

157-163 BRACKETT STREET

CITY OF PORTLAND, MAINE  
BUILDING & INSPECTION SERVICES

Date Aug. 21, 1974

~~RE: Contractor: Santino Viola~~  
to be demolished: 155-161 Brackett St.

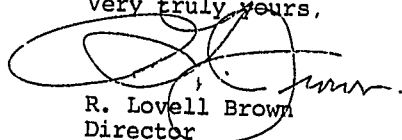
With relation to permit applied for to demolish a fire station  
~~XXXXXXXXXXXX~~ belonging to  
City of Portland, it is unlawful to  
commence demolition work until a permit has been issued from this  
department.

Section 6 of the Ordinance for rodent and vermin control provides.  
"It shall be unlawful to demolish a 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 and Inspection Services Department until and unless provi-  
sions 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,

0800

  
R. Lovell Brown  
Director

Health Department comments: 8-22-74 No Evidence  
of Rodent Activity at time of inspection  
Unit: Fire Station

Copies to:  
Original - - - - - applicant  
Health (Mr. Blain) - - - - - 2  
Health (Mr. Noyes) - - - - - 1  
Public Works - - - - - 1  
Fire Department - - - - - 1

*JJB*



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION 0800

AUG 28 1974

ZONING LOCATION PORTLAND, MAINE, AUG. 21, 1974 CITY OF PORTLAND

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

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland E.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 155-161 Brackett St. Fire District #1 [ ], #2 [ ]
City of Portland Telephone
1. Owner's name and address
2. Lessee's name and address
3. Contractor's name and address Santino Viola 12 Frost St. Telephone
4. Architect Specifications Plans No. of sheets
Proposed use of building No. families
Last use Fire station No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ Fee \$ 25.00

FIELD INSPECTOR—Mr. CARTWRIGHT GENERAL DESCRIPTION

This application is for: @ 775-5451 Ext. 234
To demolish fire station
Garage Gas company called - also electric co.
Masonry Bldg. Public works notified
Metal Bldg. Stamp of Special Conditions
Alterations
Demolitions
Change of Use
Other

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

PERMIT IS TO BE ISSUED TO 1 [ ] 2 [ ] 3 [x] 4 [ ]
Other:

DETAILS OF NEW WORK

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

IF A GARAGE

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

APPROVALS BY: DATE
BUILDING INSPECTION—PLAN EXAMINER
ZONING:
BUILDING CODE:
Fire Dept.:
Health Dept.:
Others:

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

Signature of Applicant Santino Viola Phone #
Type Name of above 1 [ ] 2 [ ] 3 [ ] 4 [ ]
Other and Address

FIELD INSPECTOR'S COP.

CITY OF PORTLAND, MAINE  
MEMORANDUM

TO: George Flaherty, Asst. City Manager

DATE: 1-21-74

FROM: R. Lovell Brown, Director Building & Inspection Services

SUBJECT: In reference to condition of Brackett Street fire station

On Wednesday, January 30th, Mr. Goodwin and Mr. Herbert, our plumbing and electrical inspectors went up to the fire station at your request to see what its condition was. Needless to say, the building is in poor condition, as left so by Cimino Construction. The electrical inspector found a number of the electrical fixtures had been removed and just hanging lights had been applied to the wiring, whether or not this was something that was in the building or not, we are not certain because we did not look at it before the fact. However, Mr. Goodwin reports that he found that the building had not been properly drained, the boiler had not been drained, the water was shut off and the meter removed however, but the utilities were not drained and to the best of his knowledge most of the tanks were frozen, broken, even the boiler is in poor shape and leaking. One of the toilet areas he could not get into because the door was so badly jammed that they could not see that the condition was but it was assumed that they were in tough shape. The general condition of the building as left was in poor shape because of debris all over the place.

If Cimino was expected to take care of these things I think he should be made responsible for its cleanup and the damage done to the plumbing and fixtures.

---

R. Lovell Brown,  
Director Building & Inspection Services

RLB:m

161 Brackett St.

August 30, 1968

Joseph B. Exhaya, Administrative Assistant  
People's Regional Opportunity Program  
157 State Street, Portland, Maine 04101

Re: PROP use of Brackett Street Fire Station

Dear Mr. Exhaya:

In reply to your letter of August 30, 1968 we can only give a preliminary review of Building Code requirements based on some assumptions of the use to which you intend to have in the building. It is with this in mind that the following list of proposed requirements is being listed. A final and more concise listing of requirements would be issued to you of course after your request for permit based on a particular use.

1. The second floor should be closed off and not used.
2. Only authorized access to the basement should be provided for.
3. Certain electrical requirements would be necessary as in any alteration work of this nature.
4. The doors, front and rear, should be made to open outward and probability of anti-panic hardware should be considered. The rear door, as is, is not satisfactory and should be substituted for a conventional door.
5. Toilet facilities at the first floor level should be provided for each sex.
6. Broken glass in all floor levels should be replaced.
7. If dancing is to be considered at any time, it shall be limited to a total capacity of 65 persons.

As stated above this summation is preliminary, it should give you a guide to make a decision as to which use you intend to put the building to. I hope this will be of some assistance in your evaluation. I might add that any requirements not shown here that are specified by the Fire Department should be adhered to also.

Very truly yours,

R. Lovell Brown  
Director of Building Inspection

RLB:m

cc to: Fire Prevention Bureau

# PROP

157 STATE STREET PORTLAND, MAINE 04101 TELEPHONE 425-1111

## PEOPLE'S REGIONAL OPPORTUNITY PROGRAM

DONALD GREY LOWRY, *President*

JOHN A. WALTON, *Vice President*

HOWARD H. DANA, Jr., *Treasurer*

Mrs. HILDA K. BEAN, *Secretary*

CARMINE PISCOPO, *Executive Director*

August 20, 1968

Building Inspector  
City Hall  
389 Congress Street  
Portland, Maine 04111

Dear Mr. Brown:

On behalf of PROP, I wish to thank you and Mr. Cartwright for showing me the Brackett Street Fire Station, Thursday last, August 15. The undertaking on the part of our citizens who wish to renovate that building is indeed substantial.

Before PROP can even begin to think of making repairs however, it is necessary to secure permission from the Corporation Counsel's Office in the form of a memorandum allowing us to enter on the premises for the purposes of renovating. In order to secure such permission, Corporation Counsel's Office requires us to obtain a list from you consisting of what must be done to secure a certificate of occupancy. Such a list would include the repairs we discussed on August 15. Those were roughly:

- I. closing-off the second floor
- II. installation of proper plumbing
- III. installation of anti-panic doors
- IV. replacement of all broken glass
- V. installation of lighting fixtures

Building Inspector

(2)

August 20, 1968

If you could confirm these repairs, and at this time make specific those necessary additional repairs which must be done, we would appreciate it. If I recall correctly, we did agree the building is structurally sound, the heating system appeared to be in good repair, and the wiring enclosed by conduits is a good feature.

Thanks again for your cooperation.

Sincerely,

*Joseph B. Ezhaya*

Joseph B. Ezhaya  
Administrative Assistant

JBE:hgt

cc: rf  
JBE  
VG

PORTLAND FIRE DEPARTMENT  
FIRE PREVENTION BUREAU

*PR. of Files  
TEL. 772-6543*

August 27, 1968

Mr. Joseph B. Ezhaya  
Administrative Assistant  
People's Regional Opportunity Program  
157 State Street  
Portland, Maine 04101

Dear Mr. Ezhaya:

Regarding your inquiry of August 20, 1968 concerning the proposed use of the Brackett Street Fire Station, in addition to the known requirements (i.e. replacement of broken glass, the installation of anti-panic hardware doors and the installation of proper wiring) the following requirements would have to be met:

- 1) The asbestos should be replaced over the boiler smoke stack.
- 2) The boiler should be inspected by a reliable company.
- 3) The boiler should be enclosed if the building is to be used for dancing.
- 4) There should be lighted exit signs inside and there should be lights outside.
- 5) A maximum capacity of 65 people should be observed if dancing is allowed.
- 6) Only flame resistant decorations may be used.

This department will approve the use intended only if assured that the second floor and basement will not be used for recreational purposes.

Sincerely,

RECEIVED  
AUG 27 1968  
Joseph R. Tremor,  
Chief of Fire Department

Copy: Building Inspector

C  
O  
P  
Y



*The Maybury Bldg Assn.*

Bid #568

CITY of PORTLAND, MAINE

LEASE of FORMER BRACKETT STREET FIRE STATION

Notice and Specifications

Sealed bids for the Lease of the former Brackett Street Fire Station (also known formerly as Ladder #3), 157-161 Brackett Street, Portland, Maine, will be received by the City Purchasing Agent, Room 107, City Building until 10:30 A.M., Friday, January 19, 1968 at which time they will be publicly opened and read.

Each bid must be accompanied by a bid deposit in the amount of \$200.00. This may be a properly certified check, bank treasurer's check, bank cashier's check, bank money order, postal money order, bid bond or cash. Checks or bid bond must be made payable to the Director of Finance of the City of Portland, Maine.

If the successful bidder should fail to carry out the terms of his proposal to enter into a LEASE with the City of Portland for this property within 60 days after the notification of acceptance of his proposal by the City, he will thereby forfeit his deposit security as liquidated damages. All deposits except that of the successful bidder will be returned to the persons making the bid within a week after notice of acceptance of the proposal of the successful bidder. Deposit of successful bidder will be returned on execution of the Lease. NO BID will be allowed to be withdrawn after it has been deposited with the Purchasing Agent.

Each proposal must be signed by the bidder with full name and place of residence enclosed in a sealed envelope marked "PROPOSAL FOR LEASE OF FORMER BRACKETT STREET FIRE STATION", and addressed to Forrest S. Davis, Purchasing Agent. All bids are to be on the proposal form attached hereto.

The former Brackett Street Fire Station is a two story building with the first story of brick construction and the second story of wood frame construction with wooden shingles. It is located at 157-161 Brackett Street, Assessors Chart reference is Chart 45 Block E, Lot 31, land area on which building is located is approximately 8,460 square feet. It is located in a B-1 Zone which is the most restrictive of the business zones within Portland. Prospective bidders are advised to check their proposed use for this building with the Building Inspection Department in order to determine the application of the City Zoning Ordinance to this use, no matter what this use may be.

Each bidder is required to state, in his proposal, his name and place of residence, the names of all persons interested with him, that his bid is made without any connection with any other person, firm or corporation making any proposal concerning this bid and that no person acting for, or employed by, the City of Portland is directly or indirectly interested therein, or in any portion of the profits which may be derived therefrom.

Bidders proposing to Lease the property must state for what purpose they propose to use it and if any taxable property is to be located therein and its value and what improvements bidder anticipates making to property and their value. The use and the value of taxable property may be factors in determining the award of a lease as well as the rental to be received.

LEASE of FORMER BRACKETT STREET FIRE STATION  
Notice and Specifications (Continued)

Bid #568

Bidders for the lease of the former Brackett Street Fire Station shall agree to be bound by the following conditions:

1. Bids will be accepted for a lease of not more than one year with provision for renewal for periods of one year at the option of the lessor.
2. Lessee shall accept the premises in their present condition. Lessee shall pay all taxes upon personal property, furnishings and other taxable items belonging to it on said premises and shall also pay all charges for water and electrical current used on the premises. Although the second floor appears to be sound and apparently ample for such loads as living quarters, the framing would need to be checked before any business use could be established there. Several second story windows have been broken. The first story is boarded and secured. The second floor would need to be equipped with a fire escape or another stairway before the public or more than three persons are to occupy this floor. Lessee shall at its own cost and expense be responsible for putting said premises into proper condition for the proposed use, under, of course, the direction of the City Building Inspector as far as the City Building Code requires, and include but not be limited to any needed grading, paving, driveways, and required sidewalks and curbing. Material used for fill is subject to approval by the Director of Public Works, City of Portland, Maine. There is a leak in the roof near the chimney which is probably in the flashing. This must also be repaired by the lessee.
3. Rental or other payment hereunder due to Lessor shall be paid monthly in advance by check to the City of Portland, c/o Director of Finance, City Hall, Portland, Maine.
4. Any notice required or permitted to be sent to Lessee hereunder shall be sent by U. S. Certified Mail addressed to Lessee at \_\_\_\_\_ and any notice required or permitted to be sent to Lessor hereunder shall be sent by U. S. Certified Mail addressed to City Manager, City of Portland, City Hall, Portland, Maine. Either party may change the person or the address to which notices or rentals or other payments shall be sent upon written notice to the other. The date of mailing shall be deemed the date of giving the notice or paying the rental or making any other payment, as the case may be.

No bid may be withdrawn for a period of thirty (30) days after opening.

The City of Portland, Maine will accept that bid that it deems to be most to its advantage to accept. The City of Portland reserves the right to waive any informalities in bids, to accept any bid and to reject any and all bids should it be deemed for the best interest of the City so to do.

January 9, 1968

Forrest S. Davis  
Purchasing Agent

PROPOSAL

Bic #568

The UNDERSIGNED offers, according to the attached Notice and Specifications, dated January 9, 1968, to Lease the former Brackett Street Fire Station 157-161 Brackett Street, Portland, Maine, for a period of one (1) year with provisions for one year renewals at lessor's option for the following amount:

To Lease for the SUM of \$ \_\_\_\_\_ for one year.

Purpose for which building is to be used \_\_\_\_\_

Value of taxable property to be located in property,  
\$ \_\_\_\_\_

What anticipated improvements are to be made to property? \_\_\_\_\_

Value of such improvements \$ \_\_\_\_\_

The following number of people (if any) are expected to be employed because of new use of Building \_\_\_\_\_; their annual estimated payroll is to be \$ \_\_\_\_\_.

The full names and residences of all persons interested in this bid as principal are as follows:

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

The UNDERSIGNED hereby declares that he, or they, are the only persons, firm or corporation interested in this bid as principal; that it is made without any connection with any other person, firm or corporation interested in this bid as principal; that it is made without any connection with any other person, firm or corporation making any bid for the same; that no person acting for, or employed by the City of Portland is directly, or indirectly, interested in this bid, or in any anticipated profits which may arise therefrom, and agrees, if proposal is accepted, to pay therefor the above named sum (s).

Note: Bids must bear the handwritten signature of a duly authorized member or employee of the organization making the bid.

SIGNED: \_\_\_\_\_  
(Corporation, Firm or Company)

By: \_\_\_\_\_  
(Officer, authorized individual or Owner)

ADDRESS: \_\_\_\_\_

DATE: \_\_\_\_\_

Zip Code \_\_\_\_\_

CITY OF PORTLAND, MAINE  
MEMORANDUM

DATE: Oct. 18, 1967

TO: Bruce Dalton, Planning Director  
FROM: Gerald E. Mayberry, Director Building & Inspection Services  
SUBJECT: 161 Brackett Street (Fire Station)

Inspection of the vacant fire station at the above location indicates that this building is quite sound.

The first floor has been reinforced to support the fire engine loads and would probably be all right for most business uses.

Although the second floor appears to be sound and was apparently ample for such loads as living quarters, the framing would need to be checked before any business use could be established there.

The second floor would need to be equipped with a fire escape or another stairway before the public or more than three persons were to occupy this floor.

There is a roof leak near the chimney which is probably in the flashing and should be repaired to maintain this building.

As vandals have smashed the windows these openings should be sealed to prevent damage to this building from the weather.

This building is in a Business 1 Zone, and any prospective bidder should acquaint himself with the allowable uses and restrictions of this zone.

Gerald E. Mayberry

GEM:m

CITY OF PORTLAND, MAINE  
MEMORANDUM

TO: Graham W. Watt, City Manager

DATE: July 11, 1966

FROM: Gerald E. Mayberry, Building and Inspections Director

SUBJECT: Use of Brackett Street Fire Station by Children's Theater

At your request I have on July 8, 1966 investigated the Brackett Street Fire Station and find the building structurally sound and allowable for use by the above mentioned group subject to the following conditions:

1. As there is but one stairway to the second floor, rehearsals and meetings cannot be held on the second floor. This floor may be used for very light storage with not more than two persons on this floor at any one time.
2. The rear exit door will need to be provided with a vestibule lock set instead of the heavy wood dead bolt existing.
3. Holes on second floor for Fire Department slide pole will need to be securely floored over.
4. It is suggested that the one story frame ell approximately 5'x9' of substandard wood frame construction and which I understand was formerly used to store gasoline be demolished. This demolition and enclosure of door leading to ell would need to be done under a building permit which could be issued to the City without charge.

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GEM:m

**CITY OF PORTLAND, MAINE  
MEMORANDUM**

**TO:** Gerald E. Mayberry  
Building and Inspections Director

**DATE:** July 7, 1966

**FROM:** Graham W. Watt, City Manager

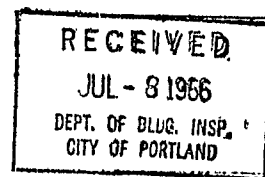
**SUBJECT:** Use of Brackett Street Fire Station by Children's Theater

The City Council has authorized temporary use of the Brackett Street Fire Station by the Children's Theater for storage of their portable stage and scenery and for meetings and rehearsals by the group.

As a result of some comments made by a member of the public, the Council has conditioned this occupancy upon approval by you of the structural safety of the building bearing in mind the proposed nature of the use and occupancy.

Will you please make such investigation as you may deem necessary and give me a report of your findings indicating whether or not in your opinion the building is sufficiently safe to permit this use.

blw



Please  
file off

Mr. Julian H. Orr, City Manager  
C. P. Johnson, Chief of Fire Dept.  
Fire Station Ladder 3

August 11, 1960

C  
O  
P  
Y

The fire station at 163 Brackett St., which housed Ladder 3, the piece of apparatus wrecked beyond repair in the accident last month, and which will house the new Ladder 3, is one of the oldest fire stations that we have in the city.

Recently I requested Building Inspection Director Sears and Public Buildings Engineer Burnham to assist me in making an inspection of this building so as to determine its stability and size for accommodating the new ladder truck.

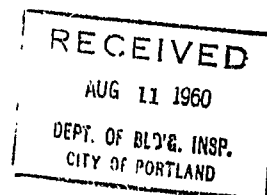
The decision agreed upon after this inspection was that any great expenditure would not be warranted at this time, due to the age of the building and its present location.

It was decided upon by this Department, with the approval of Mr. Burnham and Mr. Sears, that the practical solution for improving this station would be to replace the sections of flooring bearing the weight of the apparatus with new flooring, with the work being done by our own men, and to replace the swinging doors with a new overhead door.

The cost for this work would be \$102. for flooring, with labor furnished by the Fire Department, and a new overhead door at \$215. (installed), making a total of \$317.

It is requested that you give your approval to eliminate the installation of new fluorescent lights in the main floor at Central Station this year, which was scheduled under Capital Outlay, 24-8, and allow us to use this appropriation for the work proposed at Ladder 3. The estimated cost for these lights is just enough to take care of our needs at Ladder 3.

cc: Mr. Sears  
Mr. Burnham



November 25, 1958

Inquiry- 163 Brackett Street

Mr. Thomas G. O'Connor  
163 Brackett Street

cc to: Lester Wallace,  
Purchasing Agent

Dear Mr. O'Connor:

I am sorry that your letter of July 20th addressed to Mr. Wallace, Purchasing Agent and which he referred to me for information under the Zoning Ordinance, has remained unanswered so long - - due to the pressure of other work in this department.

It appears from your letter that you had in mind the possibility of either acquiring or leasing the vacant land beside the Fire Station for parking, and, of course, the policy of the city toward such an enterprise is not a problem for this department to consider.

Under the Zoning Ordinance the property is in an B-1 Business Zone where a parking lot is an allowable use but where there are quite a number of limitations or requirements as to surfacing, surface drainage, fencing, closeness to property lines that vehicles may be parked, and the number of trucks that may be parked at one time.

It is my impression that at one time this vacant lot of land was used for a playground. If you have an idea that the city would consider such an arrangement as you propose, and you will furnish accurate plan to scale showing the details of the proposition as to approaches over the public sidewalk, arrangement of driveways and each parking space (no parking space to be less than 8 feet wide and 18 feet deep), we will go into the matter further as regards the application of the Zoning Ordinance to your proposition.

Very truly yours,

Warren McDonald  
Inspector of Buildings

WMCD:m



45 E 2 by July 20th, 1957  
45 E 3' of Portland, Me.

Mr. Wallace, *Right* **B1 BUSINESS ZONE**  
Dear Sir, *and* *11/25/56*

In regards to the vacant lot next door to the Fire Station @ #163 Brackett St.

I have found out these facts:  
I first talked with a member of the planning board in regards to any future plans for the lot. He told me after checking that he didn't have anything at all in view for the next few years. After discussing the codes with him about making it into a parking lot he advised me to talk with Mr. MacDonald. He said that in view of the fact that the lot has been used in the past for that purpose, and is still being used,

it might come under some old code.  
I discussed this point with Mr. Mac-  
Donald's secretary after first checking  
the codes. She advised me to write a  
letter to Mr. Mac Donald for a certificate  
of occupancy after I had heard from  
you. As yet I have nothing definite  
in regards to any improvements that  
might have to be made. If improvements  
are necessary it wouldn't be worth  
while leasing the lot. But on the other  
hand this parking that is now going  
on will continue. I would appreciate  
hearing from you in regards to this  
matter.

Yours Truly  
Thomas E. Connor  
163 Brackett St.  
Portland, Me.



**(B) LIMITED BUSINESS ZONE  
APPLICATION FOR PERMIT**

**PERMIT ISSUED**  
01  
OCT 18 1954  
**CITY OF PORTLAND**

Class of Building or Type of Structure Third Class  
Portland, Maine, Oct. 11, 1954

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ alter ~~repair~~ ~~maintain~~ ~~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 163 ~~275~~ Brackett St. Within Fire Limits? yes Dist. No. 3  
Owner's name and address City of Portland Telephone \_\_\_\_\_  
Lesse's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
Contractor's name and address Peter Dascanio, 61 Mayland St. Telephone 4-2388  
Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans no No. of sheets \_\_\_\_\_  
Proposed use of building \_\_\_\_\_ Fire Dept. \_\_\_\_\_ No. families \_\_\_\_\_  
Last use \_\_\_\_\_ " " \_\_\_\_\_ No. families \_\_\_\_\_  
Material wood No. stories 2 1/2 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
Other buildings on same lot \_\_\_\_\_ Fee \$ 2.00  
Estimated cost \$ 450.

**General Description of New Work**

To close up one window on second floor next to chimney, to cut in new window about the same location 24" x 36".  
To cut in closet second floor to provide room for refrigerator.  
To remove existing wardrobes.

**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 Peter Dascanio*

**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 \_\_\_\_\_  
Framing lumber—Kind \_\_\_\_\_ Dressed or full size \_\_\_\_\_  
Corner posts \_\_\_\_\_ Sills \_\_\_\_\_ Girt or ledger board? \_\_\_\_\_  
Girders \_\_\_\_\_ Size \_\_\_\_\_ Columns under girders \_\_\_\_\_ Size \_\_\_\_\_  
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor a \_\_\_\_\_ feet.  
Joists and rafters: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, etc. \_\_\_\_\_  
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  
City of Portland

Signature of owner by: Peter R Dascanio

INSPECTION COPY

10 25

Permit No. 54/1761  
 Location 163 Brackett St.  
 Owner City of Portland  
 Date of permit 10/13/54  
 Notif. closing-in \_\_\_\_\_  
 Inspn. closing-in \_\_\_\_\_  
 Final Notif. \_\_\_\_\_  
 Final Inspn. \_\_\_\_\_  
 Cert. of Occupancy issued \_\_\_\_\_  
 Staking Out Notice \_\_\_\_\_  
 Form Check Notice \_\_\_\_\_

NOTES

10-20-54 Welder in  
Cabinet work nearly done  
Check clean out door  
Chimney?

10-27-54 Completed

*[Handwritten signature]*

10-20-54  
 10-27-54  
 10-27-54

10-20-54  
 10-27-54  
 10-27-54



# APPLICATION FOR PERMIT

1219

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

Class of Building or Type of Structure Third Class

ISSUED

Portland, Maine, June 16, 1960

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 201 1/2 Brackett Street Ward 6 Within Fire Limits? yes Dist. No 5  
 Owner's or Lessee's name and address City of Portland Telephone \_\_\_\_\_  
 Contractor's name and address J. B. Aldrich Cumberland Telephone \_\_\_\_\_  
 Architect's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Proposed use of building \_\_\_\_\_  
 Other buildings on same lot \_\_\_\_\_ No. families \_\_\_\_\_

### Description of Present Building to be Altered

Material wood No. stories 1 1/2 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
 Last use storage No. families \_\_\_\_\_

### General Description of New Work

To demolish building 20 x 30

### Details of New Work

Size, front \_\_\_\_\_ depth \_\_\_\_\_ No. stories \_\_\_\_\_ Height average grade to highest point of roof \_\_\_\_\_  
 To be erected on solid or filled land? \_\_\_\_\_ earth or rock? \_\_\_\_\_  
 Material of foundation \_\_\_\_\_ Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_  
 Material of underpinning \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_  
 Kind of roof \_\_\_\_\_ Roof covering \_\_\_\_\_  
 No. of chimneys \_\_\_\_\_ Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_  
 Kind of heat \_\_\_\_\_ Type of fuel \_\_\_\_\_ Distance, heater to chimney \_\_\_\_\_  
 If oil burner, name and model \_\_\_\_\_  
 Capacity and location of oil tanks \_\_\_\_\_  
 Is gas fitting involved? \_\_\_\_\_ Size of service \_\_\_\_\_  
 Corner posts \_\_\_\_\_ Sills \_\_\_\_\_ Girt or ledger board? \_\_\_\_\_ Size \_\_\_\_\_  
 Material columns under girders \_\_\_\_\_ Size \_\_\_\_\_ Max. on centers \_\_\_\_\_  
 Studs (outside walls and carrying partitions) 2x4-16" O.C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.  
 Joists and rafters: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
 On centers: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
 Maximum span: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
 If one story building with masonry walls, thickness of walls? \_\_\_\_\_ height? \_\_\_\_\_

### If a Garage

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

### Miscellaneous

Will above work require removal or disturbing of any shade tree on a public street? no  
 Plans filed as part of this application? no No. sheets \_\_\_\_\_  
 Estimated cost \$ \_\_\_\_\_ Fee \$ .50  
 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 J. B. Aldrich City of Portland

1960

SPECIFICATIONS FOR STRENGTHENING THE FIRST FLOOR OF LADDER 3 HOUSE AT  
161 BRACKETT STREET

December 31, 1936

1. The intent of this work is to strengthen the first floor of the Ladder House by introducing steel beams supported mostly by masonry columns, beneath the existing floor joists, the steel beams to be located as nearly as possible directly beneath the tracks of the wheels of the truck as it is backed into the house as indicated on sketch entitled "Proposed strengthening plan, first floor, Ladder 3, Brackett Street, Portland Fire Department" and dated December 31, 1936. It is intended that all of the work included in this specification and on the plan shall be performed by a single contractor who shall furnish all labor, equipment and material necessary to complete the work and who shall be responsible for verifying all dimensions on the job and seeing to it that the steel is introduced approximately directly beneath the tracks of the trucks wheels.

2. The steel beams on the ends toward Brackett Street will bear upon an existing stone foundation wall, if the existing wall at these points is not found in good condition, the contractor shall remove a sufficient section of the wall and rebuild with concrete or stone laid in cement mortar so as to give a firm and flat bearing for the beams. These ends of the beams are to be anchored securely to the existing wall.

3. Standard steel caps fastened without brackets and standard stiffened steel base plates are to be provided for all masonry columns. The caps are to be bolted to the steel beams. The cellar floor beneath the columns cut out and a concrete footer provided in each case in such a way that the base plate and perhaps the bottom of the column itself will be embedded in the concrete, thus affording secure anchorage and in such a way that the concrete beneath the base plate and the soil or other material beneath the new concrete will not be overloaded in bearing or otherwise.

4. The masonry columns are to be of such a length and the work performed in such a way that all of the existing wooden joists will bear firmly and tightly on the top flange of the beam. In order to accomplish this cutting the existing joists to overcome any inequalities in the levels of the lower edges of the joists will be preferred over wedging. The top flanges of the steel beams shall be punched for fastening each joist to both beams by means of one-half inch by three inch lag bolts up through the top flange of the steel beam and extending into the wooden joist. These lag bolts are to be staggered so that each bolt will be on the opposite side of the web of the steel beam from the bolt next to it. Three inches by eight inches solid wooden bridging is to be cut in between and securely spiked between all existing floor joists directly over the center line of the two steel beams before the work of erecting the steel is commenced.

5. The contractor is to be responsible for getting all steel into the building. If it is found that difficulty will be experienced in getting the lengths of steel beams shown into the building without cutting special openings for them, it is quite possible that a different arrangement of masonry columns may be arranged and that a different length of steel beams.

LIMITED BUSINESS HOUR  
**APPLICATION FOR PERMIT**

Permit No. 02

Class of Building or Type of Structure Second Class MAR 17 1937  
 Portland, Maine, March 17, 1937

The INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 163 Brackett Street Ward 6 Within Fire Limits? yes Dist. No. 5  
 Owner's or Lessee's name and address City of Portland Telephone \_\_\_\_\_  
 Contractor's name and address Maguire & Jones Co., 85 Pearl St. Telephone \_\_\_\_\_  
 (F.W. Cunningham & Sons, sub-contractors)  
 Architect's name and address \_\_\_\_\_ No. families \_\_\_\_\_  
 Proposed use of building Ladder #3  
 Other buildings on same lot \_\_\_\_\_  
 Plans filed as part of this application? no No. of sheets \_\_\_\_\_  
 Estimated cost \$ 400. Fee \$ .75

**Description of Present Building to be Altered**

Material brick No. stories 2 Heat \_\_\_\_\_ Style of roof pitch Roofing \_\_\_\_\_  
 Last use Ladder #3 No. families \_\_\_\_\_

**General Description of New Work**

To strengthen floor as per Fire Dept. plans

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

**Details of New Work**

CERTIFICATE OF OCCUPANCY  
 PLACEMENT IN WALLS

Size, front \_\_\_\_\_ depth \_\_\_\_\_ No. stories \_\_\_\_\_ Height average grade to top of plate \_\_\_\_\_  
 Height average grade to highest point of roof \_\_\_\_\_  
 To be erected on solid or filled land? \_\_\_\_\_ earth or rock? \_\_\_\_\_  
 Material of foundation \_\_\_\_\_ Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_  
 Material of underpinning \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_  
 Kind of Roof \_\_\_\_\_ Rise per foot \_\_\_\_\_ Roof covering \_\_\_\_\_  
 Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_  
 Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_  
 Type of heat \_\_\_\_\_ Type of fuel \_\_\_\_\_ Is gas fitting involved? \_\_\_\_\_  
 Sills \_\_\_\_\_ Girt or ledger board? \_\_\_\_\_ Size \_\_\_\_\_  
 Material columns under girders \_\_\_\_\_ Size \_\_\_\_\_ Max. on centers \_\_\_\_\_  
 (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof  
 per 8 feet. Sills and corner posts all one piece in cross section.  
 Posts and rafters: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
 Centers: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
 Maximum span: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
 Building with masonry walls, thickness of walls? \_\_\_\_\_ height? \_\_\_\_\_

**If a Garage**

Accommodated on same lot \_\_\_\_\_, to be accommodated \_\_\_\_\_  
 Commercial cars to be accommodated \_\_\_\_\_  
 Repairs to be done other than minor repairs to cars habitually stored in the proposed building? \_\_\_\_\_

**Miscellaneous**

Require removal or disturbing of any shade tree on a public street? no  
 In charge of the above work a person competent to see that the State and City requirements pertaining thereto

By Maguire & Jones Co. City of Portland  
 Signature of owner By Robert H. Barbour