

46 BRANFALL STREET



SHAW-WALKER

Full cut # 920R Half cut # 9202R
Full cut # 9203R Half cut # 9203R

KAINE PRINTING CO., PORTLAND

CITY OF PORTLAND
HEALTH DEPARTMENT
HOUSING DIVISION



Loc. 46 371 WALL ST.
Loc w/i S
Bldg X Fire X Elec X Other
Issued June 5, 1957
Expires July 5, 1957

Mrs. Hazel Murphy,
25 Green St.,
Bath, Maine

Dear Sir:

On June 24, 1957 an examination was made of the premises located at 46 Bramhall St., Portland, Maine

Non-compliance with the ordinances relating to housing conditions was found as detailed below.

In accordance with the provisions of the above ordinance, you are hereby ordered to correct these defects according to specifications within the time limits allowed. Failure to comply with this notice will necessitate legal action.

Some repairs or improvements required will necessitate permits which are to be obtained from the Building Inspector, Health, Fire or other City Departments. These must be obtained before the work is started.

If any additional information is desired, visit or telephone the Housing Supervisor at this Office, telephone 4-1431, extension 226. Kindly notify this office as soon as all corrections have been completed.

Very truly yours,
Edward W. Colby, M.D.
Health Director

By _____
Housing Supervisor

VIOLATIONS & SPECIFICATIONS

Responsibility of Owner or Agent ** Responsibility of Occupant

68

STRUCTURAL DEFECTS

Repair or replace the loose, worn, dilapidated and hazardous parts of the structure as follows:

- a) Repair or replace the missing bricks and point up the loose joints on the foundation at the front of the collar.
- b) Repair or replace the loose, worn, dilapidated and hazardous treads on the collar stairway.
- c) Repair, replace or demolish the fence.

69

ELECTRICAL DEFECTS

Check and have repaired all defective electric wiring and electrical equipment throughout the structure as follows:

- a) Install convenience outlets in all the rooms when there is a dangerous excessive use of extension cords. Particular attention is directed to the living room and bedroom on the first floor front apartment.

70

PLUMBING

Check and have repaired all defective plumbing and plumbing fixtures throughout the structure.

- a) Install a flush toilet conveniently located on the second floor that may be shared by the occupants on the second floor, providing however, that the occupants who must share do not have to pass through another dwelling unit in order to gain access to the proposed flush.

The above mentioned conditions are in violation of the City Ordinance "Minimum Standards for Certified Occupancy" and must be corrected on or before July 5, 1957.



**(A) APARTMENT HOUSE ZONE
APPLICATION FOR PERMIT**

RECEIVED
01611
JUL 10 1947

Class of Building or Type of Structure Apartment House
Portland, Maine, July 9, 1947

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair demolish or install the following building structure or 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 16 Fremhall Street Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Mrs. Nora Haney, 16 Fremhall Street Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address A. H. Nelson & Sons, Scarborough, Maine RFD #1 Telephone _____
 Architect _____ Specifications _____ Plans _____ No. of sheets _____
 Proposed use of building Dwelling house No. families 1
 Last use _____ No. families 1
 Material wood No. stories 1 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot none Fee \$ 1.00
 Estimated cost \$ 150

General Description of New Work

To close up existing kitchen window and cut new one in new location.
 This is to provide light over sink.

**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.

Details of New Work

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

If a Garage

No. cars now accommodated on same lot _____, to be accommodated _____ number commercial cars _____ 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 the e be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed: yes _____

APPROVED: _____

Signature of owner by: Mrs. Nora Haney
A. H. Nelson & Sons

INSPECTION COPY



APPLICATION FOR PERMIT
 Class of Building or Type of Structure _____

PERMIT ISSUED
 Permit No. 925

APR 24 1941

Portland, Maine, _____

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 46 Bramhall Street Within Fire Limits? yes Dist. No. 3
 Owner's or Lessee's name and address Mrs. Nora Haney, 46 Bramhall St. Telephone _____
 Contractor's name and address Kendall Woods, 46 Bramhall St. Telephone _____
 Architect _____ Plans filed no No. of sheets _____
 Proposed use of building Dwelling ~~House~~ No. families 1
 Other buildings on same lot none
 Estimated cost \$ 150 Fee \$.75

Description of Present Building to be Altered

Material wood No. stories 1 1/2 Heat _____ Style of roof pitch Roofing Asphalt
 Last use Dwelling ~~House~~ No. families _____

General Description of New Work

To build 8' dormer on south side of roof (10' from lot line) and a 8' dormer on north side of roof, to square up ceiling of an existing room

Obtained conditionally 4/21/41

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

Details of New Work

Is any plumbing work involved in this work? _____
 Is any electrical work involved in this work? _____ Height average grade to top of plate _____
 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 _____ cellar _____
 Material of underpinning _____ Height _____ Thickness _____
 Kind of roof pitch (on one 6' shed (on one 6' use per foot 5" Roof covering Asphalt roofing Class C Und. Lab.
 No. of chimneys _____ Material of chimneys _____ of lining _____
 Kind of heat _____ Type of fuel _____ Is gas fitting involved? _____
 Framing lumber—Kind _____ Dressed or full size? _____
 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 pitch shed 2x4 2x4
 On centers: 1st floor _____, 2nd _____, 3rd _____, roof 16" 16"
 Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof 8'

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
 Shall there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? no

Signature of owner Mrs. Nora Haney
 By Kendall Woods

COPY

92/187

Permit No. 41/526
 Location 46 Bramhall St
 Owner Miss Nina Hennig
 Date of permit 4/24/41
 Notif. closing-in
 Inspn. closing-in
 Final Notif.
 Final Inspn. 6/4/41
 Cert. of Occupancy issued None

NOTES
 Assumed record 119.24
 5/5/41 - Down on north side
 side framed - 27.8
 6/9/41 - 11' x 14' hole
 11' x 14'

No.	Date	Description of Work	Inspector	Remarks
1	4/24/41	Permit issued		
2	6/4/41	Final inspection		
3	6/9/41	11' x 14' hole		
4	5/5/41	Down on north side		
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Rept. 3218C-1

April 24, 1941

44

Mr. Kendall Woods,
46 Bramhall Street,
Portland, Maine

Dear Sir:

Enclosed is the building permit covering alterations in the building of Mrs. Nora Haney at 46 Bramhall Street, the appeal under the Zoning Ordinance relating to the closeness of the dormer on the north side of the roof to the northerly property line having been sustained conditionally by the Municipal Officers on April 11, 1941.

The condition of sustaining the appeal is that all terms of the Building Code be complied with and that gutters, conductor pipes and all other necessary appurtenances be provided so that water from the roof of the proposed dormer will be properly disposed of in such a way that it will not under any circumstances run upon the adjoining property or so as to do damage to this or any other building.

The owner by the acceptance of this permit is bound by these conditions and I trust they will be observed.

In talking with Mrs. Haney I find out that this probably is ^{not} truly a rooming house. She says that there is merely her own apartment in the building and that two or three rooms are rented without the privilege of cooking in these rooms. Under those circumstances we have changed the application to read that the last use was a single family dwelling and the proposed use as a single family dwelling.

According to the application one of the corners is to have a shed roof with a pitch of five inches to the foot and the rafters are to be 2x4, 16" on centers on an eight foot span. This arrangement just barely works out all right for 2x4's. If it should turn out that the span of the rafters is to be more than eight feet or if the pitch of the roof is any more flat than five inches to the foot shown on the application, then heavier rafters should be used.

Very truly yours,

Inspector of Buildings

WJH/H

CC: Mrs. Nora Haney
46 Bramhall Street



*Sustained
conditionally*

4/21/41

4/23

Appeal to the Municipal Officers to Change the Decision of the
Inspector of Buildings Relating to the Property Owned
by Mrs. Nora Haney at 46 Bramhall Street

April 14, 19 41

To the Municipal Officers:

Your appellant, Mrs. Nora Haney

who is the owner of property at 46 Bramhall Street

respectfully petitions the Municipal Officers of the City of Portland to change the decision of the Inspector of Buildings relating to this property, as provided by Section 13, Paragraph c, of the Zoning Ordinance, on the ground that the enforcement of the ordinance in this case involves unnecessary hardship and because relief may be granted without substantially derogating from the intent and purpose of the Zoning Ordinance.

The decision of the Inspector of Buildings denies a permit to construct a dormer window on the northerly side of the roof because the face of the dormer would be closer to the side property line than ordinarily permitted in the Apartment House Zone where the property is located.

The reasons for the appeal are as follows: The appellant desires this dormer to square off the existing bedroom on the third floor and to provide more light and air. It is the appellant's belief that the location of the proposed dormer would not interfere with light and air of or increase fire hazard to the neighboring property.

notice to Freda M. Reed, 130 Pine for 46 Bramhall.

4/23
PUBLIC HEARING ON THE APPEAL UNDER THE ZONING ORDINANCE OF MRS. NORA HANEX
AT 46 BRAMHALL STREET

April 18, 1941

A public hearing on the above appeal was held before the Committee on Zoning and Building Ordinance Appeals today. Present for the city were Councillors Berry, Libby and Ward and the Inspector of Buildings.

Kendall Woods, contractor for the appellant owner, was present in support of the appeal and there were no opponents present.

Warren McDonald

approval 4/21/61

that the appeal under the Zoning Ordinance of Mrs. Nora Haney at 46 Bramhall Street, relating to the construction of a dormer window on the northerly side of the roof of the building there with the new work closed to the side property line than ordinarily permitted in the Apartment House Zone where the property is located, be sustained conditionally and that a building permit be granted to said appellant subject to full compliance with all terms of the Building Code, and subject to the condition that gutters, conductor pipes and all other necessary appurtenances be provided so that water from the roof of the proposed dormer will be properly disposed of in such a way that it will not under any circumstances run upon the adjoining property or so as to do damage to this or any other building;

BECAUSE enforcement of the Ordinance in this specific case would needlessly prevent improvement of the building; and desirable relief may be granted without substantially derogating from the intent and purpose of the Ordinance in that the proposed dormer would not decrease light and air or increase fire hazard to the neighboring property.

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Resolution of Committee on Appeal of Mrs. Nora Dr. ley at 48 Bramhall Street

4/1/23

Chairman Martin.....
Edward Berry.....	Yes.....
Dr. Leighton.....
Herman Libby.....	Yes.....
William J. Ward.....	Yes.....

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Mrs. Mary Stevey,
46 Bramhall Street,
Portland, Maine

Room 21, City Hall
April 16, 1941

Dear Madam:

The Committee on Zoning and Building Ordinance Appeals of the Municipal Officers will hold a public hearing at the Council Chamber, City Hall, on Friday, April 18, 1941 at four-thirty o'clock in the afternoon upon your appeal under the zoning ordinance relating to the construction of a dormer window on the north side of your building at 46 Bramhall Street closer to the side property line than ordinarily permitted by the precise terms of the ordinance.

Please be present or be represented at this hearing in support of your appeal.

CO: Mr. Kendall Woods
48 Bramhall Street

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS

Harry E. Martin, Chairman

Room 21, City Hall
April 15, 1941

To Whom It May Concern:

The Committee on Zoning and Building Ordinance Appeals of the Municipal Officers will hold a public hearing at the Council Chamber, City Hall, on Friday, April 15, 1941 at four-thirty o'clock in the afternoon upon the appeal under the zoning Ordinance of Mrs. Nor. Flary at 46 Bramhall Street, relating to the construction of a dormer window on the northerly side of her building there.

The Inspector of Buildings was unable to issue the building permit to cover construction of this dormer window which is proposed about eight feet long, because the proposed new work would be closer to the side property line than ordinarily allowed in the apartment house zone where the property is located. The face of the dormer is proposed in the same plane as the outside wall of the existing dwelling which has existed in the same place as the outside wall for many years. The distance from the property line to the new work would be about three feet in a situation where the ordinance requires that there be at least five feet in required by the precise terms of the ordinance.

All persons interested either for or against this appeal will be heard at the above time and place.

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS
Harry E. Martin, Chairman

CC- Freda M. Reed,
150 Pine Street