

12-14 BRAMBALL PLACE



Full cut \* 9.000 Half cut \* 9.025 Full cut \* 9.050 Full cut \* 9.050

"HOLLAND FURNACES MAKE WARM FRIENDS"  
**HOLLAND FURNACE COMPANY**

"WORLD'S LARGEST INSTALLERS OF HOME HEATING AND AIR CONDITIONING SYSTEMS"  
HOLLAND · MICHIGAN



Portland, Maine

IN REPLY REFER TO

June 21 1942

Mr. Mayberry,  
Building Inspector,  
City Hall,  
Portland, Maine

Dear Sir:

As per your request, here is a floor plan of the garage at 14 Bramhall Place,  
Portland, Maine. Owned by Mr. Geller.

Respectfully,

*A. Kaplan*  
A. Kaplan,  
Br. Mgr.  
Holland Furnace Co.  
Portland, Maine

AK:cg





# APPLICATION FOR PERMIT

RG RESIDENCE ZONE

Class of Building or Type of Structure 2nd Class  
Portland, Maine, June 15, 1962

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 specifications, if any, submitted herewith and the following specifications:

Location 14 Bramhall Place Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_  
 Owner's name and address E. & A Realty Co., 7 Mackworth St. Telephone \_\_\_\_\_  
 Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Contractor's name and address \_\_\_\_\_ Specifications \_\_\_\_\_ Plans yes No. of sheets 1  
 Architect \_\_\_\_\_ No. families \_\_\_\_\_  
 Proposed use of building Garage, storage and office Roofing \_\_\_\_\_  
 Last use \_\_\_\_\_ Style of roof \_\_\_\_\_  
 Material brick No. stories 1 Heat \_\_\_\_\_ Fee \$ 3.00  
 Other buildings on same lot \_\_\_\_\_  
 Estimated cost \$ 150.

### General Description of New Work

To partition off office space - 2x4 studs, 16" O.C., sheetrock one side

*2/27/63 work done without permit, decided to cross off without further action - ags*

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** owners

### 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 \_\_\_\_\_ earth or rock?  
 Size, front \_\_\_\_\_ depth \_\_\_\_\_ No. stories \_\_\_\_\_ solid or filled land? \_\_\_\_\_ cellar?  
 Material of foundation \_\_\_\_\_ Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_  
 Kind of roof \_\_\_\_\_ Rise per foot \_\_\_\_\_ Roof covering \_\_\_\_\_ Kind of heat \_\_\_\_\_ fuel \_\_\_\_\_  
 No. of chimneys \_\_\_\_\_ Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_ Corner posts \_\_\_\_\_ Sills \_\_\_\_\_  
 Framing Lumber - Kind \_\_\_\_\_ Dressed or full size? \_\_\_\_\_ Size \_\_\_\_\_ Max. on centers \_\_\_\_\_  
 Size Girder \_\_\_\_\_ Columns under girders \_\_\_\_\_ Bridging in every floor and flat roof span over 8 feet. \_\_\_\_\_  
 Studs (outside walls and carrying partitions) 2x4-16" O. C. \_\_\_\_\_, roof \_\_\_\_\_  
 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? \_\_\_\_\_  
 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  
 E & A Realty

APPROVED:

Signature of owner

By: *Edward J. Kelly*

TELEPHONE SP 2-3061

*E & A Realty Co.*

**GELLER ELECTRIC COMPANY**

ELECTRIC WIRING - INSTALLATION - REPAIRS

7 MACKWORTH STREET

~~7 MACKWORTH STREET~~

PORTLAND, MAINE

April 11th, 1962

City Building Inspector  
City Hall  
Portland, Maine

Gentlemen:

We are contemplating leasing our building at 14 Bramhall Court to Al's Quick Lunch, Mr. Al. White, for use in his industrial catering business and would like to know if a certificate of occupancy would be approved.

We would appreciate a quick response in this matter so that we can further negotiate with Mr. White in regard to a lease.

Yours very truly,

Arnold L. Geller

*Arnold L. Geller*

*Bld is now used as Carpenter Shop  
& Storage By Last tenant J. Kelly*

14, Breamhall <sup>Place</sup> St.

April 11, 1962

E & A Realty Co.  
7 Mackworth Street

Gentlemen:

Subject to approval by the Health Department the use of the building at the above location is allowed as follows:

Food is not to be cooked on the premises but is to be previously cooked elsewhere and prepared for consumption by selling from trucks retail. Preparation of food here is to be such as the making of sandwiches and the preparing and heating of coffee or tea for distribution. We understand that there is to be no installation of commercial baking ovens or other equipment other than units for heating beverages.

There is to be no changes in partitions or structural changes without a permit.

Very truly yours,

Gerald Mayberry  
Deputy Director of Building Inspection

GM/H



B2 BUSINESS ZONE

# APPLICATION FOR PERMIT

Class of Building or Type of Structure 2nd class  
Portland, Maine, March 3, 1960

**PERMIT ISSUED**

MAR 28 1960

**CITY of PORTLAND**

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 12-14 Bramhall Place Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_  
 Owner's name and address Arnold Geller, 39 Chamberlain Ave. Telephone \_\_\_\_\_  
 Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Contractor's name and address owner Specifications \_\_\_\_\_ Plans no No. of sheets \_\_\_\_\_  
 Architect \_\_\_\_\_ Proposed use of building Repair Carpenter Shop No. families \_\_\_\_\_  
 Last use \_\_\_\_\_ " Garage Roofing \_\_\_\_\_  
 Material brick No. stories 1 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_  
 Other buildings on same lot \_\_\_\_\_ Fee \$ 1.00  
 Estimated cost \$ \_\_\_\_\_

### General Description of New Work

To change use from repair garage to repair carpenter shop without alterations.

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 \_\_\_\_\_ Corner posts \_\_\_\_\_ Sills \_\_\_\_\_  
 Framing Lumber—Kind \_\_\_\_\_ Dressed or full size? \_\_\_\_\_ Size \_\_\_\_\_ Max. on centers \_\_\_\_\_  
 Size Girder \_\_\_\_\_ Columns under girders \_\_\_\_\_ 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 \_\_\_\_\_ 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  
 Arnold Geller

APPROVED:

OK- 3/28/60- ags

CS 301

INSPECTION COPY

Signature of owner

by:

Arnold Geller

F.M

(COPY)

CITY OF PORTLAND, MAINE  
Department of Building Inspection



# Certificate of Occupancy

1-214 Bramhall Place

LOCATION

March 28 1960

Date of Issue

Issued to **Arnold Geller**  
**39 Chamberlain Ave.**

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

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

Carpenter Shop for  
repair of store display  
fixtures.

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved:

(Date)

Inspector

*Albert J. Sears*

Inspector of Buildings

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

AP- 12-14 Bramhall Place

March 9, 1960

Mr. Arnold Geller  
39 Chamberlain Avenue

cc to: Jayson Company  
Att: Mr. Julius Abramson  
73 India Street

Dear Mr. Geller:

Before a certificate of occupancy for changing the use of the building at the above named location from a repair garage to a carpenter shop can be issued, it is necessary that an opening in the floor of the building between the first story and the pit in which the heater is located be filled in with construction at least equal to that in the rest of the floor. Please notify this department when this has been done so that an inspection can be made and the certificate of occupancy issued if all is found in order. It is unlawful to establish the new use in the building until such a certificate has been issued.

Very truly yours,

Albert J. Sears  
Inspector of Buildings

AJS:m



AP 12-14, Bramhall Place  
Installation of oil burner by H. J. Katz Co. for Arnold L. Geller

March 1, 1960

Mr. Arnold Geller  
39 Chamberlaine Ave.

cc to: H. J. Katz Company  
7 Washington Avenue

Dear Mr. Geller:

Noting that the use of the building is given as "warehouse", while for many years the building has been used for and classified as a repair or storage garage, it becomes necessary to secure information as to this proposed use, especially because use of the building as a warehouse is not allowable under the Zoning Ordinance in the B-2 Business Zone where the property is located.

Please notify us without delay just what the proposed use of the building is, so that, if all is in order we may issue the permit for the installation of the conversion oil burner.

Please bear in mind also that it is not lawful to change the garage use to that of warehouse or any other different class of use without first securing from this department a certificate of occupancy to authorize the new use -- this even though physical alterations are intended. Of course, if the proposed use would not be allowable in the B-2 Zone where the building is located, the certificate could not be issued.

Very truly yours,

Albert J. Sears  
Inspector of Buildings

WMcD:m



APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, March 1, 1960

CITY OF PORTLAND

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

Location 12-14 Bramhall Place Use of Building Warehouse No. Stories 1 New Building Existing "
Name and address of owner of appliance Arnold L Geller, 39 Champlain Ave.
Installer's name and address H.J. Katz Co. 7 Washington Ave. Telephone 3-8343

General Description of Work

To install Oil burner (replacement) in connection with existing steam heat. equipment conversion

IF HEATER, OR POWER BOILER

Location of appliance
If so, how protected?
Minimum distance to burnable material, from top of appliance or casing top of furnace
From top of smoke pipe
Size of chimney flue
If gas-fired, how vented?
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion?

IF OIL BURNER

Name and type of burner Vulcano-gurtype
Will operator be always in attendance?
Type of floor beneath burner concrete
Location of oil storage basement
Low water shut-off yes
Will all tanks be more than five feet from any flame? yes
Total capacity of any existing storage tanks for furnace burners none

IF COOKING APPLIANCE

Location of appliance
If so, how protected?
Skirting at bottom of appliance?
Distance to combustible material from top 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?
Forced or gravity?
Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

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

APPROVED March 2, 1960 [Signature]

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

H.J. Katz Company

Signature of Installer by: [Signature]

CS 300

INSPECTION COPY

F.M.

January 9, 1959

Cplt. 57/109 - 12-14 Bramhall Place

Mr. Herbert A. Sampson  
33 Sanborn Street

cc to: Mr. Arnold L. Geller  
39 Chamberlain Avenue  
cc to: Corporation Counsel  
cc to: Police Department

Dear Mr. Sampson:

We are in receipt of complaints from the neighborhood regarding the noise involved in the operation of the repair garage at the above named location, of which you are reported to be the proprietor. You may not be aware of the fact that this building is located in a B-2 Business Zone where garage uses such as auto body repairs, frame straightening, painting and tire recapping are forbidden by the Zoning Ordinance. It is evidently the noise involved in body repairs and similar operations which has given rise to the complaints we have received.

While it is probable that those types of garage uses being carried on in the building when the Zoning Ordinance became effective became allowable as non-conforming uses, it appears that such uses as body repairs, frame straightening, painting etc. may have been discontinued at one time for a period of two years or longer, which under the Zoning Ordinance constitutes an abandonment of those uses and thus makes their re-establishment unlawful. If the information we have received as to abandonment of these uses is correct, it is of course necessary that such practices be discontinued at once.

Complaint has also been received as to the parking of and work being done on motor vehicles within the limits of Bramhall Place in such a way as to block the street for passage by abutting property owners and the general public. This is a matter over which the Zoning Ordinance has no control and it is therefore being reported to the Police Department, which has jurisdiction in such a case over the public streets and highways.

Now that these conditions and the application of the Zoning Ordinance to them have been called to your attention, may we not have your cooperation in conducting your business operations in such a manner as to comply with Zoning Ordinance regulations so that further action on the part of this department may not become necessary?

Very truly yours,

Albert J. Scure  
Inspector of Buildings

*cds*  
Ashley--Florence-----15 Bramhall Place  
Burnham-Elizabeth-----10       "       "  
Tibbetts-Bernard-----11       "       "

December 26th. 1958

Mr. McDonald, Inspector,  
Building Department, City.

Dear Sir:

This letter is in regard to use of Bramhall Garage, 14 Bramhall Place, occupied by tenant (Owner: Geller Electric) who has posted a sign: "Auto Painting, Body & Fender Repairs, Etc." And there is a constant stream of black oily smoke from the chimney. All the washings & windows in the locality. This latter condition has been brought to tenant's attention, but no remedial action has been taken.

We quote, here, from a letter from you of more than a year ago: "The garage is in a B.2 zone, which includes filling station & garage; but not including auto body repairs, frame straightening, painting or tire recapping."

The garage daily increases the use of the premises; & if the tenant can establish what to him would be a precedent with the use he is making, he might think he has a talking point; & it would be difficult to make him change his ways.

We have a good deal of money tied up in property here: it will be too bad if it's value is debased by a nuisance-use in vicinity. Will you let us know if you can help again?



Elizabeth M. Burnham  
C. B. Tibbetts  
Florence M. Ashley



*G. O. O.*

**RESIDENCE ZONE**

**CITY OF PORTLAND, MAINE**

**DEPARTMENT OF BUILDING INSPECTION**

**COMPLAINT**

**B2 BUSINESS ZONE**

05-65

Location  
14 Bramhall Place

INSPECTION COPY

COMPLAINT NO. 57/109

Date Received Sept. 11, 1957

Location 14 Bramhall Place Use of Building \_\_\_\_\_

Owner's name and address Geller Electric Co., 14 Bramhall Place Telephone \_\_\_\_\_

(Assessors' give Chipman Corp. 415 Congress St. as owner) Telephone \_\_\_\_\_

Tenant's name and address Mr. Crowe, Mitchell St. Westbrook, Me. Telephone \_\_\_\_\_

Complainant's name and address Mrs. Bernard Tibbets, 812 Congress St.

& Mrs. William McKenny, 5 Bramhall Place

Description: 11/1/57 - Mr. Crowe has been block partitioned for a garage in the above place. There is a charge made by the place for the use of the place.

NOTES: This garage which existed for many years as a non-conforming use under the

Zoning Ordinance in the former Limited Business Zone has now been acquired by the above

owner who has leased it to the tenant named above. The building is now again being used

as a garage and it is claimed at times has been used for body repairs and other noisy re-

pairs. The tenant further claims that he has a right to use the building for body repairs

and the like. The complaint is that the noise from these repairs is obnoxious to many

people in the neighborhood—especially the noise but there are other grievances such as

parking of cars etc.—that would come under the Traffic Authority of the City. Up to about

5 years ago the building was occupied by the Bramhall Garage as a repair garage. It was

then vacated for about a year and then occupied for awhile by Valley Pump and Tank Co.,

who kept supplies and 2 or 3 trucks in connection with their business.

10/7/57 - Letter - Wm

10/11/57 - Mrs. Geller acquired title to a garage in July or August, 1957. Arthur J. Crowe became tenant on 9/1/57.

10/11/57 - Letter to Mrs. Tibbets + Mrs. Ashley - Wm

10/14/57 - Letter to Corpo

10/31/57 - Letter from Corpo - Wm

Nov. 5, 1957 Several of the neighbors have written to Corporation Counsel Shur complaining

about these conditions, and Mr. Donovan tells me that he has answered their letter in writing

by saying that it is the Legal Dept.'s belief that the garage and its operations are not such

as can be prevented nor stopped under the Zoning Ordinance as it now is and under all of the

circumstances. Because of this reply from the Legal Dept. and in the light of Mr. Donovan's

memo of October 31, this complaint is charged off. I brought to Mr. Donovan's attention the possibility of stopping the spray painting and any body work that was going on because of the likelihood that these operations had lost their rights because of two years discontinuance and because these operations are forbidden in the present Zoning Ordinance, but he thought that the difficulties of proof would be too great and that to attempt a partial abatement of the trouble would only confuse everyone.

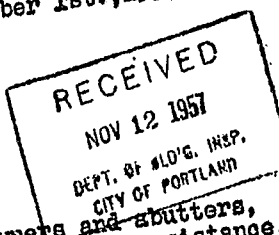
WMcD

1/9/59 - See letters to proprietor of garage and to complainants of letter received 12/30/59 - JVS

Portland, Maine

November 1st., 1957

Mr. Warren McDonald,  
Building Inspector,  
City.



Dear Sir:

We, the undersigned, resident owners and abutters, on Bramhall Place, hope for understanding, and assistance, by you, in your official capacity, seeing to it that the situation that has been operative herein (Bramhall Place) for the past two months, will not be allowed again.

This lane (public, or private, however interpreted) with the garage building located on its north side, should be, by rights, a part of Elsworth and Bramhall Streets, which it intercepts. Should be zoned accordingly. It is, in no way a part of Congress Street, where the zoning of "limited business" is legal; and many small garages are in operation.

In spite of the fact that there is no navigable land, or parking spot about the garage building (as it is built on the entire lot) all parts of the lane is used, by the garage operator, promiscuously and superceding others rights, regardless of police clearance (which by the nature of things can't take place every 30 minutes).

Paint-spraying and dent-removing (with loud hammering) goes on, intermittently, at all times; and for reasons heretofore stated to Corporation-Counsel and to Building-Inspector, both by letters (copies of which we retain) nothing has been expressed, verbally or otherwise, as a permanent elimination of this neighborhood nuisance.

We beseech your attention, and help in this matter.

Signed, Bernard B. & Grace Kay Tibbetts  
" *Grace Kay Tibbetts* *Bernard B. Tibbetts*  
" Paul & Florence Ashley *Paul & Florence Ashley*  
" Grace & Elizabeth Burnham *Grace & Elizabeth Burnham*  
" Mrs. W.W. McKenny *Josephine McKenny*  
" Mr. & Mrs. S. Porello *Sammy & Monica Porello*

Copies sent to Corporation Counsel & Counsellors.

INTER-OFFICE CORRESPONDENCE

100-100-100  
100-100-100  
Com note + give to Mrs. Polade  
to file with emp't at 14 Bramhall Pl.

CITY OF PORTLAND, MAINE  
CORPORATION COUNSEL

DATE: Oct. 31, 1957

TO: Warren McDonald, Inspector of Buildings  
FROM: Robert W. Donovan, Assistant Corporation Counsel  
SUBJECT: Question of violation of the Zoning Ordinance at 14 Bramhall Place in a B-2 Zone.

It is our understanding that the language in the B-2 Zone section permitting filling stations and garages is to be changed in the near future so as to limit the type of garage work that may be carried on with greater particularity.

As the Ordinance now reads, we can only conclude that the B-2 Zone permits any type of garage operation that does not involve automobile body repairs, frame straightening, painting or tire recapping. Section 9-A-5 does, as you pointed out, limit parking and storage of vehicles to not more than three commercial vehicles.

In view of the above it may not be necessary to determine what rights the property owner has under the section of the Ordinance permitting continuance of non-conforming uses.

The present operator, as we understand the situation, is primarily doing motor repair work. This appears to be permitted by the present Ordinance. To the extent that he does body work he would be in violation of the present Ordinance, but, in view of the apparent difficulty in determining whether the right to do such body work has been lost by discontinuance of the use for two years, we do not recommend any enforcement action.

RWD:as

*Robert W. Donovan*  
Robert W. Donovan  
Assistant Corporation Counsel

RECEIVED  
OCT 31 1957  
DEPT. OF BLD'G. INSP.  
CITY OF PORTLAND



Portland, Maine

Mr. Barnett I Shurr,  
Corporation Counsel, City

October 12th., 1957

Dear Mr. Shurr:

Some years ago you ruled, for the City, that Bramhall Place was a public way and you, kindly, at that time explained why you so ruled. Thusly B.2 Zoning should, rightly be enforced here, in all fairness to abutters. They, on the north side, have lost all parking rights, and those on the south side are overwhelmed by the swarms that come to the so-called, Bramhall Garage.

Owners of property here have gone to a great deal of trouble and expense to convert ~~the~~ make modern, complying with fire and building code regulations, old dwellings into small units, seven houses having become at least 35 homes. And they are, mostly, occupied by Hospital Personnel who have to sleep, or rest, in many cases in the daytime.

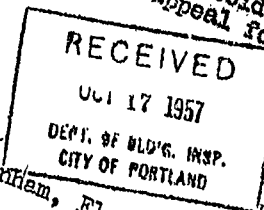
Within the past month the, so-called, Bramhall garage has been reactivated, and the pounding, hammering and (according to the Zone B. regulations) all unlawful, resumed and continues, in spite of abutter protests and Building Inspector notices.

Tenants will go. Property sold for what it will bring, and, in spite of everything, the neighborhood will soon become, (after 4-5 years of quietness) what the City so vociferously deprecates, namely: A Slum.

The Building Inspector, we have been told, plans to confer with you. And please, Mr. Shurr, we appeal for your help in this so urgent matter.

Respectfully,

Signed by Mrs. Grace & Miss Elizabeth Burnham, Florence  
& Paul Ashley, Mrs. Wm. McKenny, Grace & Bernard (Mr. & Mrs.)  
Tibbetts. Others abutters were not available.



Portland, Maine

October 15th., 1957

Building Inspector,  
Mr. McDonald,  
City Hall:

Dear Sir:

Undersigned by property owners, hereabouts,  
a letter was sent to Mr. Shurr, a copy of which, we herewith  
enclose for your convenience.

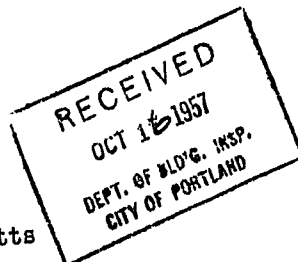
The police, we believe, have been ~~arked~~  
by the many calls to clear the way. Yet there is no place  
for abutters to place their cars; or to get in and out of  
their yards and garages.

The hammering and noise is mostly constant,  
sometimes continuing to dark. This is, by all means, the  
worst conditions we have encountered here in our 31 years  
of residence.

Respectfully,

Mr. & Mrs. Bernard Tibbetts

*B. Tibbetts*



Copy to Director of Planning

October 14, 1957

Robert W. Donovan, Asst. Corporation Counsel

Warren McDonald, Inspector of Buildings

Question of violation of the Zoning Ordinance at 14 Bramhall Place in a B-2 Zone and interpretation of what is meant as to conforming garages in this type of zone.

This garage at 14 Bramhall Place, formerly a non-conforming repair garage in a Limited Business Zone and now in a B-2 Zone, has brought two recent complaints in writing as to undue noise and conducting an unlawful garage. In B-2 Zones (page 23) is stated the allowable use: "Filling Station, and garage, but not including any auto body repairs, frame straightening, painting, or tire recapping".

Does this term "garage" allow as conforming all types of garages except those for body repairs, frame straightening, painting or tire recapping and except those used for parking or storage of more than three commercial vehicles (as excluded in Section 9A5)?

The garage at 14 Bramhall Place was the source of many complaints a few years ago, it being operated as a repair garage where body repairs were made and perhaps some painting (probably partitions for a paint spray room were erected years ago without a permit), but we could do nothing about it because the use had been established before 1928.

From reports from the neighborhood it appears that some three or four years ago the building was taken over by a Tank and Pump Co., which performed no repairs, except perhaps to pumps and tanks, and only parked its trucks there. If this is true, the building would have lost its right as a non-conforming use because of more than two years discontinuance, but now the current Ordinance may allow repair garages of all kinds only excluding those operations indicated above.

The property was sold to Mr. Arnold Geller in July or August of this year and Arthur Crowe leased the building for his repair garage. The garage is now being used primarily for rebuilding motors, but may include some body work and some painting but no frame straightening. I am told that a car is driven into the garage, the motor removed and the motor substantially overhauled by boring out the cylinders and other operations so that the motor is "as good as new." It seems important that this motor work is done only upon cars which are brought to the garage with the motors in them, and then the motors replaced in the same car from which it came.

Mr. Geller takes issue with the statement that the building was not used for a repair garage, and is attempting to get a written statement from the former operator of the tank and pump tenant that they habitually repaired their own trucks there.

Inspector of Buildings

WMC/D/S

RB

Cmplt. - 14, Bramhall Place  
Application of Zoning Ordinance to Use of the Former  
Repair Garage October 11, 1957

Mrs. Bernard B. Tibbetts,  
812 Congress St.

Mrs. Paul C. Ashley,  
810 Congress St.

Dear Mr. Tibbetts & Mrs. Ashley:

Following my letter to Mrs. Ashley on October 9th, I am hastening to correct an error in that letter and to explain the situation as truly applied to the Zoning Ordinance.

Through some error our form in the office indicated that this garage is in an R-6 Residence Zone, and my letter repeated that error. It turns out that the building actually is in an B-2 Business Zone which is similar to the Limited Business Zone which was the former name given to the zone in which the garage is located.

If the Zoning Law had not been revised--the law was legally revised after the required public hearings at which anyone could appear--it is very clear that any repair garage would be non-conforming in the sense that it could not be established in such a zone, but allowed to continue if existing when that zone was established. However the B-2 zone contains less definite provisions as to the type of garages allowed than was the case in the former Limited Business Zone. While the latter zone made it very clear that repair garages were excluded, the item allowing garages in the present B-2 zones reads: "Filling Station and garage, but not including auto body repairs, frame straightening, painting, or tire recapping." This different allowance certainly raises the question as to whether or not in B-2 zone any kind of repairs other than those enumerated may be allowed.

We are exploring this question with the Corporation Counsel of the city and will be unable to settle the matter until a ruling is received. Body repairs are certainly prohibited, but to establish that body repairs be allowed now it will have to be established that such repairs had not ed for at least two consecutive years.

I am sorry for this error in the letter, difference.  
We will do the best we can to reach the right cly  
thereafter.

Very truly

Warren McDonald  
Inspector of Buildings

WMCD/H

October 9, 1957

Cmplt.--14 Bramhall Place

Mrs. Paul C. Ashby  
810 Congress St.

copy to Mrs. Bernard Tibbetts  
812 Congress St.

Dear Mrs. Ashby,

Replying to your letter of October 3 signed by yourself and Florence D. Ashby, we have notified Mr. Geller of Geller Electric Co., reported to be the owners of the building, and enclosed a copy for the present tenant, explaining to him the application of the Zoning Ordinance to the use of the building and telling him that if our information is correct it is unlawful to use the building for a repair garage in the R-6 Residence Zone where the property is located.

We have told him that if the information we have is correct and the building is so being used unlawfully that the unlawful use is to be discontinued and all evidence of it removed from the premises before October 21, 1957, otherwise it would be our duty to report the situation to the Corporation Counsel of the City seeking his assistance to compel compliance with the law.

We have to base our case on the fact that, although the building was used for repair garage several years ago, that use has been discontinued for a continuous period of more than two years—a situation under the Zoning Law which forbids the resumption of the repair garage use.

The Zoning Law applied by this department applies only to private property, and if you are having trouble with blocking Bramhall Place, your only recourse is to the Police Department, if, indeed, Bramhall Place is a public way.

Now, Mrs. Ashby, unfortunate as it may seem, when we send a notice like we have to the owner of a property about such a violation, he is inclined to move very slowly. However, as far as the use of the building is concerned we will try to have the matter move along as rapidly as possible.

This department is a very busy place, and I shall appreciate it if you will explain the contents of this letter to Mrs. Tibbetts, who has been the principal complainant and who has written to me twice about the situation.

On second thought I think I will send Mrs. Tibbetts a copy of this letter and that will save you the bother of notifying her.

Very truly yours,

Warren McDonald, Inspector of Buildings

WMCD/B

*Free pt  
C. P. Bramhall Pl.  
in A-1*

October 3rd, 1957

Mr. McDonald, Inspector,  
City Building, Portland.

Dear Sir:

To the importance of the logical complaints of my (near) neighbors, in the vicinity of Bramhall Place, I wish to say that inasmuch the City Counsel decided the heretofore private way was a public way, and has one side posted, this garage man has used the entire center of the lane for his business. He suggests that he is available if people will "let him know" when they wish to pass.

I am a nurse, have a garage, and have difficulty going from my place to hospital, or elsewhere except at his convenience. Besides, I've had a few days off for rest; and all day Tuesday he hammered. So, the following days I had to leave my premises to get rest.

Twenty, or more, years ago when I came here there was about 5 families in the area. At present most of the houses have been converted to small apartments (and more to come). And I have 3 in a one-time single. There are about 30 families hereabouts, now. And a great many of them hospital workers, many on "split" shifts, who have to get part of their sleep in daytime.

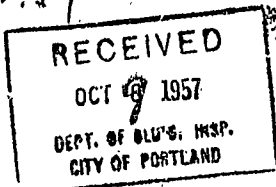
The tenant having most disturbance can move, and do; frequently leaving the property-owner with loss of income towards insurance and taxes. Does seem, under the zoning ordinance, that this noisy garage business, which has not been here for some 4-5 years, should be outlawed for such use.

Mos. respectfully,

*Mrs Paul C. Ashby  
Abram W. Ashby*

810 Congress St. City

*answered 10/9/57*



WMcD 10/21/57

October 7, 1957

Cmplt. 14, Bramhall Place--Former garage reported to be in violation of the  
Zoning Ordinance

Mr. Arnold L. Geller  
Geller Electric Co.,  
39 Chamberlain Ave.

Copy to Mr. Geller for the tenant at  
14 Bramhall Place

Dear Mr. Geller:

Information on file here indicates that the former garage at 14 Bramhall Place, which you or Geller Electric Co. are reported to own or control, is being occupied and used contrary to the Zoning Ordinance in that the building is being used as a repair garage, a use of building and premises not allowed according to Section 7A of the Zoning Ordinance applying in the R-6 Residence Zone where the property is located.

While it is true that this building was similarly used as a repair garage several years ago, it was allowed to continue because it appeared that the building was being so used when the Zoning Ordinance was adopted.

However, at least two years or more ago the use as a repair garage was discontinued, according to the record that we have, and up to the time of the present tenancy the building was either unoccupied or used for other purposes such as for storage by the Valley Pump & Tank Co., which company may have stored one or more motor vehicles there but reportedly did not carry on any repair work whatever on motor vehicles.

Section 16 of the Zoning Ordinance, applying to such a situation, provides that a non-conforming use of a building or premises (such as this repair garage was), if discontinued for a period of two years, shall not be resumed, such a discontinuance constituting an abandonment of the use, and that the building or premises shall not thereafter be occupied or used except in conformity with the Zoning Ordinance.

If the above information is true, it is important that owner and tenant cooperate to discontinue the unlawful use and have all evidence of it removed from the premises before October 21, 1957. Otherwise, it will be my duty to report the violation to the Corporation Counsel of the City asking his assistance to compel compliance.

If the above information is not true, please come to this office some afternoon, other than Saturday, after 2 o'clock and let us talk the matter over to see what should be done to clear up the situation.

A copy of this letter is enclosed to be given to the tenant or lessee, since both he and the owners are equally liable for any violation of the law.

Very truly yours,

WMcD/B

Warren McDonald  
Inspector of Buildings

Enc: Copy of this letter

4/B

Bernard B. Tibbetts,  
812 Congress St. City

September 21st., 1957

Office of Building Inspector.  
City Hall.

Gentlemen:

Concerning the Bramhall Garage, in Bramhall Place, and with reference to conversation we had, with Mr. MacDonald, on September 11th., the occupant, Mr. Crowe, is doing a general garage business, hammering, emery-wheel work, painting; and has at all times, from 4 to 5 cars on the premises.

He says he knows nothing of the Building Inspector, nor regulations (Who is he? What Zoning restrictions? etc) He is going to do what his lease says he can, which is general repair work. He spray paints daily; and uses the road premises for continued work, and drying.

Is there not some method of enforcing compliance with zoning ordinances? Should we summon Police? Or, if not, whom?

As we have said: we are back, as far as the nuisance and noise value of the place goes, to 30 years ago.

Have kept a daily record of the proceedings in the garage, with the assistance of other residents hereabouts.  
Please advise.

Respectfully,

Bernard B. Tibbetts. Per G.K.T.

*B. Tibbetts*  
(Bernard B.)

Rec 9/25/57  
M.H.



September, 1957, Account & Report on Garage, Bramhall Place.

- 11th. Talk (on telephone, with Building Inspector) Concerning Zoning & violation.
- 12th. Sanding & painting on cars. All Day. And occupancy of right-of-way.
- 13th. (Meeting at garage) Door closed 1 1/2 hr. Tow truck came & took load.
- 14th. (Saturday) Hammering on metal all A.M. Operator spoken to.
- 16th. Two men working on 4 cars.
- 17th. Buffing & sanding machine all day. 3 cars in for paint (?) Hammering 4 P.M.
- 18th. All day drilling. About 3 cars to work on.
- 19th. " " " " " " " "
- 20th. Car License #382375 for paint job.
- 21st. Car " " Parked against Mrs. McKenny's house. Noisy all day. 6 cars.
- 22nd., 23rd., 24th., 25th., 26th., 27., 28th., Repetitions of above, only more cars. Mrs. McKenny says, an average of 8. No passing through right-of-way. Note: "Inasmuch as Mr Clark Chapman used his influence to get the North side of lane posted (No parking) to accommodate former tenant (Valley Pump & Tank); and made no modest claims about what he had done, daring the "abutters" to transgress, or, as he put it, he would "take them into court"; his tenant at that time having storage trucks with long ladders who had to have space to turn. So the present occupant uses the entire center of alley beside his own side and the sides of his neighbors."

RECEIVED  
 SEP 30 1957  
 DEPT. OF M.D.'S. INSP.  
 CITY OF PORTLAND

Date of 1953. Account of time former tenant (Garage Operator)

Francis Irving, who operated the garage, took his present "Job" in June 1953. He was in and out of garage getting ready to leave. And the Clifford Swan Company held an auction there 4 years ago this fall. End of Garage and repair business. As the "Valley Pump & Tank" used only for truck storage, did not even paint and repair own vehicles. He installed gasoline meters at filling stations. Understand he has moved to Yarmouth.

This is a Fill-In, or report on activities of the above garage. Hoped it would help. Will continue to keep daily record, with some (neighbor) assistance. Would a petition be of any assistance? Does not the zoning ordinance cover this situation, after 4 years?

Respectfully,  
 (Mrs. Bernard B. Tibbetts) *Kit White - 812 Congress St. Sept 29/57*

January 9, 1959

Cplt. 57/109 - 14 Bramhall Street

Miss Elizabeth M. Burnham  
20 Bramhall Street

cc to: Mrs. Paul D. Ashley  
810 Congress Street  
cc to: Mr. Bernard B. Tibbets  
812 Congress St.

Dear Miss Burnham:

Regarding the letter of December 26, 1957 signed by yourself, Mrs. Ashley and Mr. Tibbets, we have notified the present tenant of the building at 14 Bramhall Street, who is apparently a different person than the one who was operating the business last year, of the application of the Zoning Ordinance to the situation and asking his cooperation in eliminating the objectionable conditions. Unfortunately, as you are aware, we have very little, if any, control over the situation under the Zoning Ordinance in view of the fact that it is the belief of the Corporation Counsel's Office that the operations of this garage are not such as can be prevented or stopped under the Zoning Ordinance in view of all the circumstances involved.

While appreciating the unpleasant conditions which operation of this garage must cause in the neighborhood, we are able to take only such action concerning them as may be available under the Zoning Ordinance. We hope that the letter being sent to the operator of the garage may result in some improvement of the situation.

Very truly yours,

Albert J. Sears  
Inspector of Buildings

AJS:2

INQUIRY BLANK

g. do.

CITY OF PORTLAND, MAINE  
DEPARTMENT OF BUILDING INSPECTION

Date August 1, 1957

ZONE B-2  
FIRE DIST. 3

Letter  
Verbal  
By telephone

LOCATION 12-14 Bramhall Place OWNER Ed 4-3237  
2. H. Coneras, 86 Morning Street TEL. 2-3261  
MADE BY Arnold Geller (Geller Electric Co.)

ADDRESS 39 Chamberlain Avenue

PRESENT USE OF BUILDING Repair Garage NO. STORIES 1

LAST USE OF BUILDING Same CLASS OF CONSTRUCTION 2nd

REMARKS

INQUIRY 1- Can use of this building be changed from that of a repair garage to headquarters and storage in connection with an electrical contracting business (Retail Business and service)? Provision to be made for storage of one motor vehicle (truck)

Answer given to Mr. Geller

ANSWER 1- New use is allowable in the B-2 zone, but a permit for change of use is required and a certificate of occupancy must be secured before new use is established. Area where motor vehicles are to be kept must be separated from rest of building by partitions of at least one-hour fire resistance.

DATE OF REPLY 8/2/57

REPLY BY A. J. Sears



# APPLICATION FOR PERMIT

PERMIT ISSUED  
1174

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

Portland, Maine, October 30, 1941

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 6-8 Bramhall Place  
Owner Chipman Corporation Within Fire Limits? yes Dist. No. 2  
Contractor's name and address Bramhall Garage Telephone 3-5961  
Contractor's name and address Samuel Aceto & Co., 40 Preble St. Telephone 3-5961  
Architect \_\_\_\_\_ Plans filed no No. of sheets \_\_\_\_\_  
Proposed use of building Garage No. families \_\_\_\_\_  
Other buildings on same lot \_\_\_\_\_

Estimated cost \$ 50. Fee \$ 50  
Description of Present Building to be Altered  
Material brick No. stories 1 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
Last use Garage No. families \_\_\_\_\_

General Description of New Work  
To change window to <sup>3'</sup> door in front of building - existing stone lintel

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  
REQUIREMENT IS WAIVED

Is any plumbing work involved in this work? \_\_\_\_\_  
Is any electrical work involved in this work? \_\_\_\_\_  
Size, front \_\_\_\_\_ depth \_\_\_\_\_ No. stories \_\_\_\_\_ Height average grade to top of plate \_\_\_\_\_  
To be erected on solid or filled land? \_\_\_\_\_ Height average grade to highest point of roof \_\_\_\_\_  
Material of foundation \_\_\_\_\_ earth or rock? \_\_\_\_\_  
Material of underpinning \_\_\_\_\_ Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_ cellar \_\_\_\_\_  
Kind of roof \_\_\_\_\_ Rise per foot \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_  
No. of chimneys \_\_\_\_\_ Material of chimneys \_\_\_\_\_ Roof covering \_\_\_\_\_  
Kind of heat \_\_\_\_\_ of lining \_\_\_\_\_  
Framing lumber—Kind \_\_\_\_\_ Type of fuel \_\_\_\_\_ Is gas fitting involved? \_\_\_\_\_  
Corner posts \_\_\_\_\_ Sills \_\_\_\_\_ Girt or ledger board? \_\_\_\_\_ Size \_\_\_\_\_  
Material columns under girders \_\_\_\_\_ 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 \_\_\_\_\_ 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  
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 owner Samuel Aceto & Co.  
By Samuel Aceto & Co.  
By Samuel Aceto & Co.

ORIGINAL



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

PERMIT ISSUED 02233

10 1954

Portland, Maine, Dec. 10, 1954

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 12 Bramhall Place Use of Building repair shop No. Stories 1 New Building Existing "
Name and address of owner of appliance Clipman Corp., 102 Masonic Building, 111 Cornhill St.
Installer's name and address E. N. Cunningham Co., 303 Cumberland Ave., Telephone 2-9071

General Description of Work

To install steam heating system (replacement)

IF HEATER, OR POWER BOILER

Location of appliance basement Any burnable material in floor surface or beneath? no
If so, how protected? Kind of fuel? coal
Minimum distance to burnable material, from top of appliance or casing top of furnace
From top of smoke pipe From front of appliance From sides or back of appliance
Size of chimney flue 9x12 Other connections to same flue none
If gas fired, how vented? Rated maximum demand per hour
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? yes

IF OIL BURNER

Name and type of burner Labelled by underwriter's laboratories?
Will operator be always in attendance? Does oil supply line feed from top or bottom of tank?
Type of floor beneath burner Size of vent pipe
Location of oil storage Number and capacity of tanks
Low water shut off Make No.
Will all tanks be more than five feet from any flame? How many tanks enclosed?
Total capacity of any existing storage tanks for furnace burners

IF COOKING APPLIANCE

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

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

No combustible material

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

APPROVED: 12.10.54 [Signature]

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

E. N. Cunningham Co.

Signature of Installer by: [Signature]

INSPECTION COPY

File: C-36-197-I

August 27, 1937

Mr. Oscar Peterson, Mgr.  
Bramhall Garage  
12-14 Bramhall Place  
Portland, Maine

Dear Sir:

It appears that you are making repairs to the metal work and bodies of motor vehicles in the garage at 12-14 Bramhall Place which are proving exceedingly noisy.

Under the zoning law adopted by the people of the City of Portland at a referendum election in 1926, the garage is located in a Limited Business Zone, where, if the garage had not been existing at the time of the adoption of the law, it could not be conducted legally. Such a use existing at the time of the adoption of the law is allowed to continue, but this noisy feature of the work seems to have been a development of the past few years.

The Zoning Law provides that no premises shall be used for any use injurious, noxious or offensive to a neighborhood by reason of the emission of odor, fumes, dust, smoke, vibration or noise. Under this section of the law I believe that the noise producing work which you are doing is in violation of the law.

No person is desirous of interfering with your means of getting a livelihood. Perhaps the objectionable features may be removed, if you will be careful to perform this noisy work at such hours and such days that people will be least likely to be disturbed; also to close all windows and doors in the garage when such work is underway. If closing windows and doors interferes with ventilation of the building, perhaps some mechanical means can be provided. I suggest that you adopt such measures at once and thus avoid invoking the Zoning Law to secure reasonable quiet in the neighborhood.

Very truly yours,

McD/H

Inspector of Buildings

CC: Mrs. Bernard B. Tibbetts  
812 Congress St.

(B) LIMITED BUSINESS ZONE

Complaint No. C-56-197



CITY OF PORTLAND, MAINE  
DEPARTMENT OF BUILDING INSPECTION

COMPLAINT

Date received October 21, 1926

Ward 7

Location 12-14 Bramhall Place

Owner's name and address Chipman Corporation, 57 1/2 Congress Street Telephone \_\_\_\_\_

Tenant's name and address Bramhall Garage, Oscar Peterson, Mgr. Telephone \_\_\_\_\_

Use of building Garage

General Description

Hammering of repair work on automobile objectionable to neighborhood.  
*Hammering is evidently on motor vehicle body repair work which has probably started since Zoning Law was adopted.*

Complainant's name and address B. Mrs. Berhard Tibbatts, 812 Congress St. Telephone \_\_\_\_\_

Conditions found \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Action taken \_\_\_\_\_  
\_\_\_\_\_

INSPECTION COPY

(B) LIMITED BUSINESS ZONE

Ward 7 Complaint No. C-36197  
Location 12-14 Bramhall Place  
Date Received 10/21/36  
Date Disposed of 3/28/38

NOTES

They say they do not mind it particularly if he would keep his doors closed when he is doing this work. A number of nurses from hospital sleep during the day.

8/26/37 - Mrs. Tibbitts no longer required to write letters and

8/27/37 - Mrs. Tibbitts - no longer

10/5/37 - Mrs. Tibbitts called today. There is still a lot of painting and noise from the garage and Mrs. Tibbitts still leaves the door open. O.K.

3/28/38 - Letters and



C-36-197-1

12-14  
Bramhall Place

March 28, 1938

Mrs. Bernard B. Tibbetts,  
812 Congress Street,  
Portland, Maine

Dear Mrs. Tibbetts:

I have talked over the problem of the Bramhall Garage at 12-14 Bramhall Place with Corporation Counsel Payson. He is quite doubtful if this question of noise can be adequately settled under the zoning Ordinance. His reasoning is that the garage was an established one when the Zoning Law was adopted and therefore may continue under the Zoning Law; that, even though the noisy process has been started since the Zoning Law was adopted, it would be practically impossible to establish that the use of the building had changed. It would be necessary to prove that the use of the building had been changed to get any kind of adjustment under the zoning Law.

On this basis my letter of August 27th to Mr. Peterson, Manager of the garage, was probably in error, and I believe the only way that you can seek a remedy for the situation is by means of a suit against the tenant or the owner for maintaining a private nuisance.

I am sorry that we are not able to solve the problem for you.

Very truly yours,

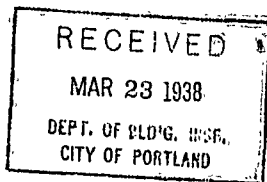
WMacD/H

Inspector of Buildings

812 Congress St.,  
Portland, Maine

March, 21, 1938

Mr. Warren McDonald,  
Inspector of Buildings,  
City Hall,  
Portland, Maine



Dear Mr. McDonald:

Please do what you can to stop metal work  
(hammering) of Mr. Peterson in Bramhall Garage. There has  
been no surcease, in spite of your previous effort. Contin-  
uing intermittently until winter set in, and we were shut in.  
And resumed last weekend yesterday (Sunday), with the first  
breath of spring, when windows and doors opened.

If necessary, can secure affidavits from  
residents who have been driven from the building by the noise.

Thanking you for your attention, I remain,

Very truly yours,

*Mrs. Bernard B. Tibbets*

Mrs. Bernard B. Tibbets



# APPLICATION FOR PERMIT

PERMIT ISSUED  
Permit No. 1255  
APR 17 1929

Class of Building or Type of Structure Gasoline Installation

Portland, Maine, April 5, 1929

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 6-8 Bramhall Place (12-14) Ward 7 Within Fire Limits? Yes Dist. No. 2  
Owner's or Lessee's name and address Bramhall Garage, 6-8 Bramhall Place Telephone \_\_\_\_\_  
Contractor's name and address Standard Oil Co. of N. Y. 48 Main St. So. Port Telephone F 7700  
Architect's name and address \_\_\_\_\_ No. families \_\_\_\_\_  
Proposed use of building \_\_\_\_\_  
Other buildings on same lot \_\_\_\_\_

### Description of Present Building to Be Altered

Material \_\_\_\_\_ No. stories \_\_\_\_\_ Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
Last use \_\_\_\_\_ No. families \_\_\_\_\_

### General Description of New Work

To install one 300 gallon tank and one five gallon pump for gasoline  
Additional installation. Tank to be buried underground. Public use

CERTIFICATE OF OCCUPANCY  
REQUIREMENT IS WAIVED.  
NOTIFICATION BEFORE LATHING  
OR CLOSING-IN IS WAIVED.

### Storage applied for

### 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? 1 No. sheets \_\_\_\_\_ Fee \$ .75  
Estimated cost \$ 150.  
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  
INSPECTOR  
Oliver P. Sanborn  
CHIEF OF FIRE DEPT.

Signature of owner By Standard Oil Co. of N. Y.  
By E. J. Wash.

Bramhall Garage



Location, ownership and detail must be correct, complete and legible. Separate application required for every building. Plans must be filed with this application.

## Application for Permit to Build

(1st and 2nd CLASS BUILDING)

Portland, Me., Oct. 7, 1919

To THE INSPECTOR OF BUILDINGS:

The undersigned hereby applies for a permit to build, according to the following

Specifications:

Location, No. 3 Bramhall Place. (12-14) Wd. 7  
 Name of owner is? Lyman B. Chipman. Address, 574 Congress Street.  
 Name of mechanic is? F. W. Cunningham & Sons. " 450 Congress Street.  
 Name of architect is? " " "  
 Material of building? Stone & Brick. 1st or 2d class?  
 Building to be occupied for? Service Station. No. of Stores?  
 How many families?  
 How near the line of the street?  
 Will the building be erected on solid or filled land? Solid. If in block, how many?  
 Size of lot, No. of feet front? 44 Ft. feet rear? 44 Ft. feet deep? 56 Ft.  
 Size of building, No. of feet front? 44 Ft. No. of feet rear? 44 Ft. No. of feet deep? 56 Ft.  
 No. of stories in height, above basement? 1. No. of feet in height from sidewalk to highest point of roof?  
 Material of foundation? Stone. If concrete, submit specifications.  
 Will foundation be laid on earth, rock or piles? Earth.  
 Length of piles? Wood or concrete piles?  
 Number of rows?  
 Distance on centres?  
 Diameter top? Bottom?  
 Capped with stone or concrete?  
 Piles cut off at what grade? Grade of basement?  
 External walls, } thickness { 1st, 2d, 3d, 4th, 5th, 6th, 7th, 8th, 9th,  
 Party walls, } 1st, 2d, 3d, 4th, 5th, 6th, 7th, 8th, 9th,  
 Are the walls solid or vaulted? Solid. Material? Brick.  
 What will be the materials of front?  
 Will the roof be flat, pitch, mansard or hip? Flat. Material of roofing? Concrete.  
 What will be the material of cornice?  
 What will be means of access to roof?  
 Are there any hoiseways or elevators? How protected?  
 How is building heated? Steam. Thickness of shell of flue? Tile line.  
 Fire stops provided? Method of fire stops?  
 Means of extinguishing fire? Fire Extinguishers.  
 Stairways enclosed in brick walls? Thickness of such walls?  
 Means of egress? One large door.

If the building is to be occupied as a Tenement House, give the following particulars:

Height of cellar? Height of basement?  
 Height of first story, second, third, fourth,  
 fifth, sixth, seventh, eighth, ninth, tenth,  
 Is the cellar or the basement to be occupied for habitation?  
 Distance from surrounding buildings? front, side, rear,  
 If there is a building already erected on the front or rear of lot, give height?  
 State how many ways of egress are to be provided,  
 Style of egress? Inside stairs or outside fire escapes, or both?  
 Will the building comply with the requirements of statutes?

Estimated Cost,  
 \$ 5,500.

Signature of owner or authorized representative,

*F. W. Cunningham & Sons*

Address, 430 Congress St. Portland, Me.

Plans submitted? Received by?

Plans must be submitted in duplicate, one set to be filed with the Department and the duplicate set thereof (bearing the approval of the Inspector of Buildings) shall be kept on the work and exhibited on demand to any Building Inspector of the City of Portland

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK.