

Permit No. 43/1201

Location: 57a Brackett St.

Owner: Mabel D. Gifford et al.

Date of permit: 12/2/43

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn. 4/1/44 - Satisfied

Cert. of Occupancy issued None

NOTES

12/10/43 - Work not done -
OCS

12/27/43 - Same -

4/1/44 - No work done -

4/3/44 Letter about lapses of
permit on file

~~Project~~

~~X~~



FILL IN COMPLETELY AND SIGN WITH INK.

PERMIT ISSUED

Permit No. 1091
OCT 25 1943

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

Portland, Maine, October 25, 1943

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 156 Brackett Street Use of Building tenement house No. Stories 2 1/2 New Building Existing "

Name and address of owner of appliance Blanche Brown & Mabel Gifford, 156 Brackett St.

Installer's name and address Randall & McAllister, 84 Commercial St. Telephone 3-2941

General Description of Work o.k. 10/25/43, C.B.

To install Oil Burner in connection with existing steam heat
(replacement)

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 support 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 Timken 60 Labeled and approved by Underwriters' Laboratories? yes

Will operator be always in attendance? _____ Type of oil feed (gravity or pressure) pressure

Location of storage basement (no change) 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.)

INSPECTION COPY

Signature of Installer Randall & McAllister

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED
OR CLOSING IN IS WANTED

2941



(3) LIMITED BUSINESS ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

PERMIT No. 1232

Portland, Maine, August 26, 1941

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 150 Brackett Street Within Fire Limits? yes Dist. No. 3
 Owner's or Lessee's name and address Mabel I. Gifford & Mabel L. Brown Telephone no
 Contractor's name and address Henry O. Stron, 585 Sawyer St., So. Portland Telephone _____
 Architect _____ Plans filed no No. of sheets _____
 Proposed use of building Dwelling No. families _____
 Other buildings on same lot _____
 Estimated cost \$ 20. Fee \$ 25

Description of Present Building to be Altered

Material frame No. stories 2 1/2 Heat _____ Style of roof _____ Roofing _____
 Last use Dwelling No. families _____

General Description of New Work

To cut in new window, second floor, in existing bedroom and cut in new window, second floor, on side, in existing living room.

UNSATISFACTORY
 REQUIREMENT IS NEEDED
 FOR CLOSING IN IS NEEDED

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

Details of New Work

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

INSPECTION COPY

Permit No. 41/1232

Location 156 Brickett St

Owner ^{George} Mattell Clifford & Blanche

Date of permit 8/27/41

Notif. closing-in:

Inspn. closing-in:

Final Notif.

Final Inspn. 10/25/41

Ctr. of Occupancy issued None

NOTES

8/27/41 - Talked with
tenant of first floor
who is wife of owners
she occupies all of
first floor and there
is an apartment
on the second story
of the cell but which
is not occupied at
present. Evidently
the windows are to
be cut in here. The
rest of the second story
and the third story
are used for storage.

9/20/41 - No work done (Ch)

10/25/41 - P.M. A.S.

No.	Date	Inspector	Remarks
1	8/27/41	W. M. [unclear]	Permit issued
2	10/25/41	[unclear]	Final inspection
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File: C-38-14-1
K-1-28-38

January 20, 1938

Mabel B. Gifford,
156 Brackett Street,
Portland, Maine

Dear Madam:

I am told that the single family dwelling house at 156 Brackett Street, reported to be owned by yourself and Blanche I. Brickett, is being changed to what will eventually be a six family tenement house, and that the change has progressed to the extent of having two apartments in the building beside the one occupied by the owners.

Under the Building Code of the City of Portland it is necessary to secure a permit from this department to change a dwelling house (a habitation accommodating not more than two apartments) to a tenement house (a habitation accommodating three or more apartments) even though no physical changes are contemplated in the building.

If my information be true then, though it may be wholly unintentional on your part, you are apparently in violation of the Building Code.

Will you be kind enough to come to this office or send a representative on or before January 25, 1938 and see what may be done about this situation? If you have accomplished or are planning some such arrangement as indicated above, it would be well for you to bring with you a plan of the building to a definite scale showing the location and the proposed use of all of the rooms on all of the different floors and the location and width of all stairways, thus putting yourself in position to apply for a permit to cover the change while you are here in the office.

Very truly yours,

WMGD/H

Inspector of Buildings



FILL IN COMPLETELY AND SIGN WITH INK

PERMIT ISSUED
Permit No. 1745
SEP 14 1937

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, Sept. 14, 1937

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 156 Brackett Street Use of Building Dwelling
Name and address of owner Mabel B. Gofford, et al, 156 Brackett St. Ward 6
Contractor's name and address Ballard Oil & Equip. Co. of Me. Telephone 3-1991

General Description of Work

To install Motor Wheel Automatic Water Heater (Domestic Hot Water)

IF HEATER, POWER BOILER OR COOKING DEVICE

Is heater or source of heat to be in cellar? Yes If not, which story _____ Kind of Fuel Oil
Material of supports of heater or equipment (concrete floor or what kind) Concrete
Minimum distance to wood or combustible material, from top of boiler or casing top of furnace, 2'
from top of smoke pipe 18", from front of heater over 4' from sides or back of heater over 4'
Size of chimney flue 12x16 Other connections to same flue steam boiler

IF OIL BURNER

Name and type of burner #26 MW Water Heater 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 - 110Gal.
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 contractor BY: R. A. Peterson
Mgr. - Oil Burner Division

INSPECTION COPY

NOTIFICATION BEFORE LATENESS
OR CLOSING HOURS WAIVED.
CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED.

FILL IN COMPLETELY AND SIGN WITH INK

PERMIT ISSUED

Permit No. 0568
MAY 14 1934



APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

May 14, 1934

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 156 Brackett Street Use of Building dwelling house
Name and address of owner Blanche Brickett, et al Cottage St. So. Portland Me. Ward 6
Contractor's name and address B. P. Beers, 55 Label Street Telephone 2-9767

NOTIFICATION BEFORE LATHING OR CLOSING-IN IS WAIVED.

General Description of Work

To install Oil Burning Equipment

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

IF HEATER, POWER BOILER OR COOKING DEVICE

Is heater or source of heat to be in cellar? yes If not, which story _____ Kind of Fuel oil
Material of supports of heater or equipment (concrete floor or what kind) concrete
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 _____

IF OIL BURNER

Name and type of burner Par 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 contractor B. P. Beers

INSPECTION COPY

Handwritten notes: GC sent 5/14/34

Handwritten number: 13119



UNLIMITED BUSINESS ZONE
APPLICATION FOR PERMIT

PERMIT ISSUED
0527

Class of Building or Type of Structure Third Class MAY 8 1934

Portland, Maine, May 8, 1934

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 150 Brackett Street Ward 6 Within Fire Limits? yes Dist. No. 3
Owner's or Lessee's name and address Blanche Brickett, 156 Brackett St. Telephone _____
Contractor's name and address Percy Pratt, Freeport Telephone 47-11
Architect's name and address _____
Proposed use of building dwelling house No. families 2
Other buildings on same lot _____
Plans filed as part of this application? no No. of sheets _____
Estimated cost \$ 50. Fee \$ 50

Description of Present Building to be Altered

Material wood No. stories 2 1/2 Heat _____ Style of roof _____ Roofing _____
Last use dwelling house No. families _____

General Description of New Work

To extend front chimney from first floor to basement
To restore part of Dutch oven, first floor, middle chimney

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 _____
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 1 Material of chimneys brick of lining brick
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) 2x4-10" 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 Blanche Brickett

INSPECTION COPY

Signature of owner Percy C Pratt



FILL IN COMPLETELY AND SIGN WITH INK

PERMIT ISSUED
Permit No. 0487

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

April 24, 1934

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 158 Brackett Street Use of Building Dwelling house
Name and address of owner Mrs. Mabel Gifford et al 168 Cottage St., So. Portland 8 Ward 8-5007
Contractor's name and address G. D. Cushing 144 Cumberland Ave. Telephone _____

General Description of Work

To install Steam Heating system and Oil Burning Equipment

IF HEATER, POWER BOILER OR COOKING DEVICE

Is heater or source of heat to be in cellar? yes If not, which story _____ Kind of Fuel oil
Material of supports of heater or equipment (concrete floor, or what kind) concrete
Minimum distance to wood or combustible material, from top of boiler or casing top of furnace, over 15"
from top of smoke pipe over 15", from front of heater over 4' from sides or back of heater over 3'

IF OIL BURNER

Name and type of burner Par Labeled and approved by Underwriters' Laboratories? yes
Will operator be always in attendance? _____ Type of oil feed (gravity or pressure) pressure
Location oil storage in basement No. and capacity of tanks 1-275 gallon
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.)

INSPECTION COPY

Signature of contractor G. D. Cushing

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



PERMIT ISSUE

APPLICATION FOR PERMIT

1861 01 84V 0343

Class of Building or Type of Structure Third Class

Portland, Maine, April 10, 1929

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to ~~erect~~ alter ~~install~~ the following building structure ~~or~~ ~~system~~ 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 156 Brackett Street Ward 8 Within Fire Limits? yes Dist. No. 8
Owner's or ~~Essee's~~ name and address Blanche L. Brackett, 156 Brackett St. Telephone _____
Contractor's name and address E. C. Soule, 75 Edwards St. Telephone 2-7800
Architect's name and address _____
Proposed use of building _____ No. families _____
Other buildings on same lot _____
Plans filed as part of this application? _____ No. of sheets _____
Estimated cost \$ _____ Fee \$.50

Description of Present Building to be Altered

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

General Description of New Work

To demolish building app. 10' x 24'

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 o' 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 accommodate _____
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
Blanche L. Brackett

Signature of owner E. C. Soule

INSPECTION COPY

14032



UNIMATED BUSINESS ZONE
APPLICATION FOR PERMIT

Permit No. _____

PERMIT ISSUED

Class of Building or Type of Structure Third Class

1080
AUG 10 1933

Portland, Maine, August 10, 1933

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 717 Drackett Street Ward 6 Within Fire Limits? yes Dist. No. 3
Owner's or Lessee's name and address Mrs. G. H. Clifford, et al Cottage 1, E. 23rd Telephone _____
Contractor's name and address E. L. Dunlap, 178 Cottage St. So. Portland Telephone _____
Architect's name and address _____
Proposed use of building dwelling house No. families 1
Other buildings on same lot _____
Plans filed as part of this application? no No. of sheets _____
Estimated cost \$ 300. Fee \$.75

Description of Present Building to be Altered

Material wood No. stories 2 Heat _____ Style of roof _____ Roofing _____
Last use dwelling house No. families 1

General Description of New Work

To put stone and concrete block foundation under all of dwelling house and excavate for cellar under same.

NOTIFICATION BEFORE LATHING OR CLOSING IN IS WAIVED

CERTIFICATE OF OCCUPANCY NOT REQUIRED IS WAIVED

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by 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 stone in wet mortar Thickness, top 16" bottom 16"
Material of underpinning concrete block Height 8" Thickness 8"
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 _____ 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

Mrs. G. H. Clifford

Signature of owner

Howard L. Dunlap

INSPECTION COBY

MEMORANDUM FOR NOTIFICATION FOR AMENDMENT

BP 51/254

June 14, 1951

Mr. C. L. Nichols
West Scarborough, Me.,
Affie Casso
154-156 Brackett St.,
Portland, Maine

Location 154-156 Brackett St.,
Owner Affie Casso
Job Change of use with
alterations and fire escape

Gentlemen:

Upon inspection of the above job on June 8, 1951, our inspector reports the following omission which prevents us from issuing the certificate of occupancy--required by law to be in possession of the owner before the building may be lawfully occupied:

My letter of February 17, 1951, sent you when the permit was issued, paragraph 6 says in part--The approval of the wood fire escape in connection with the work to be done under the permit is given only on the basis that all of the new work in connection therewith will be painted at least two coats of paint suitable for exterior work, to be applied according to the specifications of the manufacturer of the paint.

It is important that the above condition be corrected before July 2, 1951 and that you notify this office of readiness for another inspection, so that, if all is found in order, the certificate of occupancy required by law may be issued.

If additional information relative to the above is desired, please phone Inspector Hamilton at 4-1431, extension 234, any week day but Saturday between 8:00 and 8:30 A. M.

Very truly yours,

Warren McDonald
Inspector of Buildings

ATH/D

Approved:

Inspector

AP 154-156 Brackett Street

February 17, 1951

Mr. G. L. Nichols
West Scarborough
Maine

City of Affie L. Casso
356 Brackett Street

Dear Mr. Nichols:

Building permit for change of use with alterations of building at 154-156 Brackett Street to an apartment house for five families is issued herewith based on the plans filed with the application and the additional information furnished in your specifications dated February 15, 1951, as follows:

1. Lights in all public halls are to be connected to the owner's meter and controlled by an automatic time switch so as to burn continuously during the hours of darkness.

2. Front stairs from second to third floor are not to be rebuilt as called for on plans but are to remain as at present. The door shown at the head of these stairs is to be omitted and the one at the foot of the stairs removed with a partition with a door in it erected at the foot of the stairs in the second story in such a way as to provide a landing at least 2' x 6" deep. Door is to be equipped with a liquid door closer and any glass panel in it is to be of wire glass. Adequate artificial lighting is to be provided for this enclosed stairway.

3. A concrete floor is to be provided over the entire basement area beneath the eel of the building.

4. Door to cellar stairway enclosure is to be constructed as for a standard fire resistant door and equipped with a liquid door closer. An electric light is to be provided in the enclosure.

5. In framing the new dormer, slots are to be cut through the existing plate at frequent intervals and full length studs extending from floor to new plate inserted and spiked securely to the existing studs.

6. Platform of the fire escape above roof of side entrance porch is to be framed with 2x6 timbers spaced 16" on centers running parallel with Brackett Street and supported on a 4x6 sill at their outer ends.

Notification for inspection is to be given before any lath or wallboard is to be applied to walls, partitions or ceilings. When all essential work has been completed, notification for a final inspection is to be given, at which time the Certificate of occupancy for the new use will be issued if everything is found in compliance with law.

We have been requested by the Electrical Inspector of the City to notify you that in almost every case every separate apartment or dwelling unit requires a separate electrical meter. It is suggested that the owner have his electrician consult the Electrical Inspector before starting any electrical work if this has not already been done.

Because fire escapes constructed of wood instead of steel are allowable only if they can be approved from the standpoint of structural strength and practicability for safe maintenance, the approval of the wood fire escapes in connection with the work to be done under this permit is given only on the basis that all of the new

February 17, 1951

Mr. G. L. Nichols _____ 2

work in connection therewith will be painted with at least two coats of paint suitable for exterior work, to be applied according to the specifications of the manufacturer of the paint, and with all places of contact of the new work with the existing building adequately "flushed" in permanent fashion with corrosion resistant metal in such a manner as to prevent the entrance of moisture to deteriorate the existing building and parts of the new work in connection therewith. If this is not to be done, no work is to be started and the permit is to be returned to this office for adjustment.

Very truly yours,

Warren McDonald
Inspector of Buildings

MSB/S

ert. Carpenter Work

Roofing and Concrete

Building Inspector
Portland Maine

G. L. NICHOLS
General Contractor
~~12 MARGARET STREET~~
~~SOUTH PORTLAND, MAINE~~
Telephone 4-3263

West Scarborro Me.

Feb. 15, 1951

Specifications:

Re. Details omitted from plans for Affie Casso 156 Brackett Street

Lights to be installed in halls on a time switch and on owners meter
Door at foot of stairs on second floor so as to give landing as
required.

Concrete floor in cellar beneath the ell.

Standard fire resistant door in cellar enclosure. A electric
light in enclosure.

Framing of dormer . Cut slots in existing plate and spike new stud
to existing studs.

G. L. Nichols

RECEIVED
FEB 16 1950
DEPT. OF PUBLIC WORKS
CITY

Accepted By

Signed By

AP 154-156 Brackett Street

Mr. G. L. Nichols
West Scarborough, Maine

February 13, 1951

Copy to, Affie L. Casso
156 Brackett Street

Dear Mr. Nichols,

A check of the plans filed with the application for permit for change of use of the two family dwelling at 154-156 Brackett Street to an apartment house for five families raises the following questions as to compliance with Building Code requirements:

1. Lights in all public halls are required to be on the owners meter and controlled by an automatic time switch so as to burn continuously throughout the hours of darkness. There is no indication that this is to be done. See Section 203-a-3 of the Building Code.
2. The door at the head of the front stairs in third story opens directly on the stairs without a landing at least as deep as the door is wide, contrary to the specifications of Section 212-e-2.2 of the Code. A liquid door closer will be needed on this door and any arrangement provided must be such that occupants of the front rooms in the third floor apartment may reach the fire escape to be erected at the rear of the building without being exposed to smoke or flames which might be travelling the front stairs.
3. A concrete floor is required in the section of the cellar beneath the all where there is nothing but dirt at present. See Section 203-a-2 of the Code.
4. Door to cellar stairway enclosure is required to be either a standard fire resistant door constructed as specified in Section 303-c-4 of the Code or a Class "C" labelled fire door. An electric light is required in the enclosure.
5. What construction is to be provided in framing of the new dormer window to stiffen the face wall of the dormer where the new wall studs are to rest on top of the existing plate which is some distance above the level of the third floor?
6. What is framing to be of fire escape platform above roof of side entrance porch?
7. Width of stairways of fire escape is not indicated, but is required to be at least 30" or such that there will be a clear width of at least 27" between hand rails.

Indication is needed that all of the above details are to be cared for in compliance with Building Code requirements before a permit for the change of use may be issued.

Very truly yours,

Warren McDonald
Inspector of Buildings

ATS/B



CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

COMPLAINT NO. C-50-53

COMPLAINT

INSPECTION COPY

Date Received 5/23/50

Location 154-156 Brackett Street

Use of Building

Owner's name and address Mabel L. Gifford & Blanche L. Brown, 156 Brackett Street

Tenant's name and address 5-3-50 Ralph W. & Wilhelmina Casson Telephone

Complainant's name and address 2 Bradford Telephone

Description: Change of use from a two family dwelling to apartments since 1941.

5-23-50 Mrs. Brown says Mr. Ralph Casson has bought this building.

First floor has 2 rooms above front No. 154 and 3 rooms and shower in rear 1st floor
Second floor same as first.

One kitchen each floor in rear.

6 beds in rear. No looking up in two rear apts.

No changes are to be made.

1/14/50 - Better - W

INSPECTION NOT COMPLETED

C-50-53-1
(154-156 Brackett Street-)
1/5/51/AMC

December 14, 1950

Mr. Ralph W. Casso
22 Bradford Street
Portland, Maine

Copies to: Oliver T. Sanborn
Chief of the Fire Department
Mr. Casso

Dear Mr. Casso:

It appears that you are now the owner of the building at 154-156 Brackett Street, formerly owned by Mabel L. Gifford and Blanche I. Brown, and from the record it also appears that this building was a 2-family dwelling house in 1941, but, since then, has been changed from that use to more than two apartments or the equivalent in lodging rooms.

If this is the case, the change has been made (no doubt by the former owner) without first securing a building permit from this department to change the building from a dwelling house to an apartment or lodging house, without making the improvements as to fire protection and safety required by the Building Code for the new use, and without the required certificate of occupancy from this department to authorize the new use.

Under these circumstances, we have to hold you, as present owner, responsible for maintaining this building without compliance with the requirements of law. It is understood of course that you may be wholly unaware of this situation as regards compliance with law, but, as present owner, you are the only one who can be expected to correct the violation.

If you are able to establish that this change has not been made unlawfully, it would be well for you to produce the evidence in writing as soon as possible. Otherwise, it is important that you have architectural floor plans made of all three floors and the cellar, showing arrangement of rooms and the use of each, the division between tenancies or apartments, the width, pitch and relative location of stairs for means of egress and all other features controlled by the Building Code. These plans should be made by someone accustomed to making such plans to scale and some party who is able to examine the Building Code for himself to find out what the requirements are, thus to show the proposed improvements on the plans before they are filed here. The plans should be filed here by way of blueprints with all of the information on them printed from the original and with them an application for a building permit to authorize belatedly the change of use and the required improvements. A copy of this letter is enclosed for you to use in dealing with the one who will make your plans.

When the application with plans has been filed here, they will be checked against Building Code requirements, and, if in compliance with the law, the permit will be issued, and you can then proceed with the work of improvement. When the work is done, and you have notified the office for final inspection, if everything is found in order, the belated certificate of occupancy will be issued.

Until these improvements are made and the certificate of occupancy has been issued, I am afraid you will have to bear the responsibility for any shortage of safety and fire protection requirements should there be an unfortunate occurrence such as a fire at the building causing injury or loss of life.

For your information our last examination of the building last May disclosed that there was an apartment of three rooms and bath in the rear of first story and

Ralph W. Casso

2

December 14, 1950

a suite of two rooms and bath without cooking privilege in the first of the first story, and the same arrangement on the second floor. It is my impression that there are four or five finished rooms on the third floor, which evidently originally were divided between the two families who occupied the first and second floors. We do not know how these finished rooms on the third floor are being used at present or how they are equipped, but it is important that your plans and application cover all of these features.

Unless you are able to establish before that date that the building is being lawfully used now, we shall expect ^{you} to have the application for the permit with the complete plans filed before January 5, 1951.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMCD/O

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

1. Location 156 Brackett St Date Investigation Commenced 6/5/50
2. References: Complaints 30-53 Appl. BP _____ Inq. _____
3. Present Owner and Address Ralph Casso, 156 Brackett St.
4. Present Lessee and Address _____
5. Building Permit Record: Assessor - 1935 1 w.c. - 1 lav - 1 tub
1937 - 2 w.c. - 2 lav - 2 tubs - 2 sinks

Assessors' Record

6. Survey 1924: Owner Margaret Castell, et al. No. tenants 1
No. rooms 12; Class of Use Dwelling
7. Assessors' change record since 1924 1932 Mabel + Blanche T. Brickett
1938 Mabel ^{offered} + Blanche T. Brown

9. City Directory Record

1926	1939
1927	1940 <u>Mabel Clifford - William J. Buzzell</u>
1928	1941 <u>Charles Rand</u>
1929	1942 "
1930	1943 " <u>+ Arthur Johnson</u>
1931	1944 " <u>Mabel Clifford + Blanche T. Brown</u>
1932	1945 " "
1933	1946
1934	1947
1935	1948 <u>42621</u>
1936	1949
1937 <u>Blanche T. Brickett</u>	1950
1938	1951

CONCLUSIONS

Rent Control - 2 units (1 first floor; 1 2nd floor) in 1942
" 5 units in 1946

6/5/50

156 Brackett Street

This building registered as 2 family dwelling in 1942 at Rent Control Office and in 1946 it was registered again for 5 units by same owners Mabel Gifford and Blanche I. Brown. It looks very much as though they had changed use of building about 1945 or 1946.

There are two apts. here, - one on 1st floor rear and 1 on 2nd floor rear; 2 rooms and bath on 1st floor and same on 2nd floor (no cooking). Under the Building Code 2 or more rooms are equivalent to an apartment so this building would really come under requirements for 4 apts. If this is true then the present owner would have to bring this building up to Building Code standards.

PH

*Ralph Lasser
on Brackett*

LOCATION 154-156 Brackett St

DATE 2/20/51

~~PERMIT~~ _____

~~ENQUIRY~~ _____

~~COMPLAINT~~ _____

*Mr. Casson came on
right after he received
this letter and wanted
to see you but you
were not in. He
never came back or
nothing ever heard
from him*

P.H.



Case 50-53-1
(151-156 Brackett Street)
2/5/51/22AD

*P.O. [unclear]
Pls. [unclear]
me [unclear]
status of [unclear]
[unclear] 1/19/51*

December 14, 1950

Mr. Ralph W. Casco
22 Bradford Street
Portland, Maine

Copies to: Oliver T. Sanborn
Chief of the Fire Department
Mr. Casco

Dear Mr. Casco:

It appears that you are now the owner of the building at 151-156 Brackett Street, formerly owned by Mabel L. Gifford and Blanche I. Brown, and from the record it also appears that this building was a 2-family dwelling house in 1941, but, since then, has been changed from that use to more than two apartments or the equivalent in lodging rooms.

If this is the case, the change has been made (no doubt by the former owner) without first securing a building permit from this department to change the building from a dwelling house to an apartment or lodging house, without making the improvements as to fire protection and safety required by the Building Code for the new use, and without the required certificate of occupancy from this department to legalize the new use.

Under these circumstances, we have to hold you, as present owner, responsible for maintaining this building without compliance with the requirements of law. It is understood of course that you may be wholly unaware of this situation as regards compliance with law, but, as present owner, you are the only one who can be expected to correct the violation.

If you are able to establish that this change has not been made unlawfully, it would be well for you to produce the evidence in writing as soon as possible. Otherwise, it is important that you have architectural floor plans made of all these floors and the cellar, showing arrangement of rooms and the use of each; the division between tenancies or apartments, the width, pitch and relative location of stairs for means of egress and all other features controlled by the Building Code. These plans should be made by someone accustomed to making such plans to scale and some party who is able to examine the Building Code for himself to find out what the requirements are, thus to show the proposed improvements on the plans before they are filed here. The plans should be filed here by way of blueprints with all of the information on them printed from the original and with them an application for a building permit to authorize lawfully the change of use and the required improvements. A copy of this letter is enclosed for you to use in dealing with the one who will make your plans.

When the application with plans has been filed here, they will be checked against Building Code requirements, and, if in compliance with the law, the permit will be issued, and you can then proceed with the work of improvement. When the work is done, and you have notified the office for final inspection, if everything is found in order, the related certificate of occupancy will be issued.

Until these improvements are made and the certificate of occupancy has been issued, I am afraid you will have to bear the responsibility for any shortage of safety and fire protection requirements should there be an unfortunate occurrence such as a fire at the building causing injury or loss of life.

For your information our last examination of the building last May disclosed that there was an apartment of three rooms and bath in the rear of first story and

Mr. Ralph W. Casso-----2

December 15, 1950

a suite of two rooms and bath without cooking privilege in the front of the first story, and the same arrangement on the second floor. It is my impression that there are four or five finished rooms on the third floor, which evidently originally were divided between the two families who occupied the first and second floors. We do not know how those finished rooms on the third floor are being used at present or how they are equipped, but it is important that your plans and application cover all of these features.

Unless you are able to establish before that date that the building is being lawfully used now, we shall expect to have the application for the permit with the complete plans filed before January 5, 1951.

Very truly yours,

Warren McDonald
Inspector of Buildings

MMcD/6

(A) APARTMENTS - 3rd CLASS ZONE



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, October 22, 1947

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to alter ~~and~~ ~~add~~ ~~and~~ ~~change~~ ~~and~~ ~~add~~ ~~and~~ ~~change~~ all 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 154-156 Brackett Street
Within Fire Limits? Yes Dist. No. 3
Owner's name and address Mabel L. Gifford and Blanche I. Brown Telephone
Lessee's name and address 156 Brackett St. 26 Cushman St. Telephone
Contractor's name and address Telephone
Architect Specifications Plans No. No. of sheets
Proposed use of building Antique Shop and Dwelling No. families 2
Last use Apartment (3) and 2 rooms without cooking No. families
Material frame No stories 2 Heat steam Style of roof Pitch Roofing asphalt
Other buildings on same lot
Estimated cost \$ Fee \$ 5.00

General Description of New Work

To change use of existing apartment of 2 rooms and bath in front of first story to an antique shop thus leaving 2 apartments and a suite of 2 rooms in front of second story without cooking arrangements and the 5 rooms on third floor to remain unoccupied. If ~~successful~~ successful in zoning appeal the owners would like to expand the antique shop as fast as the present tenants move out on their own volition until all of first and second floors are used for the antique shop no living quarters whatever in the building.

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

NOTIFICATION BEFORE LATHING OR CLOSING-IN IS REQUIRED

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

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?

APPROVED: [Signature area]

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?

Mabel L. Gifford
Blanche I. Brown

Signature of owner

INSPECTION COPY

AP 154-156 Brackett Street-I

Shaw
JJ. deWitt
for complaint
12/10/53

December 1, 1947

Mrs. Mabel L. Gifford
26 Cushman Street
Mrs. Blanche I. Brown
156 Brackett Street

Subject: proposal to change use of part of apartment house at 154-156 Brackett Street to antique shop

Dear Mesdames:

You no doubt have received notice, as I have, that the Board of Appeals voted to grant your appeal at the above location subject to the conditions that there shall be no change in the exterior appearance of the building; that there shall be no display of goods on or other commercialization of the front yard or outside of the existing building; and that there shall be no outside signs on the premises.

As I explained to you before the appeal was filed, it is still necessary to comply with Building Code requirements as applied to the change of use of the portion of the building to be changed at the present time. It is necessary under the Building Code that the permit issued at this time will specify specifically the part of the building to be used for the antique shop, and when the certificate of occupancy is issued from this office covering the actual use of that particular part, it will mean that an additional permit from this department will be needed before any other part can be so changed to an antique shop. The action of the Board of Appeals carries with it the right to later extend the antique shop to occupy all of first and second stories of the building as soon as present tenants move out of their own volition. As such extension of that use is made, however, it must be covered in advance by a separate permit from this department, any improvements required by the Building Code then made, and the certificate of occupancy issued for the particular part to which the use is to be extended.

To make the initial change in compliance with the Building Code, there are two ways that you can proceed. Perhaps the quickest way would be for you to employ an architect to make the plan to scale of the first floor at least of the building and the cellar also if any part of the cellar is now to be used in connection with the business, showing clearly the rooms to be occupied by the antique shop and what the other rooms on that floor are to be used for specifically as kitchen, diningroom etc. and also what the second and third floors are to be used for and the fact that the third floor is to be completely cut off under the permit issued so that it will not be accessible except in case of emergency and so that the third floor cannot be used for living quarters or business purposes without first securing a building permit to remove the alterations now made to make the third floor practically inaccessible except in case of emergency. If that procedure is followed, you should have the plan made by someone competent to look into the Building Code for himself and find out what the requirements are, and then the plan should be filed here with your application for the permit for checking against requirements of the Building Code.

The other method of procedure requires patience on your part on account of the exceedingly busy time in this department, and I cannot guarantee that we will not need the plan anyway or at least some plan. This second method consists of waiting until I can look the building over for myself and find out just what the situation is, perhaps being able to tell what the requirements of the Building Code would be so that these could be incorporated in your application and you would thus be saved the expense of having a plan made.

Gifford, Brown 2

December

In any case, however, it is not lawful to use any part of the building for the business purpose until these proceedings have been completed and until you have a certificate of occupancy from this department.

It would be well for you to let me know which method of procedure you will follow, so that if you are to wait for me to try and help you, I can arrange my schedule so as to examine the building at the earliest possible date which may be two or three weeks in the future.

Very truly yours,

Inspector of Buildings

WHD/S

154-156 Brackett Street-1

October 23, 1947

Mrs. Mabel L. Gifford
25 Gushwan Street
Mrs. Blanche I. Brown
156 Brackett Street

Subject: Application for building permit to cover change of use of apartment house at 154-156 Brackett Street, owned by Mabel L. Gifford and Blanche I. Brown, to antique shop, and proposed zoning appeal relating thereto

Dear Madames:

The building permit for which you have applied to cover change of use of two front rooms and bathroom in first story of the existing apartment house at the above location to an antique shop and to later extend the antique shop to occupy all of first and second stories of the building as soon as the present tenants move out of their own volition, is not issuable because the property is located in an Apartment House Zone in which, according to Section 7A of the Zoning Ordinance, an antique shop as well as every other business use is not allowable—that is, to be established now or later.

You have indicated a desire to seek an exception to the provisions of the Zoning Ordinance from the Board of Appeals on the basis that enforcement of the ordinance in this case involves unnecessary hardship and that desirable relief may be granted without substantially departing from the intent and purpose of the ordinance. Accordingly there is enclosed to each of you an outline of the appeal procedure. Your application has been accepted without any information at all to show compliance with Building Code requirements, and under such circumstances, it must be borne in mind that, should your appeal be successful, full information as to compliance with the Building Code by way of plans or whatever else is necessary, must be filed with the application for the permit and the building permit fee paid and the proposal found to comply with the Building Code before the permit could be issued.

There is an unusual feature in your proposal which ought to be made clear in your appeal. As I understand it and as reflected in your application for the permit, you would like for the present to use only the front apartment in first story for the antique shop, but later as fast as the present tenants in other parts of the building move out of their own volition, you would like to expand the antique shop until you have finally occupied both first and second stories and probably the cellar as the antique shop occupancy. I have explained to you that if the Board of Appeals should grant an exception allowing the front apartment only to be used for an antique shop, that you could only expand the antique shop to other parts of the building after other successful appeals. As I understand your proposal, you would like to include in your appeal the consent of the Board of Appeals to expanding the antique shop use from the front apartment in first story when the other occupancies became vacant. If that were to be accomplished, the order of the Board of Appeals, if the appeal is sustained at all, would have to include that right of expansion at some future time, otherwise the right to expand to the balance of the building would expire after one year from the date of sustaining the appeal.

Very truly yours,

Inspector of Buildings

WHD/S
Encl: Outline of appeal procedure
CC: Edward T. Gignoux
Assistant Corporation Counsel

City of Portland, Maine
Board of Appeals
—ZONING—

appeals
condition
11/14/47
mm
7/82
47

October 24, 19 47

To the Board of Appeals:

Your appellants, Mrs. Mabel L. Gifford, who ^{are} the owners of property at 154-156 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 17, Paragraph E of the Zoning Ordinance,

Application for building permit to cover change of use of two front rooms and bathroom in first story of existing apartment house at 154-156 Brackett Street to an antique shop and to later extend the antique shop to occupy all of first and second stories of building as soon as present tenants move out of their own volition, is not issuable because the property is located in an Apartment House Zone in which, according to Section 7A of the Zoning Ordinance, an antique shop is not allowable.

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

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

Mabel L. Gifford
Blanche I. Brown
Appellants

47/82

City of Portland, Maine
Board of Appeals

—ZONING—

Decision

Public hearing was held on the 14th day of November, 1947,
on petition of Mrs. M. L. Gifford and Mrs. B. I. Brown, owners of property at
154-156 Brackett Street, seeking to be permitted an exception to the regulations of
the Zoning Ordinance relating to this property.

Application for building permit to cover change of use of two front rooms
and bath room in first story of existing apartment house at 154-156 Brackett
Street to an antique shop and to later extend the antique shop to occupy all
of first and second stories of building as soon as present tenants move out
of their own volition, is not issuable because the property is located in
an Apartment House Zone in which, according to Section 7A of the Zoning
Ordinance, an antique shop is not allowable.

The Board finds that an exception is necessary in this case so as to
grant reasonable use of property and avoid unnecessary hardship, 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, provided that there shall be no change in the exterior appearance of the
building; that there shall be no display of goods on or other commercialization of
the front yard or outside of the existing building, and that there shall be no outside signs
on the premises.

Edw. J. Colley
F. W. Lathrop
Gerald A. Cole
B. William Hathorn

Helmer C. Frost

Board of Appeals

117/82

November 14, 1947

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF Mrs. M. L. Gifford
AT 154-156 Brackett Street and Mrs. B. I. Brown

Public hearing on above
appeal was held before
the BOARD OF APPEALS
today.

Present for City

Board of Zoning Appeals members:-

Edw. T. Colley
Helen C. Frost
Robert L. Getchell
B. William Holbrook
Gerald A. Cole

VOTE

	Yes	No
Mr. Colley	(x)	()
Mrs. Frost	(x)	()
Mr. Getchell	(x)	()
Mr. Holbrook	(x)	()
Mr. Cole	(x)	()
	()	()
	()	()
	()	()

Municipal Officers:-

NO OPPOSITION

City officials:-

CITY OF PORTLAND, MAINE

BOARD OF APPEALS

47/92

November 4, 1947

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine on Friday, November 14, 1947 at ten-thirty o'clock in the forenoon relating to the appeal under the Zoning Ordinance of Mrs. Mabel L. Gifford and Mrs. Blanche I. Brown relating to change of use of two front rooms and bathroom at 154-156 Brackett Street to use as antique shop and to later extend the antique shop to occupy all of first and second stories of this building.

This permit is not issuable under the Zoning Ordinance because the property is located in an Apartment house Zone in which, according to Section 7A of the ordinance, an antique shop is not allowable.

This appeal is taken under Section 17E 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

Edward T. Colley

Chairman

WARREN McDONALD
INSPECTOR OF BUILDINGS

On reply refer
to File AF 154-156 Brackett Street-i Department of Building Inspection
CITY OF PORTLAND, MAINE

589
47/82

FU

October 23, 1947

Mrs. Mabel L. Gifford
26 Cushman Street
Mrs. Blanche I. Brown
156 Brackett Street

Subject: Application for building permit to cover
change of use of apartment house at 154-156
Brackett Street, owned by Mabel L. Gifford and
Blanche I. Brown, to antique shop, and proposed
zoning appeal relating thereto

Dear Madames:

C
O
P
Y

The building permit for which you have applied to cover change of use of two front rooms and bathroom in first story of the existing apartment house at the above location to an antique shop and to later extend the antique shop to occupy all of first and second stories of the building as soon as the present tenants move out of their own volition, is not issuable because the property is located in an Apartment House Zone in which, according to Section 7A of the Zoning Ordinance, an antique shop as well as every other business use is not allowable--that is, to be established now or later.

You have indicated a desire to seek an exception to the provisions of the Zoning Ordinance from the Board of Appeals on the basis that enforcement of the ordinance in this case involves unnecessary hardship and that desirable relief may be granted without substantially departing from the intent and purpose of the ordinance. Accordingly there is enclosed to each of you an outline of the appeal procedure. Your application has been accepted without any information at all to show compliance with Building Code requirements, and under such circumstances, it must be borne in mind that, should your appeal be successful, full information as to compliance with the building code by way of plans or whatever else is necessary, must be filed with the application for the permit and the building permit fee paid and the proposal found to comply with the Building Code before the permit could be issued.

There is an unusual feature in your proposal which ought to be made clear in your appeal. As I understand it and as reflected in your application for the permit, you would like for the present to use only the front apartment in first story for the antique shop, but later as fast as the present tenants in other parts of the building move out of their own volition, you would like to expand the antique shop until you have finally occupied both first and second stories and probably the cellar as the antique shop occupancy. I have explained to you that if the Board of Appeals should grant an exception allowing the front apartment only to be used for an antique shop, that you could only expand the antique shop to other parts of the building after other successful appeals. As I understand your proposal, you would like to include in your appeal the consent of the Board of Appeals to expanding the antique shop use from the front apartment in first story when the other occupancies became vacant. If that were to be accomplished, the order of the Board of Appeals, if the appeal is sustained at all, would have to include that right of expansion at some future time, otherwise the right to expand to the balance of the building would expire after one year from the date of sustaining the appeal.

Very truly yours,

Signed) WARREN McDONALD

Inspector of Buildings

WMCD/S

Encl: Outline of appeal procedure
CC: Edward T. Gignoux
Assistant Corporation Counsel



APPLICATION FOR PERMIT

PERMIT ISSUED

0350

Permit No. 17, 1944

Class of Building or Type of Structure Third Class

Portland, Maine, June 16, 1944

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 156 Brackett Street Within Fire Limits? Yes Dist. No. 3
Owner's or Lessee's name and address Nabel L. Gifford, & Blanche I. Brown Telephone
Contractor's name and address Frank Simpson, 71 Forest Avenue Telephone
Architect Plans filed No No. of sheets
Proposed use of building dwelling house No. families 2
Other buildings on same lot
Estimated cost \$ 50. Fee \$ 0.50

Description of Present Building to be Altered

Material wood No. stories 2 1/2 Heat Style of roof Roofing
Last use dwelling house No. families 2

General Description of New Work

To put in ~~erect~~ two new windows, second floor, for additional light and ventilation in existing rooms

43/1201 - (lapsed)

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

Details of New Work

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

Is any plumbing work involved in this work?
Is any electrical work involved in this work? Height average grade to top of plate
Size, front depth No. stories Height average grade to highest point of roof
To be erected on solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Material of underpinning Height Thickness
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining
Kind of heat Type of fuel Is gas fitting involved?
Framing lumber—Kind Dressed or full size?
Corner posts Sills Girt or ledger board? Size
Material columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-10" 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 Nabel L. Gifford

INSPECTION COPY



3) LIMITED BUSINESS ZONE
APPLICATION FOR PERMIT

PERMIT ISSUED
1201

Class of Building or Type of Structure Third Class DEC 2 1943

Portland, Maine, November 10, 1943

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 154 156 Brackett Street Within Fire Limits? yes Dist. No. 3
Owner's or Lessee's name and address Mabel L. Gifford & Blanche T. Brown Telephone 4-1081
Contractor's name and address not let Telephone _____
Architect _____ Plans filed 10 No. of sheets _____
Proposed use of building dwelling house No. families 2
Other buildings on same lot _____
Estimated cost \$ 25. Fee \$.25

Description of Present Building to be Altered

Material wood No. stories 2 1/2 Heat _____ Style of roof _____ Roofing _____
Last use dwelling house No. families 2

General Description of New Work

To put in two new windows on second floor, for additional light and ventilation in existing rooms

Renewal of 41/1232

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

Details of New Work

Is any plumbing work involved in this work? _____
Is any electrical work involved in this work? _____ Height average grade to top of CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED
Size, front _____ depth _____ No. stories _____ Height average grade to highest point of roof _____
To be erected on solid or filled land? _____ earth or rock? _____
Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
Material of underpinning _____ Height _____ Thickness _____
Kind of roof _____ Rise per foot _____ Roof covering _____
No. of chimneys _____ Material of chimneys _____ of lining _____
Kind of heat _____ Type of fuel _____ Is gas fitting involved? _____
Framing lumber--Kind _____ Dressed or full size? _____
Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
Material columns under girders _____ Size _____ Max. on centers _____
Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.
Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
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 Mabel L. Gifford

INSPECTION COPY