

26-28 BRACKETT STREET



**APPLICATION FOR PERMIT**  
**DEPARTMENT OF BUILDING INSPECTIONS SERVICES**  
**ELECTRICAL INSTALLATIONS**

Date June 24, 19 80

Receipt and Permit number A 51443

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: 26 Brackett St.

OWNER'S NAME: George Blake ADDRESS: lives there

OUTLETS:		Receptacles _____	Switches _____	Plugmold _____	ft. TOTAL <u>1-30</u>	.....	<u>3.00</u>
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 _____	<u>x</u>	Water Heaters _____	<u>x</u>				
Cook Tops _____	_____	Disposals _____	_____				
Wall Ovens _____	_____	Dishwashers _____	_____				
Dryers _____	_____	Compactors _____	_____				
Fans _____	_____	Others (denote) _____	_____				
TOTAL _____							<u>3.00</u>
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: 6.00

INSPECTION:  
 Will be ready on \_\_\_\_\_, 19\_\_ ; or Will Call \_\_\_\_\_  
 CONTRACTOR'S NAME: John A Derbyshire  
 ADDRESS: RFD # 1 Mount Vernon 04352  
 TEL.: \_\_\_\_\_  
 MASTER LICENSE NO.: 4318 SIGNATURE OF CONTRACTOR: \_\_\_\_\_  
 LIMITED LICENSE NO.: \_\_\_\_\_

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





APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP 00 362

JUN 3 1980

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION B-2 PORTLAND, MAINE, June 2, 1980

CITY of PORTLAND

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 26 Brackett Street Fire District #1 [ ], #2 [ ]
1. Owner's name and address Holly & Geroge Blake - same Telephone
2. Lessee's name and address Easky Street - Nancy McGlamery - same Telephone 772-3538
3. Contractor's name and address 2. Summer St. Apt. #. 2 Telephone
4. Architect Specifications Plans No. of sheets
Proposed use of building antiques & collectables No. families
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ Fee \$ 11.40

FIELD INSPECTOR - Mr. @ 775-5451 GENERAL DESCRIPTION
This application is for: @ 775-5451 Ext. 234 To erect sign on front of building as per plans. 1 sheet of plans.
Garage
Masonry Bldg. Stamp of Special Conditions
Metal Bldg.
Alterations
Demolitions
Change of Use
Other

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 [x] 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: [Signature] M.A.C. 6/2/80
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 [Signature] Nancy McGlamery Phone # same
Type Name of above Nancy McGlamery 1 [ ] 2 [ ] 3 [x] 4 [ ]
Other and Address

FIELD INSPECTOR'S COPY



# APPLICATION FOR PERMIT

**PERMIT ISSUED**

B.O.C.A. USE GROUP ..... 00-169 .....

APR 10 1980

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

ZONING LOCATION B-2 PORTLAND, MAINE, ... April 9, 1980

CITY OF PORTLAND

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 ..... 26 Brackett Street ..... Fire District #1 , #2

1. Owner's name and address ..... George Blake - same ..... Telephone ..... 774-6981

2. Lessee's name and address .....

3. Contractor's name and address ..... Owner ..... Telephone .....

4. Architect ..... Specifications ..... Plans ..... No. of sheets .....

Proposed use of building ... dwelling & antique shop: ..... No. families .....

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

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

Other buildings on same lot .....

Estimated contractual cost \$ ..... Fee \$ ..... 10.80

FIELD INSPECTOR—Mr. Marge ..... GENERAL DESCRIPTION

This application is for: @ 775-5451

Dwelling ..... Ext. 234

Garage ..... To erect sign on front of building

Masonry Bldg. .... 1 x 8 as per plans

Metal Bldg. .... Stamp of Special Conditions

Alterations .....

Demolitions .....

Change of Use .....

Other .....

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 ..... Column 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

BUILDING INSPECTION—PLAN EXAMINER .....

ZONING: OK M.G.O. 4/9/80 .....

BUILDING CODE: .....

Fire Dept.: .....

Health Dept.: .....

Others: .....

### 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? .....

Signature of Applicant George E. Blake Phone # ..... same .....

Type Name of above George Blake .....

1  2  3  4

FIELD INSPECTOR'S COPY

Other and Address .....

NOTES

4-14-80 Not up yet  
5-23-80 Sample will be taken in A  
first weeks per owner

Permit No. 80/1169  
Location 24/123 Washburn St  
Owner George Blake  
Date of permit 4-9-80  
Approved 4-10-80 [Signature]

Large ruled area for notes, divided into two columns by a vertical line. The left column contains a large handwritten 'X'.



**APPLICATION FOR PERMIT**  
**DEPARTMENT OF BUILDING INSPECTIONS SERVICES**  
**ELECTRICAL INSTALLATIONS**

Date 2-8, 1980  
 Receipt and Permit number 45526

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: 26A Brackett Street  
 OWNER'S NAME: George Blake ADDRESS: same 774-6981

OUTLETS:  
 Receptacles \_\_\_\_\_ Switches \_\_\_\_\_ Plugmold \_\_\_\_\_ ft. TOTAL 1-30 ..... 3.00  
 FIXTURES: (number of)  
 Incandescent X Fluorescent \_\_\_\_\_ (not strip) TOTAL 1-10 ..... 3.00  
 Strip Fluorescent \_\_\_\_\_ 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 1 Water Heaters 1  
 Cook Tops \_\_\_\_\_ Disposals \_\_\_\_\_  
 Wall Ovens \_\_\_\_\_ Dishwashers \_\_\_\_\_  
 Dryers \_\_\_\_\_ Compactors \_\_\_\_\_  
 Fans \_\_\_\_\_ Others (denote) \_\_\_\_\_  
 TOTAL ..... 1.50

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 \_\_\_\_\_

FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT ..... INSTALLATION FEE DUE:  
 FOR REMOVAL OF A "STOP ORDER" (304-16.b) ..... DOUBLE FEE DUE:  
 (Service Ready- Call first) TOTAL AMOUNT DUE: 7.50

INSPECTION:  
 Will be ready on 2-8, 1980, or Will Call \_\_\_\_\_  
 CONTRACTOR'S NAME: Vienna Elec. - John Derbyshire  
 ADDRESS: R.F.D. #1 Mt. Vernon, Me. 04352  
 TEL.: 293-4173  
 MASTER LICENSE NO.: 4318 SIGNATURE OF CONTRACTOR: \_\_\_\_\_  
 LIMITED LICENSE NO.: \_\_\_\_\_

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



**APPLICATION FOR PERMIT**  
 DEPARTMENT OF BUILDING INSPECTIONS SERVICES  
 ELECTRICAL INSTALLATIONS

Date Jan, 30, 19 80  
 Receipt and Permit number A 45504

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: 26A Brackett Street  
 OWNER'S NAME: George Blake ADDRESS: lives there

	FEES
<b>OUTLETS:</b>	
Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL _____	
<b>FIXTURES: (number of)</b>	
Incandescent _____ Fluorescent _____ (not strip) TOTAL _____	
Strip Fluorescent _____ ft. _____	
<b>SERVICES:</b>	
Overhead <input checked="" type="checkbox"/> Underground _____ Temporary _____ TOTAL amperes <u>400</u>	6.00
METERS: (number of) <u>4</u>	2.00
<b>MOTORS: (number of)</b>	
Fractional _____	
1 HP or over _____	
<b>RESIDENTIAL HEATING:</b>	
Oil or Gas (number of units) _____	
Electric (number of rooms) _____	
<b>COMMERCIAL OR INDUSTRIAL HEATING:</b>	
Oil or Gas (by a main boiler) _____	
Oil or Gas (by separate units) _____	
Electric Under 20 kws _____ Over 20 kws _____	
<b>APPLIANCES: (number of)</b>	
Ranges _____ Water Heaters _____	
Cook Tops _____ Disposals _____	
Wall Ovens _____ Dishwashers _____	
Dryers _____ Compactors _____	
Fans _____ Others (denote) _____	
TOTAL _____	
<b>MISCELLANEOUS: (number of)</b>	
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 _____	
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT ..... INSTALLATION FEE DUE: _____	
FOR REMOVAL OF A "STOP ORDER" (304-16.b) ..... DOUBLE FEE DUE: _____	
TOTAL AMOUNT DUE: _____	<u>8.00</u>

**INSPECTION:**  
 Will be ready on \_\_\_\_\_, 19\_\_; or Will Call XX  
 CONTRACTOR'S NAME: John A. Derbyshire  
 ADDRESS: RFD # 1 Mt. Vernon, Maine 04352  
 TEL.: 293-4173 - Vienna Elec  
 MASTER LICENSE NO.: 4318 SIGNATURE OF CONTRACTOR: John Derbyshire  
 LIMITED LICENSE NO.: \_\_\_\_\_

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





APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP 00 130
B.O.C.A. TYPE OF CONSTRUCTION

MAR 24 1980

ZONING LOCATION B-2 PORTLAND, MAINE, March 21, 1980

CITY OF PORTLAND

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 26 Brackett St. - 1st floor... Fire District #1 [ ], #2 [ ]
1. Owner's name and address George Blake - same... Telephone 774-6981
2. Lessee's name and address... Telephone...
Contractor's name and address OWNER... Telephone...
4. Architect... Specifications... Plans... No. of sheets...
Proposed use of building store & building... No. families 2...
Last use same... No. families...
Material... No. stories... Heat... Style of roof... Roofing...
Other buildings on same lot...
Estimated contractual cost \$ 300.00... Fee \$ 5.50...

FIELD INSPECTOR - Mr. Marge GENERAL DESCRIPTION

This application is for: @ 775-5451 Restoring store front to original condition.
Dwelling Ext. 234 (Windows only) Take out small windows (4)
Garage 65x28" each and put in 4'x6', as per plan.
Masonry Bldg. Stamp of Special Conditions
Metal Bldg.
Alterations
Demolitions
Change of Use
Other

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 [x] 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
BUILDING INSPECTION - PLAN EXAMINER
ZONING: OK M.C.A. 3/21/80
BUILDING CODE:
Fire Dept.:
Health Dept.:
Others:

MISCELLANEOUS
Will work require disturbing of any tree on a public street?
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes.

Signature of Applicant George E. Blake Phone # 774-6981

Type Name of above George Blake 1 [x] 2 [ ] 3 [ ] 4 [ ]
Other and Address

FIELD INSPECTOR'S COPY

NOTES

3-25-80 No work started yet

4-14-80 Same

5-7-80 Same

5-23-80 HAS 2 of The windows

replaced - walk in on others

for the business use there is

lot of fire stopping that must

be done on curly & side wall - to

be done in next few weeks before

opening - only 2 family up stairs

Explained requirements

for 3+ family conversion

also explained hazard

of kitchen stove hook

up thru ceiling in shop

to be changed in time

6-6-80 little change

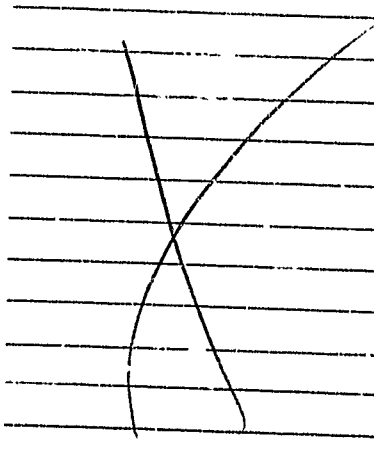
since last time

left card to call me

The window work

has been completed

Permit No. 80 / 180  
 Location 86 Fenwick St. N. 1st Floor  
 Owner Walter Collier  
 Date of permit 3-21-80  
 Approved 3-21-80  
 Boston State Building Commission



February 4, 1980

John A. Derbyshire  
R.F.D. #1  
Mt. Vernon, Maine 04352.

Dear John:

A few additions needed on your job at 26 Brackett Street.

1. All meters and panels should be correctly identified by numbers.
2. One main panel is in behind another. This does not give clear working space called for by code.
3. The main switch for third floor must be grounded to ground wire from other panel.
4. All water meters must be jumped. You need a ground clamp added above the water meter.
5. You must have a permit for branch panel on third floor and the wiring done there.

If you have any questions, please contact my office.

Very truly yours,

Richard Libby  
Electrical Inspector

RI:k

Warren J. Turner, Planning Department

8-20-79

Malcolm Ward, Building Inspection Supervisor

26-28 Brackett Street

A Building Permit was issued to Ruth Seilanceau on November 5, 1969, to change 4 front store windows, on the 1st floor, to 4 standard size windows, and to make the 1st floor area into a play room for the existing two-family dwelling which is an allowable use in the R-6 Residential Zone in which this property is located. Prior to this date, the 1st floor had a variety of legal Nonconforming Uses. Section 60217.D of the Zoning Ordinance states "when an existing Nonconforming Use shall have been terminated, and a permitted use shall have commenced and continued for a period of 7 days, any change of Use in violation of this section shall be deemed to be an abandonment of the lawful existing Nonconforming Use. All other uses since November 1969 have been illegal uses without Certificates of Occupancies.

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Malcolm Ward

WJ/T

CITY OF PORTLAND, MAINE  
MEMORANDUM

TO: Malcolm Ward, Building & Inspection Services  
FROM: Warren J. Turner, Planning Department  
SUBJECT: Nonconforming uses at 26-28 Brackett Street - Ruth & Eugene Bellanceau, Applicants

DATE  
August 20, 1979

Brian M. Nickerson, Acting Planning Director, has asked me to contact you regarding the Planning Board's request for a memo showing that the previous uses of the premises at 26-28 Brackett Street were not conducted with the necessary certificates of occupation usually and customarily issued by the Building and Inspection Services Department.

Would you please furnish a memorandum which substantiates this concept? The Planning Board has asked that this matter be researched in detail. A copy of the Planning Department report is enclosed.

*Warren J. Turner*  
Warren J. Turner

Enclosure  
Planning Department Report 75-79

cc: Brian M. Nickerson, Planning Department  
Donald E. Megathlin, Planning Director

Planning Report #75-79

PLANNING DEPARTMENT REPORT

APPLICATION FOR A CHANGE OF ZONE FROM R-6 RESIDENCE TO B-2  
BUSINESS IN THE VICINITY OF BRACKETT AND YORK STREETS

Submitted to:

City Planning Board  
Portland, Maine  
August 14, 1979

### Introduction

An application for a change of zone from R-6 Residence to B-2 Business has been received for "Harmony House", the large 2½ story frame structure located at 26-28 Brackett Street, also known as 24 Brackett Street. If this change of zone is approved, the applicants, Mr. and Mrs. Eugene Bellanceau, would then sell the premises to Mr. and Mrs. George E. Blake of Mount Vernon, Maine.

The prospective purchasers of the property would then be enabled to use the first floor of the building for antique restoration and sales, and the upper floors for residential purposes.

### II. Background Information

The total land area to be rezoned contains 7,858 square feet of land, as follows:

58-D-11	2994 sq. ft.	Bellanceau
58-D-10	3100 sq. ft.	Tax Deed Parcel
58-D-14	1764 sq. ft.	Tax Deed Parcel

The above three lots would provide ample offstreet parking, if the City's interest in the tax deed parcels could be obtained by the prospective purchasers of the Bellanceau property.

### III. Findings of Fact

#### Present Zoning

The existing zoning for 26-28 Brackett Street is R-6 Residence. Historically, there was a limited business (B-1) zone on York Street prior to the adoption of the current City Zoning Ordinance on September 15, 1958. The types of uses formerly existing in the building include the following:

- a restaurant
- a fish market
- a tavern
- a bottle club, "The Last Chance"
- Harmony House, a church-related organization

This property is owned by Ruth and Eugene Bellanceau, the applicants, and the premises are now "For Sale." Akers Associates is the agency for this sale, and Fred J. Kilfoil is the broker.

#### Proposed Zoning

The proposed zoning, as requested by the applicants, is for a B-2 Business Zone.

The 1974 Land Development Plan, as adopted by the Planning Board and the City Council, did not include any recommendations for proposed changes in zoning for this neighborhood because this was identified as a regrowth area.

IV. Review by Other Departments

Finance Department and Assessor's Office

There is a total of \$6,286.48 in delinquent taxes, demolition liens, costs and interest on the two tax deed parcels which are included in this application for a change of zone. The total assessed value of these two parcels is as follows:

58-D-10	\$ 1740
58-D-14	1030
Total:	\$ 2,770

These parcels are carried on the tax rolls in the name of Thomas H. Hawes, party-in-possession. Tax deeds were recorded at the Registry in Volume 3488, at pages 237 and 238 for each of the above lots. Demolition liens were recorded in 1971 for 58-D-10 in the amount of \$1250 and for 58-D-14 in the amount of \$1030. Interest on these liens has accumulated, as it also has on the back taxes since 1967.

The existing subject structure known as "Harmony House" is carried on the tax rolls in the name of Ruth A. Bellanceau. With an area of 2,794 square feet, the land is assessed at \$2,930 and the building at \$10,140, for a total assessed value of \$13,070

Housing Division, Department of Neighborhood Conservation

Lyle Noyes of the Housing Division has indicated that there are no code violations outstanding against this property at the present time. However, he said that he believed an inspector could find some if he were sent there for an inspection.

The prospective purchasers Mr. and Mrs. George E. Blake, have stated that they intend to spend approximately \$25,000 on renovations to the building, and most of the interior work can be done by themselves. Information as to financial capability has been requested by letter, from the prospective purchasers.

Fire Department

Due to the nature of the materials, varnishes, etc. to be used for the restoration of antiques, comments have been requested from the Fire Department.



Public Works Department

Comments have also been requested from the Department of Public Works Department and these will be available at the public hearing.

Site Plan Review

Due to the fact that this proposed project involves the use of an existing building, no site plan is required.

V. Planning Department Recommendation

The Planning Department recommends approval for the following reasons assuming the tax delinquent liens and accumulated costs and interest are cleared up with the Finance Department prior to submission to the City Council.

VI. Basis for Decision

1. Approval of the zone change would result in the removal of derelict vehicles and extensive debris
2. Tax deed property would be put back on the tax rolls.
3. This building was a business zone in 1948 and became non-conforming in 1958. As such, it obviously adapts to a mixed use commercial and residential structure. There have been 5 businesses at this location since 1958.
4. The owners will spend \$25,000 on the extension of the building. This will improve not only the building but the surrounding neighborhood.

Appendix A  
Uses at 26-28 Brackett Street

A review of records in the Building and Inspections Department reveals that 26-28 Brackett Street has been used for the following:

- 1938 restaurant and residence
- 1941 Store and dwelling
- 1945 Two family dwelling
- 1946 Sign permit - Restaurant - Coley Welch
- 1948 Charlies's Cafe - Sign permit Lessee to Howard E. Fisher, owner
- 1948 Fish Market - Delmont Murphy, in Limited Business Zone Lessee
- 1951 Sign permit for Charlie's Cafe (installed by United Neon Display)
- 1952 Additional sign added below main sign for Charlie's Cafe.  
M E. Fisher, Owner
- 1953 Installed oil-burner equipment (replacement).
- 1954 List of code violations sent to Mr. Howard Fisher by Housing Division
- 1962 Advised Robert Oakes, Esq. That a change to any other use allowable in B-1 would be permissible except storage. Permit subsequently issued to Ruth Bellanceau to change 4 front store windows (replacing with four standard-sized windows (first-floor-playroom.)
- 1968 Install hot water tank - Permit to Eugene Bellanceau.
- 1971 Permit to demolish 3 story building at 245 York Street  
Owner: Thomas H. Hawes Land to remain vacant after building removed.
- 1974 On April 2nd a memo was sent by the Planning Director re Bottle Club in R-6 Residence Zone.

On June 4th a letter was sent to Ruth Bellanceau to notify the owner that a bottle club ("The Last Chance") was in violation of the Zoning Ordinance and asking that the bottle club be discontinued.

A permit was subsequently issued to Eugene A. Bellanceau for replacing hot water system by installing a complete new system and for residential heating for one unit: Oil or gas.



**APPLICATION FOR PERMIT**  
**DEPARTMENT OF BUILDING INSPECTIONS SERVICES**  
**ELECTRICAL INSTALLATIONS**

Date Sept. 28, 19 76  
 Receipt and Permit number A7932

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: 26A Brackett St.

OWNER'S NAME: Eugene A. Bellanceau ADDRESS: same

OUTLETS: (number of)

Lights	_____	
Receptacles	_____	
Switches	_____	FEES
Plugmold	_____ (number of feet)	
TOTAL	_____	_____

FIXTURES: (number of)

Incandescent	_____	
Fluorescent	_____ (Do not include strip fluorescent)	
TOTAL	_____	_____
Strip Fluorescent, in feet	_____	_____

SERVICES:

Permanent, total amperes	_____	_____
Temporary	_____	_____

METERS: (number of) \_\_\_\_\_

MOTORS: (number of)

Fractional	_____	_____
1 HP or over	_____	_____

RESIDENTIAL HEATING:

Oil or Gas (number of units)	<u>1</u>	<u>3.00</u>
Electric (number of rooms)	_____	_____

COMMERCIAL OR INDUSTRIAL HEATING:

Oil or Gas (by a main boiler)	_____	_____
Oil or Gas (by separate units)	_____	_____
Electric (total number of 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	_____	_____
Signs	_____	_____
Fire/Burglar Alarms	_____	_____
Circus, Fairs, etc.	_____	_____
Alterations to wires	_____	_____
Repairs after fire	_____	_____
Heavy Duty, 220v outlets	_____	_____
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)		_____
FOR PERFORMING WORK WITHOUT A PERMIT (304-9)		_____
	TOTAL AMOUNT DUE:	<u>3.00</u>

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

CONTRACTOR'S NAME: Easternoil Corp.  
 ADDRESS: 63 Preble St.  
 TEL.: 772-8337

MASTER LICENSE NO.: will call # in SIGNATURE OF CONTRACTOR: [Signature]  
 LIMITED LICENSE NO.: \_\_\_\_\_

INSPECTOR'S COPY

PERMIT TO INSTALL PLUMBING

Address 26A Brackett St. PERMIT NUMBER 0462

Installation For: 2 family

Owner of Bldg Eugene A. Bellanceau

Owner's Address: same

Plumber: Casternoil Corp. 63 Preble St. Date: 9-28-76

Date Issued 9-28-76  
 Portland Plumbing Inspector  
 By ERNOLD R. GOODWIN

App. First Insp.

Date \_\_\_\_\_  
 By \_\_\_\_\_

Date \_\_\_\_\_  
 By \_\_\_\_\_

Type of Bldg.

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

NEW	REP		
		SINKS	
		LAVATORIES	
		TOILETS	
		BATH TUBS	
		SHOWERS	
		DRAINS FLOOR SURFACE	
		HOT WATER TANKS	
		TANKLESS WATER HEATERS	
x	1	GARBAGE DISPOSALS	2.00
		SEPTIC TANKS	
		HOUSE SEWERS	
		ROOF LEADERS	
		AUTOMATIC WASHERS	
		DISHWASHERS	
		OTHER	
		<b>base fee</b>	
		TOTAL	

Building and Inspection Services Dept.; Plumbing Inspection



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, Sept. 28, 1976

PERMIT ISSUED

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

0885

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 26A Brackett St. Use of Building 2 family dwelling Stories 2 New Building Existing " Eugene A. Bellanceau same Name and address of owner of appliance Easternoil Corp. 63 Preble St. Telephone 772-8337

General Description of Work

To install Complete new forced hot water sytem, replacing syteem

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 Mobil Labelled by underwriters' laboratories? yes Will operator be always in attendance? no Does oil supply line feed from top or bottom of tank? bottom Type of floor beneath burner concrete Size of vent pipe 1 1/2 Location of oil storage basement Number and capacity of tanks 1 275 gal. Low water shut off no 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 275 gal.

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? 5.00

APPROVED: O.K. E.B. 9/24/76

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

Signature of Installer Easternoil Corp B.F. F. [Signature]

INSPECTION COPY

19

26-28 Brackett Street

Allen  
6-19-

June 4, 1974

Ruth A. Bellanceau  
26 Brackett Street

Dear Mrs. Bellanceau:

An inspector from this department reports that a bottle club has been started at this location of which you are reported to be the owner. I would call to your attention that this is an R-6 Residential Zone where such a use is not allowable under Section 602.7A of the Zoning Ordinance. It is therefore necessary that the bottle club be discontinued at once, and certainly before June 19, 1974

Now that this violation has been brought to your attention it is hoped that we may have your cooperation so that further action by this department will not become necessary.

Very truly yours,

A. Allan Soule  
Asst. Director Building & Inspection  
Services

AAS:m

F-14  
26-28  
Paul A. Callan  
264 Brackett St  
SP-D-11

22-24 Brackett Street

May 24, 1974

cc to: Donald E. Megathlin, Jr.  
Planning Director

Mrs.  
Bertha Clark  
24 Brackett Street

Dear Mrs. Clark:

An inspector from this department reports that a bottle club has been started at this location of which you are reported to be the owner. I would call to your attention that this is an R-6 Residential Zone where such a use is not allowable under Section 602.7A of the Zoning Ordinance. It is therefore necessary that the bottle club be discontinued at once, and certainly before May 31, 1974. (June 19, 1974)  
6-14-74

Now that this violation has been brought to your attention it is hoped that we may have your cooperation so that further action by this department will not become necessary.

Very truly yours,

A. Allan Soule  
Asst. Dir. Building & Inspection  
Services

Mrs. Newcomb  
773-1810

CITY OF PORTLAND, MAINE  
MEMORANDUM

TO: E. Lovell Brown, Director of Building & Inspection Services

DATE:  
April 2, 1970

FROM: Donald E. Megathlin, Jr., Planning Director

SUBJECT: Last Chance

I drove by 24 Brackett Street last night and saw this establishment which is clearly in violation of the Zoning Ordinance. It is located in an R-6 residence zone. Would you please take the necessary steps to issue a stop order, restraining order, or whatever appropriate steps you would suggest.

I would like to be kept informed on this matter.

*DM*

Donald E. Megathlin, Jr.

DEM:J

2-11-70 EUB 103. 4 AM

5/28/74 - Jeth. - Allen



CITY OF PORTLAND  
DEPARTMENT OF PUBLIC WORKS  
DEMOLITION OF BUILDINGS

A building will be demolished at # 245 York street  
on permit issued-3-23-71

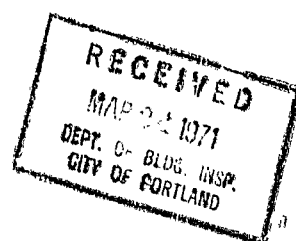
The Contractor is D & J Excavating Co.

3-story frame building(3 families)

3/23/71 The Contractor and the Sewer Division have been notified of  
sealing the house drain before the building can be demolished.

DEPARTMENT OF PUBLIC WORKS

LEE S. TOWNSEND



CITY OF PORTLAND, MAINE  
DEPARTMENT OF BUILDING INSPECTION

March 22 1971

Thomas H Hawes  
27A Valley St.  
Portland Maine

Dear Sir:

With relation to permit applied for to demolish a building or portion of building at #245 York St. it is unlawful to commence demolition work until a permit has been issued from this department.

Section 6 of the Ordinance for rodent and vermin control provides: "It shall be unlawful to demolish any building or structure unless provision is made for rodent and vermin eradication. No permit for the demolition of a building or structure shall be issued by the Building Inspection Department until and unless provisions for rodent and vermin eradication have been carried out under supervision of a pest control operator registered with the Health Department.

The building permit for demolition cannot be issued until the provisions of this section have been satisfied. It is the obligation of owner or demolition contractor or both to take up with the Health Department the matter of complying with this section, being prepared to inform that department what registered pest control operator is to be employed.

Very truly yours,

R. Lovell Brown  
Director

h  
Eradication of this building has been completed. March 23, 1971

Inspection this date revealed

N. rodent activity.

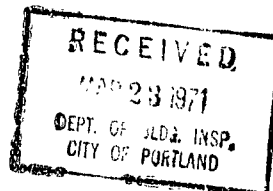
F. J. Paraff Jr.

Contractor:

D & J Excavating Co.

R F D 1 Westbrook Maine

R. Lovell Brown





# APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class  
Portland, Maine, March 22 1971

PERMIT NO. 258  
MAR 23 1971  
CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair demolish install the following building structure equipment 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 245 York St. Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_  
Owner's name and address Thomas H Hawes, 274 Valley St. Telephone \_\_\_\_\_  
Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
Contractor's name and address D & J Excavating Co, R F D 1 Westbrook Telephone 892-4976  
Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans \_\_\_\_\_ No. of sheets \_\_\_\_\_  
Proposed use of building \_\_\_\_\_ No. families \_\_\_\_\_  
Last use \_\_\_\_\_ Apt. Bldg. \_\_\_\_\_ No. families 3  
Material frame No. stories 3 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
Other buildings on same lot \_\_\_\_\_  
Estimated cost \$ \_\_\_\_\_ Fee \$ 10.00

### General Description of New Work

To demolish 3-story frame building.

Do you agree to tightly and permanently close all sewers or drains connecting with public or private sewers from this building or structure to be demolished, under the supervision and to the approval of the Dept. of Public Works of the City of Portland? Yes.

Land to remain vacant.

Sent to Health Dept. 3/22/71  
Rec'd from Health Dept. 3/23/71

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 \_\_\_\_\_ contractors

### 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? \_\_\_\_\_

### Miscellaneous

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

APPROVED:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Thomas H Hawes  
D & J Excavating Co.

Signature of owner

*Thomas H Hawes*  
APM

CS 501

INSPECTION COPY



R6 RESIDENCE ZONE  
APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class  
Portland, Maine, November 5, 1969

PERMIT ISSUED  
NOV 5 1110  
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair demolish install the following building structure equipment 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 26-28 Brackett St. Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_  
 Owner's name and address Ruth Eugene Bellanceau, 26-28 Brackett St. Telephone \_\_\_\_\_  
 Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Contractor's name and address Eugene Bellanceau, 26-28 Brackett St. Telephone 774-7331  
 Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans no No. of sheets \_\_\_\_\_  
 Proposed use of building Dwelling No. families 2  
 Last use \_\_\_\_\_ " \_\_\_\_\_ No. families 2  
 Material frame \_\_\_\_\_ No. stories 2 1/2 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
 Other buildings on same lot \_\_\_\_\_  
 Estimated cost \$ 100.00 Fee \$ 2.00

General Description of New Work

To change out (4) front store windows, replacing with (4) standard size windows.  
first floor (playroom)

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

Details of New Work

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

If a Garage

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

APPROVED:  
OK. P. L. B. 11/5/69

Miscellaneous

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

Ruth Bellanceau  
Eugene Bellanceau

CS 301

INSPECTION COPY

Signature of owner

by: Eugene Bellanceau

FM

NOTES

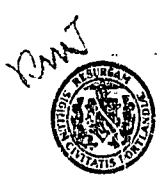
9-29-70 Plywood  
in windows

Mar 9th, 71

Windows installed  
Building looked  
good

Permit No. 69/1110  
Location 2638 Bucklett St.  
Owner Fred Ballmann  
Date of permit 1/5/69  
Notif. closing-in  
Inspn. closing-in  
Final Notif.  
Final Inspn.  
Cert. of Occupancy issued  
Staking Out Notice  
Form Check Notice

~~Empty lined area with a large handwritten X across it.~~



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, March 30, 1953

PERMIT ISSUED  
MAY 1 1953  
CITY OF PORTLAND

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 26A Brackett St. Use of Building stores & apartment No. Stories 3 Max Building Existing  
Name and address of owner of appliance Howard Fisher, 26A Brackett St.  
Installer's name and address Holland Furnace Co., 204 Forest Ave. Telephone 3-3265

General Description of Work

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

IF HEATER, OR POWER BOILER

Location of appliance Any burnable material in floor surface or beneath?  
If so, how protected? Kind of fuel?  
Minimum distance to burnable material, from top of appliance or casing top of furnace  
From top of smoke pipe From front of appliance From sides or back of appliance  
Size of chimney flue Other connections to same flue  
If gas fired, how vented? Rated maximum demand per hour  
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion?

IF OIL BURNER

Name and type of burner Holland 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 existing 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 Any burnable material in floor surface or beneath?  
If so, how protected? Kind of fuel?  
Minimum distance to wood or combustible material from top of appliance  
From front of appliance From sides and back From top of smoke pipe  
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

1 1/2" vent pipe  
Existing low water shut-off, manufactured by Minneapolis-Hubnwell

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:  
M. 3-30-53 [Signature]

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

Holland Furnace Co.

INSPECTION COPY

Signature of Installer by: Ralph Torio

CITY OF PORTLAND  
HEALTH DEPARTMENT  
HOUSING DIVISION  
No. Edward Colby  
26 A Brackett Street  
Portland, Maine



Loc. 26 A Brackett Street  
Loc w/i S  
Bldg  Fire  Elec  Other  
Issued ~~September 21, 1954~~  
Expires October 21, 1954

Dear Sir: On September 14, 1954 an examination was made of the premises located at 26 A Brackett Street, Portland, Maine. Non-compliance with the ordinances relating to housing conditions was found as detailed below. In accordance with the provisions of the above ordinance, you are hereby ordered to correct these defects according to specifications within the time limits allowed. Failure to comply with this notice will necessitate legal action. Some repairs or improvements required will necessitate permits which are to be obtained from the Building Inspector, Health, Fire or other City Departments. These must be obtained before the work is started. If any additional information is desired, visit or telephone the Housing Supervisor at this Office, telephone 4-1431, extension 226. Kindly notify this office as soon as all corrections have been completed.

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

By \_\_\_\_\_  
Housing Supervisor

**VIOLATIONS & SPECIFICATIONS**

## Responsibility of Owner or Agent      \*\* Responsibility of Occupant

#7
----

Structural Repairs

- Repair and put in good order all dilapidated and hazardous parts of the structure as follows:
- a) Determine the reason and remedy the condition which now causes the roof to leak in the stoveroom in the second floor apartment.
  - b) Repair or replace the loose or worn treads and floor boards on the outside rear stairway and porch.
  - c) Point up the loose or missing mortar on the foundation around the entire structure.
  - d) Replace the broken windowpane in the rear hall.
  - e) Repair or replace the loose or missing gutters on the right side and rear of the structure.
  - f) Replace the missing drain pipe on the right side of the structure.

The above-mentioned conditions are in violation of the City Ordinances, "Minimum Standards for Continued Occupancy" and "Authority to Vacate Buildings," and must be corrected on or before October 21, 1954.

To: Housing Division, Health Department  
From: \_\_\_\_\_ Date: \_\_\_\_\_  
This is to inform you that deficiencies of which this Department has been notified, have been corrected to our satisfaction.  
Remarks: \_\_\_\_\_

26 A Brackett Street  
Loc. \_\_\_\_\_  
Loc w/i S       
Bldg  Fire  Elec  Other  
Issued ~~September 21, 1954~~  
Expires October 21, 1954

\_\_\_\_\_  
\_\_\_\_\_  
Signature \_\_\_\_\_

(Please return to Housing Division of Health Department when corrections have been COMPLETED)

**1196**

Date Issued **12/18/68**  
 Portland Plumbing Inspector  
 By ERNOLD R GOODWIN

App. First Insp.  
 Date \_\_\_\_\_  
 By \_\_\_\_\_

App. Final Insp.  
 Date **1-10-69**  
 By **J. [Signature]**

Type of Bldg.  
 Commercial  
 Residential  
 Single  
 Multi Family  
 New Construction  
 Remodeling

### PERMIT TO INSTALL PLUMBING

PERMIT NUMBER **18961**

Address **26A Brackett Street, 2nd.**  
 Installation For \_\_\_\_\_

Owner of Bldg **Eugene Belloncau**  
 Owner's Address **26A Brackett Street, 2nd.**

Plumber **Portland Gas Light Company** Date **12/19/68**  
 NO. \_\_\_\_\_

NEW	REPL	Item	NO.	AMOUNT
		SINKS		
		LAVATORIES		
		TOILETS		
		BATH TUBS		
		SHOWERS		
		DRAINS FLOOR SURFACE		
<b>1</b>		HOT WATER TANKS	<b>1</b>	<b>2.00</b>
		TANKLESS WATER HEATERS		
		GARFACE DISPOSALS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS		
		AUTOMATIC WASHERS		
		DISHWASHERS		
		OTHER		
		TOTAL	<b>1</b>	<b>2.00</b>

Building and Inspection Services Dept. Plumbing Inspection



#26-28 Brackett Street

March 6, 1962

Robert Oakes, Esq.  
465 Congress Street

cc to: Corporation Counsel

Dear Mr. Oakes:

In answer to your letter of March 5, 1962 concerning the use of the property at the above named location, it appears from the information furnished that uses at #26 and #28 Brackett Street on June 5, 1957 were such as to be presently allowable in a B-2 Business Zone. Under such circumstances, according to Section 17-D-3 of the Zoning Ordinance, a change to any use allowable in a B-1 Business Zone would be permissible as long as no structural alterations to the building, except those required by law, ordinance or other regulations, were involved.

It is not clear how that part of the building at 241 York Street was being used on June 5, 1957 or whether, if occupied at that time, the use has since been discontinued for a period of two years or longer. Storage use, other than one accessory to a retail business conducted at the same location, is not an allowable use in a B-2 Zone. Therefore, if the use of this part of the building was purely a storage one in connection with a business conducted elsewhere or with one of a wholesale nature, the provision of Section 17-D-3 regarding change to a use allowable in a B-1 Zone would not apply.

Very truly yours,

Albert J. Sears  
Building Inspection Director

AJS:mb

AP- 25-26 Brackett St., corner of York Street

March 2, 1962

Robert Oakes, Esq.  
165 Congress Street

cc to: Mark & Ruth Slotak, 114 Noyes Street  
cc to: Corporation Counsel

Dear Mr. Oakes:

Check of application for permit for change of use of portion of building at the above named location on the basis of information contained in your letter of February 23, 1962, and additional investigation of our own, indicates application of the Zoning Ordinance to the situation to be as follows:

1. Prior to June 5, 1957 the property was located in a Limited Business Zone in which the radio and television store and wire rope and cable splicing shop then occupying the first story of the building were conforming uses. As such they had rights which were allowed to continue when the area in which the property is located was changed to an R-6 Residence Zone.
2. Section 17-D-3 of the Ordinance specifies that a lawful non-conforming use presently located in a Residence Zone may only be changed from a use now permitted in a B-2 Business Zone to one permitted in a B-1 Business Zone. Apparently there is to be no change of use at #28 Brackett Street and the present use may be continued as a lawful non-conforming one. However, any change of use at #26 Brackett Street would have to be to one which is presently allowable in a B-1 Zone. A storage use is not allowable in a B-1 Zone unless it is accessory to and in connection with a retail use with headquarters and services in the same area of the building. Therefore the candy storage proposed at #26 Brackett Street would be allowable only if it is in connection with a retail business of this nature conducted on the premises.
3. The facts are not so clear regarding the basement store, which is apparently numbered at 24 1/2 York Street. If this area was being used prior to June 5, 1957 solely for storage without other business operations being conducted there, it was a conforming use in the then Limited Business Zone and as such allowed to continue when it became non-conforming. Unless such a use has been discontinued or abandoned for a period of two years since that date, rights for a strictly storage use would appear to exist in this area; otherwise the same restrictions as exist in regard to the store at #26 Brackett would apply.
4. The living quarters in the upper stories of the building are conforming in the R-6 Residence Zone and thus there is no problem concerning them.

I hope that this letter will satisfactorily answer your questions concerning the allowable use of this property under the Zoning Ordinance. If you have further questions in regard to it, I will be glad to go further into the matter upon request.

Very truly yours,

Albert J. Sears, Building Inspection Director

AJ3:12

Portland, Maine  
February 23, 1962

To: City of Portland, Maine  
Department of Building Inspection

Request for Change of Use 26-28 Brackett Street

Facts: The premises are in an R-6 zone.

The building consists of two store spaces on the first floor, an 8 room apartment on the second floor and a small shop room with separate entrance fronting on York Street in the basement.

One of the store spaces, 28 Brackett Street, is now occupied as a business making wire cable.

The other store space, 26 Brackett Street, is vacant, having previously been occupied as a restaurant, pharmacy, upholstery shop and television sales and repair shop.

The basement shop was at one time occupied as a barber shop and is presently being used as a storage room for parts and equipment for a mechanical business.

The apartment is presently vacant, but has been occupied recently.

Contemplated Use: The building would be brought into repair, the apartment rented, 28 Brackett Street rented to its present occupant, 26 Brackett Street rented for dry storage by a supplier, the basement shop used for storage as at present.

In the latter two instances, pick ups would be made only by the occupants.

Mark Slotsky and Ruth Slotsky, Owners  
By *Arthur J. ...*  
Their Attorney



R6 RESIDENCE ZONE



APPLICATION FOR PERMIT

Class of Building or Type of Structure Frame Class  
Portland, Maine, February 23, 1962

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 26-28 Brackett St. Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_  
Owner's name and address Mark & Ruth A. Slotsky, 114 Noyes St. Telephone \_\_\_\_\_  
Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
Contractor's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans \_\_\_\_\_ No. of sheets \_\_\_\_\_  
Proposed use of building Candy Storage (#26) Wire Cable Manufacturing (28) No. families \_\_\_\_\_  
Last use T.V. Sales & Repair & Apartment storage for Furnace Equip. Supplies Apartment No. families \_\_\_\_\_  
Material frame \_\_\_\_\_ No. stories 2 1/2 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
Other buildings on same lot \_\_\_\_\_  
Estimated cost \$ \_\_\_\_\_ Fee \$ 350.00

General Description of New Work

To Change Use of building from Wire Cable Mfg. & T.V. service to Wire Cable Mfg. and Candy & Heating equipment storage.

This is preliminary to see if this Change of Use is allowable.

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 Robert Oakes-465 Congress St.

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 living \_\_\_\_\_ Kind of heat \_\_\_\_\_ fuel \_\_\_\_\_  
Framing Lumber-Kind \_\_\_\_\_ Dressed or full size? \_\_\_\_\_ Corner posts \_\_\_\_\_ Sills \_\_\_\_\_  
Size Girder \_\_\_\_\_ Columns under girders \_\_\_\_\_ Size \_\_\_\_\_ Max. on centers \_\_\_\_\_  
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.  
Joists and rafters: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
On centers: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
Maximum span: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
If one story building with masonry walls, thickness of walls? \_\_\_\_\_ height? \_\_\_\_\_

If a Garage

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

APPROVED:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Miscellaneous

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

Mark & Ruth A. Slotsky

CB 201

INSPECTION COPY

Signature of owner

by \_\_\_\_\_

OAKES AND OAKES  
ATTORNEYS AND COUNSELLORS AT LAW  
COMMERCE BUILDING  
PORTLAND, MAINE

RAYMOND S. OAKES  
ROBERT OAKES

March 5, 1962

Albert J. Sears, Director  
Department of Building Inspection  
City Hall  
Portland, Maine

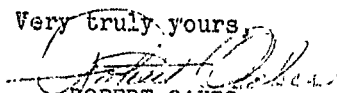
Dear Mr. Sears:     Re:   26-29 Brackett Street  
                              Mark and Ruth E. Slotsky

Thank you for your letter of March 2, 1962 regarding the use under the zoning ordinance of the above named property.

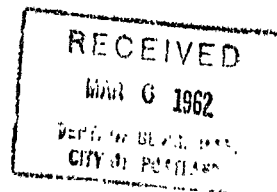
There is one point on which I would appreciate further clarification.

Regardless of previous occupation of 26 Brackett Street and 241 York Street, if these premises were to be now occupied by allowable B-1 zone uses, would such uses be permitted by your department upon filing of request therefor by the owners?

Very truly yours,

  
ROBERT OAKES

RO:M  
cc Mr. Mark Slotsky  
cc Corporation Counsel





APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 1
Portland, Maine, May 29, 1952

PERMIT ISSUED

JUN 2 1952

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 52/628... pertaining to the building or structure comprised in the original application 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 26 Brackett Street Within Fire Limits? yes Dist. No.
Owner's name and address M. E. Fisher Telephone
Ressee's name and address Charlie's Cafe, 26 Brackett Street Telephone
Contractor's name and address United Neon Display, 78 Elm Street Telephone 2-0695
Architect Plans filed YES No. of sheets 1
Proposed use of building No. families
Past use No. families
Increased cost of work Additional fee .25

Description of Proposed Work

To construct an additional box below the main sign, as per plan.

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
Framing lumber--Kind Dressed or full size?
Corner posts Sills Girt or ledger board? Size
Girders Size Columns under girders Size Max. on centers
Joists (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafter 1st floor, 2nd, 3rd, roof
On centers: 1st floor, 2nd, 3rd, roof
Maximum span: 1st floor, 2nd, 3rd, roof
United Neon Display

Approved:

[Signature]

Signature of Owner by: Thomas J. K... [Signature]

Approved: [Signature] Inspector of Buildings

INSPECTION COPY

\* Plastic face is 15 square feet. Each piece of plastic is stamped Flexiglass. Sign bears Underwriters label.

(B) LIMITED BUSINESS ZONE



### APPLICATION FOR PERMIT TO ERECT SIGN OVER PUBLIC SIDEWALK OR STREET

PERMIT ISSUED  
00628  
MAY 7 1952  
CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, ME. Portland, Maine, May 5, 19 52

The undersigned hereby applies for a permit to erect the following described sign extending over a public sidewalk or street in accordance with the Building Code of the City of Portland, and the following specifications:

Location 26 Brackett Street Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_

Owner of building to which sign is to be attached M. E. Fisher

Name and address of owner of sign Charlie's Cafe, 26 Brackett Street

Contractor's name and address United Neon Display, 74 Elm Street Telephone 2-0695

When does contractor's bond expire? Dec. 31, 1952

#### Information Concerning Building

No. stories 3 Material of wall to which sign is to be attached wood CERTIFICATE OF OCCUPANCY REQUIRED - NOT IN WAIVER

#### Details of Sign and Connections

Building owner's consent and agreement filed with application yes

Electric? yes Vertical dimension after erection 3' Horizontal 5'

Weight 85 lbs., Will there be any hollow spaces? yes Any rigid frame? yes

Material of frame angle iron Bottom Angle 2x2x1/4 No. advertising faces 2, material plastic\*

No. rigid connections 2 Are they fastened directly to frame of sign? yes 2-S aluminum

No. through bolts none, Size \_\_\_\_\_, Location, top or bottom \_\_\_\_\_

No. guys 3, material 2 cable and 1 angle iron, Size 5/16" & 1 1/2 x 3/16

Minimum clear height above sidewalk or street 11' 6"

Maximum projection into street 5' 6" United Neon Display Fee \$ 1.00

5-7-52. O.H. *[Signature]*

Signature of contractor by: Thomas J. Keaney

INSPECTION COPY

WRITTEN CONSENT AND AGREEMENT RELATING TO A CERTAIN SIGN PROPOSED TO  
BE ERECTED PROJECTING OVER A PUBLIC SIDEWALK FROM THE PREMISES  
AT 26 BRACKETT ST IN PORTLAND, MAINE

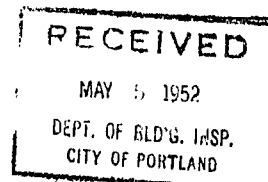
M. E. FISHER, being the owner of the  
premises at 26 BRACKETT ST. in Portland, Maine hereby gives  
consent to the erection of a certain sign owned by CHARLIE'S CAFE  
projecting over the public sidewalk from said premises as described in applica-  
tion to the Inspector of Buildings of Portland, Maine for a permit to cover  
erection of said sign;

And in consideration of the issuance of said permit \_\_\_\_\_  
M. E. FISHER, owner of said premises, in event said sign  
shall cease to serve the purpose for which it was erected or shall become  
dangerous and in event the owner of said sign shall fail to remove said  
sign or make it permanently safe in case the sign still serves the purpose  
for which it was erected, hereby agrees for himself or itself, for his  
heirs, its successors, and his or its assigns, to completely remove said  
sign within ten days of notice from said Inspector of Buildings that said sign  
is in such condition and of order from him to remove it.

In Witness whereof the owner of said premises has signed this  
consent and agreement this 5th day of May 1952

T. J. Kainz  
Witness

M. E. Fisher  
Owner





BP 26 Brackett Street  
(Projecting Sign)

6/4/52 ATH

May 28, 1952

United Neon Display  
74 Elm Street  
Charlie's Cafe  
26 Brackett Street

Gentlemen:

The sign company has been fit to substantially depart from the plan of projecting sign at 26 Brackett Street, as filed with the application for the building permit, by constructing an additional box below the main sign, and our inspector believes that this box is supported and held only by two vertical straps of galvanized metal merely attached at the bottom to the additional aluminum box, and whether or not the metal straps are attached securely to the frame of the sign he could not tell.

The sign company must learn that a permit is issued on only what they ask for. If changes of plan are decided upon after the permit has been issued or between time of filing the application and issuance of the permit, then a revised plan must be filed here for approval before the work is done.

This additional box was apparently attached to the sign after our inspection in the shop. It is important that the additional box be completely removed before June 4, 1952.

If you desire a change in the design of the sign, you should file application for amendment to the permit already issued and with it a detailed plan showing the method of framing the box and the detailed method of supporting it from the main sign. A minimum of stability requires that the two hangers be securely fastened to the frame of the main sign, and this detail should be shown on your plan, and that a cross member be provided between the two hangers at the box in such a manner that, if the fastenings of the shell of the box to the hangers should corrode after the years, the box would still be kept from falling.

Very truly yours,

Warren McDonald  
Inspector of Building

WMD/B

Standard Ballantine sign. Sign bears Underwriters label and each piece of plastic is marked "Plexiglas".



(B) LIMITED BUSINESS ZONE  
APPLICATION FOR PERMIT TO ERECT  
SIGN OVER PUBLIC SIDEWALK OR STREET

PERMIT ISSUED  
01648  
SEP 5 1951

CITY of PORTLAND

Portland, Maine, August 31, 1951

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect the following described sign extending over a public sidewalk or street in accordance with the Building Code of the City of Portland, and the following specifications:

Location 26 Brackett Street Within Fire Limits? yes Dist. No. \_\_\_\_\_

Owner of building to which sign is to be attached Howard E. Fisher 26 Brackett St.

Name and address of owner of sign Charles's Cafe, 26 Brackett Street

Contractor's name and address United Neon Display, 74 Elm Street Telephone 2-0695

When does contractor's bond expire? Dec. 31, 1951

Information Concerning Building

CERTIFICATE OF OCCUPANCY  
REQUIREMENT IS WAIVED

No. stories 2 1/2 Material of wall to which sign is to be attached wood

Details of Sign and Connections

Permit Issued with Memo

Building owner's consent and agreement filed with application yes

Electric? yes Vertical dimension after erection 5' Horizontal 4'

Weight 85 lbs. Will there be any hollow spaces? yes Any rigid frame? yes

Material of frame angle iron <sup>Bottom Haffle 2x2x 3/8</sup> No. advertising faces 2, material plastic\*

No. rigid connections 2 Are they fastened directly to frame of sign? yes

No. through bolts none, Size \_\_\_\_\_, Location, top or bottom \_\_\_\_\_

No. guys 4, material angle iron and cable, Size 1 1/2 x 1 3/16 5/16

Minimum clear height above sidewalk or street 10'

Maximum projection into street 5' United Neon Display Fee \$ 1.00

9-5-51, O.K. COB

Signature of contractor by: J. L. Cooper

INSPECTION COPY

**Memorandum from Department of Building Inspection, Portland, Maine**

26 Brackett Street--Erection of projecting sign for Charlie's Cafe by United  
Neca Display--9/5/51

The sketch filed with the application for the permit leaves some doubt as to whether or not the location of the proposed sign or braces or guys would not interfere with Fire Department access to the window at second floor level. Such interference with access by the Fire Department in case of fire should be avoided for the benefit of efficient action by the Fire Department and for the benefit of the owner of the building in case of fire in it.

Should substantial change in location of the sign or its guys or bracing become necessary, installer should first apply for amendment to the permit now issued and with the application file a revised plan showing the true location.

ATH/G

CC: Charlie's Cafe  
26 Brackett Street

Mr. Howard E. Fisher  
26a Brackett Street

Olliver T. Sanborn  
Chief of the Fire Department

(Signed) Warren McDonald  
Inspector of Buildings

WRITTEN CONSENT AND AGREEMENT RELATING TO A CERTAIN SIGN PROPOSED TO  
BE ERECTED PROJECTING OVER A PUBLIC SIDEWALK FROM THE PREMISES  
AT 26 Brackett St. IN PORTLAND, MAINE

Howard E. Lisker, being the owner of the  
premises at 26 Brackett St. in Portland, Maine hereby gives  
consent to the erection of a certain sign owned by Charlie's Cafe  
projecting over the public sidewalk from said premises as described in  
application to the Inspector of Buildings of Portland, Maine for a permit  
to cover erection of said sign;

And in consideration of the issuance of said permit \_\_\_\_\_  
Howard E. Lisker, owner of said premises, in event said sign shall  
cease to serve the purpose for which it was erected or shall become dangerous  
and in event the owner of said sign shall fail to remove said sign or make  
it permanently safe in case the sign still serves the purpose for which it  
was erected, hereby agrees for himself or itself, for his heirs, its  
successors, and his or its assigns, to completely remove said sign within  
ten days of notice from said Inspector of Buildings that said sign is in  
such condition and of order from him to remove it.

In Witness whereof the owner of said premises has signed this consent  
and agreement this 30<sup>th</sup> day of August 1957.

Joseph S. Coyne  
Witness

W. B. F. Wilson  
Owner



This sign is the same size and shape as the sign hung under permit issued at same location, 3/9/46, and the identical same supports and guys are to be used and in the same location. \*Standard Ballantine sign. Each piece of plastic is marked with Flexiglas and sign bears underwriters label.

PERMIT 1501301  
01233  
JUL 9 1951  
CITY of PORTLAND

**APPLICATION FOR PERMIT TO ERECT  
SIGN OVER PUBLIC SIDEWALK OR STREET**

(B) LIMITED BUSINESS ZONE Portland, Maine, July 6, 1951

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect the following described sign extending over a public sidewalk or street in accordance with the Building Code of the City of Portland, and the following specifications:

Location 26 Brackett Street Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_

Owner of building to which sign is to be attached \_\_\_\_\_

Name and address of owner of sign Charlie's Cafe, 26 Brackett Street

Contractor's name and address United Neon Display, 74 Elm Street Telephone 2-0695

When does contractor's bond expire? Dec. 31, 1951

**Information Concerning Building**

No. stories 2 1/2 Material of wall to which sign is to be attached wood

**Details of Sign and Connections**

Building owner's consent and agreement filed with application no

Electric? yes Vertical dimension after erection 5' Horizontal 4'

Weight 85 lbs., Will there be any hollow spaces? yes Any rigid frame? yes

Material of frame angle iron No. advertising faces 2, material plastic\*

No. rigid connections 2 Are they fastened directly to frame of sign? yes

No. through bolts none, five \_\_\_\_\_, Location, top or bottom \_\_\_\_\_

No. guys 3, material angle iron and cable, Size 1 1/2 x 3/16 5/16"

Minimum clear height above sidewalk or street 11'

Maximum projection into street 4' 6" United Neon Display Fee \$ 1.00

Signature of contractor by: J. S. Coyne

INSPECTION COPY

PERMIT CHECKING DATA

Date 8/17/78

Location 28 Brackett St.

1. Hold for more information \_\_\_\_\_
2. Incomplete plans. See remarks \_\_\_\_\_
3. See notes on inspection copy \_\_\_\_\_
4. See notes attached \_\_\_\_\_
5. O.K. to issue with letter \_\_\_\_\_
6. O.K. to issue with memo \_\_\_\_\_
7. O.K. to issue

*Spider has supports located as in  
to right side of photo.  
Floor joists are 2x8 15' 16" 18" o.c.  
10' ahead from O.K. for 100# P. 2nd  
D+L load!  
This is retail only*

*SG*



**(B) LIMITED BUSINESS ZONE**  
**APPLICATION FOR PERMIT**

**PERMIT ISSUED**  
**01454**  
**AUG 18 1948**  
**CITY of PORTLAND**

*Class of Building or Type of Structure* ..... Third Class  
*Portland, Maine, August 11, 1948*

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter or repair ~~the~~ ~~existing~~ ~~structure~~ ~~and~~ ~~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 26 Brackett Street Within Fire Limits? yes Dist. No. 3  
 Owner's name and address Howard Fisher, 26 Brackett Street Telephone.....  
 Lessee's name and address Delmont Murphy, 51 Brackett St. Telephone.....  
 Contractor's name and address Lassea Telephone.....  
 Architect..... Specifications..... Plans no No. of sheets.....  
 Proposed use of building Fish market, apts. No. families.....  
 Last use Store and apts. No. families.....  
 Material frms No. stories 3 Heat..... Style of roof..... Roofing.....  
 Other buildings on same lot.....

Estimated cost \$ 20. Fee \$ .50

Health Officer and thus  **General Description of New Work**

To provide concrete floor in fish market approx. 10'x12'.  
 The concrete surfacing is to be no less than 2" thick at any point, is to be pitched properly to the floor drain, if any, is to be reinforced with suitable wire mesh embedded in concrete, is to be extended up the surface of walls and partitions at least 4" above the surface of the floor at the wall or partition and a curved or other shaped surface provided for sanitary reasons where the horizontal surface joins the vertical surface. Before concrete is placed, suitable waterproof felt is to be laid on the floor surface to be covered. In event the additional weight of concrete would overload present floor framing and supports according to Bldg. Code standards, this floor framing and supports will be permanently strengthened accordingly. It is understood that Health Dept. stipulates also that concrete is to be waterproofed with acceptable integral waterproofing, and that surface be painted with waterproof paint especially prepared for concrete, preferably of dark red color.

**CERTIFICATE OF OCCUPANCY  
 REQUIREMENT IS WAIVED**

2x8 floor joists, 16" O.C., 8' span.

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 Delmont Murphy**

**Details of New Work**

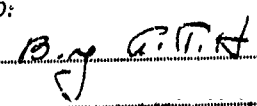
Is any plumbing involved in this work?..... Is any electrical work involved in this work?.....  
 Height average grade to top of plate..... Height average grade to highest point of roof.....  
 Size, front..... depth..... No. stories..... solid or filled land?..... earth or rock?.....  
 Material of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

**If a Garage**

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

**Miscellaneous**

Will work require disturbing of any tree on a public street?.....  
 Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?.....  
 Howard Fisher

APPROVED:  


Signature of owner, By: Delmont Murphy

EXHIBITION COPY



(C) LIMITED BUSINESS ZONE

APPLICATION FOR PERMIT TO ERECT SIGN OVER PUBLIC SIDEWALK OR STREET

PERMIT ISSUED  
Permit No. 00258  
MAR 9 1948  
CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.  
The undersigned hereby applies for a permit to erect the following described sign extending over a public sidewalk or street in accordance with the Building Code of the City of Portland, and the following specifications:

Portland, Maine, March 6, 1948

Location 26 Brackett Street Within Fire Limits? yes Dist. No. 3  
Owner of building to which sign is to be attached H. E. Fisher  
Name and address of owner of sign Charlie's Cafe, 26 Brackett Street  
Contractor's name and address United Neon Display, 74 Elm Street Telephone 2-0695  
When does contractor's bond expire? January 1949

Information Concerning Building 3/8/48 O.K. C.C.B.

No. stories 2 1/2 Material of wall to which sign is to be attached wood

Details of Sign and Connections

Electric? yes Vertical dimension after erection 5' Horizontal 5'  
Weight 90 lbs., Will there be any hollow spaces? yes Any rigid frame? yes  
Material of frame angle iron No. advertising faces 2, material Sheet Metal  
No. rigid connections 2 Are they fastened directly to frame of sign? yes  
No. through bolts none, Size \_\_\_\_\_, Location, top or bottom \_\_\_\_\_  
No. guys 3, material cable and angle iron, Size 1/4" - 1 1/2 x 3/16"  
Minimum clear height above sidewalk or street 14'  
Maximum projection into street 5'

Stamp ORIGINAL

Signature of contractor

By:

United Neon  
J. S. Coyle

Fee \$ 1.20