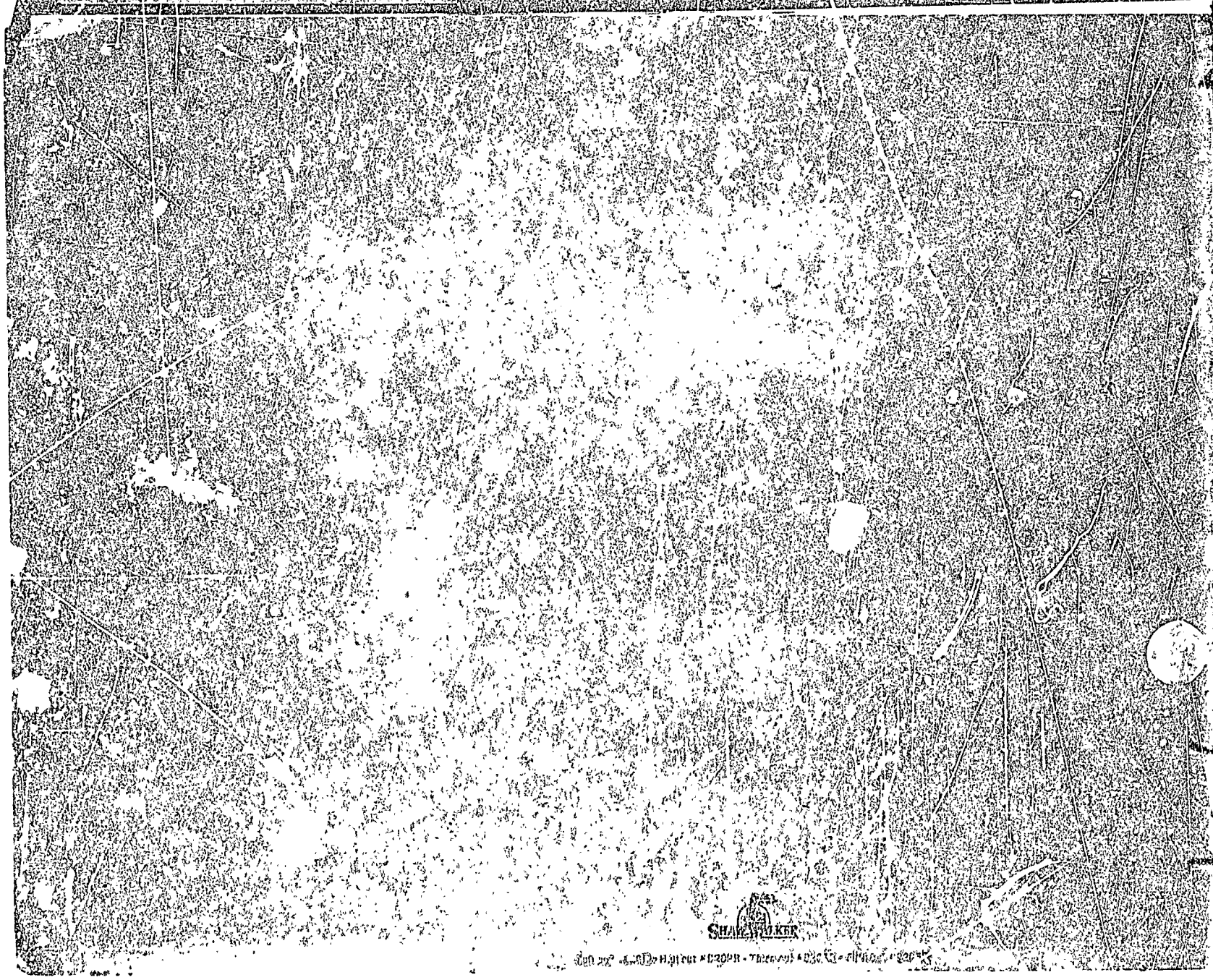
90 BRACKETT STREET



APPLICATION FOR PERMIT

B.O.C.A. USE GROUP .....

B.O.C.A. TYPE OF CONSTRUCTION 001639

PERMIT ISSUED
DEC 9 1978
CITY of PORTLAND

ZONING LOCATION_____ PORTLAND, MAINE, 12-7-78

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

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

LOCATION 90 Brackett St. Fire District #1 ☐, #2 ☐

1. Owner's name and address Richard P. Hammond, Inc.-321 Sawyer St S.P., Me. 04106 Telephone 799-6427
2. Lessee's name and adddress ..... Telephone .....
3. Contractor's name and address owner ..... Telephone .....
4. Architect ..... Specifications ..... Plans ..... No. of sheets 1

Proposed use of building Repair after fire ..... No. families .....

Last use ..... No. families .....

Material ..... No. stories ..... Heat ..... Style of roof ..... Roofing .....

Other buildings on same lot .....

Estimated contractural cost $ 6,000 ..... Fee $ 24.00

FIELD INSPECTOR—Mr. ..... @ 775-5451 Ext. 234

This application is for:

Dwelling .....
Garage .....
Masonry Bldg .....
Metal Bldg. .....
Alterations .....
Demolitions .....
Change of Use .....
Other .....

GENERAL DESCRIPTION

To repair after fire, as per plans.

Expanding dormer

Stamp of Special Conditions

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

PERMIT IS TO BE ISSUED TO 1 ☒ 2 ☐ 3 ☐ 4 ☐
Other: .....

DETAILS OF NEW WORK

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

IF A GARAGE

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

APPROVALS BY:	*DATE*	**MISCELLANEOUS**
BUILDING INSPECTION—PLAN EXAMINER		Will work require disturbing of any tree on a public street? ..
ZONING:	OK 12/7/78	
BUILDING CODE:		Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? .....
Fire Dept.:		
Health Dept.:		
Others:		

Signature of Applicant ..... Phone #.....

Type Name of above .. Richard P. Hammond ..... 1 ☒ 2 ☐ 3 ☐ 4 ☐

Other .....
and Address .....

FIELD INSPECTOR'S COPY

Permit No. 78/1039

Location 711 Brackett St.

Owner Michael Clements

Date of permit 12-8-79

Approved repair structure

NOTES

12-8-79 Already made several insp here before permit issued - no owner was ~~also~~ notified About permits for change of use for making the 3rd floor a Separate ~~[illegible]~~ Apartment - Also on the different requirements by our Dept & fire Dept - [illegible]

1-17-79 Repair Are now complete - No work done yet on 3rd floor Apt → to be on a Separate permit - [illegible]

APPLICATION FOR PERMIT

DEPARTMENT OF BUILDING INSPECTIONS SERVICES

ELECTRICAL INSTALLATIONS

Date 12-28, 1978
Receipt and Permit number A 15550

To the CHIEF ELECTRICAL INSPECTOR, *Portland Maine*

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK ~~[illegible]~~ 90 Brackett St.
OWNER'S NAME: Richard P. Hammond ADDRESS 621 Sawyer St So. Port

	FEES
OUTLETS:	
Receptacles 30 Switches ____ Plugmold ____ ft. TOTAL 30	3.00
FIXTURES: (number of)	
Incandescent ____ Flourescent ____ (not strip) TOTAL ____	
Strip Flourescent ____ ft.	
SERVICES:	
Overhead ____ Underground ____ Temporary ____ TOTAL amperes ____	
METERS: (number of) ____	
MOTORS: (number of)	
Fractional ____	
1 HP or over ____	
RESIDENTIAL HEATING:	
Oil or Gas (number of units) ____	
Electric (number of rooms) ____	
COMMERCIAL OR INDUSTRIAL HEATING:	
Oil or Gas (by a main boiler) ____	
Oil or Gas (by separate units) ____	
Electric Under 20 kws ____ Over 20 kws ____	
APPLIANCES: (number of)	
Ranges ____ Water Heaters ____	
Cook Tops ____ Disposals ____	
Wall Ovens ____ Dishwashers ____	
Dryers ____ Compactors ____	
Fans ____ Others (denote) ____	
TOTAL ____	
MISCELLANEOUS: (number of)	
Branch Panels ____	
Transformers ____	
Air Conditioners Central Unit ____	
Separate Units (windows) ____	
Signs 20 sq. ft. and under ____	
Over 20 sq. ft. ____	
Swimming Pools Above Ground ____	
In Ground ____	
Fire/Burglar Alarms Residential ____	
Commercial ____	
Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under ____	
over 30 amps ____	
Circus, Fairs, etc. ____	
Alterations to wires ____	
Repairs after fire ____	
Emergency Lights, battery ____	
Emergency Generators ____	
INSTALLATION FEE DUE:	
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT ..... DOUBLE FEE DUE:	
FOR REMOVAL OF A "STOP ORDER" (304-16.b)	
TOTAL AMOUNT DUE:	3.00

INSPECTION:
Will be ready on Will Call, 19~~78~~; or Will Call ____
CONTRACTOR'S NAME: M & M Elect
ADDRESS: 16 Cheverus Bldg.
TEL.: 767 2411
MASTER LICENSE NO.: 294
LIMITED LICENSE NO.: ____
SIGNATURE OF CONTRACTOR: [signature]

INSPECTOR'S COPY — WHITE
OFFICE COPY — CANARY
CONTRACTOR'S COPY — GREEN

ELECTRICAL INSTALLATIONS —

Permit Number 15950

Location 20 Beach St.

Owner R. Hammond

Date of Permit 12-28-78

Final Inspection

By Inspector

Permit Application Register Page No. 12

INSPECTIONS: Service _____ by _____

Service called in _____

Closing-in 12-28-78 by Libby

PROGRESS INSPECTIONS: 1-22-79 / _____

2-12-79 / _____

/ _____

/ _____

/ _____

/ _____

CODE COMPLIANCE COMPLETED

DATE	REMARKS:
2-12-79	Outlets over elec. heat!
	Where is permit for elec. heat?

APPLICATION FOR PERMIT

DEPARTMENT OF BUILDING INSPECTIONS SERVICES

ELECTRICAL INSTALLATIONS

Date Feb. 16, 19 79
Receipt and Permit number A 23258

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: 90 Brackett Street ADDRESS: same

OWNER'S NAME: Richard Hammond FEES

OUTLETS.
Receptacles Switches Plugmold ft. TOTAL

FIXTURES. (number of)
Incandescent Flourescent (not strip) TOTAL
Strip Flourescent ft.

SERVICES:
Overhead Underground Temporary TOTAL amperes

METERS: (number of)

MOTORS: (number of)
Fractional
1 HP or over 3.00

RESIDENTIAL HEATING.
Oil or Gas (number of units) 2
Electric (number of rooms)

COMMERCIAL OR INDUSTRIAL HEATING:
Oil or Gas (by a main boiler)
Oil or Gas (by separate units)
Electric Under 20 kws Over 20 kws

APPLIANCES: (number of)
Ranges
Cook Tops
Wall Ovens
Dryers
Fans
Water Heaters
Disposals
Dishwashers
Compactors
Others (denote)
TOTAL

MISCELLANEOUS: (number of)
Branch Panels
Transformers
Air Conditioners Central Unit
Separate Units (windows)
Signs 20 sq. ft. and under
Over 20 sq. ft.
Swimming Pools Above Ground
In Ground
Fire/Burglar Alarms Residential
Commercial
Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under
over 30 amps
Circus, Fairs, etc.
Alterations to wires
Repairs after fire
Emergency Lights, battery
Emergency Generators

INSTALLATION FEE DUE:
DOUBLE FEE DUE:
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT
FOR REMOVAL OF A "STOP ORDER" (304-16.b)
TOTAL AMOUNT DUE: 3.00

INSPECTION:
Will be ready on ready, 19 ; or Will Call

CONTRACTOR'S NAME: M & M Electric
ADDRESS: 16 Chevrus Rd. Cape Eliz
TEL.: 767-2411
MASTER LICENSE NO.: 2774
LIMITED LICENSE NO.:
SIGNATURE OF CONTRACTOR:

INSPECTOR'S COPY — WHITE
OFFICE COPY — CANARY
CONTRACTOR'S COPY — GREEN

ELECTRICAL INSTALLATIONS —

Permit Number 23258

Location 90 Beachcliff St.

Owner R. Hammond

Date of Permit 2-16-79

Final Inspection 5-4-79

By Inspector [illegible]

Permit Application Register Page No. 16

INSPECTIONS: Service _____ by _____

Service called in _____

Closing-in _____ by _____

PROGRESS INSPECTIONS: 5-4-79 / _____ / _____

_____ / _____ / _____

_____ / _____ / _____

_____ / _____ / _____

_____ / _____ / _____

_____ / _____ / _____

CODE COMPLIANCE COMPLETED DATE 5-4-79

DATE:	REMARKS:
2-20-79	E.E.C. HEAT UNDER OUTLET

90 Brackett St.

April 2, 1975

Mr. William E. Green
95 Westland Ave.
Portland, Maine

Dear Mr. Green:

As per our conversation on March 31, 1975 and based on my letter to you of February 28, 1975, it was determined through our records that this building at the above named address is a two family dwelling. This property is located in an R-6 Residential Zone, where three families would be allowed if you so desire. If you want to change this to a three family apartment house, a permit would be required and adequate means of egress from the second floor must be provided.

I have checked with the Portland Renewal Authority to see if they have any hold on this building. I was assured by Mr. Bertrum Fournier, Chief Rehabilitation Specialist that there was none. I was also told by Mr. Fournier that at one time the owner of this property applied for a loan through the P.R.A. and it was at this time that they became involved.

I am sorry at the inconvenience that inspection of your property has caused you. If I can be of any further help to you, please do not hesitate to call me here at this office in City Hall.

Very truly yours,

A. Allan Soule
Assistant Director

AAS:k

1384

Date Issued Dec.18.1969

Portland Plumbing Inspector

By ERNOLD R GOODWIN

App. First Insp.

Date 12/23/69

By WALTER H. WALLACE
DEPUTY PLUMBING INSPECTOR

App. Final Insp.

Date 12/23/69

By WALTER H. WALLACE
DEPUTY PLUMBING INSPECTOR

Type of Bldg.

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

PERMIT TO INSTALL PLUMBING

PERMIT NUMBER 991

Address 90 Brackett St.

Installation For: 2 fam.

Owner of Bldg.. Mrs. Thomas Lawrence

Owner's Address: 90 Brackett St.

Plumber: Portland Gas L. & Temple Date: 12-18-69

NEW	REP'L		NO.	FEE
		SINKS		
		LAVATORIES		
		TOILETS		
		BATH TUBS		
		SHOWERS		
		DRAINS FLOOR SURFACE		
	1	HOT WATER TANKS	1	2.00
		TANKLESS WATER HEATERS		
		GARBAGE DISPOSALS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS		
		AUTOMATIC WASHERS		
		DISHWASHERS		
		OTHER		
		TOTAL		2.

Building and Inspection Services Dept.; Plumbing Inspection

February 28, 1975

90 Brackett St.

Mr. William E. Green
95 Westland Avenue
Portland, Maine

Dear Mr. Green:

I have been informed by our City Inspectors that you have changed this building at the above named location from a single family dwelling to a three family apartment house. Our records show this to be a single family residence about 1929. Will you contact this office in the very near future and let us know what you propose to do. We have on record here certain violations that must be corrected from the Portland Renewal Authority. We also have an application for an electrical permit taken out by a Mr. Marino. We will be able with more information to be able to advise you what steps are necessary for you to take.

A. Allan Soule
Assistant Director

AAS:sk

Exits - O.K. says Fire Dept. (this is for 2 families)

CITY OF PORTLAND, MAINE

Application for Permit to Install Wires

Permit No. 436

Issued

Portland, Maine June 20 , 19 74

To the City Electrician, Portland, Maine:

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

(This form must be completely filled out — Minimum Fee, $1.0)

Owner's Name and Address Wm. Greenan 90 Brackett Tel.

Contractor's Name and Address Marrin's Elect 18 Tyler Tel. 774-9103

Location 90 Brackett Use of Building

Number of Families Apartments Stores Number of Stories

Description of Wiring: New Work Additions Alterations

Pipe Cable Metal Molding BX Cable Plug Molding (No. of feet)

No. Light Outlets Plugs Light Circuits Plug Circuits

Fluor or Strip Lighting (No. feet)

FIXTURES: No.

SERVICE: Pipe Cable ✓ Underground No of Wires 3 Size 3/12

METERS: Relocated Added Total No. Meters

MOTORS: Number Phase H P. Amps Volts Starter

HEATING UNITS: Domestic (Oil) No Motors Phase H.P.

Commercial (Oil) No Motors Phase H.P.

Electric Heat (No. of Rooms)

APPLIANCES: No. Ranges 2 Watts Brand Feeds (Size and No.)

Water ~~Elec.~~ Heaters 1 Watts

Miscellaneous Watts Extra Cabinets or Panels

Signs (No. Units)

Transformers Air Conditioners (No. Units)

Will commence 19 Ready to cover in 19 Inspection June 24 19 74

Amount of Fee $ #6.50 Signed J Marrin

DO NOT WRITE BELOW THIS LINE

SERVICE METER GROUND

VISITS: 1 2 3 4 5 6

7 8 9 10 11 12

REMARKS:

INSPECTED BY [illegible] (OVER)

CS 283

PORTLAND RENEWAL AUTHORITY

773-7756

ROOM 515, CITY HALL
PORTLAND, MAINE 04111
774-8221

Loc. 90 Brackett Street
Proj: NDP 2
Block 57E
Issued: September 17, 1971 Expires: Oct. 17, 1971

Mrs. Louise B. Lawrence
90 Brackett Street
Portland, Maine

Dear Mrs. Lawrence:

An examination was made on September 14, 1971 of the premises located at 90 Brackett Street, Portland, Maine by Rehabilitation Specialist Max Furrer. Violations of Municipal Codes relating to housing conditions were found as described below.

In accordance with the provisions of the above named codes you are required to correct these defects. Some repairs or improvements will require permits which are obtained from the Building, Health, Fire or other City Departments.

Financial assistance and construction advice are available from the federal government, by contacting the Neighborhood Development Program office at 247 Danforth Street, 774-3611. Please call us to discuss these before beginning work on your property.

Very truly yours,

Joseph E. Hoy, Jr. (Pres. K.C.)
Project Director

BY: Lumand E. Fournier
Chief, Rehabilitation Services

VIOLATIONS	HOUSING CODE REFERENCE
Exterior	
1. Repair or replace rotting, broken or missing trim on the side porch, and front.	3D
2. Determine the reason and remedy the condition that causes the gutter to show leakage.	3A

3. Repair or replace deteriorated or missing trim.

4. Repair or replace brick support column/s in cellar.

5. Repair or replace all cracked, loose or missing plaster in front hall.

6. Repair or replace defective chimney at (3) above roofline.

INTERIOR

1. Determine the reason and remedy the condition that causes the wall to show signs of water leakage in the dining room.

2. Repair or replace all cracked, loose or missing plaster in livingroom.

3. Repair or replace all deteriorated wall covering in bedroom.

second floor.

1. Repair or replace all cracked, loose or missing plaster in bathroom and bedroom #1

2. Repair or replace all deteriorated wall covering in bedroom #2.

3. Repair the flaking ceiling in livingroom.

CITY OF PORTLAND, MAINE
Application for Permit to Install Wires

Permit No. 2079
Issued
Portland, Maine Oct 23, 19 74

To the City Electrician, Portland, Maine:

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

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

Owner's Name and Address William Hyen Tel.
Contractor's Name and Address Marvin Elec Co Tel. 774 3129
Location 90 Brackett St Use of Building
Number of Families Apartments Stores Number of Stories
Description of Wiring: New Work Additions Alterations

Pipe Cable Metal Molding BX Cable Plug Molding (No. of feet)
No. Light Outlets 15 Plugs Light Circuits Plug Circuits
FIXTURES: No. Fluor. or Strip Lighting (No. feet)
SERVICE: Pipe Cable ✓ Underground No. of Wires 3 Size 3/2
METERS: Relocated Added Total No. Meters
MOTORS: Number Phase H. P. Amps Volts Starter
HEATING UNITS: Domestic (Oil) No. Motors Phase H.P.
Commercial (Oil) No. Motors Phase H.P.
Electric Heat (No. of Rooms) 3
APPLIANCES: No. Ranges 1 Watts Brand Feeds (Size and No.)
Elec. Heaters Watts
Miscellaneous water heater Watts Extra Cabinets or Panels
Transformers Air Conditioners (No. Units) Signs (No. Units)
Will commence 19 Ready to cover in 19 Inspection 19 74
Amount of Fee $ 9.25

Signed G J Marvin

DO NOT WRITE BELOW THIS LINE

SERVICE ✓ METER GROUND
VISITS: 1 10-30-74 2 3 4 5 6
7 8 9 10 11 12
REMARKS: Service called in

INSPECTED BY Libby

(OVER)

9.25
15
24.25

FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

PERMIT ISSUED
02382
DEC 27 1955
CITY of PORTLAND

Portland, Maine, December 27, 1955

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 90 Brackett St. Use of Building dwelling No. Stories 2 ~~New~~ Building Existing "

Name and address of owner of appliance David MacKenzie, 90 Brackett St.

Installer's name and address A. E. ~~Moody~~ Moody, 479 Auburn St. Telephone

General Description of Work

To install oil burning equipment in connection with existing gravity hot water furnace

IF HEATER, OR POWER BOILER

Location of appliance Any burnable material in floor surface or beneath?

If so, how protected? Kind of fuel?

Minimum distance to burnable material, from top of appliance or casing top of furnace

From top of smoke pipe From front of appliance From sides or back of appliance

Size of chimney flue Other connections to same flue

If gas fired, how vented? Rated maximum demand per hour

Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion?

IF OIL BURNER

Name and type of burner Hart Heat Labelled by underwriters' laboratories? yes

Will operator be always in attendance? no Does oil supply line feed from top or bottom of tank? ~~xxx~~ bottom

Type of floor beneath burner cement Size of vent pipe o 1¼"

Location of oil storage basement Number and capacity of tanks 1-275

Low water shut off Make No.

Will all tanks be more than five feet from any flame? yes How many tanks enclosed? none

Total capacity of any existing storage tanks for furnace burners 1-275

IF COOKING APPLIANCE

Location of appliance Any burnable material in floor surface or beneath?

If so, how protected? Height of Legs, if any

Skirting at bottom of appliance? Distance to combustible material from top of appliance?

From front of appliance From sides and back From top of smokepipe

Size of chimney flue Other connections to same flue

Is hood to be provided? If so, how vented? Forced or gravity?

If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

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

APPROVED: 11.12.27.55. [illegible]

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

A. E. Moody

Signature of Installer A E Moody

C17 155 1M MAINE PRINTING CO.

INSPECTION COPY

FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

PERMIT ISSUED
01065
JUL 5 1950
CITY of PORTLAND

Portland, Maine, July 3, 1950

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 90 Brackett Street Use of Building 1-family dwelling No. Stories ~~New~~ Building Existing "

Name and address of owner of appliance David McKinzie, 90 Brackett Street

Installer's name and address Waldo E. Densmore, 1531 Congress Street Telephone 3-4088

Mail permit to owner

General Description of Work

To install oil burning equipment in connection with existing steam heating system

IF HEATER, OR POWER BOILER

Location of appliance or source of heat ..... Type of floor beneath appliance .....

If wood, how protected? ..... Kind of fuel .....

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 gas fired, how vented? ..... Rated maximum demand per hour .....

IF OIL BURNER

Name and type of burner Wetherall Labelled by underwriter's laboratories? yes

Will operator be always in attendance? ..... Does oil supply line feed from top or bottom of tank? bottom

Type of floor beneath burner concrete

Location of oil storage basement Number and capacity of tanks 1-275 gal.

If two 275-gallon tanks, will three-way valve be provided? .....

Will all tanks be more than five feet from any flame? yes How many tanks fire proofed? .....

Total capacity of any existing storage tanks for furnace burners none

IF COOKING APPLIANCE

Location of appliance ..... Kind of fuel ..... Type of floor beneath appliance .....

If wood, how protected? .....

Minimum distance to wood or combustible material from top of appliance .....

From front of appliance ..... From sides and back ..... From top of smokepipe .....

Size of chimney flue ..... Other connections to same flue .....

Is hood to be provided? ..... If so, how vented? .....

If gas fired, how vented? ..... Rated maximum demand per hour .....

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

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

APPROVED: OK 7-3-50 ; Pmd.

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

Signature of Installer Waldo E. Densmore

INSPECTION COPY

Permit No. 501065

Location 90 Brackett St.

Owner David McKinzie

Date of permit 7/5/50

Approved 7/17/50 [illegible]

NOTES

It was not the same as given in the application. It did have a cone - connecting - connection - and cut off valve with a copy of installation in the cone on the valve delivery and cost - the info was furnished [illegible]

1 Fill Pipe ✓

2 Vent Pipe ✓

3 Kind of Heat [illegible]

4 Burner Rigidity & Supports ✓

5 Name & Label ✓

6 Stack Control ✓

7 High Limit Control ✓

8 Remote Control ✓

9 Piping Support & Protection ✓

10 Valves in Supply Line ✓

11 Capacity of Tanks ✓

12 Tank Rigidity & Supports ✓

13 Tank Distance ✓

14 Oil Guage ✓

15 Instnoton Card ✓

16 [illegible] did not change the name of the firm in application but can put one

Permit No. _____

APPLICATION FOR PERMIT TO REPAIR BUILDING

Third *Class Building*

PERMIT ISSUED SEP 25 1941

Portland, Maine, Sept. 25, 1941

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 90 Brackett Street Within fire limits? Yes Dist. No. 3

Owner's name and address David A. McKenzie, 90 Brackett Street Telephone _____

Contractor's name and address Thomas A. Tatro, 226 Sawyer St., S. P. Telephone 3-4422

Use of building two family dwelling

No. stories 2½ Style of roof pitch Type of present roof covering Asphalt

General Description of New Work

To repair after fire to former condition with no alterations. Rear chimney is to be taken down to sound brickwork. If found necessary to go below attic floor, tile flue lining will be used in rebuilding chimney. Smokepipe in cellar from furnace to front chimney is to be lowered to get at least 15" clearance from woodwork above and chimney repaired where necessary at this location. Woodwork close to both chimneys is to be removed where exposed.

If Roof Covering is to be Repaired or Renewed

Is any plumbing work involved in this work? no Is any electrical work involved in this work? no

Are repairs or renewal due to damage by fire? Yes If so, what area damaged? _____ sq. ft.

Area of roof to be repaired now? Damaged portion sq. ft

Type of roofing to be used asphalt shingles Class "C" Und. Lab. No plies _____

Trade name and grade of roof covering to be used _____

Estimated cost $ 92 Fee $ .50

Signature of owner David A. McKenzie

INSPECTION COPY by

FILL IN COMPLETELY AND SIGN WITH INK

Permit No.

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, Nov. 12, 1929

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 90 Brackett St., Use of Building residence

Name and address of owner C. M. Cobb,

Contractor's name and address E.N.Cunningham Co. 363 Cumb. Ave. Telephone F. 5000

General Description of Work

To install Steam heating boiler,

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 coal

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, 15"

from top of smoke pipe 15" , from front of heater 4ft. from sides or back of heater 3ft.

IF OIL BURNER

Name and type of burner

Approved

Permit No. 2418

APPLICATION FOR PERMIT

Class of Building or Type of Structure

Portland, Maine, November 12, 1929

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 90 Brackett Street Ward 6 Within Fire Limits? Yes No. 3

Owner's ~~or Lessee's~~ name and address J. M. Cobb Rear 17 Mechanic St. Telephone

Contractor's name and address E. H. Cunningham Co. 363 Cumberland Ave. Telephone F 6000

Architect's name and address

Proposed use of building dwelling house No. families

Other buildings on same lot

Description of Present Building to be Altered

Material No. stories Heat Style of roof Roofing

Last use No. families

General Description of New Work

To install steam heat boiler

Details of New Work

Size, front depth No. stories Height average grade to highest point of roof

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

Material of foundation Thickness, top bottom

Material of underpinning Height Thickness

Kind of roof Roof covering

No. of chimneys Material of chimneys lining

Kind of heat steam Type of fuel coal Distance, heater to chimney

If oil burner, name and model

Capacity and location of oil tanks

Is gas fitting involved? Size of service

Corner posts Sills Girt or ledger board?

Material columns under girders Size

Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging flat roof span over 8 feet. Sills and corner posts all one piece in cross section.

Joists and rafters: 1st floor, 2nd, 3rd, roof

On centers: 1st floor, 2nd, 3rd, roof

Maximum span: 1st floor, 2nd, 3rd, roof

If one story building with masonry walls, thickness of walls? height

If a Garage

No. cars now accommodated on same lot, to be accommodated

Total number commercial cars to be accommodated

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

Miscellaneous

Will above work require removal or disturbing of any shade tree on a public street? no

Plans filed as part of this application? yes No. sheets 1

Fee $ 1.00

Estimated cost $

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

INSPECTION COPY

Permit No. 2279

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

OCT 28 1929

Portland, Maine, October 28, 1929

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersignd 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 90 Brackett Street Ward 6 Within Fire Limits? Yes Dist. No. 3

Owner's or Lessee's name and address Charles M. Cobb 17 Mechanic Street Telephone

Contractor's name and address C. E. Yeaton Cliff Island, Maine Telephone

Architect's name and address

Proposed use of building dwelling house No. families 2

Other buildings on same lot

Description of Present Building to be Altered

Material wood No. stories 2 Heat hot water Style of roof pitch Roofing wood

Last use dwelling house No. families 1

General Description of New Work

To cut in one new door between dining room and kitchen, first floor
To relocate stairway, first floor to basement, having it lead down from rear hall
To cut in one new interior door betwen rooms on second floor
New bathroom on first floor to be provided in former cellar entrance -, existing window for ventilation - no change in partitions
To repair roof with wood shingles NOT MORE THAN 10% OF AREA OF ROOF - if found necessary entire roof will be covered with Asphalt shingles Class C Und. Lab.
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 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 pitch Roof covering as above

No. of chimneys no Material of chimneys of lining

Kind of heat Type of fuel Distance, heater to chimney

If oil burner, name and model

Capacity and location of oil tanks

Is gas fitting involved? Size of service

Corner posts Sills Girt or ledger board? Size

Material columns under girders Size Max. on centers

Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.

Joists and rafters: 1st floor, 2nd, 3rd, roof

On centers: 1st floor, 2nd, 3rd, roof

Maximum span: 1st floor, 2nd, 3rd, roof

If one story building with masonry walls, thickness of walls? height?

If a Garage

No. cars now accommodated on same lot, to be accommodated

Total number commercial cars to be accommodated

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

Miscellaneous

Will above work require removal or disturbing of any shade tree on a public street? no

Plans filed as part of this application? No. sheets

Estimated cost $200 Fee $ ~~56.75~~

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 C M Cobb

INSPECTION COPY

Ward 6 Permit No. 29/2279

Location Charles M. Cobb

Owner 90 Brackett St.

Date of permit 10/28/29

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

NOTES

11/1/29 - Work pretty well along. Tile for smoke pipe passed through all right. Not to be enclosed in closet. A. J. S.

11/12/29 - Work ground smoke pipe not yet done - AJS

11/19/29 - Heater installation O.K. - other not yet taken care of - AJS

11/27/29 - O.K. - AJS

#508-A

April 9, 1930

Mr. C. M. Cobb
17 Mechanic Street
Portland, Maine

Dear Sir:

With relation to the garage which you proposed last year at the rear of the dwelling house at 90 Brackett Street, in December 1929, you were of the opinion that you would probably erect this garage in the spring of 1930.

We have heard nothing from you since with regard to it. Before the permit can be issued, it is necessary for you to come to the office and file a new location plan showing the location under which the appeal was sustained by the Municipal Officers.

We are trying to clear our records of these old pending permits, and unless we hear from you with definite information to the contrary on or before April 21, 1930, we shall conclude that you do not intend to go ahead with the garage, and you may consider this letter as notification that we cannot issue the permit until the corrected location is shown.

If you do not intend to correct this location, and will return the receipt for the fee paid to this office on or before April 21, 1930, your money will be refunded by voucher.

Very truly yours,

Inspector of Buildings.

WM/HC
CC-Mr. C. M. Cobb-Cliff Island, Me.

December 6, 1929

Mr. C. R. Cobb
17 Mechanic Street
Portland, Maine

Dear Sir:

With relation to the garage which you have proposed to build at the rear of 90 Brackett Street, and the appeal in that connection to the Board of Municipal Officers which has been sustained, I understand that you do not plan to erect the building at this time, but will probably do so in the spring.

As far as the appeal is concerned, it is clear that I am authorized to issue the permit for this garage at this time, and it is quite likely that the conditions will be the same in the spring. On the other hand, it is entirely possible that developments between just now and then may establish a situation in which the Inspector of Buildings will not feel that the sustaining of the appeal is then valid.

I am writing to you so that you will fully understand the situation.

Very truly yours,

Inspector of Buildings.

TM/RC

Permit No.

APPLICATION FOR PERMIT

Class of Building or Type of Structure 3rd Class

Portland, Maine, Oct. 23, 1929

To the INSPECTOR OF BUILDINGS, PORTLAND ME.

The undersignd 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 Rear 90 Brackett St. Ward 6 Within Fire Limits? Yes Dist. No. 3

Owner's ~~for Lessee~~'s name and address Charles W. Cobb, Cliff Island Telephone

Contractor's name and address Not now yet Telephone

Architect's name and address

Proposed use of building 2-car garage No. families none

Other buildings on same lot 2-family dwelling house

Description of Present Building to be Altered

Material No. stories Heat Style of roof Roofing

Last use No. families

General Description of New Work

Erect two-car garage of frame construction
Location plan and exact dimensions to be furnished later.

Details of New Work

Size, front depth No. stories Height average grade to highest point of roof 9 ft. high 8-3" rear

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 Flat. Roof covering

No. of chimneys Material of chimneys of lining

Kind of heat None Type of fuel Distance, heater to chimney

If oil burner, name and model

Capacity and location of oil tanks

Is gas fitting involved? No Size of service

Corner posts Sills Girt or ledger board? Size

Material columns under girders Size Max. on centers

Studs (outside walls and carrying partitions) 2x4-16" O.C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.

Joists and rafters: 1st floor, 2nd, 3rd, roof

On centers: 1st floor, 2nd, 3rd, roof

Maximum span: 1st floor, 2nd, 3rd, roof

If one story building with masonry walls, thickness of walls? height?

If a Garage

No. cars now accommodated on same lot ~~None~~, to be accommodated two

Total number commercial cars to be accommodated ~~none~~

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? No

Miscellaneous

Will work require removal or disturbing of any shade tree on a public street? No

Estimated cost $ 200 No. sheets

Fee $ 0.75

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are complied with? Yes

Signature of owner C. W. Cobb

27/37

(COPY)

City of Portland, Maine

Appeal to the Municipal Officers to Change the Decision of the

Inspector of Buildings Relating to the Property Owned

by Charles M. Cobb at the rear of 90 Brackett Street

October 23, 19 29

To the Municipal Officers:

Your appellant, Charles M. Cobb

who is the owner of property at the rear of 90 Brackett Street

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

The decision of the Inspector of Buildings denies a permit to erect a two car garage closer than fifteen feet to the street line because this is the minimum distance provided by a building of accessory use in the Apartment House Zone where the property is located.

The reasons for the appeal are as follows: The appellant is about to purchase two adjoining lots of land, one with a house upon it being a corner lot at Brackett and Gray Streets and the other lot a vacant one having frontage on Gray Street. The appellant is desirous of providing garage space for each family in the two family house on the corner lot, and finds the vacant lot to be of such a depth that it is not possible to build a garage and set the front of it fifteen feet from Gray Street.

29/37

xxxxxxxxxxxxxx

IN THE BOARD OF MUNICIPAL OFFICERS

October 29, 1929

To Whom It May Concern:

The Committee on Zoning and Building Ordinance Appeals of the Board of Municipal Officers, City of Portland will hold a public hearing at Room 35, City Hall, Friday, November 1, 1929 at four o'clock in the afternoon, upon the appeal of Charles M. Cobb with relation to the construction of a two car garage at the rear of 90 Brackett Street.

The building permit has been denied because the garage is proposed closer to the street line of Gray Street than is permitted by the Zoning Law in the Apartment House Zone where the property is located.

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

COMMITTEE ON ZONING AND BUILDING ORDINANCE APPEALS.

SAMUEL S. BOYD, Chairman

29/37

City of Portland, Maine

IN THE BOARD OF MUNICIPAL OFFICERS

October 29, 1929

Mr. Charles M. Cobb
Rear 17 Mechanic Street
Portland, Maine

Dear Sir:

The Committee on Zoning and Building Ordinance Appeals of the Board of Municipal Officers, City of Portland, will hold a public hearing at Room 35, City Hall, Friday, November 1, 1929 at four o'clock in the afternoon on your appeal seeking a change in the decision of the Inspector of Buildings with relation to the construction of a two car garage at the rear of 19 Brackett Street.

You should be present or be represented at this hearing in support of your appeal as failure to be so represented will be considered equivalent to withdrawal of the appeal, and so reported to the Board of Municipal Officers.

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS.

SAMUEL [illegible]. BOYD, Chairman

29/37

November 4, 1929

PUBLIC HEARING UPON THE APPEAL OF CHARLES M. COBB

AT THE REAR OF 90 BRACKETT STREET.

A public hearing upon the above appeal was held before the Committee on Zoning and Building Ordinance Appeals Friday afternoon, November 1st.

Mr. Boyd, the City Manager, the Corporation Counsel, and the Inspector of Buildings were present for the City.

Charles M. Cobb appeared in support of his appeal, and stated that he was willing to locate the garage on any part of his property permitted by the Appeal Board, but that he was desirous of maintaining between the garage and his dwelling house sufficient space for a yard for hanging out clothes.

J. M. Toomey, who lives and owns the property at 90 Gray Street next to the rear of the Cobb lot, appeared in opposition to the appeal. Mr. Toomey stated that he was opposed to the erection of the garage because he felt that it would be quite close to the windows in the living room of his house, and that it would undoubtedly reduce the value of his property. He admitted that his house set very close to the dividing line between his lot and that of Mr. Cobb, and that Mr. Cobb had the major right to his own property, but held the view that the Zoning Law was designed to protect his property as it stood.

Inspector of Buildings.

21/37

XXXXXXXXXXXXXXX

IN THE BOARD OF MUNICIPAL OFFICERS

November 4, 1929

To the Board of Municipal Officers:

The Committee on Zoning and Building Ordinance Appeals to whom was referred the appeal of Charles M. Cobb seeking a permit to erect a two car garage closer to the street line of Gray Street than ordinarily permitted in the Apartment House Zone where the property is located, reports as follows:

A public hearing has been held upon this appeal at which opposition appeared from the owner of the dwelling house on the next adjoining lot on the ground that the proposed garage would be very close to windows in his dwelling house.

It is the belief of this Committee that failure to permit a ga e on this lot involves unnecessary hardship, and that relief may be given without substantially derogating from the intent and purpose of the Zoning Ordinance.

Recommended that the appeal be sustained and the permit granted subject to the condition that the outside wall of the garage be set at least ten feet from the property lines between the Cobb property and the next adjoining lot on Gray Street, and subject to full compliance with the terms of the Building Ordinance.

COMMITTEE ON ZONING AND BUILDING ORDINANCE APPEALS.

_____ Chairman.

_____

_____

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

Application for Permit for Alterations, etc.

Portland, June 1, 1922 192

To the
INSPECTOR OF BUILDINGS:

The undersigned applies for a permit to alter the following described building:—

Location 90 Brackett Street Ward, 6 in fire-limits? no

Name of Owner or Lessee, Gertrude L Hamilton Address 14 Dartmouth Street

" " Contractor, Howard Hamilton " 14 Dartmouth Street

" " Architect "

Description of Present Bldg.

Material of Building is wood Style of Roof, pitch Material of Roofing, shingle

Size of Building is 35ft feet long; 20ft feet wide. No. of Stories, 2½

Cellar Wall is constructed of stone is inches wide on bottom and batters to inches on top.

Underpinning is brick is inches thick; is feet in height.

Height of Building 30ft Wall, if Brick; 1st, 2d, 3d, 4th, 5th,

What was Building last used for? dwelling No. of Families? 1

What will Building now be used for? same

DETAIL OF PROPOSED WORK

Change door to another place, change partition
all to comply with the building ordinance

Estimated Cost $75.

IF EXTENDED ON ANY SIDE

Size of Extension, No. of feet long?; No. of feet wide?; No. of feet high above sidewalk?

No. of Stories high?, Style of Roof?; Material of Roofing?

Of what material will the Extension be built? Foundation?

If of Brick, what will be the thickness of External Walls? inches; and Party Walls inches.

How will the extension be occupied? How connected with Main Building?

WHEN MOVED, RAISED OR BUILT UPON

No. of Stories in height when Moved, Raised, or Built upon? Proposed Foundations

No. of feet high from level of ground to highest part of Roof to be?

How many feet will the External Walls be increased in height? Party Walls

IF ANY PORTION OF THE EXTERNAL OR PARTY WALLS ARE REMOVED

Will an opening be made in the Party or External Walls? in Story.

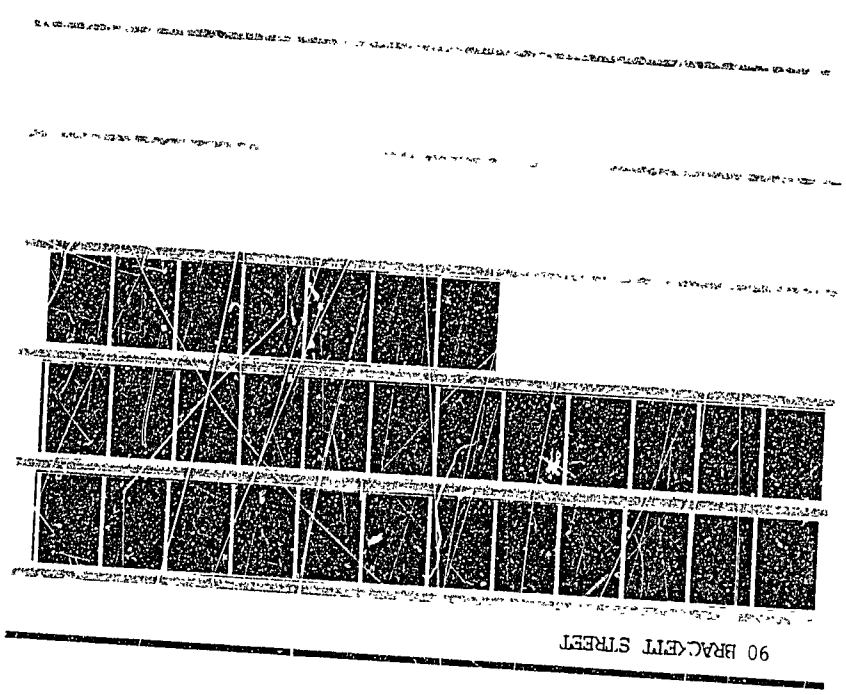
Size of the opening? How protected?

How will the remaining portion of the wall be supported?

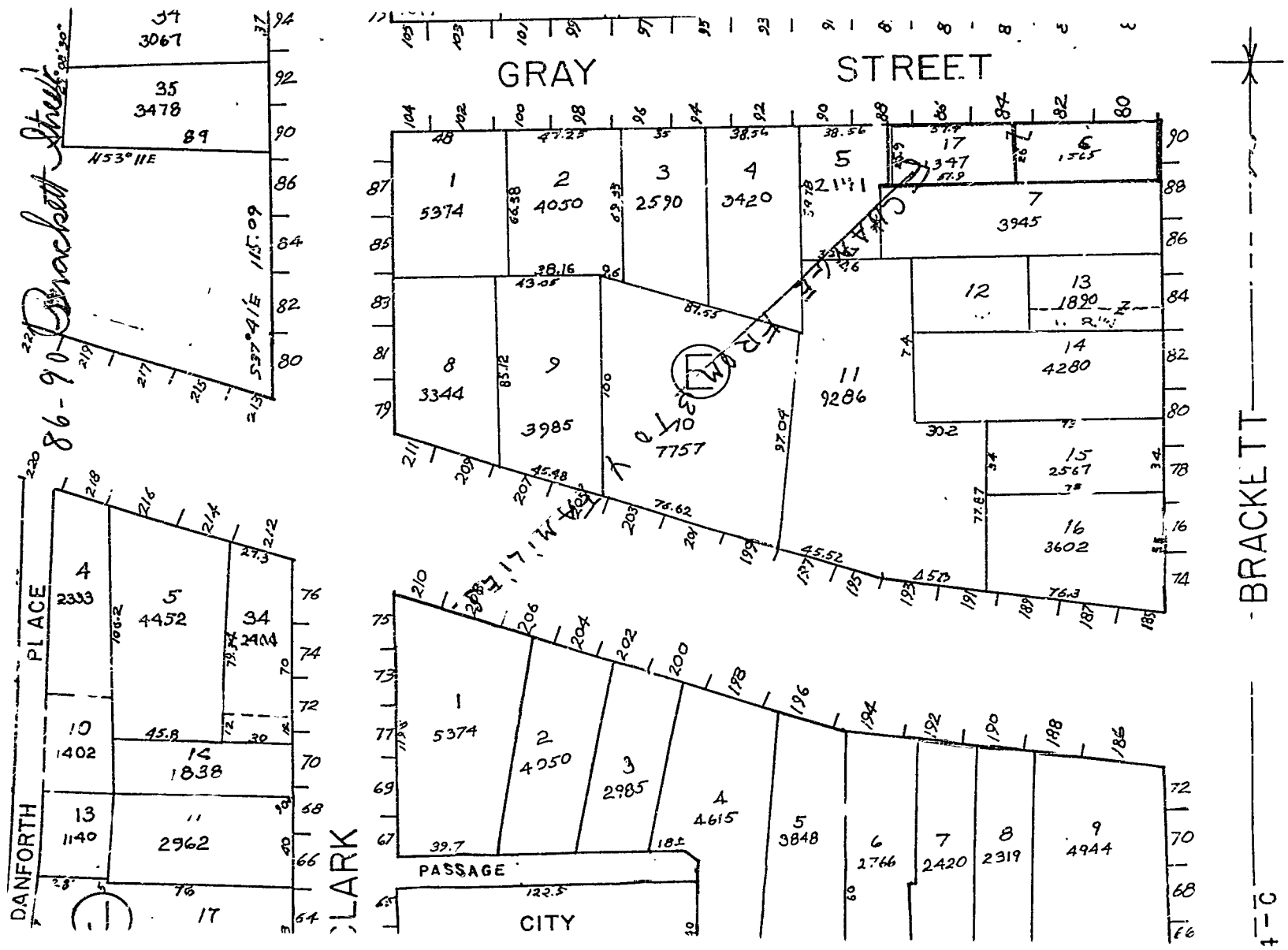
Signature of Owner or Authorized Representative Gertrude L Hamilton

Address 14 Dartmouth St

PERMIT MUST BE BEFORE BEGINNING WORK



90 BRACKETT STREET


GRAY STREET
BRACKETT
CLARK
DANFORTH PLACE
PASSAGE
CITY
Brackett Street
86-90
N53°11E
S37°41E
115.09
CLARK
BRACKETT
7757
7-C

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS

April 27, 1983

90 Brackett Street
Corner of 80-86 Gray Street

Mr. Philip Monaghan &
Ms. Elizabeth Wilcox
37 Cole Street
South Portland, Maine 04106

Dear Mr. Monaghan & Ms. Wilcox:

Building Permit and Certificate of Occupancy to change the use of the 2-family dwelling, at the above named location, to a 3-family apartment house are not issuable under the Zoning Ordinance because the area of the lot on which this building is located is only about 2,912 sq. ft. rather than the 3,000 sq. ft. minimum (1,000 sq. ft. per family) required by Section 602.7.B.8 of the Ordinance applying to the R-6 Residential Zone in which this property is located.

We understand that you would like to exercise your appeal rights in this matter. Accordingly, you or your authorized representative should come to this office, Room 317, City Hall, to file the appeal on forms which are available here. A fee of $50.00 for a Space & Bulk Appeal shall be paid at this office at the time the appeal is filed. If fee has been paid and appeal filed prior to this letter, then consider this letter as a matter of formality, Section 602.24.C.3.b.1.

Very truly yours,

Malcolm G. Ward
Zoning Enforcement Officer

MGW/jmr

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

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS

May 16, 1983

Philip Monaghan & Elizabeth Wilcox
37 Cole Street
South Portland, Maine 04106

RE: Appeal at 90 Brackett St. Cor 80-86 Gray St.

Dear Mr. Monaghan & Ms. Wilcox

Attached is the decision of the Board of APpeals regarding your petition to change the use of the dwelling at the above named location from 2 to 3 families, also to construct fire escape. Please note that your appeal was granted.

Also, before your permit can be issued, you must pay the permit fee itself. Make all checks payable to City of Portland.

Very truly yours,

Malcolm G Ward
Zoning Enforcement Officer

MGW/t

389 CONGRESS STREET · PORTLAND MAINE 04101 · TELEPHONE (207) 775 5451

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS

May 16, 1983

Philip Monaghan & Elizabeth Wilcox
37 Cole Street
South Portland, Maine 04106

RE: Appeal at 90 Brackett St. Cor 80-86 Gray St.

Dear Mr. Monaghan & Ms. Wilcox

Attached is the decision of the Board of APpeals regarding your petition to change the use of the dwelling at the above named location from 2 to 3 families, also to construct fire escape. Please note that your appeal was granted.

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Very truly yours,

Malcolm G. Ward

Malcolm G Ward
Zoning Enforcement Officer

MGW/t

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