

#0482A-I

April 5, 1933

Mr. Clifton P. Roberts
279 Brackett Street
Portland, Maine

Dear Sir:

Enclosed is building permit covering minor alterations in your building at 251 Brackett Street.

With reference to our conversation on April 3rd, we are willing for the present, at least, to accept your statement of the use to which the building has been put through many years, and under these circumstances, I am of the opinion that we should not seek to apply the Building Code regulations which are effective when a dwelling house is converted into a tenement house such as you now have.

As explained to you, I have today notified the Chief of the Fire Department of the conditions in the building as regards exits. I am required by law to notify him of such conditions wherever found. Although I made no thorough examination with regard to it, it is quite probable that the plan suggested by Mrs. Roberts over the telephone of connecting the three sections of the building on second and third floors by doorways would satisfy the Board of Fire Engineers as regards the exits. However, this is their jurisdiction in which I do not propose to trespass. In event the Board of Fire Engineers require additional means of egress, a building permit will be required to cover these alterations, whether or not they include cutting in new doorways or providing fire escapes.

Very truly yours,

Inspector of Buildings.

MA/HO



APARTMENT HOUSE
APPLICATION FOR PERMIT

Permit No. _____

Class of Building or Type of Structure Third Class

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

Portland, Maine, April 5, 1933

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 submitted herewith and the following specifications:

Location 291 Brackett Street Ward 7 Within Fire Limits? no Dist. No. 1

Owner's or Lessee's name and address Clifton Roberts, 279 Brackett Street Telephone _____

Contractor's name and address Thomas Dolibor, 281 Brackett St. Telephone _____

Architect's name and address _____ Telephone _____

Proposed use of building Rooming house

Other buildings on same lot _____ No. families _____

Plans filed as part of this application? no No. of sheets _____

Estimated cost \$ 10. Fee \$.25

Description of Present Building to be Altered

Material wood No. stories 3 Heat _____ Style of roof _____ Roofing _____

Last use Rooming House No. families _____

General Description of New Work

To cut in new opening between two rooms, ~~second~~ ^{third} floor, to use small room for kitchenette.

NO INSTALLATION BEFORE LAYING
OR CLOSING-IN IS WAIVED.

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

Size, front _____ depth _____ No. stories _____ Height average grade to top of plate _____

To be erected on solid or filled land? _____ earth or rock? _____

Material of foundation _____ Thickness, top _____ bottom _____

Material of underpinning _____ Height _____ Thickness _____

Kind of Roof _____ Rise per foot _____ Roof covering _____

No. of chimneys _____ Material of chimneys _____ of lining _____

Kind of heat _____ Type of fuel _____ Is gas fitting involved? _____

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

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 By Clifton Roberts

Signature of owner By Dwight L. Libby

INSPECTION COPY

74682

Ward 7 Permit No. 33/3/2.
 Location 281 Brackett St.
 Owner Clifton Roberts
 Date of permit 4/5/33
 Conf. closing-in
 Conf. closing-in
 Conf. Notif.
 Final Inspn. 4/5/33 - 8/22/33
 Cert. of Occupancy issued None

NOTES
 Directory Record
 No. Persons

	279	281	283
1924	1	2	1
1925	1	2	1
1926	1	2	1
1927	1	2	1
1928	1	2	2
1929	1	2	1
1930	1	1	1
1931	1	1	1

In 1924 Assessor shows 3 families + 30 rooms located in 279, 281 & 283 combined.
 4/3/33 - Mr. Roberts has owned 3 bldgs since.
 2/1/33 -
 281 - 1 apt - 1 family

2nd floor - one 2 room apartment in rear and one 1 room apartment in front
 3rd floor - 1 room + kitchenette 2-1 room apartment in front
 279 - 1 apt 1st flr 2nd flr - 1 in front in rear.
 3rd floor - 1 room + Kitch in front, 2-1 room apartments in rear.
 283
 1st floor - 2 apts.
 2nd floor - 1-2 room apt and 2-1 room apts.
 3rd - 1 room + Kitch apt + 2 room apt.
 in Brackett St. in rear leased 283 about 1928 line on Dan St.
 Arthur Knight leased 279 about 1928 or before
 4/5/33 - P.I.T. Act, S.
 5/15/33 - Work on doorways started - A.G.S.
 6/2/33 - Doorways cut thru No door in

openings between 279 + 281 on 2nd + third floors - A.G.S.
 6/3/33 - A.G.S. - Work
 8/16/33 - Nothing done A.G.S.
 8/22/33 - Mr. McDonald talked with Chief Spurnborn who is to settle matters to his own satisfaction - A.G.S.

118 05644



(A) APARTMENT HOUSE ONE
 APPLICATION FOR PERMIT **PERMIT ISSUED**

Permit No. _____

Class of Building or Type of Structure Third Class **0231**

MAR 21 1933

Portland, Maine, March 11, 1933

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 225 Brackett Street Ward 7 Within Fire Limits? yes Dist. No. 1
 Owner's or Lessee's name and address Clifton Roberts 279 Brackett St. Telephone 5028
 Contractor's name and address T. A. Deblor 181 Brackett St. Telephone _____
 Architect's name and address _____
 Proposed use of building Tenement house No. families 3
 Other buildings on same lot _____
 Plans filed as part of this application? no No. of sheets _____
 Estimated cost \$ 25.00 Fee \$.25

Description of Present Building to be Altered

Material wood No. stories 3 Heat _____ Style of roof _____ Roofing _____
 Last use Tenement house No. families 3

General Description of New Work

To cut in two ^{inside} new door openings approx. 2'8" on 3rd floor

NOTIFICATION BEFORE LATHING
 OR CLOSING-IN IS WAIVED.
 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

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 _____
 Material of underpinning _____ Height _____ Thickness _____
 Kind of Roof _____ Rise per foot _____ Roof covering _____
 No. of chimneys _____ Material of chimneys _____ of lining _____
 Kind of heat _____ Type of fuel _____ Is gas fitting, involved? _____
 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
 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 Clifton Roberts

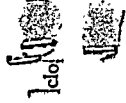
INSPECTION COPY

Ward 7 Permit No. 33/231
Location 283 Casackith St
Owner Clifton Roberts
Date of permit 3/21/33
Notif. closing-in _____
Inspn. closing-in _____
Final Notif. _____
Final Inspn. 3/24/33
Cert. of Occupancy issued None

NOTES

3/23/33 - Work done. There
was only one stairway from
the third story. This
is one section of a
three story wooden
house numbering
279 - 283. Probably
other sections have
only the one stairway
to each section. And

4/5/33 - See complaint
as per above - end



PERMIT ISSUED

Permit No. 0312

APR 5 1938

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, April 4, 1938
Supersedes application of 4/3/38

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 281 Brackett Street Ward 7 Within Fire Limits? yes Dist. No. 1
Owner's or Lessee's name and address Clifton Roberts, 279 Brackett Street Telephone _____
Contractor's name and address Thomas Doliber, 291 Brackett Street Telephone _____
Architect's name and address _____
Proposed use of building tenement house No. families 6
Other buildings on same lot _____
Plans filed as part of this application? no No. of sheets _____
Estimated cost \$ 10. Fee \$.25

Description of Present Building to be Altered

Material wood No. stories 3 Heat _____ Style of roof _____ Roofing _____
Last use _____ tenement house No. families 6

General Description of New Work

At present on the first floor there is a single family; on the second floor there is one two room apartment in the rear and one one room apartment in front; on the third floor at present there are three apartments, - one room and kitchenette in front and two one room apartments in the rear. This permit involves cutting doorway between the rear one room apartments and making of them one apartments

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

Size, front _____ depth _____ No. stories _____ Height average grade to top of plate _____
To be erected on solid or filled land? _____ earth or rock? _____
Material of foundation _____ Thickness, top _____ bottom _____
Material of underpinning _____ Height _____ Thickness _____
Kind of Roof _____ Rise per foot _____ Roof covering _____
No. of chimneys _____ Material of chimneys _____ of lining _____
Kind of heat _____ Type of fuel _____ Is gas fitting involved? _____
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
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

INSPECTION COPY

Signature of owner
Oliver T. Sanborn

CHIEF OF FIRE DEPT.



CITY OF PORTLAND, MAINE

385 CONGRESS STREET

PORTLAND, MAINE 04101

(207) 775-5451

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. S. MUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

279 Brackett St.

July 12, 1988

Mr. Charles J. Gendron
1 Union Street
Portland, Maine 04101

Dear Mr. Gendron:

Records in this office show that there are fourteen (14) apartment units in the building at 272-283 Brackett Street and that these apartments have existed there since about 1954. This number of apartment units would therefore be considered to be "grandfathered" for this building in the R-6 Residence Zone.

Sincerely,

Warren J. Turner

Warren J. Turner
Zoning Enforcement Inspector

Enclosure: Copy of Permit issued on March 5, 1954

cc: P. Samuel Hoffses, Chief, Inspection Services
Merlin Leary, Code Enforcement Officer

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

December 2, 1991

Ken Ray
27 Winn. Rd
Falmouth, ME 04105

Re: 283 Brackett St
CBL #: 054-F-043 1st floor left
DU: 12


Dear Mr. Ray,


A recent inspection at the above named address of which you are listed the present owner, showed that alternations have been completed, or are in the process of being completed, that require building permits from the City of Portland as defined in the 1990 BOCA Building Code and/or Portland Municipal Code.

It is therefore necessary for you to come to City Hall, 389 Congress Street, Room 315, to file an application for these required permits. This must be done within five (5) days of receipt of this letter. Failure to abide by this request could result in court action and a fine of up to \$500.00 to \$1,000.00 per day for each day this violation exists.

I look forward to your cooperation.

Sincerely,


Kathleen A. Lowe
Code Enforcement Officer


P. Samuel Hoffses
Chief of Inspection Services



Inspection Services
Samuel P. Hoffses
Chief

Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

June 4, 1991

Ken Kay
14 Edef Rd
Cumberland, Maine 04021

Re: 279 Brackett St. Apt. #3
54-F-43

Dear Sir:


We recently received a complaint and an inspection was made by Code Enforcement Officer Marland Wing of the property owned by you at 279 Brackett St., Portland, ME, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:


Holes in kitchen floor	108-2
Rid the premises of mice and cockroaches	109-5

The above mentioned conditions are in violation of Article V of the Municipal Code of the City of Portland, Maine, and must be corrected on or before July 4, 1991

Failure to comply with this order may result in a complaint being filed for prosecution in District Court.

Sincerely yours,
Joseph E. Gray, Jr., Director of
Planning & Urban Development


S. Samuel Hoffses
Chief of Inspection Services


Code Enforcement Officer - Marland Wing

359 Congress Street • Portland, Maine 04101 • (207) 874-704

City of Portland Maine - Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 279 Brackett St		Owner: West Brackett, Inc.		Phone:	Permit No: 960308
Owner Address:		Leasee/Buyer's Name:		Business Name:	
Contractor Name: Sentry Protective Systems of Maine		Address: 536 Riverside St		Phone: 797-7799	<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED APR 26 1996 CITY OF PORTLAND </div>
Past Use: Multi Family		Proposed Use: Same		COST OF WORK: \$ 4,028.00 PERMIT FEE: \$ 40.00 FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: Type: Signature: <i>[Signature]</i> Signature: <i>[Signature]</i>	
Proposed Project Description: Install Fire Alarm System		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		Zoning Approval: <i>[Signature]</i> 4/23/96 Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> major <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Permit Taken By: Mary Gresik		Date Applied For: 22 April 1996			

- This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
- Building permits do not include plumbing, optic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.

**PERMIT ISSUED
WITH REQUIREMENTS**

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT: *Timothy P. Johnson* ADDRESS: _____ DATE: 22 April 1996 PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: _____ PHONE: _____

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

Date: *[Signature]*

CEO DISTRICT 3
A. Simpson

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector



CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 775-5451

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFER, CHIEF
INSPECTION SERVICES DIVISION

April 19, 1962

RE: [REDACTED]

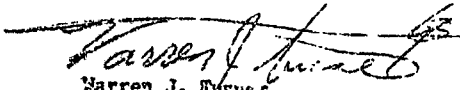
Mr. James Bell
306 Congress Street
Portland, Maine 04101

Dear Mr. Bell:

Records in this office show that fourteen (14) apartment units is the maximum number of units authorized for the building at 279-283 S. Skett Street and that number of units existed in 1954 and after the fire of 1969.

The building cannot therefore be authorized for more than 14 apartment units based on these records in this office.

Sincerely


Warren J. Turner
Zoning Enforcement Inspector

/el

cc: P. Samuel Hoffer
Merlin Leary, Code Enforcement Officer

981179

Permit # _____ City of Portland BUILDING PERMIT APPLICATION Fee \$30 Zone _____ Map # _____ Lot# _____

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

Owner: Ken Ray Phone # 761-0500
 Address: 47 Portland St- Ptld, ME 04101
 LOCATION OF CONSTRUCTION 279 Brackett St.
 Contractor: owner Sub.: _____
 Address: _____ Phone # _____
 Est. Construction Cost: 2000 Proposed Use: 14-fam w inter renovations
 Past Use: 14-fam
 # of Existing Res. Units _____ # of New Res. Units _____
 Building Dimensions L _____ W _____ Total Sq. Ft. _____
 # Stories: _____ # Bedrooms _____ Lot Size: _____
 Is Proposed Use: Seasonal _____ Condominium _____ Conversion _____
 Explain Conversion interior renovations - 3rd floor; left

For Official Use Only

Date 12/8/93 Subdivision: DEC 15 1993
 Inside Fire Limits _____ Name _____
 Bldg Code _____ Lot _____
 Time Limit _____ Ownership: _____ Public _____ Private _____
 Estimated Cost 2000

Street Frontage Provided: _____
 Provided Setbacks: Front _____ Back _____ Side _____
 Review Required:
 Zoning Board Approval: Yes _____ No _____ Date: _____
 Planning Board Approval: Yes _____ No _____ Date: _____
 Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____
 Shoreland Zoning Yes _____ No _____ Floodplain Yes _____ No _____
 Special Exception _____
 Other: (Explain) WDA-7212-14-93

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 Sizes _____ Span(s) _____
 3. Wall Covering Type _____
 4. Fire Wall if required _____
 5. Other Materials _____

Ceiling:
 1. Ceiling Joists Size: _____
 2. Ceiling Strapping Size _____ Spacing _____
 3. Type Ceilings: _____
 4. Insulation Type _____ Size: _____
 5. Ceiling Height: _____

Roof:
 1. Truss or Rafter Size _____ Span _____
 2. Sheathing Type _____ Size _____
 3. Roof Covering Type _____

Chimneys:
 Type: _____ Number of Fire Places _____ Date: 12/8/93
 Signature: _____

Heating:
 Type of Heat: _____
 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.

Permit Received By Louise E. Chase
 Signature of Applicant Ken S. Ray Date 12/8/93
 CEO's District 3 Ken S. Ray

White - Tax Assessor

CONTINUED TO REVERSE SIDE [3] Mrs. Lowe.
Ivory Tag - CEO

Inspection Services
Samuel P. Hoffses
Chief



CITY OF PORTLAND

Planning and Urban Development
Joseph E. Gray Jr.
Director

November 29, 1993

Kenneth Ray
47 Portland St
Portland, ME 04102

Re: 279 Brackett St
CBL: 054-F-043
DU: 12

Dear Ken,

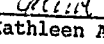
A recent inspection of the building at the above location revealed work in progress on some of the apartments. It appears you are combining several small apartments into one.

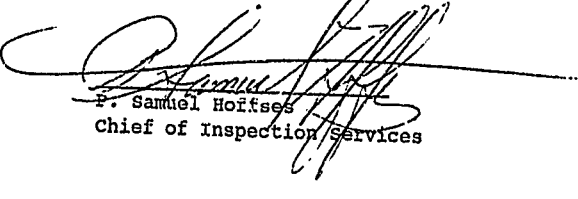
While I appreciate the fact that your work on this building vastly improves it, it does require permits: ie, change-of-use, electrical, and plumbing.

I will expect you to bring in a floor plan for each floor, showing existing, the apartments as they exist and with proposed changes.

Please stop in for the proper permits within 10 days. Thank you for your cooperation.

Sincerely,


Kathleen A. Lowe
Code Enforcement Officer


S. Samuel Hoffses
Chief of Inspection Services

931179 931179

Permit # _____ City of Portland BUILDING PERMIT APPLICATION Fee \$30 Zone _____ Map # _____ Lot# _____
Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Ken Ray Phone # 751-0500
Address: 47 Portland St- Ptd, 4E 04101
LOCATION OF CONSTRUCTION 279 Brackett St.
Contractor: OWNER Sub: _____
Address: _____ Phone # _____
Est. Construction Cost: 2000 Proposed Use: 19-fam w inter ren
Past Use: 19-fam
of Existing Res. Units _____ # of New Res. Units _____
Building Dimensions L _____ W _____ Total Sq. Ft. _____
Stories: _____ # Bedrooms _____ Lot Size: _____
Is Proposed Use: Seasonal _____ Condominium _____ Conversion _____
Explain Conversion interior renovations - 3rd floor; left

For Official Use Only
Date 12/9/93 Subdivision _____
Name DEC 15 1993
Inside Fire Limits _____
Bldg Code _____
Ownership: Public _____ Private _____
Time Limit _____
Estimated Cost 2000
Review Required:
Zoning Board Approval: Yes _____ No _____ Date: _____
Planning Board Approval: Yes _____ No _____ Date: _____
Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____
Shoreland Zoning Yes _____ No _____ Floodplain Yes _____ No _____
Special Exception _____
Other (Explain) WDA-7212-14-93

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: _____ Size: _____
3. Lally Column Spacing _____ Spacing 16" O.C.
4. Joists Size: _____ Size: _____
5. Bridging Type: _____ Size: _____
6. Floor Sheathing Type: _____ Size: _____
7. Other Material: _____
Exterior Walls:
1. Studding Size _____ Spacing _____
2. No. windows: _____
3. No. Doors _____ Span(s) _____
4. Header Sizes _____
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 Sizes _____ Span(s) _____
3. Wall Covering Type _____
4. Fire Wall if required _____
5. Other Materials _____

Ceiling:
1. Ceiling Joists Size: _____ Spacing _____
2. Ceiling Strapping Size _____
3. Type Ceilings: _____ Size _____
4. Insulation Type _____
5. Ceiling Height: _____
Roof:
1. Truss or Rafter Size _____ Span _____
2. Sheathing Type _____ Size _____
3. Roof Covering Type _____
Chimneys:
Type: _____ Number of Fire Places _____
Heating:
Type of Heat: _____
Electrical:
Service Entrance Size: _____ Smokes Detector Required Yes _____ No _____
Plumbing:
1. Approval of soil test if required _____
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: _____ Square Footage _____
3. Must conform to National Electrical Code and State Law.

Permit Received By Louise E. Chase
Signature of Applicant Ken S. Ray Date 12/8/93
CEO's District 3 Ken S. Ray

CONTINUED TO REVERSE SIDE [3] M.A.S. Lowe
Ivory Tag - CEO

White - Tax Assessor

PLOT PLAN work done without final insp.



FEES (Breakdown From Front)		Type	Inspection Record	Date
Base Fee \$	0 -			
Subdivision Fee \$				
Site Plan Review Fee \$				
Other Fees \$				
(Explain)				
Late Fee \$				

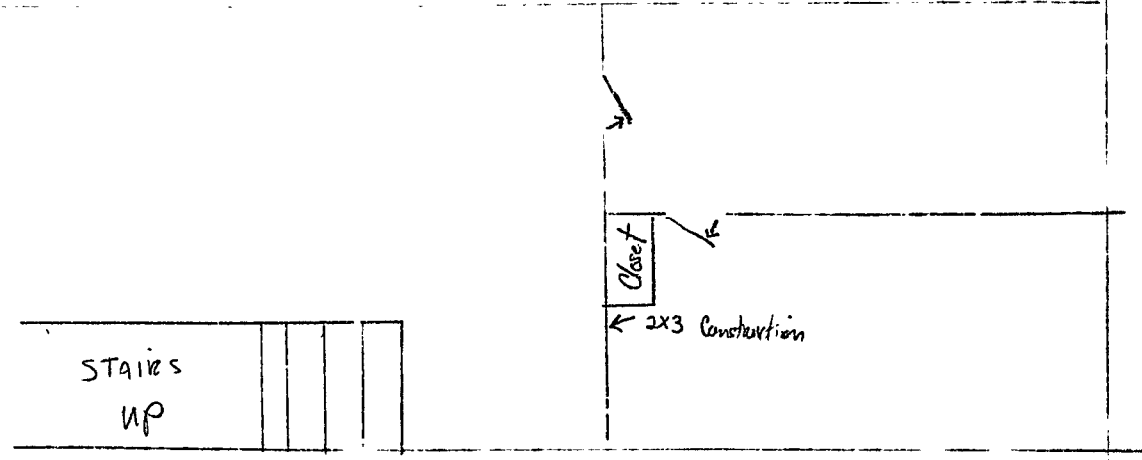
COMMENTS

CERTIFICATION

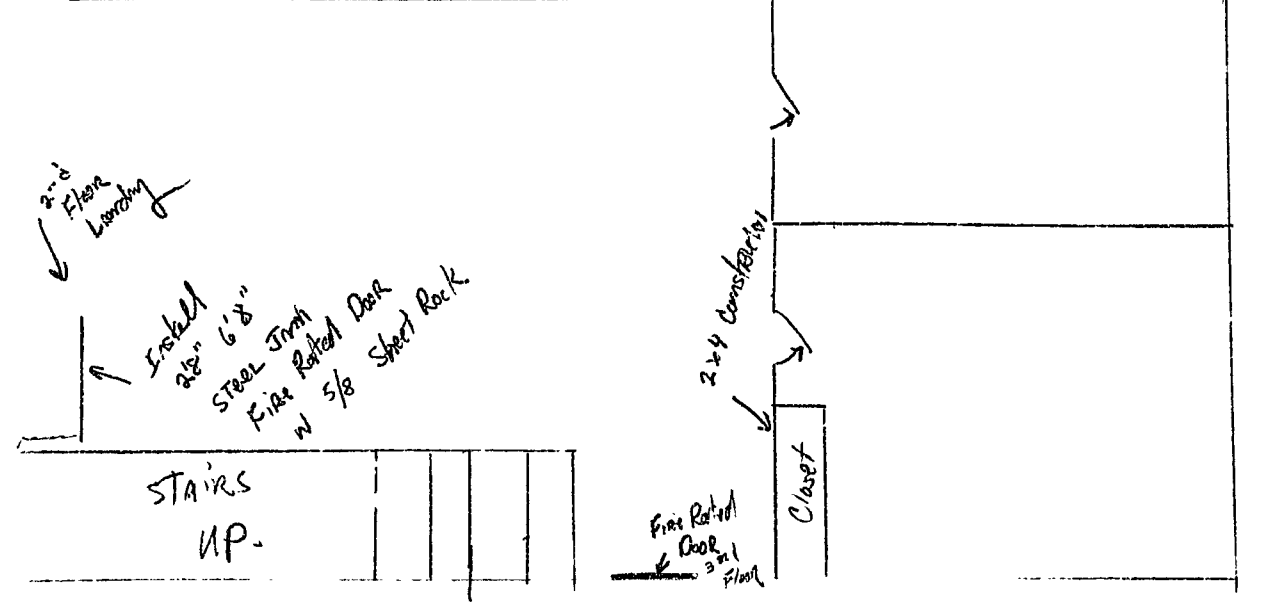
I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as has authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the code official or the code official's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT _____ ADDRESS _____ PHONE NO. _____
 RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE NO. _____

Room Change of 279 Brickett ^{3rd floor} Lift OLD



NEW



BUILDING PERMIT REPORT

DATE: 12/14/53
ADDRESS: 279 Beach St.
REASON FOR PERMIT: interior renovation
BUILDING OWNER: Ken Ray
CONTRACTOR: -
PERMIT APPLICANT: Ken Ray
APPROVED: / DENIED: -

CONDITIONS OF APPROVAL OR DENIAL:

1. All vertical openings shall be enclosed with construction having a fire rating of at least (1) hour - including fire doors with self closers and fire exit hardware.
2. Each apartment shall have access to two separate, remote and approved means of egress. A single exit is acceptable when it exits directly from apartment to the building exterior with no communications to other apartment units.
3. Each apartment shall be equipped with approved single station smoke detectors powered by the house current. The detectors shall be located in an area which will provide protection for sleeping areas and shall be interconnected within the living unit. An additional smoke detector shall be provided in the sleeping room(s). When activated, the detectors shall initiate an alarm in that sleeping room.
4. The boiler or furnace shall be protected by enclosing with one hour fire rated construction including fire doors and ceiling or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply system having a capacity sufficient to provide 0.15 gpm, per square foot of floor throughout the entire area. An INDICATING shut-off valve shall be installed in an accessible location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 square feet per sprinkler.

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

November 16, 1994

RAY KENNETH S
502 STEVENS AVE
PORTLAND ME 04103

Re: 279-283 Brackett St
CBL: 054- - F-043-001-01
DU: 13

Dear Mr Ray:

You are hereby notified, as owner or agent, that an inspection was made of the above referenced property. Violations of Article V of the Municipal Ordinance (Housing Code) were found as described in detail on the attached "Housing Inspections Report".

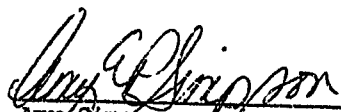
In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects within sixty (60) days. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within ten (10) days from this date, we will assume the repairs to be in progress and, on re-inspection within the time set forth above, will anticipate that the premises have been brought into compliance with the Housing Code Standards.

Please Note: You should consult this department to insure that any corrective action you should undertake complies with the building, plumbing, electrical, zoning and other Articles of the City Code.

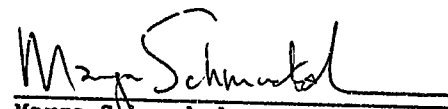
Please contact this office if you have any questions regarding this order.

Your cooperation will aid this department in it's goal to maintain decent, safe, and sanitary housing for all of Portland's residents.

Sincerely,



Amy Simpson
Code Enforcement Officer



Marge Schmuckal
Asst. Chief of Inspection Services

HOUSING INSPECTION REPORT

Location: 279-283 Brackett St
Housing Conditions Date: November 16, 1994
Expiration Date: January 15, 1995

Items listed below are in violation of Article V of the Municipal Codes "Housing Codes", and must be corrected before the expiration date:

1. EXT - THROUGHOUT - REPOINT/REPAIR BRICKWORK, WHERE REQUIRED 108.10
2. EXT - ENTRY (#283) - TIGHTEN HANDRAIL 108.40
3. EXT - TRIM - MOLDING - ALL ENTRIES HAVE ROTTED TRIMWORK 108.10
4. INT - ENTRY (#283) - REPAIR BROKEN PLASTER 108.20
5. INT - ENTRY (#283) - FRONT DOOR IS IN DISREPAIR; DOESN'T CLOSE 108.20
6. INT - ENTRY (#283) - CEILING REPAIR/REPLACE FIXTURE AND TILE 108.20
7. INT - APT #2 - HALLWAY (#283) REPAIR THE HOLE IN THE WALL 108.20
8. INT - FRONT ENTRY (#283) - LINOLEUM IS IN DISREPAIR 108.20
9. INT - 2ND FLOOR - LANDING (#283) REPAIR, TIGHTEN AND REPLACE BALUSTERS @ 4" O.C. 108.40
10. INT - HALLWAY - BETWEEN #281-#283 FLOOR NEEDS TO BE REPAIRED - TIGHTEN FLOORBOARDS 108.20
11. INT - HALLWAY - BETWEEN #281-#283 ADD DOORKNOB TO FIREDOOR AND KEEP DOOR CLOSED AT ALL TIMES - DO NOT PROP OPEN 108.20
12. INT - 2ND FLOOR - STAIRS (#281) REPAIR THE FLOOR 108.20
13. INT - 3RD FLOOR - LANDING (#281) COVER ACCESS TO ATTIC (FIRE PENETRATION AREA) 108.20
14. INT - THROUGHOUT (#281) - REPAIR CRACKED PLASTER 108.20
15. INT - 3RD FLOOR - HALLWAY (#281) PROVIDE LIGHTBULB IN COMMON AREA 113.50
16. INT - 3RD FLOOR - HALLWAY (#281) REPAIR THE TORN LINOLEUM 108.20
17. INT - 2ND FLOOR - HALLWAY (#279) ADD SWITCHPLATE COVER 113.50
18. INT - 2ND FLOOR - STAIR LANDING (#279) FIX THE HOLE IN THE FLOOR AT THE TOP OF THE STAIRS 108.20
19. INT - 1ST FLOOR - ENTRY (#279) ADD SWITCHPLATE COVERS 113.50
20. INT - 1ST FLOOR - ENTRY (#279) TIGHTEN THE LOOSE THRESHOLD 108.20
21. INT - 1ST FLOOR - ENTRY (#279) REPAIR THE LIGHT FIXTURE AND TILE IN THE CEILING 108.20
22. INT - 2ND FL; APT #7 - (#279) REPLACE MISSING BALUSTER 108.40
23. INT - THROUGHOUT - (#279) - REPAIR CRACKED PLASTER 108.20
24. INT - APT #12 - KITCHEN REPAIR THE TORN LINOLEUM 108.20
25. INT - APT #12 - KITCHEN CEILING TILE IS IN DISREPAIR 108.20
26. EXT - REAR STAIRS - PROVIDE BALUSTERS @ 4" O.C. 108.40

City of Portland, Maine -- Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 279 Brackett St		Owner: West Brackett, Inc.	Phone:	Permit No: 960308
Owner Address:		Leasee/Buyer's Name:	Phone:	Business Name:
Contractor Name: Sentry Protective Systems of Maine		Address: 536 Riverside St Portland, ME 04103		Phone: 797-7799
Fast Use: Multi Family	Proposed Use: Same	COST OF WORK: \$ 4,028.00	PERMIT FEE: \$ 40.00	
Proposed Project Description: Install Fire Alarm System		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	
		Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>	
		PEDESTRIAN ACTIVITIES DISTRICT <i>[Signature]</i>		Zoning Approval: OK 4/23/96
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied	Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> major <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Permit Taken By: Mary Grosik	Date Applied For: 22 April 1996			
<ol style="list-style-type: none"> This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules Building permits do not include plumbing, septic or electrical work. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work. 		<p style="text-align: center;">PERMIT ISSUED WITH REQUIREMENTS</p>		
CERTIFICATION				
I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit				
SIGNATURE OF APPLICANT <i>[Signature]</i> Timothy Johnson		ADDRESS:	DATE: 22 April 1996	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		PHONE:		
White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector		CEO DISTRICT 3		

PERMIT ISSUED
Permit Issued:
APR 26 1996
CITY OF PORTLAND

Zoning Appeal
 Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

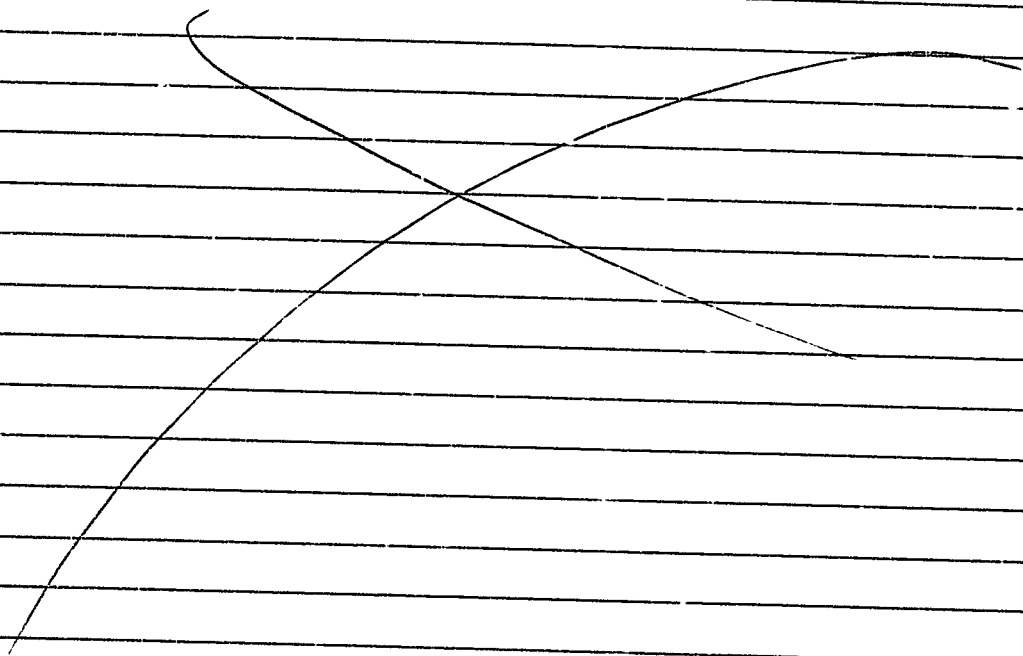
Historic Preservation
 Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:
 Approved
 Approved with Conditions
 Denied
Date: **4/22/96**
[Signature]

CEO DISTRICT **3**
[Signature]

COMMENTS

Installed per Mr. MacDougal



Type	Inspection Record	Date
Foundation:	_____	_____
Framing:	_____	_____
Plumbing:	_____	_____
Final:	_____	_____
Other:	_____	_____

BUILDING PERMIT REPORT

Date: 24 April 196

Address: 279 Brackett St.

Reason for Permit To Install Fire Alarm System.

Building Owner: West Brackett, Inc.

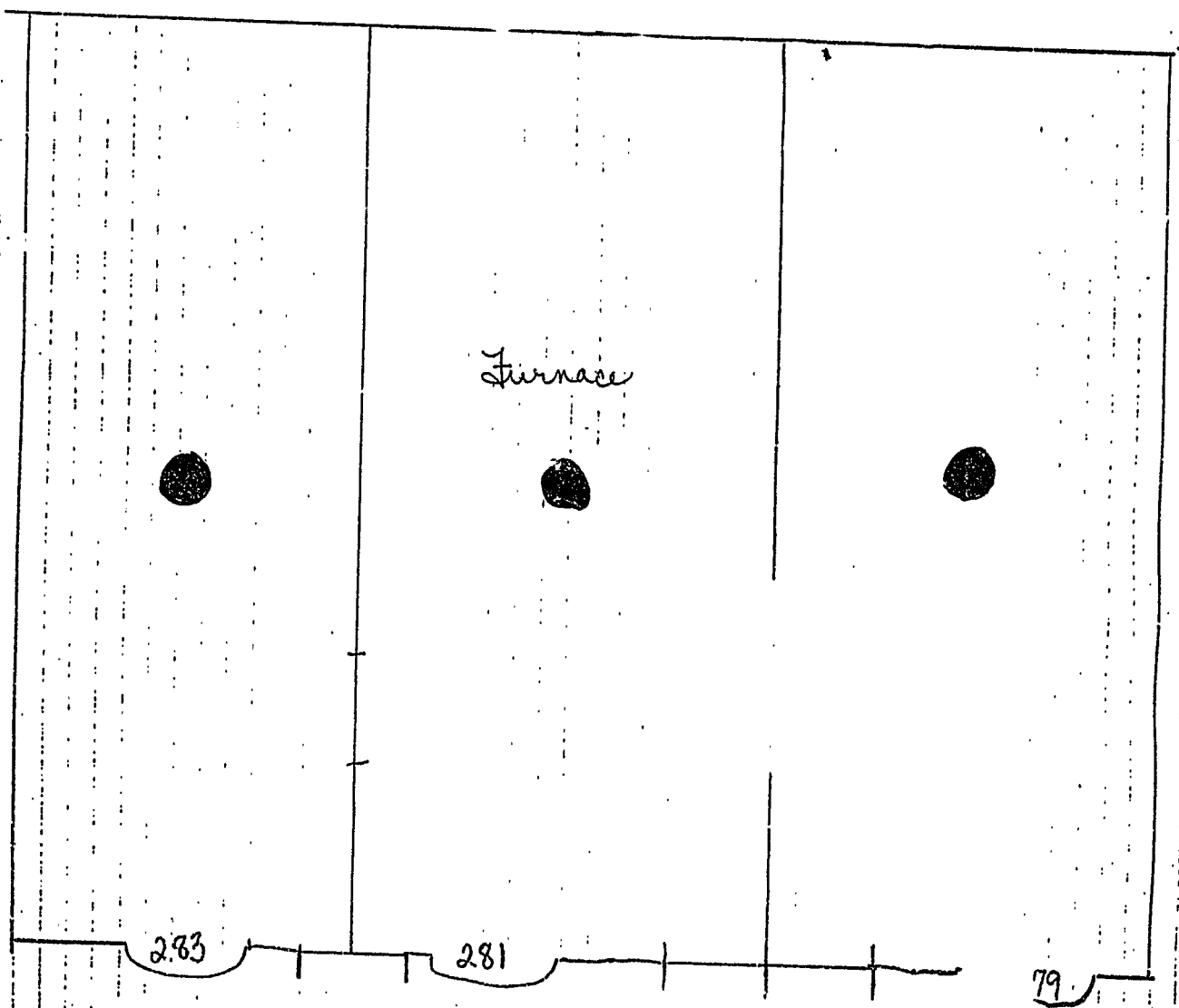
Contractor: Sentry Protective System

Permit Applicant: 11 1 1

Approved: 1/2/6 Denied: _____

Conditions of Approval or ~~Denial~~:

1. All required Fire Alarm systems shall have the capability of "Zone Disconnect" via switches or key pad program provided the method is approved by the Fire Prevention Bureau.
2. All remote annunciators shall have a visible "trouble" indicator along with the Fire Alarm "Zone" indicators.
3. ~~Any Master Box connected to the Municipal Fire Alarm System shall have a supervised Municipal Disconnect Switch.~~
4. All Master Box locations shall be approved by the Fire Department Director of Communications. A Master Box shall be located so that the center of the box is (5') five feet above finished floor.
5. ~~All Master Box locations are required to have a locked box (Knox box)~~
6. A fire alarm acceptance report shall be submitted to the Portland Fire Department



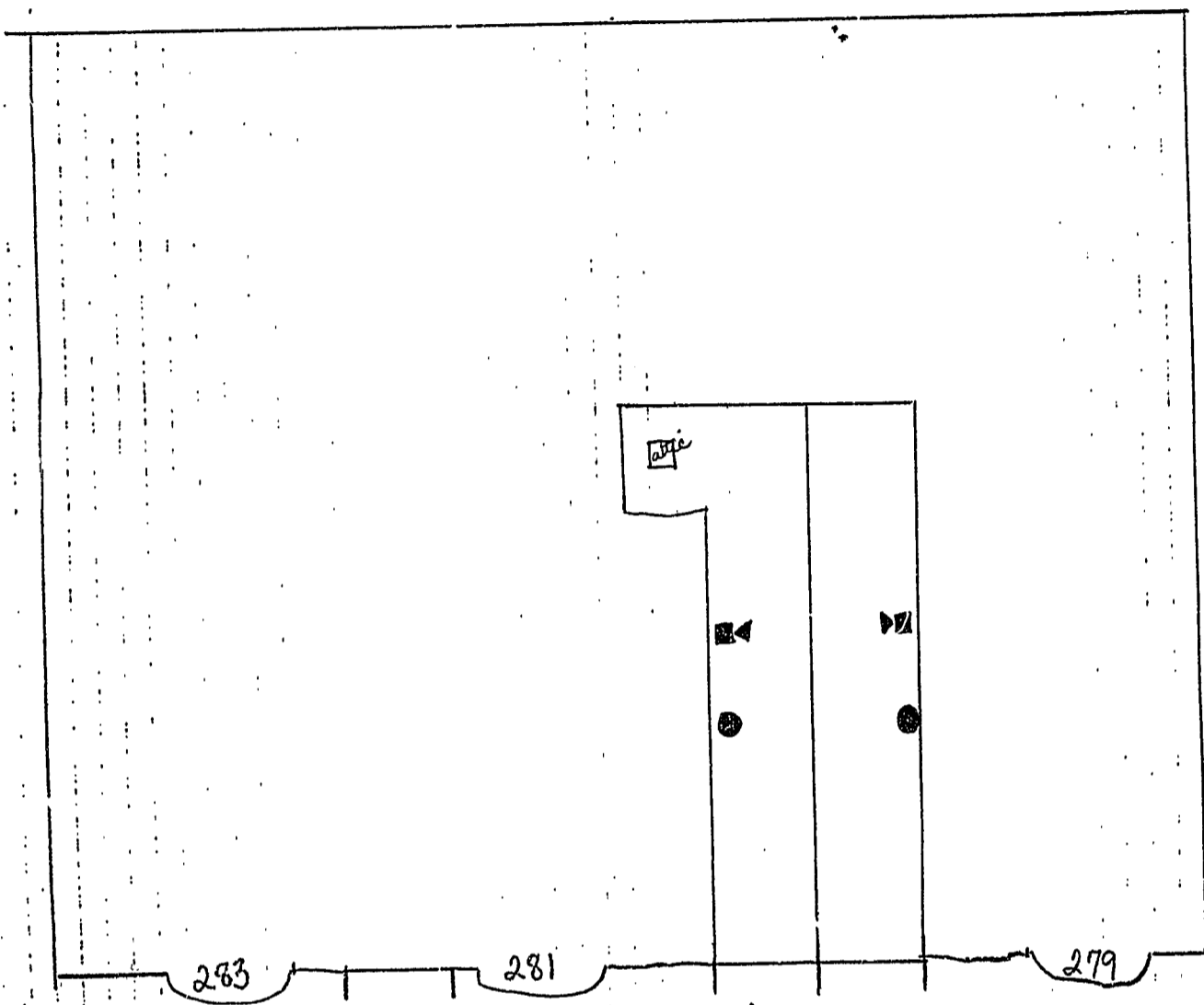
Furnace

283

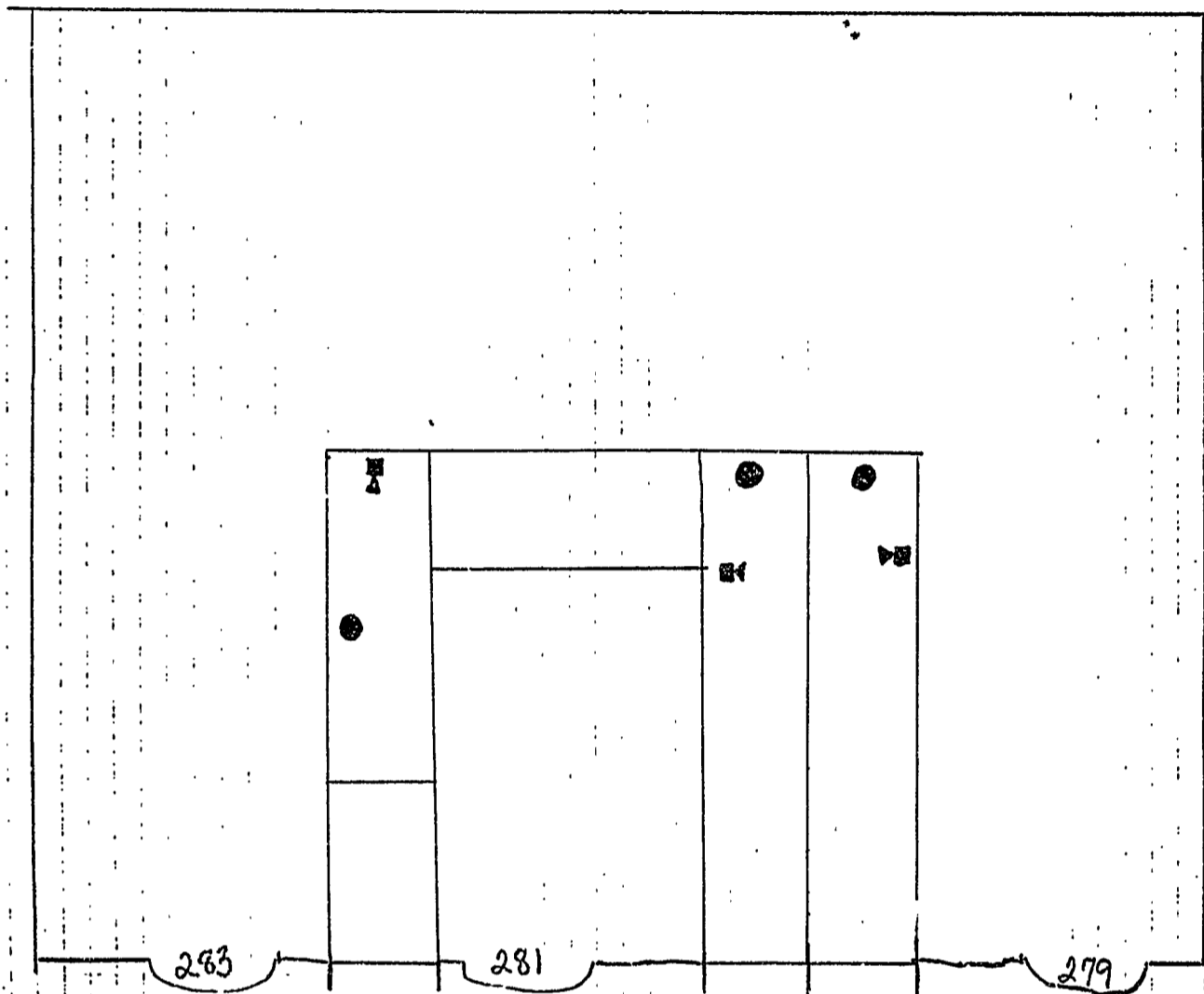
281

79

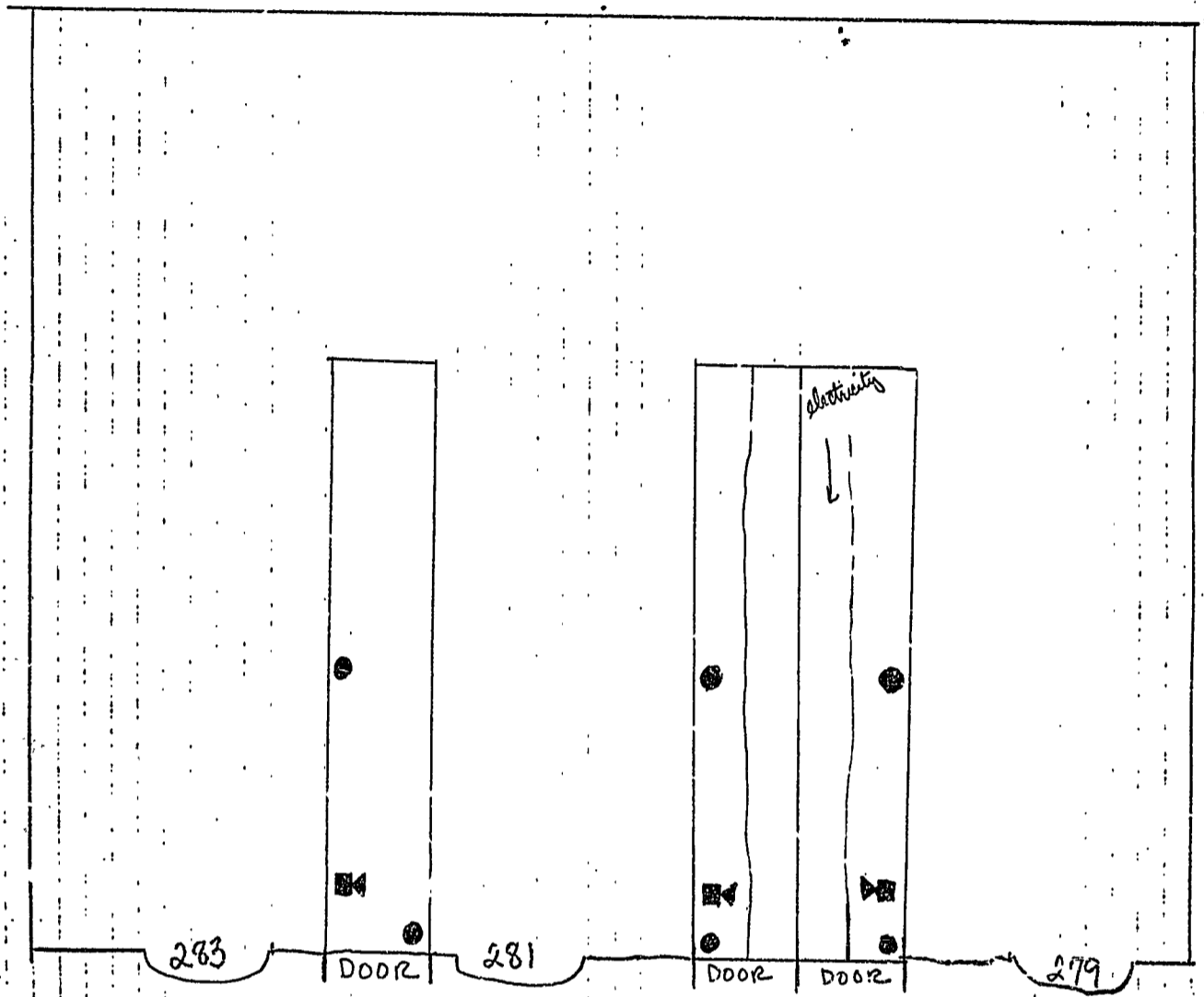
Basement



Third Floor



Second Floor



First Floor