

DATE: May 14, 1970

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF Philip Maxfield, Jr.
AT 317-323 Brackett Street, Portland, Maine

Public Hearing on the above appeal was held before the Board of Appeals.

BOARD OF APPEALS

Franklin G. Hinckley
Ralph L. Young
Harry M. Schwartz

YES	VOTE	NO
(x)		()
(x)		()
(x)		()

Record of Hearing

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

May 4, 1970

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine on Thursday, May 14, 1970 at 4:00 p.m. to hear the appeal of Philip Maxfield, Jr. requesting an exception to the Zoning Ordinance to permit changing the use from apartment house to office building for four (4) doctors' offices at 317-323 Brackett Street.

This permit is presently not issuable under the Zoning Ordinance because the proposed use is not allowable under the Ordinance unless authorized by the Board of Appeals as provided by Section 602.7A.7c applying to the R-6 Residence Zone in which the property is located.

This appeal is taken under Section 24 of the Zoning Ordinance which provides that such permit may be granted only if the Board of Appeals finds that such use of the premises will not adversely affect property in the same zone or neighborhood and will not be contrary to the intent and purpose of the Zoning Ordinance.

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

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

PERMIT ISSUED
1199
OCT 7 1970



APPLICATION FOR PERMIT

Class of Building or Type of Structure _____
Portland, Maine, Oct. 6, 1970

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

Location 321 Brackett St. Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Alfonso Telfeian, 321 Brackett St. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Tanguay Co., P.O. Box 277, Raymond, Me. Telephone 655-3561
 Architect _____ Specifications _____ Plans yes No. of sheets 1
 Proposed use of building 4 doctors' offices (apt. on third floor ~~EXISTING~~) No. families 1
2 doctors' office and 2 apt. No. families 5
 Last use _____ No. stories 3 Heat _____ Style of roof _____ Roofing _____
 Material Frame _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____ Fee \$ 9.00
 Estimated cost \$ 3,000.

General Description of New Work

To make alterations as per plan on second floor only (2 doctors offices existing on first floor) to provide 2 doctors' offices

appeal sustained 5/17/70

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** contractor

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 _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
 Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
 On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
 Maximum span: 1st floor _____, 2nd _____, 3rd _____, height? _____
 If one story building with masonry walls, thickness of walls? _____

If a Garage

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

Miscellaneous

Will work require disturbing of any tree on a public street? _____
 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:

Zoning Officer E.S.B.
B Code Officer E.S.B.
10/7/70

Tanguay Company

CS 201

INSPECTION COPY

Signature of owner

By: Norman L. Tanguay mdel

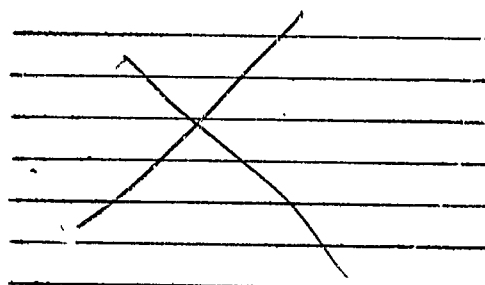
NOTES

3-31-71 Bldg.
 occupied.
 2 Dr offices 1st floor
 1 Dr office for
 2 dr. 2nd floor
 3rd floor vacant.

Handrails needed
 on winders. *EA*

4-21-71 Same
 phoned Mrs *EA*

7-21-71 Same *EA*



Permit No. 20/ 1199
 Location 321 Franklin St
 Owner *Alfonse St. O'Brien*
 Date of Permit 10/7/70
 Notif. closing-in
 Inspn. closing-in
 Final Notif.
 Final Inspn.
 Cert. of Occupancy Issued
 Staking Out Notice
 Form Check Notice

RG RESIDENCE ZONE



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, April 13, 1970

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 321 Brackett St. Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Philip Maxfield Jr. 321 Brackett St. Telephone 775-0817
 Lessee's name and address _____ Telephone _____
 Contractor's name and address not list Telephone _____
 Architect _____ Specifications _____ Plans yes No. of sheets 1
 Proposed use of building (4) Doctor's Offices No. families _____
 Last use Apartment Building No. families 5
 Material frame No. stories 3 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ _____ Fee \$ _____

General Description of New Work

TO CHANGE USE OF BUILDING FROM 5-FAMILY APARTMENT BUILDING TO (4) DOCTOR'S OFFICES WITH ALTERATIONS AS PER PLANS

This application is preliminary to get settled the question of zoning appeal. In event the appeal is sustained the applicant will furnish complete information estimated cost and pay legal fee.

Appeal sustained 5/14/70

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 _____
 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? _____

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

Philip Maxfield Jr.

INSPECTION COPY

Signature of owner

Philip S. Maxfield Jr.

7m

317-323 Brackett St.

April 22, 1970

Philip Maxfield, Jr.
321 Brackett Street

cc to: Turner Barker Realty, Inc.
c/o George Crockett
482 Congress Street
cc to: Corporation Counsel

Dear Mr. Maxfield:

Building permit and a certificate of occupancy for changing use of apartment building at the above named location from 5 families to office building for doctors, with 2 offices on first and 2 on the second, are not issuable under the zoning Ordinance because the proposed use is not allowable under the Zoning Ordinance unless authorized by the Board of Appeals as provided by Section 602.7A.7.c thereof applying to the R-6 Resident zone in which the property is located.

We understand that you would like to exercise your appeal rights in this matter. Accordingly you or your authorized representative should come to this office in Room 113, City Hall to file the appeal on forms which are available here. A fee of \$15.00 for a conditional use appeal shall be paid at this office at the time the appeal is filed.

Very truly yours,

A. Allan Soule
Assistant Director Building Inspection
Department

AAS:W

321 Brackett St.

October 7, 1970

Tanguay Company
P. O. Box 277,
Raymond, Maine

cc to: Alfonso Telfeian, 321 Brackett St.

Gentlemen:

Permit is issued herewith to make alterations as per plan on second floor only, to provide 2 doctors offices, subject to the following Building Code requirements:

1. Section 5044.5.2 requires that there be two means of egress from the second floor. Plan submitted with the original application show two means of egress while the plans on which this permit is issued shows only one.
2. Hand rails are required on all stairs leading to means of egress.
3. Section 402.5.4.5 specifies that there be no closets located beneath stairs or landings.
4. Exit doors shall be equipped with vestibule latchesets as per Section 402.5.2.3b.
5. Unless there are operable windows in the rooms, mechanical ventilation is required.

Very truly yours,

Earle S. Smith
Plan Examiner II

ENS:m

CITY OF PORTLAND, MAINE

Application for Permit to Install Wires

Permit No. 56158
 Issued .. 7/27/20
 Portland, Maine July 24, 1920

To the City Electrician, Portland, Maine:

The undersigned hereby applies for a permit to install wires for the purpose of conducting electric current, in accordance with the laws of Maine, the Electrical Ordinance of the City of Portland, and the following specifications:

(This form must be completely filled out — Minimum Fee \$1.00)

Owner's Name and Address Dr. A. Telfaian 321 Brackett Tel.
 Contractor's Name and Address Caron & Waltz So. Portland Tel. 799-2228
 Location 321 Brackett Street Use of Building Prof. Offices
 Number of Families Apartments Stores Number of Stories
 Description of Wiring: New Work Additions Alterations XX
 Addition of lighting and receptacles with service split
 Pipe Cable XX Metal Molding BX Cable Plug Molding (No. of feet)
 No. Light Outlets 22 Plugs 19 Light Circuits Plug Circuits
 FIXTURES: No. 22 Fluor. or Strip Lighting (No feet)
 SERVICE: Pipe Cable XX Underground No. of Wires Size Parallel Drops
 METERS: Relocated 1 Added 3 Total No. Meters 4
 MOTORS: Number Phase H. P. Amps Volts Starter
 HEATING UNITS: Domestic (Oil) No. Motors Phase H.P.
 Commercial (Oil) No. Motors Phase H.P.
 Electric Heat (No. of Rooms)
 APPLIANCES: No. Ranges 1 Watts Brand Feeds (Size and No.) 6/3
 Elec. Heaters Watts
 Miscellaneous Watts Extra Cabinets or Panels
 Transformers Air Conditioners (No. Units) Signs (No. Units)
 Will commence 19..... Ready to cover in 19..... Inspection 19..... Will Call
 Amount of Fee \$ 14.50 Signed Fred Garrett

DO NOT WRITE BELOW THIS LINE

SERVICE METER GROUND
 VISITS: 1 2 3 4 5 6
 7 8 9 10 11 12

REMARKS:

INSPECTED BY F. W. Huber
 (OVER)

LOCATION *Brackett St. 321*
 INSPECTION DATE *8/31/70*
 WORK COMPLETED *8/31/70*
 TOTAL NO. INSPECTIONS
 REMARKS:

FEE SCHEDULE FOR WIRING PERMITS EFFECTIVE JULY 31, 1969

WIRING		
1 to 30 Outlets		\$ 2.00
31 to 60 Outlets		3.00
Over 60 Outlets, each Outlet05
(Each twelve feet or fraction thereof of fluorescent lighting or any type of plug molding will be classed as one outlet).		
SERVICES		
Single Phase		2.00
Three Phase		4.00
MOTORS		
Not exceeding 50 H.P.		3.00
Over 50 H.P.		4.00
HEATING UNITS		
Domestic (Oil)		2.00
Commercial (Oil)		4.00
Electric Heat (Each Room)75
APPLIANCES		
Ranges, Cooking Tops, Ovens, Water Heaters, Disposals, Built-in Dishwashers, Dryers, and any permanent built-in appliance -- each unit		1.50
MISCELLANEOUS		
Temporary Service, Single Phase		1.00
Temporary Service, Three Phase		2.00
Circuses, Carnivals, Fairs, etc.		10.00
Meters, relocate		1.00
Distribution Cabinet or Panel, per unit		1.00
Transformers, per unit		2.00
Air Conditioners, per unit		2.00
Signs, per unit		2.00
ADDITIONS		
5 Outlets, or less		1.00
Over 5 Outlets, Regular Wiring Rates		

CITY OF PORTLAND, MAINE

Application for Permit to Install Wires

Permit No. 56135
 Issued 7-20-70

Portland, Maine July 20, 1970

To the City Electrician, Portland, Maine:

The undersigned hereby applies for a permit to install wires for the purpose of conducting electric current, in accordance with the laws of Maine, the Electrical Ordinance of the City of Portland, and the following specifications:

(This form must be completely filled out — Minimum Fee \$1.00)

Owner's Name and Address Dr. A. Telfeian 114 Stroudwater Tel.
 Contractor's Name and Address Caron & Waltz, Inc. S. P. Tel. 790-2228
 Location 321 Brackett Street Use of Building Dr.'s Offices
 Number of Families Apartments Stores Number of Stories
 Description of Wiring: New Work Additions Alterations
Electric Heat Installation
 Pipe Cable Metal Molding BX Cable Plug Molding (No. of feet)
 No. Light Outlets Plugs Light Circuits Plug Circuits
 FIXTURES: No. Fluor. or Strip Lighting (No. feet)
 SERVICE: Pipe Cable Underground No. of Wires Size
 METERS: Relocated Added Total No. Meters
 MOTORS: Number Phase H. P. Amps Volts Starter
 HEATING UNITS: Domestic (Oil) No. Motors Phase H.P.
 Commercial (Oil) No. Motors Phase H.P.
 Electric Heat (No. of Rooms) 14
 APPLIANCES: No. Ranges Watts Brand Feeds (Size and No.)
 Elec. Heaters Watts
 Miscellaneous Watts Extra Cabinets or Panels
 Transformers Air Conditioners (No. Units) Signs (No. Units)
 Will commence 7/20 19..... Ready to cover in 19..... Inspection 19..... Will Call
 Amount of Fee \$ 10.50

Signed Fred. A. Gove

DO NOT WRITE BELOW THIS LINE

SERVICE	METER	GROUND
1	2	3
4	5	6
7	8	9
10	11	12

REMARKS:

INSPECTED BY J. W. Healy
(OVER)

CP 388

LOCATION Brackett St 321
 INSPECTION DATE 8/31/70
 WORK COMPLETED 5/31/70
 TOTAL NO. INSPECTIONS
 REMARKS:

FEES FOR WIRING PERMITS EFFECTIVE JULY 31, 1968

WIRING

1 to 30 Outlets	\$ 2.00
31 to 60 Outlets	3.00
Over 60 Outlets, each Outlet05
(Each twelve feet or fraction thereof of fluorescent lighting or any type of plug molding will be classed as one outlet).	

SERVICES

Single Phase	2.00
Three Phase	4.00

MOTORS

Not exceeding 50 H.P.	3.00
Over 50 H.P.	4.00

HEATING UNITS

Domestic (Oil)	2.00
Commercial (Oil)	4.00
Electric Heat (Each Room)75

APPLIANCES

Ranges, Cooking Tops, Ovens, Water Heaters, Disposals, Built-in Dishwashers, Dryers, and any permanent built-in appliance -- each unit	1.50
--	------

MISCELLANEOUS

Temporary Service, Single Phase	1.00
Temporary Service, Three Phase	2.00
Circuses, Carnivals, Fairs, etc.	10.00
Meters, relocate	1.00
Distribution Cabinet or Panel, per unit	1.00
Transformers, per unit	2.00
Air Conditioners, per unit	2.00
Signs, per unit	2.00

ADDITIONS

5 Outlets, or less	1.00
Over 5 Outlets, Regular Wiring Rates	

75
 15
 90
 105

PERMIT TO INSTALL PLUMBING

Date Issued **July 23, 1970**
 Portland Plumbing Inspector

By **ERNOLD R. GOODWIN**

App. First Insp.
 Date **7/30/70**
 By **WALTER H. WALLACE**
 DEPUTY PLUMBING INSPECTOR

App. Final Insp.
 Date **8/10/70**
 By **WALTER H. WALLACE**
 DEPUTY PLUMBING INSPECTOR

Type of Bldg.

- Commercial
- Residential
- Single
- Multi Family
- New Construction
- Remodeling

Address _____ PERMIT NUMBER **1578**

Installation For: **321 Brackett St. Office Space**

Owner of Bldg.: _____

Owner's Address: **Mrs. Tolferian**

Plumber: **Martin Cavan** Date: **July 28, 1970**

NEW	REPL		NO	FEE
		SINKS		
*		LAVATORIES	1	
*		TOILETS	1	
*		BATH TUBS	1	
		SHOWERS		
		DRAINS FLOOR SURFACE		
		HOT WATER TANKS		
		TANKLESS WATER HEATERS		
		GARBAGE DISPOSALS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS		
		AUTOMATIC WASHERS		
		DISHWASHERS		
		OTHER		
			TOTAL	4.00

Building and Inspection Services Dept. Plumbing Inspection

PERMIT TO INSTALL PLUMBING

14213

PERMIT NUMBER

Date Approved **7-7-64**

Address **47 Bramhall Street**

PORTLAND PLUMBING INSPECTOR

Installation For: **Philip Simpson**

Owner of Bldg. **Philip Simpson**

Owner's Address: **49 Bramhall Street**

By: **J. P. Welch**

Plumber: **Maynard Waltz**

Date: **7-7-64**

APPROVED FIRST INSPECTION

Date **July 8 64**
 JOSEPH E. WELCH

APPROVED FINAL INSPECTION

Date **July 8 64**
 JOSEPH P. WELCH

CITY PLUMBING INSPECTOR

- COMMERCIAL
- RESIDENTIAL
 - SINGLE
 - MULTI FAMILY
- NEW CONSTRUCTION
- REMODELING

NEW	REPL	PROPOSED INSTALLATIONS	Date: 7-7-64	
			NUMBER	FEE
		SINKS		
		LAVATORIES		
		TOILETS		
		BATH TUBS		
		SHOWERS		
		DRAINS (floor)		
		HOT WATER TANKS	1	\$ 2.00
		TANKLESS WATER HEATERS		
		GARBAGE GRINDERS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS (Conn. to house drain)		

PORTLAND HEALTH DEPT. PLUMBING INSPECTION

TOTAL ► \$ 2.00



APPLICATION FOR PERMIT

PERMIT ISSUED
00536
MAY 27 1960
CITY of PORTLAND

Class of Building or Type of Structure Third Class

PORTLAND, MAINE, May 27, 1960

To the INSPECTOR OF BUILDINGS, Portland, Me.

The undersigned hereby applies for a permit to repair or renew roof covering of the following described building in accordance with the laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 47-49 Bramhall St. Telephone _____

Owner's name and address Philip Simpson, 47 Bramhall St. Telephone _____

Contractor's name and address owner Proposed Apartment House Telephone _____

Use of building—Present Apartment House Type of present roof covering Asphalt

No. of Stories 2 Style of roof _____ No. plies _____

Type and Grade of roofing to be used Asphalt Class C Und.Lab

GENERAL DESCRIPTION OF NEW WORK

~~To cover one-half of roof.~~

To cover roof.

Signature of Owner by: Philip J. Simpson

Fee \$.50
INSPECTION COPY



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

00149

FEB 10 1956

Portland, Maine, February 9, 1956

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 321 Brackett St. Use of Building dwelling No. Stories 2 New Building Existing ""
 Name and address of owner of appliance Elvira Maxfield, 321 Brackett St.
 Installer's name and address Ballard Oil & Equip., 135 Marginal Way Telephone 2-1991

General Description of Work

To install oil burning equipment in connection with existing steam boiler (replacement)

IF HEATER, OR POWER BOILER

Location of appliance Any burnable material in floor surface or beneath?
 If so, how protected? Kind of fuel?
 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 Other connections to same flue
 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?

IF OIL BURNER

Name and type of burner Ballard Labelled by underwriters' laboratories? YES
 Will operator be always in attendance? no Does oil supply line feed from top or bottom of tank? bottom
 Type of floor beneath burner concrete Size of vent pipe 1 1/2"
 Location of oil storage basement Number and capacity of tanks 1-275 existing
 Low water shut off existing Make M&M No. 67
 Will all tanks be more than five feet from any flame? yes How many tanks enclosed? none
 Total capacity of any existing storage tanks for furnace burners none

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

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: Ch. G-10.56 [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

Ballard Oil & Equipment

Signature of Installer

By: [Signature]

617 183 IN MAINE PRINTING CO.

INSPECTION COPY

2-70

A-2

Permit No. 56/149
 Location 321 Brackett St.
 Owner Elvira Mayfield
 Date of permit 2/10/56
 Approved 2.14.56 RMD

NOTES

- 1. Mill Pipe
- 2. Kind of Work
- 3. Kind of Work Plumb
- 4. Burner Make & Sr. No. 6-11
- 5. Name
- 6. Size & Cu. Ft.
- 7. Bush Lin.
- 8. Insulate Control
- 9. Piping Support Location
- 10.
- 11.
- 12.
- 13. Tank Is.
- 14. Oil Gauge
- 15. Instruction
- 16. Low V.

Two sets of horizontal lines for notes, with the top set crossed out by a diagonal line.

INTER-OFFICE CORRESPONDENCE

*Put file
with copy*

CITY OF PORTLAND, MAINE
BUILDING INSPECTOR

*OK.
R. H. F.
3/10/51
plus
alarm
system*

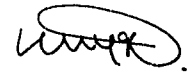
To: Oliver T. Sanborn,
Chief of the Fire Department

May 11, 1951

From: Warren McDonald,
Inspector of Buildings

Subject: Building permit for change of use of the building at 321 Brackett Street

This application for a permit for change of use of the building at 321 Brackett Street, corner of Bramhall Street, is being sent to you to see if you feel that you can approve the existing stairway to the third story which will serve as a means of egress from the apartment to be provided there. There are two details concerning this stairway which do not meet Building Code requirements, namely:-the door directly at the foot of the stairs in second story and the steepness of the run of stairs, which according to the plans have treads only 6½" wide and risers 8½" high. A second means of egress from the third story is being provided by means of a metal fire escape, but these stairs will serve as the entrance to the apartment. Do you feel that you are able to approve such a stairway as a required means of egress?



Inspector of Buildings

AJS/B



APARTMENT HOUSE ZONE

PERMIT ISSUED 00849

MAY 17 1951

CITY OF PORTLAND

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, May 7, 1951

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect ~~and repair~~ and repair 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 321 Brackett Street Within Fire Limits? yes Dist. No. _____
 Owner's name and address Westprom Realty Co., 321 Brackett Street Telephone none
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Megquier & Jones Co., 33 Pearl Street Telephone _____
 Architect _____ Specifications _____ Plans yes No. of sheets 1
 Proposed use of building 4 suites of doctor's offices and 1 apartment No. families 1
 Last use _____ Apartment house _____ No. families 4
 Material wood No. stories 3 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____ Fee \$ 2.00
 Estimated cost \$ 400.

General Description of New Work

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

*I understand not
complete
8/11/53*

Permit issued with Memo

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

Details of New Work

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

If a Garage

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

Miscellaneous

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

APPROVED:

with memo by OJ

Westprom Realty Co.
Megquier & Jones Co.

Signature of owner by: *O.J. Wagner*

INSPECTION COPY

Memorandum from Department of Building Inspection, Portland, Maine

**321 Brackett Street—To erect outside metal fire escape for Westprom Realty Co
by Megquier & Jones Co.,—May 17, 1951**

Building permit for erection of a metal fire escape from the third floor to the ground on the southeasterly side of the building at 321 Brackett Street, corner of Bramhall Street, is issued herewith based on the plan filed with the application for permit but subject to the condition that a moveable bar be provided across the foot of the stairway to prevent any person from inadvertently stepping off the lower step and dropping directly to the ground.

CC: Megquier & Jones Co.,
33 Pearl Street

AJS/B

(Signed) Warren McDonald
Inspector of Buildings



APPLICATION FOR PERMIT

(A) APARTMENT HOUSE ZONE PERMIT 158
00348
MAY 17 1951
CITY OF PORTLAND

Class of Building or Type of Structure Third Class

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE
Portland, Maine, April 18, 1951

The undersigned hereby applies for a permit to ~~erect~~ alter ~~or~~ ~~rebuild~~ ~~or~~ ~~reconstruct~~ the following building structure ~~or~~ ~~structures~~ 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 321 Brackett Street
Owner's name and address Westprom Realty Co., 321 Brackett Street Within Fire Limits? _____ Dist. No. _____
Lessee's name and address _____ Telephone none
Contractor's name and address owners Telephone _____
Architect _____ Telephone _____
Proposed use of building _____ Specifications _____ Plans yes No. of sheets 3
Last use _____ Apartment house No. families 1
Material wood No. stories 3 Heat _____ Style of roof _____ No. families 4
Other buildings on same lot _____ Roofing _____
Estimated cost \$ 1,500.

General Description of New Work

Fee \$ 5.00

To change existing 4-family apartment house to 4 suites of doctor's offices and one apartment. First floor--two suites of offices consisting of two rooms each; second floor--same as first floor; third floor--one apartment. To construct outside metal fire escape on east side of building third floor to ground as per plan.

*Inspection completed
See letter of inquiry 8/11/51*

Permit Issued with Letter 8/11/51
Heat in Fire Dept. 5/11/51
Revised Plans in Fire Dept. 5/15/51
Appeal sustained 5/4/51

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** Westprom Realty Co.

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
Height average grade to top of plate _____ Height average grade to highest point of roof _____
Size, front _____ depth _____ No. stories _____ solid or filled land? _____
Material of foundation _____ Thickness, top _____ bottom _____ earth or rock? _____
Material of underpinning _____ Kind of roof _____ Rise per foot _____ Height _____ cellar _____
No. of chimneys _____ Material of chimneys _____ Roof covering _____ Thickness _____
Framing lumber--Kind _____ of lining _____ Kind of heat _____ fuel _____
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 and flat roof span over 8 feet. _____
Joists and rafters: _____ Max. on centers _____
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 _____
Will automobile repairing be done other than _____
_____ commercial cars to be accommodated _____
_____ building? _____

APPROVED:
with letter of inquiry
Alan T. Shubert
CITY OF PORTLAND

BP 321 Brackett St.
8/25/53 WMcD

August 11, 1953

Grace L. & Albert W. Perkins
321 Brackett St.,

Dear Madam & Sir:

Will you be good enough to communicate with this office before August 25, and let us know about the present and proposed use of the building which you now are reported to own or control at 321 Brackett St.

A former owner, Westprom Realty Co., secured a building permit on May 17, 1951 to change the then existing 4-family apartment house there to four suites of doctor's offices and one apartment—two suites of offices consisting of two rooms each on the first floor and the same on the second floor, the single apartment to be on the third floor. That permit included the construction of an outside metal fire escape on the east side of the building from the third floor to the ground, the construction of the latter having been covered also by a separate building permit. This permit for change of use of the building was only issuable because the Zoning Board of Appeals, after public hearing, granted the right for the business use in the Apartment House Zone on May 4, 1951.

With the application for the permit were filed plans showing some interior alterations and the fire escape; but our record does not show whether or not the interior alterations were made. Our records do show, however, that the fire escape has been constructed. At our last inspection on October 15, 1951, the inspector was unable to get in and the shades were drawn, the building apparently not being occupied.

It is my impression that the building has never been occupied for the doctor's offices—certainly not lawfully because we have never received the required notice of readiness for final inspection and have never issued the required certificate of occupancy for the new use.

When a change of use is granted by successful zoning appeal, the rights to that change expire if the actual change does not become effective within one year of the date of the grant by the Board. Thus, it becomes obvious that the building no longer has any rights under the Zoning Ordinance for use for doctor's offices.

It will be much appreciated if you will tell us all about the situation and what you propose before the above date, so that the matter can be cleared up.

Before this letter was written we tried to contact you by phone, but no one answered.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMcD/B

321 Brackett Street-2

April 20, 1951

Mr. Leon E. Cobb, President
Westprom Realty Company
321 Brackett Street
Portland, Maine

Copy to: Corporation Council

Dear Mr. Cobb:

The building permit to cover change of use of the former single family dwelling house at 321 Brackett Street to use for four suites of doctors' offices in first and second stories and one apartment on the third floor is not issuable under the Zoning Ordinance because the property is located in an Apartment House Zone where, according to Section 8A of the Ordinance, use for doctors' offices is not allowable.

You have indicated your desire to seek an exception from the Board of Appeals; so, there is enclosed an outline of the appeal procedure.

Pending action of the Board of Appeals, we are unable to do anything toward checking the proposition against Building Code requirements.

It appears that, unaware of the requirements of the Building Code for a building permit when change of use is made and for improvement as to fire protection and safety, this building, last lawfully used as a single family dwelling house, has been changed to an apartment house of four dwelling units. It is understood that if you should be unsuccessful with the appeal for doctors' offices, you will immediately proceed to work out the details of complying with the Building Code for the four apartments and apply for a building permit to make that change from the single family dwelling house which the building formerly was.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMD/C

Enclosure: Outline of appeal procedure

Oliver F. Sanborn,
Chief of the Fire Department

May 11, 1951.

Warren McDonald,
Inspector of Buildings

Building permit for change of use of the building at 321 Brackett Street.

This application for a permit for change of use of the building at 321 Brackett Street, corner of Bramhall Street, is being sent to you to see if you feel that you can approve the existing stairway to the third story which will serve as a means of egress from the apartment to be provided there. There are two details concerning this stairway which do not meet Building Code requirements, namely:-the door directly at the foot of the stairs in second story and the steepness of the run of stairs, which according to the plans have treads only 6 $\frac{1}{2}$ " wide and risers 8 $\frac{1}{2}$ " high. A second means of egress from the third story is being provided by means of a metal fire escape, but these stairs will serve as the entrance to the apartment. Do you feel that you are able to approve such a stairway as a required means of egress?

Inspector of Buildings

321 Brackett Street

Westprom Realty Co.,
321 Brackett Street
Portland, Maine

Gentlemen:

May 17, 1951

The appeal under the Zoning Ordinance having been sustained, building permit covering change of use of the building at 321 Brackett Street, corner of Bramhall Street, so as to provide for two suites of doctor's offices in each of first and second stories and for a single apartment in the third story is issued herewith based on the plans filed with the application for permit, but subject to the following:

1. Because of the defective location of the inside stairway and the new fire escape as regards the various rooms of the third floor apartment, the installation of an automatic fire detection and alarm system is required in the building and this permit is issued on the basis that it will be provided. The detection part of the system will need to be located throughout the cellar, in all halls and stair halls of the building and in any closets opening off halls. A separate permit issuable only to the actual installation is required for the installation of this system.
2. A hand rail extending the full length of the stairs is to be provided for the stairs from second to third stories on the side where the greatest width of winding treads occurs.
3. Vestibule latch sets and no locks or bolts of any other kind are to be provided on the front and rear outside doors in the first story and any other doors with locks on them which need to be operated to reach the outside doors. A vestibule latch set is one such that the door may be opened from the inside without the use of a key, even though it is locked against entrance from the outside, by merely turning the usual knob or by pressure on the usual thumb lever. In case of doubt as to the type of lock required, it would be well to ask at this office concerning it before purchasing the hardware.
4. Openings beside chimney in cellar are to be made tight with incombustible material and a shield of asbestos lumber is to be suspended over the smokepipe from the heater.
5. None of suites of offices are to be put into use until notice has been given this department for a final inspection of the building and the certificate of occupancy for the new use has been issued.

AJS/B

Very truly yours,

Warren McDonald
Inspector of Buildings

City of Portland, Maine
Board of Appeals

Sustained
5/11/51
51/34

—ZONING—

April 20, 19 51

To the Board of Appeals:

Your appellant, Westprom Realty Company, who is the owner of property at 321 Brackett Street, respectfully petitions the Board of Appeals of the City of Portland to permit an exception to the regulations of the Zoning Ordinance relating to this property, as provided by Section 18, Paragraph E of said Zoning Ordinance.

Building permit to cover change of use of former single family dwelling house at 321 Brackett Street to use for four suites of doctors' offices in first and second stories and one apartment on the third floor is not issuable under the Zoning Ordinance because the property is located in an Apartment House Zone where, according to Section 8A of the Ordinance, use for doctors' offices is not allowable.

The facts and conditions which make this exception legally permissible are as follows:

An exception is necessary in this case to grant reasonable use of property where necessary to avoid confiscation and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

Westprom Realty Company

By *Tom C. Holt*
Appellant President

After public hearing held on the 4th day of May, 19 51, the Board of Appeals finds that an exception is necessary in this case to grant reasonable use of property and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

It is, therefore, determined that exception to the Zoning Ordinance may be permitted in this specific case.

Helena Croft
Robert Getchell
H. Merritt Lusk
William H. O'Brien
John W. Lusk
BOARD OF APPEALS

WARREN McDONALD
INSPECTOR OF BUILDINGS

CITY OF PORTLAND, MAINE
Department of Building Inspection

On reply refer
to file AF 321 Brackett Street-I

FU

April 20, 1951

Mr. Leon B. Cobb, President
Westprom Realty Company
321 Brackett Street
Portland, Maine

Copy to: Corporation Counsel

C
O
P
Y

Dear Mr. Cobb:

The building permit to cover change of use of the former single family dwelling house at 321 Brackett Street to use for four suites of doctors' offices in first and second stories and one apartment on the third floor is not issuable under the Zoning Ordinance because the property is located in an Apartment House Zone where, according to Section 8A of the Ordinance, use for doctors' offices is not allowable.

You have indicated your desire to seek an exception from the Board of Appeals; so, there is enclosed an outline of the appeal procedure.

Pending action of the Board of Appeals, we are unable to do anything toward checking the proposition against Building Code requirements.

It appears that, unaware of the requirements of the Building Code for a building permit when change of use is made and for improvement as to fire protection and safety, this building, last lawfully used as a single family dwelling house, has been changed to an apartment house of four dwelling units. It is understood that if you should be unsuccessful with the appeal for doctors' offices, you will immediately proceed to work out the details of complying with the Building Code for the four apartments and apply for a belated building permit to make that change from the single family dwelling house which the building formerly was.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMD/G

Enclosure: Outline of appeal procedure

DATE: May 4, 1951

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF WESTPROM REALTY COMPANY
AT 321 Brackett Street

Public hearing on above appeal was held before the Board of Appeals.

<u>Board of Appeals</u>	<u>VOTE</u>		<u>Municipal Officers</u>
	Yes	No	
Mrs. Frost	(x)	()	
Mr. Getchell	(x)	()	
Mr. Lake	(x)	()	
Mr. O'Brien	(x)	()	
Mr. Luthé	(x)	()	
	()	()	
	()	()	
	()	()	

Record of Hearing:

Frank Preti for Westbrook Realty Company

Letter of opposition in file from adjoining owner, Ina McCausland

*File
with appeal
papers*

MISS INA M. MCCAUSLAND

315 BRACKETT ST.

May third, 1951

PORTLAND 4, MAINE

Mrs. Helen C. Frost, Chairman
Board of Appeals, City Building

My dear Mrs. Frost:

Re: Westprom Realty Company

Since receiving your notice of the meeting of the Board of Appeals to be held on May 4th concerning house at 321 Brackett Street, I have given considerable thought to the request for change of use of property.

The following factors all resolve into my filing my objection to any change from present zoning privileges because of the depreciation of my property which would result from commercializing this corner at Brackett and Bramhall Streets.

1. The frontage of 315 Brackett is barely sufficient for parking use of its occupants, and I do not wish that we be a nuisance to the adjoining properties nor that others be a nuisance to us.
 2. Four suites of doctors' offices at 321 would mean a tremendous increase in traffic at this corner. At least four cars would be parked along the Westprom's frontages during most business hours, many evenings, and some Sundays. The public would of necessity seek the nearby curbs for their parking.
 3. Although the reservoir side of Brackett Street is at present available for all parking, the owner and occupants of 321 could not control the parking of business clients and patients. Furthermore, I fail to see how the Traffic Board could control this type of parking without considerable inconvenience to the occupants of 315 and 311 Brackett Street. The Board would also have no control of the increased traffic because of increased business at 321, should the zoning restrictions be lifted in this area.
 4. In the event that Westprom Realty Company wished to convert their vacant lot into a parking area for their tenants, the nuisance to the abutters would be considerable because of the noise, obnoxious fumes, and litter which might result. Doctors' offices are busy both day and evening and sometimes on Sundays. Without a paid caretaker, the tenants could do little to control the appearance of the lot, and nothing to control the noise.
 5. From all accounts of Portland landlords, unless the prospective tenants have already signified intentions of locating at 321 Brackett, the available supply of possible professional renters in Portland is nil. What then? An apartment house is allowable at this location. Let the proposed changes in the dwelling be for desirable apartments.
 6. While Westprom Realty Company has not maintained this lot as the beautiful lawn and garden which Dr. Getchell provided for this residential neighborhood, speaking as the abutting owner at 315 Brackett, I prefer this quiet neglect to the unpredictable noise and confusion of a commercial enterprise.
- I bought my property in order to live in a residential zone of single family and apartment houses, and I desire that the Board of Appeals respect the rights which accrue to the present zoning.

Very sincerely yours,

Ina M. McCausland
Ina M. McCausland

CITY OF PORTLAND, MAINE

BOARD OF APPEALS

April 24, 1951

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine on Friday, May 4, 1951 at 10:30 a. m., Daylight Saving Time, to hear the appeal of Westprom Realty Company requesting exception to the Zoning Ordinance to permit change of use of former single family dwelling house at 321 Brackett Street to use for four suites of doctors' offices in first and second stories and one apartment on the third floor.

This permit is presently not issuable because this property is located in an Apartment House Zone where, according to Section 8A of the Ordinance, use for doctors' offices is not allowable.

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

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

Board of Appeals

Helen C. Frost

Chairman

M

Free

INQUIRY BLANK

ZONE A

FIRE DIST. 3

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Date 3/24/49

Verbal
By Telephone

in Bramhall

LOCATION 321 Brackett / OWNER ? Watproun Realty Co.
50 Bond St

MADE BY Miss Ina Mc Gausland TEL. 2-4093
1:10 PM to 2:00

ADDRESS _____

PRESENT USE OF BUILDING _____ NO. STORIES _____

LAST USE OF BUILDING _____ CLASS CONSTRUCTION _____

REMARKS She is thinking of buying it.

INQUIRY ① How do zoning Ord + Bldg Code apply to this bldg - now used for about 4 apts?

② If apt. is legal use could inside stairway be built in lieu of outside fire escape required by Fire Dept?

ANSWER This bldg unlawfully converted to apartment house about 1943 or 1944. See complaint zoning is OK but bldg must be changed back to one family or brought up to requirements of Bldg Code for apt. house

DATE OF REPLY 3/24/49

REPLY BY MMR

INQUIRY BLANK

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

ZONE A
FIRE DIST. #3

Verbal
~~By Telephone~~

Date 4/11/51

LOCATION 321 Brackett - Bramhall
MADE BY Chas B Goff OWNER West Park Realty Co.
ADDRESS 321 Brackett TEL. _____

PRESENT USE OF BUILDING _____
CLASS OF CONSTRUCTION _____
NO. OF STORIES _____

REMARKS: See C-49-56--This building changed unlawfully from single family dwelling house to 4-family apartment house about 1944.

INQUIRY: How does Zoning Ordinance and Building Code apply to converting this building to doctors' offices in first and second stories and a single apartment on the third floor?

ANSWER: The property being in an Apartment House Zone professional offices are not allowable under the Ordinance. Explained appeal rights and the question of power of the Board to grant unless confiscation were proved.

DATE OF REPLY 4/11/51

REPLY BY W McD

4/11/51 - Dion & Cobb of owning
company made inquiry about
changing bldg. for professional
offices, and was told about
present unlawful use. He
freely admitted that his
company had made the
change, but said that they
did so in ignorance as to
the requirements for permit
improvements, etc. He is to
file an appeal for change
to doctors' offices in first
& second stories and single
apartment on third floor,
apart. escape to be built
for the latter. If he should
be successful in his appeal,
actual work would not be
started until Sept. One that
case I told him that we
would be unwilling for
the bldg. to be used for
more than a dwelling
units. (WMA) (2.C.)

Tenant's name and address _____
MCD.
Complainant's name and address _____
Description: Change of use from 1 family dwelling and doctor's office to 4 family
apartment house without permit. Illegal use.

Owner's name and address _____
Location _____
321 Brackett Street
Westprom Realty Co., 321 Brackett St.

Use of Building _____
Apt. house
Telephone _____
Telephone _____

INSPECTION COPY
CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION
COMPLAINT
Date Received March 21, 1949
Complaint No. C-119-56



(A) APARTMENT HOUSE ZONE

Complaint No. 49-56

Location 321 Brackett Street

Date Received 3/24/49

Date Disposed of

NOTES

*See new application
for use*



**SURVEY AND INVESTIGATION OF TENEMENT AND LODGING HOUSES
QUESTIONABLE AS TO LEGAL AND SAFE USE**

1. Location 321 Brachett St. Date investigation commenced 3/24/49
2. References: Complaints _____ Appl. BP _____ Inq. _____
3. Present Owner and Address Western Realty Co, 321 Brachett St.
4. Present Lessee and Address _____
5. Building Permit Record: _____

Assessors' Record

6. Survey 1924: Owner Chas. C. Hunt, Cal. No. tenants 1
No. rooms _____; Class of Use Dwellin
7. Assessors' change record since 1924 _____

8. Change of Owners, 1924 to date 1928 Crowder P. Hitchell
1945 Western Realty Co.

9. City Directory Record

1926	1936
1927	1937
1928	1938
1929	1939
1930	1940
1931	1941
1932	1942
1933	1943
1934	1944
1935	1945

10. Miscellaneous

Real Estate Co. - 1944 - 3 apts.

Conclusions and Action

Mrs. G.P. Gitchell says they had their only their own home (one hitchell) the property had come on South Broadway office. - WMS 3/24/49

21. Occupancy data on above date:

Inspection Data

Date: _____

	<u>No. Rooms</u>	<u>Lodging Rooms No. & No. Occ.</u>	<u>Apartments No. Rms & C.C.</u>	<u>Total Occupants</u>
Basement
1st Floor
2nd Floor
3rd Floor
4th Floor
5th Floor
*Not including toilet or bath or hallways				

22. Exit Data:

Grand Total Occupants

	<u>Inside Stairways</u>	<u>Outside Stairways</u>
Basement to 1st or grade
4th to 3rd
3rd to 2nd
2nd to 1st
1st to grade

Which, if any, of above are accessible only by passing through private quarters or others

Which of above, if any, are of little value because of location with respect to rooms or each other

Which of above, if any, are unusually steep or narrow, have excessive winders or other important defects

23. Fire Protection Data: No. stairs between cellar and first floor..... Which, if any, are enclosed with fire resistive enclosures

Which of above stairs, if any, have closets beneath any part of them

24. Elev. Insp. Notes:

.....
.....
.....



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine

NOV 8 1947

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 47 Bramhall St. Use of Building duplex No. Stories 2 New Building Existing
Name and address of owner of appliance Mr. E.P. Hotell Telephone 2-1991
Installer's name and address Ballard Oil & Equipment Co.

General Description of Work
One fully automatic oil burner for operating gravity hot air furnace

IF HEATER, OR POWER BOILER
Location of appliance or source of heat _____
If wood, how protected? _____
Minimum distance to wood or combustible material, from top of appliance or casing top of furnace _____
From top of smoke pipe _____
Size of chimney flue _____
If gas fired, how vented? _____
Type of floor beneath appliance _____
Kind of fuel _____
From front of appliance _____
From sides or back of appliance _____
Other connections to same flue _____
Rated maximum demand per hour _____

IF OIL BURNER
Name and type of burner 1 Case E.L.S. 2 Long Labeled by underwriter's laboratories? yes
Will operator be always in attendance? no Does oil supply line feed from top or bottom of tank? bottom
Type of floor beneath burner _____
Location of oil storage basement
If two 275-gallon tanks, will three-way valve be provided? _____
Number and capacity of tanks using present one
Will all tanks be more than five feet from any flame? yes How many tanks fire proofed? none
Total capacity of any existing storage tanks for furnace burners _____

IF COOKING APPLIANCE
Location of appliance _____
If wood, how protected? _____
Minimum distance to wood or combustible material from top of appliance _____
From front of appliance _____
Size of chimney flue _____
Is hood to be provided? _____
If gas fired, how vented? _____
Type of floor beneath appliance _____
Kind of fuel _____
From sides and back _____
Other connections to same flue _____
From top of smokepipe _____
Rated maximum demand per hour _____

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Amount of fee enclosed? 1.00 (\$1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

BR 117-47 Pmg

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 Installer Ballard Oil & Equipment Co.

Permit No. 47/3044
Location W B Rankhill St
Owner John P. Mitchell
Date of permit 11/8/42
Approved J. H. 48 V. F. M. B.

NOTES

- 1 Fill Pipe
- 2 Vent Pipe
- 3 Kind of Heat Gas
- 4 Burner Rating & Supports
- 5 Name & Label
- 6 Stack Control
- 7 High Limit Control
- 8 Remote Control
- 9 Piping Support & Protection
- 10 Valves in Supply Line
- 11 Capacity of Tanks
- 12 Tank Rating & Supports
- 13 Tank Clearance
- 14 Flange
- 15 Leak Check
- 16

NOT RECORDED IN THE CITY ENGINEERING DEPARTMENT



FILL IN COMPLETELY AND SIGN WITH INK

PERMIT ISSUED
0424
APR 21 1939

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, April 21, 1939

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 321 Brackett Street Use of Building dwelling house No. Stories 1 Existing "New Building"
Name and address of owner of appliance Evander P. Gatchell, 321 Brackett St. Telephone 4751
Installer's name and address Halverson Bros. 9-15 Union St. CERTIFICATE OF REGISTRATION

General Description of Work

To install Oil Burning Equipment in connection with existing steam heat
IF HEATER, POWER BOILER OR COOKING DEVICE
Is appliance or source of heat to be in cellar? yes If not, which story _____ Kind of Fuel oil

Material of supports of appliance (concrete floor or what kind) _____ concrete
Minimum distance to wood or combustible material, from top of appliance or casing top of furnace, _____
from top of smoke pipe _____ from front of appliance _____ from sides or back of appliance _____

Size of chimney flue _____ Other connections to same flue _____
IF OIL BURNER
Name and type of burner Torid-Hest Labeled and approved by Underwriters' Laboratories? yes

Will operator be always in attendance? _____ Type of oil feed (gravity or pressure) gravity
Location oil storage basement No. and capacity of tanks 1 - 275 gal.

Will all tanks be more than seven feet from any flame? yes How many tanks fireproofed? _____
Amount of fee enclosed? 1.00 (\$1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)
Signature of Installer Halverson Bros. By [Signature]

INSPECTION COPY

4132

Permit No. 39/424

Location 321 Brackett St

Owner Evander P. Getchell

Date of Permit 4/21/39

Post Card sent

Notif. for insp. None

Approval Tag issued 4/24/39

U-I Burner Check List (date) 4/24/39

1. Kind of heat Steam

2. Label 219390

3. Anti-siphon

4. Oil storage

5. Tank distance

6. Vent Pipe

7. Fill Pipe

8. Gauge

9. Rigidity

10. Feed safety

11. Pipe sizes and material

12. Control valve

13. Ash pit vent

14. Temp or pressure safety

15. Instruction card

NOTE - Start in see the pipe

NOTES



FILL IN COMPLETELY AND SIGN WITH INK

PERMIT ISSUED
0162

Permit No. 111
FEB 27 1933

February 27, 1933

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, _____

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 17-18 Commercial St.
Name and address of owner J. N. Parker, 47 Bridge St. Building
Contractor's name and address Halverson Bros. 9-15 Union St.

Telephone Wa 5950
NOTIFICATION BEFORE LAYING
OR CLOSING IN IS WAIVED

General Description of Work
Oil Burning Equipment

To install _____

IF HEATER, POWER BOILER OR COOKING DEVICE
_____ Kind of Fuel coal

Is heater or source of heat to be in cellar? _____ If not, which story _____
Material of supports of heater or equipment (concrete floor or what kind) _____
Minimum distance to wood or combustible material, from top of boiler or casing top of furnace, _____
from top of smoke pipe _____, from front of heater _____ from sides or back of heater _____ **yes**

Name and type of burner Timken Silent Automatic BURNER
Labeled and approved by Underwriters' Laboratories? pressure
Type of oil feed (gravity or pressure) 1 - 275 gal.

Will operator be always in attendance? yes
Location oil storage _____
Will all tanks be more than seven feet from any flame? _____ How many tanks fireproofed? _____
Amount of fee enclosed? _____ (\$1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

Signature of contractor Halverson Bros.
By W. H. Goodrich

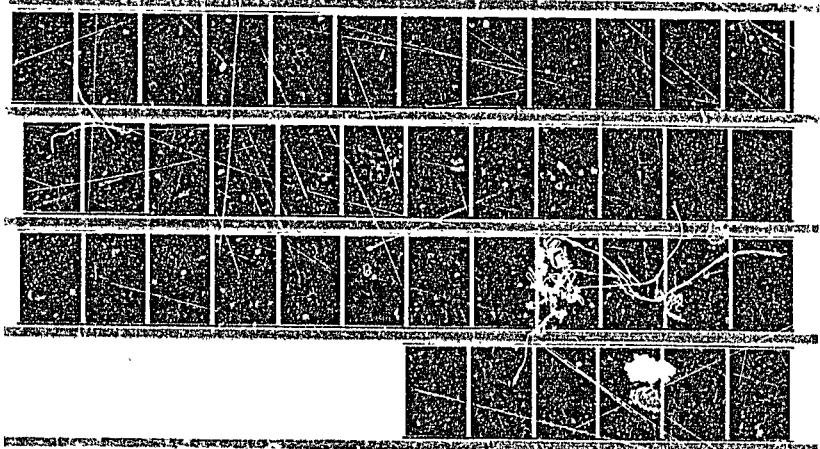
INSPECTION COPY

Ward 7 Permit No. 33/162
 Location 47 Bramhall St.
 Owner J. N. Parker
 Date of permit 2/27/33.
 Notif. closing-in _____
 Inspn. closing-in _____
 Final Notif. _____
 Final Inspn. 3/7/33 - O.T.
 Cert. of Occupancy issued None

NOTES

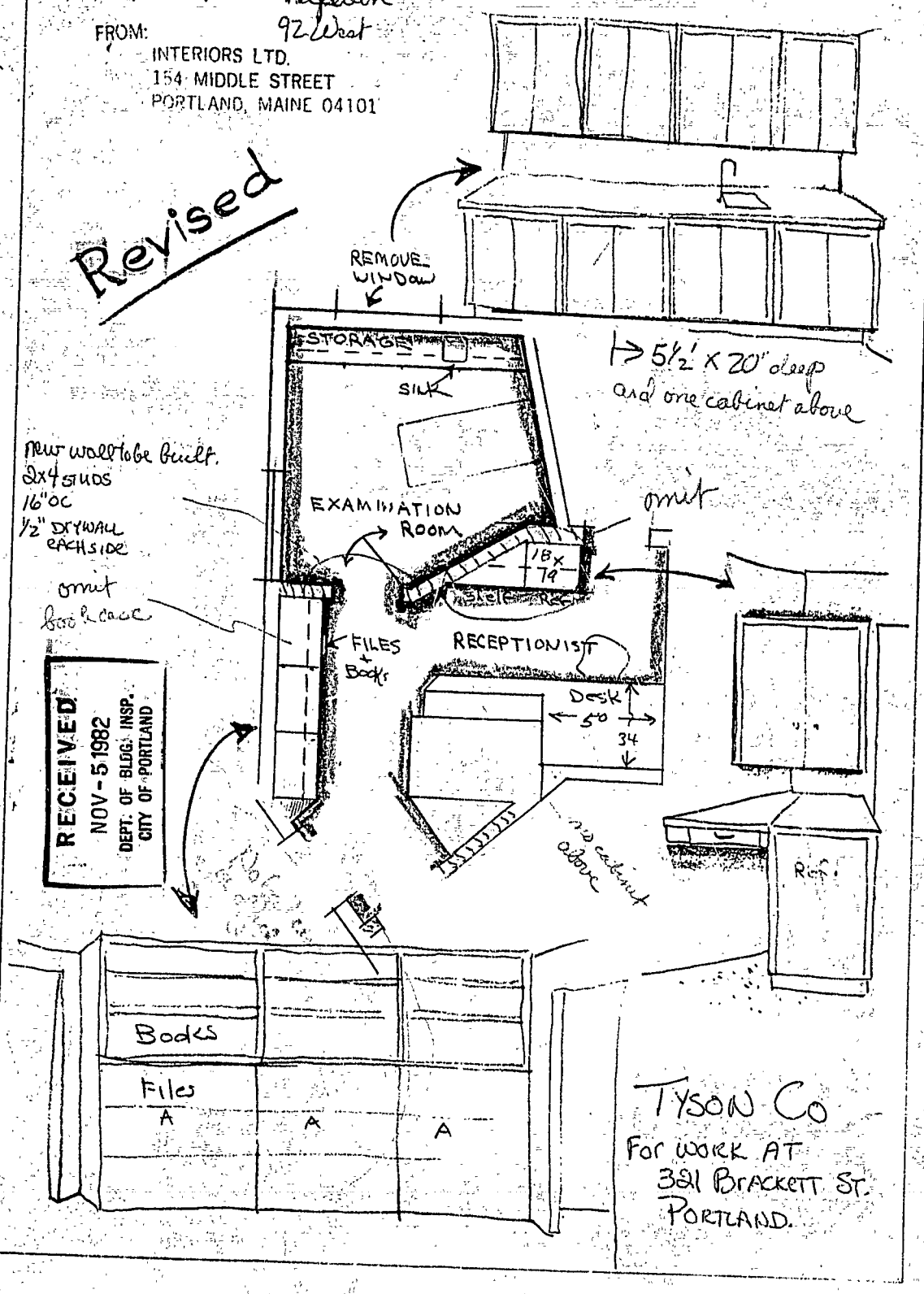
1. Kind of heat Hot air
2. Label
3. Anti-siphon
4. Oil store
5. Tank distance
6. Vent pipe
7. Fill pipe
8. Gauge
9. Rigidity
10. Feed safety
11. Pipe sizes & material
12. Control valve
13. Ash pit vent
14. Temp. or pressure safety
15. Instruction card
16. _____

317-323 BRACKETT STREET - JACKET #2



Morton Telfeian
 FROM: 92 West
 INTERIORS LTD.
 154 MIDDLE STREET
 PORTLAND, MAINE 04101

Revised



include new glass door into other office
allow for recarpeting waiting room

SECRET

1350
11: 20
80
60
20
682
40
60
241

5000

1m-20

220

APPLICATION FOR PERMIT

B.O.C.A. USE GROUP 00998
 B.O.C.A. TYPE OF CONSTRUCTION
 ZONING LOCATION B-6 PORTLAND, MAINE Nov. 5, 1982

PERMIT ISSUED

NOV 8 1982

CITY OF PORTLAND

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

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

LOCATION 321 Brackett Street Fire District #1 #2
 1. Owner's name and address M. Telfeian, 92 West St. Telephone
 2. Lessee's name and address H. M. K. Associates Telephone 774-5745
 3. Contractor's name and address Tyson Co., Box 269, P.O. 04112 Telephone 774-4353

Proposed use of building No. of sheets
 Last use Pub. Tol. S. Office No. families
 Material No. stories Heat Style of roof Roofing
 Other buildings on same lot

Estimated contractual cost \$ 7,500
 FIELD INSPECTOR—Mr. Appeal Fees \$
 @ 775-5451 Base Fee 50.00
 Late Fee
 TOTAL \$ 50.00

Interior renovation with addition of one wall partition.
 Mail permit to #3

Stamp of Special Conditions

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

DETAILS OF NEW WORK

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

IF A GARAGE

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

APPROVALS BY: **DATE** **MISCELLANEOUS**
 BUILDING INSPECTION—PLAN EXAMINER Will work require disturbing of any tree on a public street?
 ZONING: OPR MAG 02 11/5/82
 BUILDING CODE: Will there be in charge of the above work a person competent
 Fire Dept.: to see that the State and City requirements pertaining thereto
 Health Dept.: are observed?
 Others:

Signature of Applicant Mark Weiss Phone # 774-4353
 Type Name of above Mark Weiss for Tyson Co.
 Other
 and Address

FIELD INSPECTOR'S COPY APPLICANT'S COPY OFFICE FILE COPY

5 Mr. Lewis

NOTES

11-12-82, Work is in progress
 some sheet rock work has been
 done. The ironing is going to
 be changed in the office.
 12-4-82 Starting room at 2:00 am
 rooms have been changed around
 in many cases. Handies are being
 put in ceilings. Rough structural
 work is being done.
 1-19-83, Work has all been completed.
 Everything checks out according to code.

Permit No. 82/998

Location 321 W. 1st St. W.

Owner M. J. Johnson

Date of permit 1-15-82

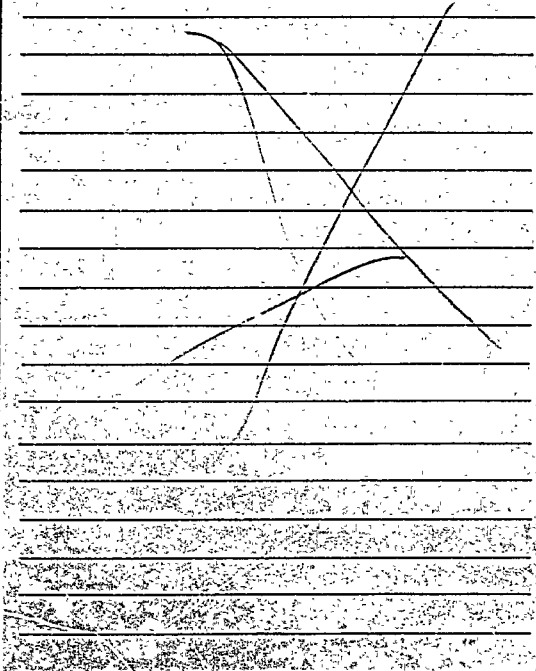
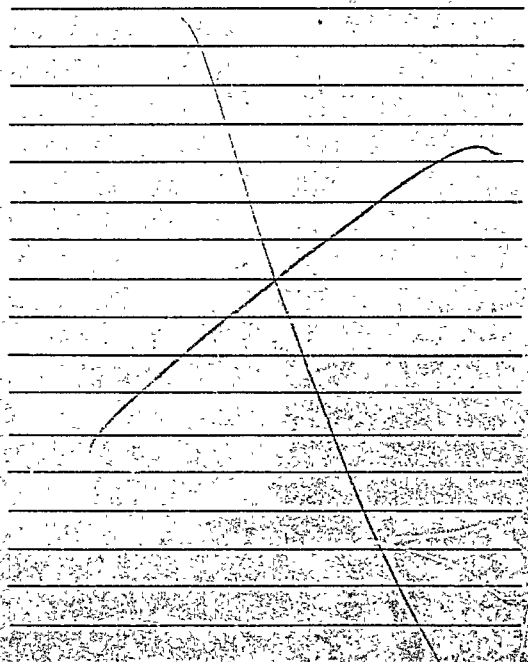
Approved 11-8-82

Dwelling

Garage

Alteration

to convert office



PERMIT # 1486 CITY OF Portland BUILDING PERMIT APPLICATION

MAP # _____ LOT# _____

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Jasmin Telfeian, 2 Candlelight Circle, RR 2 Columbus NJ
 Address: 08022 883-3798 Lessee: Hiebert Morton & Kramer

LOCATION OF CONSTRUCTION 321 Brackett Street

CONTRACTOR: Dahlgren Constr. SUBCONTRACTORS: _____

ADDRESS: 20 US Route 1 Yarmouth 04096 846-3505

Est. Construction Cost: 16,000 Type of Use: Office

Past Use: _____

Building Dimensions L _____ W _____ Sq. Ft. _____ # Stories: _____ Lot Size: _____

Is Proposed Use: _____ Seasonal _____ Condominium _____ Apartment _____

Conversion - Existing interior renovations

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE
 Residential Buildings Only:
 # Of Dwelling Units _____ # Of New Dwelling Units _____

Foundation:
 1. Type of Soil: _____
 2. Set Backs - Front _____ Rear _____ Side(s) _____
 3. Footings Size: _____
 4. Foundation Size: _____
 5. Other _____

Floor:
 1. Sills Size: _____ Sills must be anchored.
 2. Girder Size: _____
 3. Lally Column Spacing: _____ Size: _____
 4. Joists Size: _____ Spacing 16" O.C.
 5. Bridging Type: _____ Size: _____
 6. Floor Sheathing Type: _____ Size: _____
 7. Other Material: _____

Exterior Walls:
 1. Studding Size _____ Spacing _____
 2. No. windows _____
 3. No. Doors _____
 4. Header Sizes _____ Span(s) _____
 5. Bracing: Yes _____ No _____
 6. Corner Posts Size _____
 7. Insulation Type _____ Size _____
 8. Sheathing Type _____ Size _____
 9. Siding Type _____ Weather Exposure _____
 10. Masonry Materials _____
 11. Metal Materials _____

Interior Walls:
 1. Studding Size _____ Spacing _____
 2. Header Size _____ Span(s) _____
 3. Wall Covering Type _____
 4. Fire Wall if required _____
 5. Other Materials _____

For Official Use Only	
Date <u>11/13/87</u>	Subdivision: Yes / No _____
Inside Fire Limit: _____	Name _____
Rtdg Code _____	Lot _____
Time Limit _____	Block _____
Estimated Cost: <u>16,000</u>	Permit Expiration: _____
Value Structure _____	Ownership: _____ Public _____ Private _____
Fee <u>100.00</u>	

Ceiling:
 1. Ceiling Joists Size: _____
 2. Ceiling Strapping Size _____ Spacing _____
 3. Type Ceilings: _____ **PERMIT ISSUED**
 4. Insulation Type _____ Size _____
 5. Ceiling Height: _____ **NOV 16 1987**

Roof:
 1. Truss or Rafter Size _____ Span _____
 2. Sheathing Type _____ Size **City Of Portland**
 3. Roof Covering Type _____
 4. Other _____

Chimneys:
 Type: _____ Number of Fire Places _____

Heating:
 Type of Heat: _____

Electrical:
 Service Entrance Size: _____ Smoke Detector Required Yes _____ No _____

Plumbing:
 1. Approval of soil test if required Yes _____ No _____
 2. No. of Tubs or Showers _____
 3. No. of Flushes _____
 4. No. of Lavatories _____
 5. No. of Other Fixtures _____

Swimming Pools:
 1. Type: _____
 2. Pool Size: _____ x _____ Square Footage _____
 3. Must conform to National Electrical Code and State Law.

Zoning:
 District _____ Street Frontage Req.: _____ Provided _____
 Required Setbacks: Front _____ Back _____ Side _____

Review Required:
 Zoning Board Approval: Yes _____ No _____ Date: _____
 Planning Board Approval: Yes _____ No _____ Date: _____
 Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____
 Shore and Floodplain Mgmt _____ Special Exception _____
 Other _____ (Explain) _____
 Date Approved _____

Permit Received By Kandi Cote

Signature of Applicant [Signature] Date 11/13/87

Signature of CEO _____ Date _____

Inspection Dates _____