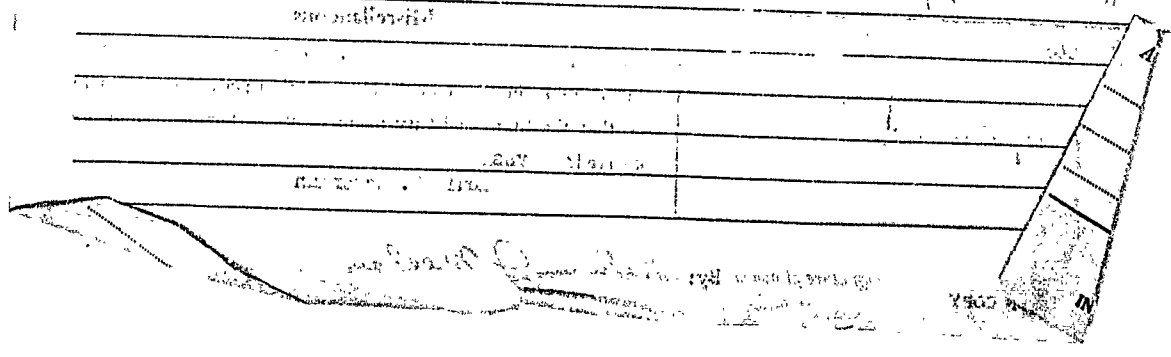
Will work require disturbing of any tree on a public street? no
 Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes
 Louis B. Ackerman

Signature of owner By William J. Meehan

NOTES

mt No. 48/2081
 Location 73 (Bradlett St.)
 Owner Davis G. Colburn
 Date of permit 11/6/48
 Notif closing-in
 Inspn closing-in
 Final Notif. 1-11-49
 Final Inspn. 1/21/49
 Cert. of Occupancy issued 1/14/49

11/23/48 Louis G. W. ...
 is to do the work. He has
 given receipts of all
 letters. Proper
 11/24/48 Went over one floor details
 with Mr. Dickerman of carpenter
 head office
 11/24/48 Went over job with contractor
 section of second floor partitions see over
 paper file in his possession and get
 considerable load including roof. Contractor will need
 to straighten this out. etc.
 11/23/48 Mr. Nathan Audit and engineering from Minister's
 office went over this and said it was ok. that second
 floor ceiling was not well nailed and dished and
 that no sag occurred because partition
 removed. This does not account for the definite
 3rd floor sag over where partition ^{or from floor ceiling support partition} removed. It was
 suggested and was agreeable to Mr. Dickerman to
 provide part in center of this span. This will return it to
 its original condition and eliminate the necessity
 of looking to be gone over in detail by Audit and Eng.
 and representative of this office. etc.
 11/26/48 Gave carpenter permission to change except this
 questionable point. The arrangement (2nd floor) as far
 as loading around partition removal is same as before
 partition removed. It again brought to his attention the
 noticeable sag in front room ceiling first floor and
 although conditions are now the same as before changes
 made. He advised that it thought this should be looked
 into in an effort to determine the reason. etc.
 1-4-49 Further call went down a frame exposed. Ceiling
 plate in cellar ceiling. It be imbold tentit
 11/2/49 made notes on previous inspection done. Standards
 to be provided on both sides of stairs leading to second floor
 floor fire escape. etc.



AP 73 Brackett Street-I

November 6, 1948

Mr. Louis B. Ackerman
88 Brackett Street
Mr. William J. Keehan
226 Spring Street

Subject: Permit for change of use of one
family dwelling to five family apartment
house at 73 Brackett Street

Gentlemen:

The permit for the above work is issued herewith to Mr. Keehan based on revised plans filed November 4 and subject to the following:

1. It should be noted that the Line-O-Stat detectors of the automatic fire alarm system are required to be located not more than five feet at right angles from any wall or partition extending to the ceiling, as well as being spaced not over ten feet apart or so as to afford protection for an area not exceeding 100 square feet. We are not passing upon the adequacy of the location of detectors, wherever shown on plans, to meet these requirements. The locations will have to be decided upon by the installer on the job and will be checked when inspection is made after installation of the system. This installation and the erection of the fire escape are to be covered by separate permits taken out by the companies doing the work.
2. No lath is to be applied to any of new partitions or filling in of openings in existing partitions until after notification and inspection by this office and authorization has been given on a green tag to do so.
3. No apartments in the building are to be occupied until after a final inspection by this department has disclosed everything to be in compliance with the certificate of occupancy for the change of use of the building has been issued. Notification for this inspection should be given as soon as all essential details have been completed.
4. It is understood that you are to give us the name of the contractor who is to do the work as soon as he has been selected. We are enclosing an extra copy of this letter for Mr. Ackerman to give to the contractor.

Very truly yours,

Inspector of Buildings

AJE/g

CC: For contractor

File No. AP 73 Brackett Street I

November 4, 1948

Mr. Warren McDonald
Inspector of Buildings
Portland, Maine

Sir:

1. As to the name of the contractor for the alterations to the house at 73 Brackett Street. As yet there has been no plans set out for bid. The owner wishes to make sure that his permit will be granted before submitting plans to various contractors for bid. As soon as we know whom the contractor is we shall notify your office immediately.

2. The shop drawings and erection drawings have been drawn up by the Maine Metals Inc., 162 Front Street, S.P. Mr. Cramer will submit these drawings as soon as he and Mr. Ackerman comes to an agreement. Mr. Ackerman refuses to sign any agreement until he knows that his permit will be issued. He is a very hard man to convince. I guess he has a persecution complex.

3. The name of the thermostat for the automatic fire detector and alarm system is, LINCO-STAT. Which is handled by Federal Electric Co. 193 Middle Street. Mr. Russell states that the spacing for this thermostat is one(1) for every one hundred(100) square feet.

4. Mr. Russell also states that when you hear the gong on the second floor you will be well satisfied. In event that you are not. Provisions will be made to install a second gong on that floor.

I have made the changes that you have requested on the plans and they shall be submitted to you with this letter.

Very Truly Yours

CITY OF PORTLAND DEPT. OF BUILDING INSPECTION ,

Check List of Compliance with Building Code and Zoning Ordinance Requirements

October 12, 1948

Job Location 73 Brackett Street Owner Louis Ackerran
Contractor Not Let Architect W. J. Moehan

We are unable to issue permit for the above work because Section 106b of the Building Code requires that applicant must show on application and plans compliance with Building Code and Zoning Ordinance before a building permit is issued, and application and plans of this job do not show compliance with the law as indicated below. Sectional references are to the Building Code where applicable (copies of revised Building Code now available at the office of City Clerk). If plan maker disagrees with statements below, he should seek a conference by phone or in person at this office. If he agrees, plans and application should be corrected accordingly.

1. Section 203-d-5.1 & 5.2. Show ceiling heights and height of window heads above floor and size of windows in each story. - *O.K.*
2. Section 203-d-5.5. Indicate that there are or will be area of glass panels in front doors of first story to provide the six square feet of glass area specified by this section. - *O.K.*
3. Section 212-e-1.2a. The two means of egress from the second and third stories of the building are not sufficiently separated to make sure that the occupants of the apartments in these stories would be able to reach the proposed fire escape should smoke and flames be travelling the main stairs, thus making them impassable. It may be that owner will prefer to install an automatic fire detection and alarm system with the detection part of the system covering the basement, halls, stair halls and all closets off hall as provided in the allowance of Section 303-j-1 (c) (3) using the system of exits shown rather than to try to work out some other exit arrangement. If this is to be done, it should be indicated on plans.
Should such a solution of the exit problem be decided upon, liquid door closers will be required on the doors leading from the rear hall in first story to the front hall and to one of the rooms of the first story apartment, the door at the foot of these stairs in this hall being removed. A liquid door closer will also be needed on the door in the opening between the landings of the stairs to second story. - *O.K.*
4. Section 203-e-3. Show that hall lights on the owner's meter and controlled by an automatic time switch so as to burn from darkness to daylight every night will be provided. *O.K.*
5. Section 212-e-5.2. Indicate that there are or will be provided hand rails on at least one side of all stairs and on both sides wherever stairs are more than four inches wide. - *O.K.*
6. Section 212-e-5.3. Show width of treads and height of risers of new and existing stairs. - *O.K.*
7. Section 203-f-1. Wherever new partitions or closing of openings in existing partitions bordering public halls are to be provided, plaster on incombustible lath is required on both sides of the studs instead of the 3/8" thick sheet rock shown on plans. - *O.K.*
8. Section 203-f-2. No enclosure of cellar stairs with partitions of one-hour fire resistance as required by this section is shown. Such partitions must consist

October 12, 1948

of no less than 2x3 studs, 16" on centers covered on both sides with plaster on metal or perforated gypsum lath with the fire door and frame in the opening to the enclosure either bearing the Class C Underwriters Label or constructed as specified in Section 303-c-4 for a standard fire resistant door, this door to be made self-closing with a liquid door closer. All of these details should be indicated on the plans. - *Gypsum lath not indicated perforated*

9. Section 203-f-3. The enclosure of the heater room, with a fire door in the opening to the enclosure, is not required by the Building Code since there will not be more than six apartments in the building. However, there is no objection to the enclosure being provided as shown if it is so desired. - *OK*
10. Section 203-g-1. Is there an existing bath room for the first floor apartment or is one to be provided? - *OK - to be provided*
11. Section 203-h-1. What is the kind of heater now used for heating the building? Note the limitations set forth in this section as to the use of warm air heat. - *OK*
12. Section 203-i-2. Is there a sound concrete floor throughout the cellar? - *OK*
13. Please indicate on plans girders and supports in cellar and first floor framing. If the girders run from front of house to the rear as direction of joists indicated on second floor plan would indicate, they appear to be on rather long spans in some cases.

MS/G

 Inspector of Buildings

Original to: Mr. W. J. Meehan
226 Spring Street

CC: Mr. Louis Ackerman
88 Brackett Street



(A) APARTMENT HOUSE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Installation
Portland, Maine, December 10, 1948

PERMIT ISSUED

DEC 13 1948

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ install the following ~~building~~ 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 73 Brackett Street Within Fire Limits? yes Dist. No. _____
 Owner's name and address Louis Ackerman, 88 Brackett Street Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Federal Electric Construction Co., 191 Middle Telephone 2-1600
 Architect _____ Specifications _____ Plans _____ No. of sheets _____
 Proposed use of building Apartment house No. families _____
 Last use _____ 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 install automatic fire alarm using Line-O-Stat; thermostats to be so disposed throughout the protected area that they will not be more than 10 ft apart and not more than 5 ft 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 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 service, if system gets out of order. To cover entire basement, cellar and sub-cellar; all public and stair halls, all closets off the name of the heating contractor. **PERMIT TO BE ISSUED TO** _____
 Memo. Sent to Fire Chief _____

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

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:

OK 12-11-48 [Signature]

Signature of owner _____

INSPECTION COPY

NOTES

~~1-23-48. Work on installation of
112/49. Mr. Russell to provide six
additional aluminum seats in canteen
and one in stair floor hall, B.M.
113/49. Extra illumination noted by
P.M. to front of c. 26~~

Permit No. 48/2307

Location 73 (St. Abbott St)

Owner Davis & Co. Inc.

Date of permit 2/13/48

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn. 1/13/48

Cert. of Occupancy issued 1/13/48



(A) APARTMENT HOUSE ZONE
APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class
 Portland, Maine, November 23, 1948

PERMIT ISSUED
 02191
 NOV 24 1948
 CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect ~~the~~ ~~report~~ ~~demolish~~ ~~or~~ ~~all~~ 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 2 73 Bracrett Street Within Fire Limits? yes Dist. No. _____
 Owner's name and address Louisa Ackerman, 88 Brackett St. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Megquier & Jones Co., 33 Pearl St. Telephone 5-6471
 Architect _____ Specifications _____ Plans yes No. of sheets 1
 Proposed use of building Apartment house No. families 6
 Last use " " No. families 6
 Material brick No. stories 3 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ 525 Fee \$ 4.00

General Description of New Work

To erect metal fire escape third floor ground on east side of building as per plan.

Memo Sent to Fire Chief

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** Megquier & Jones Co.

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:
OK - 11/24/48 - A.J.S.

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

Louisa Ackerman
 Megquier & Jones Co.

SECTION COPY

Signature of owner by: [Signature]

NOTES

~~1-24-48. Check for list to check in. etc.~~

Permit No. 48/2191

Location 73 Brackett St

Owner Dennis Heke

Date of permit 11/24/48

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn. 11/24/48

Cert. of Occupancy issued 11/24/48

Large section of the document consisting of numerous horizontal lines, likely a table or a series of forms, mostly blank or containing faint, illegible text.

INQUIRY BLANK

ZONE A

FIRE DIST. _____

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Date 8/19/48

Verbal
By T. Laphone

Mr. Smith

LOCATION 73 Brackett St. CHURCH Truss Gordon

MADE BY Boris Scherman TEL. _____

ADDRESS 88 Brackett St.

PRESENT USE OF BUILDING single family now vacant

CLASS OF CONSTRUCTION 3rd NO. OF STORIES 3

REMARKS: Mr. Scherman thinking he may
buy it. Mr. Scherman has actually
contracted to buy and had it torn down

INQUIRY: Can this building be changed
to 5 apt.?

ANSWER: Yes if we will need plan
showing compliance with Bldg
Code

DATE OF REPLY 8/19/48 REPLY BY [Signature]

BI-76

INQUIRY BLANK

ZONE A

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

FIRE DIST. 3

Verbal
By telephone

Date June 1, 1948

LOCATION 73 Brackett St. OWNER _____

MADE BY Mrs. Mildrad Stevenson TEL. _____

ADDRESS _____

PRESENT USE OF BUILDING _____

CLASS OF CONSTRUCTION _____ NO. OF STORIES _____

REMARKS: Inquiry is for a prospective buyer, evidently a woman who has had some experience with the Building Code as to safety requirements.

INQUIRY: #1 Could this single family dwelling house be used as a Tourist Home with meals served to the guests?

#2 Could the building be used in part for entertaining card parties and various other similar parties for profit?

ANSWER: #1 This use is apparently allowable if the Building Code is complied with as to the new use--this because the property is in an Apartment House Zone.

#2 This would evidently be a business use and therefore not allowable.

DATE OF REPLY 6/1/48

REPLY BY W McD

INQUIRY BLANK

ZONE A

FIRE DIST. 3

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Verbal
By Telephone

Date 5/28/48

LOCATION 73 Brackett OWNER Mrs. Elizabeth Gordon

MADE BY Mrs. Ruth Prentiss TEL. _____

ADDRESS Cornish Maine, R.F.D. 1

PRESENT USE OF BUILDING One family dwelling

CLASS OF CONSTRUCTION Third NO. OF STORIES 3

REMARKS: Mrs. Prentiss is interested in buying the property and is anxious to learn if what she contemplates is allowable. This is old Payson house.

INQUIRY: 1- Would it be allowable to convert this building to a tourist home or inn, serving meals to women's clubs and other organizations as well as patrons of the inn?

ANSWER: 1- The use as a tourist home or inn is an allowable one, but there is a question as to whether the serving of meals as contemplated would be considered as a customary accessory use and will have Mr. Ill write her on this score.

Also called attention that there might be considerable work involved under B.C. requirements covering the change of use.

DATE OF REPLY 5/28/48 REPLY BY A. J. S.

1/17/48 - Letter never written. Building has been sold to another party and permit does not for a window to 3 apts.

LOCATION 73 Brackett St

DATE 5/28/68

PERMIT _____

INQUIRY 5/28

COMPLAINT _____

M&L: _____

This inquiry was made by a man, a real estate agent, I should judge, who refused to leave his name when I said we would write directly to Mrs. Prentiss if he so desired. I think it might be wise in writing her to call to her attention the fact that B.C. requirements may possibly entail considerable expense that otherwise she might not plan on. - GJ



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, February 4, 1948

PERMIT ISSUED 00133

FEB 5 1948

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 73 Brackett Street Use of Building Dwelling No. Stories 1 1/2 New Building Existing "
Name and address of owner of appliance Mrs. Alexander Gordon, 73 Brackett Street
Installer's name and address Randall & McAllister, 84 Commercial Street Telephone 3-2941

General Description of Work

To install Oil burning equipment in connection with existing steam heat. (Replacement)

IF HEATER, OR POWER BOILER

Location of appliance or source of heat Type of floor beneath appliance
If wood, how protected? Kind of fuel
Minimum distance to wood or combustible 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

IF OIL BURNER

Name and type of burner Silent Glow Labelled by underwriter's laboratories? Yes
Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? Bottom
Type of floor beneath burner Concrete
Location of oil storage Cellar Number and capacity of tanks 2-275 gal.
If two 275-gallon tanks, will three-way valve be provided? Yes
Will all tanks be more than five feet from any flame? Yes How many tanks fire proofed?
Total capacity of any existing storage tanks for furnace burners None

IF COOKING APPLIANCE

Location of appliance 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 smokepipe
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 same building at same time.)

APPROVED:

OK. 2-4-48. P.M.

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

Randall & McAllister

Signature of Installer

By: Arthur Poley

INSPECTION COPY

Permit No. 48/133 1-20-49 Mrs Tulla
 Location 73 Brackish St To replace a
 Owner Mrs Alexander Gordon letter telling me
 Date of permit 2/5/48 that a label was
 Approved 1/25/49 on the burner when
it was installed

NOTES

1/25/49 Letter (attached)
from Paul & McWhirter
that a burner was
installed at house
label on it. S-O.

- 1 Fill Pipe
- 2 Vent Pipe
- 3 Kind of Heat
- 4 Burner Rigidity & Supports
- 5 Name & Label
- 6 Stack Control
- 7 High Limit Control
- 8 Remote Control
- 9 Piping Support & Protection
- 10 Valves in Supply Line
- 11 Capacity of Tanks
- 12 Tank Flashes Supp. etc.
- 13 Tank Dist. etc.
- 14 Oil Gauge
- 15 Instruction Card
- 16

7-13-48 What time
1/25/49. no label
1/25/49

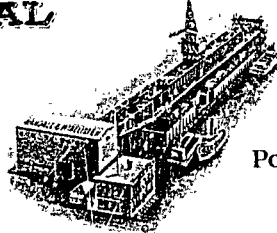
RANDALL & McALLISTER

WHOLESALE AND RETAIL DEALERS

ESTABLISHED 1861

COAL

ANTHRACITE
& BITUMINOUS,
COKE, FUEL OIL



PORTLAND 2, MAINE

1-20-49

Mr. Rich M. Thurlow
c/o Bldg Inspectors Office
City of Portland,
Portland, Maine

Dear Sir:

This is to certify that when the Silent Glow oil Burner installation was made at 73 Brackett Street, that the Underwriters approval in the form of a decalcomania was attached to the burner.

Yours very truly

Randall & McAllister

H. Kezar Libby
General Manager

GWC/mbh

ERNEST A. RANDALL
PRESIDENT

H. KEZAR LIBBY
GENERAL MANAGER

RECEIVED
JAN 25 1949
DEPT. OF BLD'G. INSP
CITY OF PORTLAND