

21-25 BRAMFALL STREET

PERMIT TO INSTALL PLUMBING

PERMIT NUMBER **4607**

Address **22 Bramhall St.**

Installation For ~~single family~~ **commercial use**

Owner of Bldg **Maine Medical center**

Owner's Address **22 Bramhall St.**

Plumber **Scribner & Iverson, Inc.** Date **6-4-76**

Date Issued **6-4-76**
 Portland Plumbing Inspector
 By **ERNOLD R. GOODWIN**

App. First Insp.
 Date **JUN 8 1976**
 By **ERNOLD R. GOODWIN**

App. Final Insp.
 Date **JUN 16 1976**
 By **ERNOLD R. GOODWIN**

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

NEW	REPL		NO	PER
		SINKS	1	2.60
		LAVATORIES	2	4.00
		TOILETS		
		BATH TUBS	4	1976
		SHOWERS		
		DRAIN FLOOR SURFACE	1	2.00
		HOT WATER TANKS		
		TANKLESS WATER HEATERS		
		GARBAGE DISPOSALS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS		
		AUTOMATIC WASHERS		
		DISHWASHERS		
		OTHER		
		Base fee		3.00
TOTAL				11.00

Building and Inspection Services Dept.; Plumbing Inspection

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PERMIT TO INSTALL PLUMBING

PERMIT NUMBER **4607**

Address 22 Bramhall St.

Installation For: commercial use

Owner of Bldg: Maine Medical center

Owner's Address: 22 Bramhall St. Date: 6-4-76

Plumber: Scribner & Iversen, Inc. NO. 6-4-76

NEW	REPL			
		SINKS		
		LAVATORIES	1	2.00
		TOILETS	2	4.00
		BATH TUBS		
		SHOWERS		
		DRAINS FLOOR SURFACE	1	2.00
		HOT WATER TANKS		
		TANKLESS WATER HEATERS		
		GARBAGE DISPOSALS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS		
		AUTOMATIC WASHERS		
		DISHWASHERS		
		OTHER		
		Base fee		3.00
			TOTAL	11.00

Date Issued 6-4-76
 By ERNOLD R GOODWIN
 Portland Plumbing Inspector

Date JUL 7 1976
 By [Signature]
 App. First Insp.

Date JUL 13 1976
 By ERNOLD R. GOODWIN
 PLUMBING INSPECTOR
 Type of Bldg.
 Commercial
 Residential
 Single
 Multi Family
 New Construction
 Remodeling

Building and Inspection Services Dept.: Plumbing Inspection

PERMIT TO INSTALL PLUMBING

7/20/70

Address 23 Bramhall St. PERMIT NUMBER 1377

Installation For: multiple dwelling MAY 28 1970

Owner of Bldg: Clinton Mason

Owner's Address: same

Plumber P. Rouben Co., 252 Brackett St. Date: 5-13-70

Date Issued May 13, 1970
 Portland Plumbing Inspector
 By ERNOLD R GOODWIN

App. First Insp.
 Date JUN 1 1970
 By

App. Final Insp.
 Date 7/8/70
 By WALTER H. WALLACE
 DEPUTY PLUMBING INSPECTOR

Type of Bldg.

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

NEW	REPL		NO	FEE
		SINKS		
5	2	LAVATORIES	7	
2		TOILETS	5	
5		BATH TUBS	5	
		SHOWERS		
		DRAINS OR SURFACE		
		HOT WATER 1. KS		
		TANKLESS WATER HEATERS		
		GARBAGE DISPOSALS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS		
		AUTOMATIC WASHERS		
		DISHWASHERS		
		OTHER		
			TOTAL	22 20.20

Building and Inspection Services Dept.: Plumbing Inspection



(A) APARTMENT ZONE
CITY OF PORTLAND, MAINE

DEPARTMENT OF BUILDING INSPECTION

COMPLAINT NO. C-49-174

COMPLAINT

INSPECTION COPY

Date Received 11/1/49

Location 21-23 Bramhall Street Use of Building

Owner's name and address Elizabeth S. White & ^{Deceased} Gladys E. Worthington 23 Bramhall St., 4499Z Telephone

Tenant's name and address Telephone

Complainant's name and address Chief Sanborn--Fire Dept. Telephone

Description: Operator, probably, Miss Elizabeth S. White and she has more than 10 patients there contrary to agreement of 10/13/39.

See Exhibit 5/4 4

11-3-49 Miss, in fact said, there are 11 patients
 on the second floor, five patients on the
 first floor, further, in all as of today she
 has one vacant bed, which if occupied would
 be 12 patients.

She indicates 15 patients are more than
 what is allowed, but increase was made
 during the war. She is willing to make what
 ever changes are necessary to comply with the
 Law. For the additional patients, providing the
 cost isn't too much, other work she will
 reduce the patients to ten.

17114

Re: 23 Bramhall St.

August 14, 1970

R. H. Jackson Co.,
58 Cross Street

cc: Clinton Mason
Bayview Street
Yarmouth, Maine

Gentlemen:

Building permit to erect a metal fire escape second floor to the ground on the rear of the building as per plan filed here at this office with the application is being issued subject to the following requirements:

1. Platforms or landings shall extend in front of and at least 2" beyond each window that is served as a means of egress.
2. All landings, platforms and stair treads shall have non-slip surfaces which shall be grated metal bars set with least dimension horizontal with the structural metal being no less than 1/2" thick. These should be spaced approximately 1" on center.
3. Support brackets should be secured to the building with sufficient number bolts no less than 3/4" in diameter passing through the walls. These should be fastened to a metal plate on the inside of the building.
4. One shop coat of paint and at least one field coat must be applied by the manufacturer or erector.

Very truly yours,

By Allan Soule
Deputy Director

AAS/c

R6 RESIDENCE ZONE

PERMIT ISSUED

AUG 14 1970

923

CITY of PORTLAND



APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class

Portland, Maine, August 13, 1970

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 23 Bramhall Street Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Clinton Mason, Bayview St., Yarmouth, Maine Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address R. M. Jackman Co., 58 Cross St. Telephone _____
 Architect _____ Specifications _____ Plans yes No. of sheets 1
 Proposed use of building Apartment house No. families 8
 Last use _____ No. families _____
 Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____ Fee \$ 5.00
 Estimated cost \$ 825.

General Description of New Work

To erect metal fire escape second floor to ground on rear of building as per plan

Sent to Fire Dept. 8/13/70
Rec'd from Fire Dept. 8/13/70

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

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

R. M. Jackman Co.

APPROVED:

Eric P. O'Neil 8-13-70
C.K. - 8/14/70 - Allen w/ letter

CS 101

INSPECTION COPY

Signature of owner BY:

Robert M. Jackman



FILL IN COMPLETELY AND SIGN WITH INK

PERMIT ISSUED

Permit No. 1092

AUG 1 1931

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, July 31, 1931

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 21- 23 Bramhall Street Use of Building Nursing Home No. Stories 2 1/2 New Building Existing

Name and address of owner of appliance Gladys Worthing, 23 Bramhall St.

Installer's name and address Portland Gas Light Co., 5 Temple St. Telephone 2-8321

General Description of Work

To install gas fired incinerator ~~burned particles blowing about the neighborhood~~ or a suitable screen or device of incombustible material capable of being easily removed for cleaning, shall be introduced between such incinerator firebox and the chimney or stack which serves it.
IF HEATER, POWER BOILER OR COOKING DEVICE

Is appliance or source of heat to be in cellar? yes If not, which story _____ Kind of Fuel gas

Material of supports of appliance (concrete floor or what kind) concrete

Minimum distance to wood or combustible material, from top of appliance or casing top of furnace, 12 1/2"

from top of smoke pipe 2' from front of appliance over 4' from sides or back of appliance over 4'

Size of chimney flue 6x12 Other connections to same flue none

IF OIL BURNER

Name and type of burner _____ Labeled and approved by Underwriters' Laboratories? _____

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

Location oil storage _____ No. and capacity of tanks _____

Will all tanks be more than seven feet from any flame? _____ How many tanks fireproofed? _____

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

INSPECTION COPY

Signature of Installer [Signature]

NEED NOT BE IN ONE PLACE OR CAPACITY AS SHOWN BY UNDERWRITERS' LABORATORIES

Permit No. 41/1092

Location 23 Bramhall St.

Owner Gladys Worthing

Date of Permit 8/1/41

Post Card sent

Notif. for insp. None

Approved by

Oil-Burner Check List (date)

- 1. Kind of heat *gas fired incinerator*
- 2. Label
- 3. Anti-siphon
- 4. Oil storage
- 5. Tank distance
- 6. Vent Pipe
- 7. Fill Pipe
- 8. Gauge
- 9. Rigidity
- 10. Feed safe'y
- 11. Pipe size and material
- 12. Control valve
- 13. Ash pit vent
- 14. Temp. of pressure safety
- 15. Instruction card
- 16.

NOTES

*9/1/41 clean. No to J.K. Smith
 9/1/41 clean. No to J.K. Smith
 9/1/41 clean. No to J.K. Smith*

*This burner checked. O.K.
 Mr. Castro said chimney seems
 secure and is so arranged
 it can be removed and
 cleaned. O.K.*

(COPY)

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION #23 Bramhall St.

Issued to **Clinton Mason**
Bayview St. Yarmouth Maine

Date of Issue **August 25, 1970**

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. **70/406**, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

Eight family apartment building

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

Nelson F. Cartwright
(Date) Inspector

[Signature]
Inspector of Building

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

23 Bramhall Street

April 27, 1970

Dahlgren Construction, Inc.
Prince's Point Road
Yarmouth, Maine

cc to: Clinton Mason
Bayview St., Yarmouth

Gentlemen:

Building permit to make alterations in the building at the above named location, which would change this use from a nursing home to an apartment house is being issued subject to plans received with the application and in compliance with the Building Code restrictions as follows:

1. Stairways with winding treads will need hand rails the full length of the run of stairs on the side where the treads are the widest.
2. Hallways, stairways, and all parts of means of egress used in common shall be equipped so as to be adequately lighted by electricity from sunset to sunrise or continuously in cases where there is not adequate natural lighting during the daylight hours. These lights shall be on the owners meter and where required to be kept burning from sunset to sunrise shall be controlled by an automatic time switch.
3. The soot in each chimney will need to be cleaned out and all openings in chimneys shall be made solid with masonry.
4. On the second floor fire doors with a rating of one hour with closers are required on the enclosures of both sets of front stairs and a fire door shall be required for one hour on the stairway enclosure in the rear from apartment 5 with a closer. Fire doors may swing in or they may swing out as long as they do not swing over a flight of steps. In other words these doors should have a landing when they swing out as deep as the door is wide. We question at this point the second means of egress from apartment 4 on the second floor. The original plans on which the original inspection was made shows a door from the kitchen area to the second set of front stairs. The new plans that we have submitted on April 22nd, are somewhat vague as a straight line has been drawn in this doorway opening. You should therefore keep in mind that a door must be provided from this kitchen area to the second set of stairs near the front hallway.
5. All stairways on the third floor will need to be enclosed for one hour with fire doors rated for one hour with closers. If you have any question on the location or arrangement of this check with the field inspector here at this department.

April 23, 1970

6. It is called to your attention that you may like to check with the State Fire Inspector in regards to regulations governing exits. If this is the case the address is, Insurance Department, State House, Augusta, Maine.

7. We are excluding from this permit the fire escape that is to be located on the rear. The actual installer of the fire escape will need to apply for a permit with adequate drawings so that they may be checked against the Building Code requirements. A check of the plans which show the fire escape filed with this application does not tell us the type or material the fire escape will be made from, but it would seem that it would be steel. If this is the case we would need to know the size and thickness. We would need to know the type of bolts to be used, the size and what kind of plates would be used on the inside of the building. The platform at the window would need to extend at least 9 inches on each side of the opening or instead of being flush as shown on the plans. What type of steps are to be used, and what is to be used for foundation as the run of steps reach the ground? These are just some of the questions that we would ask before we would issue a permit for a fire escape.

Very truly yours,

A. Allan Soule
Assistant Director Building Inspection
Department

AAS:m

P.S.: Sprinkler system is to remain and keep in operating condition.

April 23, 1970

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Very truly yours,

PROPERTY of CLINTON Allan Soule
Assistant Director Building Inspection
Department

AAS:m

23 BRANHALL STREET

P.S.: Sprinkler systems to remain and keep in operating condition.



SPECIFICATIONS
for
REHABILITATION
of the
PROPERTY of CLINTON S. MASON JR.
23 BRAMHALL STREET
PORTLAND, MAINE

RECEIVED
APR 22 1970
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

CLINTON S. MASON JR.
23 BRAMHALL STREET
PORTLAND, MAINE

4/9/70

GENERAL REQUIREMENTS

1. All measurements are approximate and are to be verified by contractor in field.
2. All permits shall be purchased by contractor.
3. All paint colors, linoleum, Marlite, wallpaper patterns are to be selected by the owner.
4. All work shall conform to Codes of City of Portland.
5. All work shall be done as well or better than journeymen in the various trades would be expected to perform the work.
6. It should be noted that the work to be done in the apartments are written under Structural and the balance of the work in each apartment is to be found under conversion.
7. Ranges are to be 21" slide in units, Tappan or equal retail price \$115.00.
Refrigerators are to be 10' Whirlpool or equal retail price \$145.00.
An allowance for ductless range hood of \$40.00 per unit is made.
8. Prefinished cabinets shall be Gregg or equal.
9. All doors from main hallways shall be closed and equipped with suitable hardware for the function which they are to perform as shown on plan.
10. All excess material such as old cabinets, mouldings, etc. shall be removed from premises and all other items shall be removed by contractor.

STRUCTURAL

1. Porch, right side rear of house, shall be repaired as follows: old sill, 25 lf., shall be removed and replaced with new fir sill equal to existing. Rotted section of one post approximately 3' shall be removed and new section spliced into same.
Old porch floor, 25 x 7, shall be removed and replaced with 3/4 fir board equal to existing. New work shall be painted to match existing as closely as possible.
2. To repair leakage of gutters, same shall be cleaned and patched as necessary. All cellar drains shall be cleaned out and tested to run clear.
Valleys of dormers shall be inspected and repaired to take care of leaks on 3rd floor. Roof shall be left in a watertight condition.

(continued)

4/8/70

Clinton S. Mason, Jr.
23 Bramhall Street

- There is approximately 15 lf. of fascia board and gutter moulding missing, right side, over roof of porch; same shall be replaced with material equal to existing and painted two coats.
3. There is approximately 60 lf. of cornice and trim missing in different sections of roof overhang; same shall be replaced and repaired and painted to match existing as closely as possible.
 4. Per fire Code City of Portland, new hand rails, wood, shall be installed rear stairway, 2 floors; same shall be stock rail and hardware to match existing as closely as possible.

STRUCTURAL AND CONVERSION WRITTEN PER FLOOR PLAN

1st floor, Apt. 1, no code violations; work shall be done as follows:

Living room area 196 sq. ft. shall have floor sanded and refinished two coats of Fabalon or equal.

Apt. 1 - To accomplish conversion it shall be necessary to install a kitchen, area 8 x 6 as shown on plan. Floor shall have 1/4" plywood underlayment and Armstrong yard goods applied with waterproof adhesive per manufacturer's specification. There shall be 5 lf. of base and overhead cabinets pre-finished installed; same shall have formica counter top with 15" back splash installed; same shall have a double bowl, stainless steel sink installed with Hotpoint disposal unit (allowance \$55) all necessary plumbing and electrical connections shall be made to same. A whirlpool 10' refrigerator shall be installed as shown on plan. An allowance is made in notes per unit for refrigerator, cabinets in this unit have a duct hood with piping to outside wall above suspended ceiling to be installed. It shall be necessary to install a new bath as none now exist; same shall be as shown on plan. Floor shall have 1/4" plywood underlayment with Armstrong vinyl floor tiles or equal. Three new fixtures for bath shall be installed as shown; same shall be white Universal Rundell steel tubs or equal connected to supply and waste lines complete with faucets trip levers and with necessary traps and piping of copper. A medicine cabinet shall be installed over sink. An allowance of \$30.00 retail is made for a recessed medicine cabinet. Unit to be selected by owner.

New partitions shall be installed as shown on plan. Note that in some cases 5/8 sheetrock shall be used to make new walls flush with existing, elsewhere 1/2" sheetrock shall be used. All seams shall be taped, nail holes shall be left flush. All new walls shall be left ready to accept paint.

A drop ceiling shall be installed in kitchen and bath; same shall be Armstrong or equal. One light and wall switch controlled in kitchen area. Tile shall be 2 x 2 plain white. Vent from kitchen shall be piped over ceiling and through outside wall. Bath tub shall have a shower head installed and tub area shall have Marlite paneling installed in tub area only.

(continued)

4/8/70

Atom B. Mason, Jr.
Bramhall Street

Bedroom, Apt. 1, shall have floor sanded and finished two coats of Fabalon or equal.

A new opening shall be created between existing living room and new kitchen per plan; same shall be cased to blend with existing casing.

Two new H.C. doors shall be installed in Apt. 2 as shown, one with bath set and one with passage set and one pair 3- $\frac{1}{2}$ butt hinges per door.

APT. 2. FIRST FLOOR DEFICIENCIES AND CONVERSION

1. Kitchen ceiling shall have cracks repaired and ceiling whitened two coats. Conversion work shall be done in kitchen as follows:

Floor shall be covered with $\frac{1}{4}$ " plywood underlayment and have Armstrong vinyl tile installed. Walls and woodwork shall receive two coats of paint. A refrigerator shall be installed.

New bathroom with fixtures shall be installed and connected to drain and supply lines. Partition shall be installed as shown. One H.C. Luan door with bath set and trim shall be installed per plan.

Floor shall have $\frac{1}{4}$ " underlayment and vinyl tile installed. Walls and woodwork shall receive one coat of paint except around tub area which shall have Marlite to a height of 5' from tub standard pattern of Marlite shall be used.

APT. 3. DEFICIENCIES AND CONVERSION

1. Ceilings in living room, bathroom, kitchen and bedroom shall have cracks repaired and ceilings whitened two coats.

CONVERSION

Kitchen shall have work done as follows: a $\frac{1}{4}$ " plywood underlayment shall be installed. An Armstrong vinyl floor shall be installed, waterproof adhesive shall be used.

Prefinished kitchen cabinets shall be installed. 8 lf. of base and 7 lf. of overhead. Base cabinets shall have formica top and 15" back splash installed. A double bowl stainless steel sink with disposal shall be installed; same to be connected to waste and supply lines and equipped with faucet set and strainer basket.

A range 21" shall be installed and connected, also a 10' refrigerator.

One H.C. 30 x 6-8 Luan door installed between kitchen and bedroom with passage set.

Main corridor, first floor, shall have the following work done:

(continued)

Clinton S. Mason, Jr.
23 Bramhall Street

4/8/70

Front part of hall area 6 x 23 shall have floor sanded and finished and ceiling same area shall have cracks repaired and whitened.

One B label door shall be installed in hall at location shown on plan. Partition to except door shall be 5/8" sheetrock both sides door to be equipped with automatic door closer, retail price \$15.00 per door closer.

Entrance to Apt. 1, front hall, shall have a 1-6 door with dead bolt A 2-6 S.C. with lock set and hardware in place of existing sliding doors per plan.

Hall side of new work to fill door areas. Kitchen shall have opening filled with prefinished panel with 1/4" round moulding.

APT. 4 SECOND FLOOR DEFICIENCIES AND CONVERSION

1. Walls and ceiling of living room and bedroom shall have cracks repaired, ceilings shall be whitened and walls shall be painted two coats. Trim of room shall also be painted.

Conversion work in apt. shall be done as follows:

Living room shall have floors sanded and finished two coats of Fabalox. Bedroom shall have floor sanded and finished. New kitchen and bathroom shall be installed. Specifications are the same as for kitchen and bath as for apt. 1.

Two E.C. Luan doors shall be installed. One with passage set, one with bath set swing as shown on plan; same shall be cased to blend with existing casing. New partitions shall be installed as shown.

APT. 5, SECOND FLOOR REAR, DEFICIENCIES AND CONVERSION

1. The walls and ceiling of kitchen and front (bedroom living room) shall have cracks repaired and ceilings and walls painted.

CONVERSION

A new bathroom shall be constructed in Apt. 5 as shown on plan specification of room and material shall be the same as for bath in Apt. 2.

A kitchen shall be installed in Apt. 5 as shown on plan. Prefinished cabinets 5 lf. base and 8 lf. over head shall be installed cabinets shall have Formica top and back splash. Counter shall have a double bowl stainless steel sink with disposal with all supply and waste lines connected to units.

A 21" range, with ductless hood, with light, shall be installed and connected to 220 V line to be run.

A new 10' refrigerator shall be installed. A 1/4" plywood underlayment in kitchen shall be installed and Armstrong vinyl tile floor installed.

(continued)

Anton S. Mason, Jr.
13 Bramhall Street

- 5 -

4/8/70

APT. 6, SECOND FLOOR LEFT REAR - DEFICIENCIES AND CONVERSIONS

1. Cracked plaster on wall of front bedroom, bathroom and living room shall be repaired and receive one coat of paint.

CONVERSION APT. 6

A kitchen shall be installed as shown on plan specification and material shall be the same as for Apt. #3.

Floor of living room shall be sanded and finished two coats of Fabalox. Trim of existing bathroom shall be painted. Stub wall of bathroom shall be extended to accept shower head and tub area shall be Marlite paneling.

Second floor halls shall have work done as follows: partition shall be erected as shown on plan; same to be sheetrock, taped and finished to accept paint. A S.C. door with lock set shall be installed at stairs front of building. Installed sliding doors to kitchen Apt. #4, shall have pull handle and quick release lock installed.

Doors to living room Apt. #5 and bedroom Apt. 6 shall be treated as above.

B label door installed at location shown 5/8 sheetrock both sides door to be equipped with automatic closer.

Location B shall be closed with paneling and 1/4" round (rear of hall).

Front portion of hall shall have floor sanded, area 174 sq. ft. and finished.

Porch right rear of building shall have deck scraped, primed and painted.

APT. #7 - THIRD FLOOR FRONT DEFICIENCIES AND CONVERSION

1. The living room, kitchen, dining room shall have ceilings repaired and painted. Walls of rooms shall be repaired and painted.

CONVERSION

Trim of living room shall be sanded and painted. Floor shall have 1/4" plywood underlayment and vinyl tile floor installed.

Walls and trim of kitchen and dining area shall be painted two coats.

1/4" plywood underlayment shall be installed in kitchen and vinyl tile installed in same area.

A bathroom shall be installed in Apt. #7 so it shall be necessary to install a partition as shown on plan; same shall have a H.C. door with bath set and hinges other specifications are as for bathroom in Apt. #4.

(continued)

Wilton S. Mason, Jr.
23 Bramhall Street

- 6 -

4/8/70

A new kitchen shall be installed in Apt. #7; same shall include 5 lf. of prefinished base cabinets with formica tops and back spl. and double bowl. Stainless steel sink with faucets and connected to waste and drain lines.

A new stove and refrigerator shall be installed and 7 lf. of overhead cabinets with ductless range hood shall be installed.

APT. 8 THIRD FLOOR DEFICIENCIES AND CONVERSION

1. Kitchen, bath, living room shall have ceiling and wall cracks repaired and same area shall have walls and ceilings painted.
2. Cause of leaks are deteriorated on flashing dormer and missing roof shingles; same shall be repaired so roof is left weather and watertight.

Conversion items old slate sink shall be removed and new base cabinets 3-6 shall be installed with formica top and back splash. Double bowl stainless steel sink with disposal shall be installed all connected to service and drain lines. 10 lf. of overhead cabinets shall be installed per plan.

ELECTRICAL

Present electrical service of 100 amps. is inadequate; same shall be increased to a 200 amp. service entrance or more if necessary.

Fifteen new convenience outlets shall be installed at locations shown on plan.

220 volt range lines shall be run to Apts. # 1, 3, 4, 5, 6, 7.

New light fixtures as shown on plan. An allowance of \$6 per fixture is made. Relocation of existing fixture and switches as necessary. Disposals shall be wired in all apartments except Apt. #1.

A total of 3 mail boxes with speak through call system to each apt. shall be installed; same shall be Keilson or equal.

Vent fans wired in and furnished for Apts. #7 and #8; see roof. Installation shall be left weathertight.

Bath #1 and #4 shall have ceiling or wall inf. all be Nu Tone or equal.

PLUMBING

To install new bathrooms and kitchens a vent pi. L. = floors through roof to include cutting of roof and repairing same and shall be left weathertight. Location of pipe will be shown during course of construction.

(continued)

4/8/70

Milton S. Mason, Jr.
25 Bramhall Street

All cutting shall be repaired by general contractor.

Seven disposals shall be installed by plumber.

Radiators, two in number, shall be moved by plumber (shown on plan)

A 3/4" hot water supply line shall be run from furnace to new kitchens and baths.

Plumber shall furnish and install shower curtain rods for all shower units.

CONVERSION:

Stair treads rear hallway, three floors shall be covered with stock rubber stair treads.

Per Fire Code City of Portland a metal fire escape shall be built at rear of building; plan shall be approved by Fire Department and built per plan.

There are two existing china closets, Apts. 2 and 4; same shall have draws and present doors removed and be converted to clothes closets with shelf and wood clothes bar and new hollow core Lauan door with passage set and one pair 3-1/2 x 3-1/2 butt hinges.

Re: 21-23 Marshall St.

February 3, 1970

Miss Elizabeth White
23 Marshall Street

cc: George Crockett, 420 Congress St.
cc: Corporation Council

Dear Miss White:

Building permit and a certificate of occupancy for changing the use of this building at the above named location from a nursing home to an apartment house with three apartments each on the first and second floors and two apartments on the third floor, are not feasible under the Zoning Ordinance in the R-5 Residential Zone in which this property is located for the following reasons:

1. The area of the lot on which the building is located is only about 4,653 square feet instead of the minimum of 8,000 square feet (1,000 square foot per family) required by Section 602.7B.8 of the Ordinance.

2. The required parking for this lot (one parking space for a lot of this size, 4,653 square feet under Section 602.14D.1) will not be provided.

We understand you would like to exercise your appeal rights in this matter. Accordingly you or your authorized representative should come to this office in Room 113, City Hall to file the appeal on forms which are available here. A fee of \$5.00 shall be paid at this office at the time the appeal is filed.

Very truly yours,

A. Allan Scule
Assistant Director

AAS/h

Jan. 8, 1970

23 Bramhall Street

ella Egress - hand rails - needed full length of stairs on the side of the widest tread from second to third floor.

✓ Stairways - O.K.

✓ Ventilation - O.K.

2 *ella* Lights for hallways - shall be put on owners meter - make note of Building Code on this

Basement - floor cement - ceiling - none

enclose cellar stairs - fire door will be needed at foot

3 of stairs - heat - chimney O.K. except that soot shall be cleaned out of each chimney and all openings in chimney shall be made solid with masonry.

✓ Parking - none

4 Second floor - fire door needed shall swing in - enclose front stairs check on wall at third floor plan near front exit

ella Third floor - fire door top of rear stairs -

check all fire separations throughout building around stairways notify them of the State requirements.

Inspection made by Allan on this date

AP-23

1/7/69

EB

308-D-12

CHECK LIST AGAINST ZONING ORDINANCE

✓ Date - New

Zone Location - R-5

✓ Interior or corner lot -

✓ 40 ft. setback area (Section 21) - Yes - o.k.

✓ Use - Dwelling - 2 on 1 lot

✓ Sewage Disposal - Sewer

Rear Yards - 20' + Reg 20' - 2nd house

→ Side Yards - 10' Reg 16'

Front Yards - 20' Reg.

✓ Projections -

✓ Height -

Lot Area - 37125^{sq}

✓ Building Area - $1254 + 176 + 256 + 396 = 2082$ - 14,850^{sq} can build on
Total

✓ Area per Family - 6,000^{sq} Reg. - 2m

✓ Width of Lot -

→ Lot Frontage - 50' Reg. on Street

✓ Off-street Parking -

Front - 112.5

21- 23 Bramhall Sts

Jan. 9, 1970

Elizabeth White
23 Bramhall Street

cc to: George Crockett, 480 Congress Street
cc to: Corporation Counsel

Dear Mrs. White:

Building permit and a certificate of occupancy for changing the use of this building at the above named location from a nursing house to an apartment house with three apartments each on the first and second floors and two apartments on the third floor, are not issuable under the Zoning Ordinance in the R-6 Residential Zone in which this property is located for the following reasons:

1. The area of the lot on which the building is located is only about 4,653 square feet instead of the minimum of 8,000 square feet (1,000 square feet per family) required by Section 602.7B.8 of the Ordinance.
2. The required parking for this lot (one parking space for a lot of this size, 4,653 square feet under section 602.14B.11) will not be provided.

We understand you would like to exercise your appeal rights in this matter. Accordingly you or your authorized representative should come to this office in Room 113, City Hall to file the appeal on forms which are available here. A fee of \$5.00 shall be paid at this office at the time the appeal is filed.

Very truly yours,

A. Allan Soule
Assistant Director, Building Inspection Dept.

AAS:m

23 Bramhall St.

Dec. 21, 1949

cc to: Elizabeth White
23 Bramhall Street

George Crockett
480 Congress Street

Dear Mr. Crockett:

It will be necessary for the Fire Department and this department to make an inspection of this building to see what is required for this change of use under the Codes and to see if the proper exits are provided or can be provided.

We need this information for this use before having an appeal hearing. Will you let me know when the Fire Department and myself can make an inspection of this building. Call any time Monday through Friday from 8:00 A. M. to 5 P.M. and ask for Mr. Soule, Department of Building Inspection. The City Hall number is 774-8221, extension 234 or 235.

Very truly yours,

A. Allan Soule
Assistant Director, Building Inspection Dept.

AAS:ms

119/70 - Allan

St. -
Name

CHECK LIST AGAINST ZONING ORDINANCE

✓ Date - Dec 6/57

✓ Zone Location - R4

✓ Interior or corner lot -
40 ft. setback area (Section 21) -

✓ Use - Apartment House

✓ Sewage Disposal -

Rear Yards -

Side Yards -

Front Yards -

Projections -

Height -

✓ Lot Area - 4,653

Building Area -

→ Area per Family - 8,600 sq. ft.

Width of Lot -

Lot Frontage -

Off-street Parking - one parking space under 5000' -
602.14A.1



R6 RESIDENCE ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED
406

APR 27 1970

Class of Building or Type of Structure Second Class

Portland, Maine, December 3, 1969

Application completed 4-22-70

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 23 Bramhall Street Within Fire Limits? _____ Dist. No. _____

Owner's name and address Elizabeth White, 29 Bramhall Street Telephone _____

new owner - Clinton Mason, Bayview St. Yarmouth Maine Telephone _____

Lessee's name and address _____ Telephone _____

Contractor's name and address Dahlgren Construction Inc. Prince's Point Road Telephone 616-3505

Architect _____ Specifications _____ Plans Yes No. of sheets 2

Proposed use of building Apartment house (Filed 4-22-70) No. families 8 No. sheets _____

Last use Nursing Home No. families _____

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

Other buildings on same lot _____

Estimated cost \$ 21,500 Fee \$ 44.00 fee paid 4-22-70

General Description of New Work

To Change Use of building from Nursing Home to Apartment House with alterations as per plans. (plans submitted 4-22-70) (4 sheets)

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

4/24/70
Sent to Fire Dept. 4/23/70
Rec'd from Fire Dept. 4/22/70

Appeal sustained 2/12/70

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. **PERMIT TO BE ISSUED TO** George Crockett, 480 Congress St. Dahlgren Construction Inc.

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:
Gene P. O'Neil 4-27-70
AA S. (RWS) APR 27 1970

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

Elizabeth White - Clinton Mason
Dahlgren Construction Inc.

Signature of owner By: George Crockett

INSPECTION COPY

Signature of owner By:

NOTES

5-13-70 Went over
job with Joe Dalgren

8-25-70 Completed

[Large handwritten mark, possibly a stylized 'X' or signature]

Permit No. 69/486
 Location 23 Grand Hall St
 Owner *[Handwritten name]*
 Date of permit 4/27/70
 Notif. closing-in
 Inspn. closing-in
 Final Notif.
 Final Inspn.
 Cert. of Occupancy issued 8/25/70 - *[Handwritten signature]*
 Staking Out Notice
 Form Check Notice

[Large blank area with horizontal lines, possibly for a signature or additional notes]

CITY OF PORTLAND, MAINE
Application for Permit to Install Wires

Permit No. 55-994
 Issued 6-3-70
 Portland, Maine June 3, 1970

To the City Electrician, Portland, Maine:

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

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

Owner's Name and Address Clinton Ferguson Tel. _____
 Contractor's Name and Address Frank Elst Tel. 772-6880
 Location 23 Bramhall St. Use of Building Opt's
 Number of Families _____ Apartments 8 Stores _____ Number of Stories 3
 Description of Wiring: New Work Additions _____ Alterations

Pipe _____ Cable _____ Metal Molding _____ BX Cable _____ Plug Molding (No. of feet) _____
 No. Light Outlets _____ Plugs 30 Light Circuits _____ Plug Circuits _____

FIXTURES: No. _____ Fluor. or Strip Lighting (No feet) _____

1.50 SERVICE: Pipe Cable _____ Underground _____ No. of Wires 3 Size 3/0
9.00

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) _____

2.00 APPLIANCES: No. Ranges 6 Watts _____ Brand Feeds (Size and No) 6
9.00 Elec. Heaters _____ Watts _____
11.00 Miscellaneous _____ Watts _____

Transformers _____ Air Conditioners (No. Units) _____ Signs (No. Units) _____
 Will commence _____ 19. _____ Ready to cover in _____ 19. _____ Inspection _____ 19 _____

Amount of Fee \$ 11.00

Signed C.B. Fabel

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 J.W. Hahnd
 (OVER)

Granted 2/12/70
70/4

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

MISCELLANEOUS APPEAL

Elizabeth White, owner of property at 21-23 Bramhall Street under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to permit: changing the use of the nursing home to an apartment house for eight families. This permit is presently not issuable under the Zoning Ordinance because: (1) The area of the lot on which the building is located is only about 4,653 square feet instead of the minimum of 8,000 square feet (1,000 square feet per family) required by Section 602.7B.8 of the Ordinance in the R-6 Residential Zone in which the property is located; (2) the required parking for this lot (one parking space for a lot of this size, 4,653 square feet under Section 602.14B.1) will not be provided.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals find that enforcement of the terms of the Ordinance would result in undue hardship and desirable relief may be granted without substantially departing from the intent and purpose of the Ordinance.

Chilton Mason Jr.
APPELLANT

DECISION

After public hearing held February 12, 1970, the Board of Appeals finds that enforcement of the terms of the Ordinance would result in undue hardship and desirable relief may be granted without substantially departing from the intent and purpose of the Ordinance.

It is, therefore, determined that such permit may be issued.

BOARD OF APPEALS

Frank G. Hillay
Harry W. Adams
W. B. Kitchin

Re: 21-23 Bramhall St.

February 3, 1970

Miss Elizabeth White
23 Bramhall Street

cc: George Crockett, 400 Congress St.
cc: Corporation Counsel

Dear Miss White:

Building permit and a certificate of occupancy for changing the use of this building at the above named location from a nursing house to an apartment house with three apartments each on the first and second floors and two apartments on the third floor, are not issuable under the Zoning Ordinance in the R-6 Residential Zone in which this property is located for the following reasons:

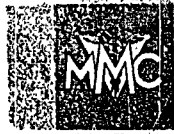
1. The area of the lot on which the building is located is only about 4,653 square feet instead of the minimum of 8,000 square feet (1,000 square feet per family) required by Section 602.7B.6 of the Ordinance.
2. The required parking for this lot (one parking space for a lot of this size, 4,653 square feet under Section 602.1A.1) will not be provided.

We understand you would like to exercise your appeal rights in this matter. Accordingly you or your authorized representative should come to this office in Room 113, City Hall to file the appeal on forms which are available here. A fee of \$5.00 shall be paid at this office at the time the appeal is filed.

Very truly yours,

A. Allan Louie
Assistant Director

AAS/h



MAINE
MEDICAL
CENTER

PORTLAND, MAINE 04102

OFFICE OF THE DIRECTOR

February 9, 1970

Mr. George W. Crockett
Turner Barker & Companies
482 Congress St.
Portland, Maine

Dear George:

The Maine Medical Center has a continuing need to have good rental units in the immediate proximity of the hospital. If you are able to provide such apartments, it would be an asset to us and a help in recruiting professional people.

Sincerely yours,

Philip K. Reiman
Executive Director

PKR/b

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

February 9, 1970

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine on Thursday, February 12, 1970 at 4:00 p.m. to hear the appeal of Elizabeth White requesting an exception to the Zoning Ordinance to change the use of the nursing home at 21-23 Bramhall Street to an apartment house for eight families.

This permit is presently not issuable under the Zoning Ordinance because: (1) The area of the lot on which the building is located is only about 4,653 square feet instead of the minimum of 8,000 square feet (1,000 square feet per family) required by Section 602.7B.8 of the Ordinance in the R-6 Residential Zone in which the property is located; (2) the required parking for this lot (one parking space for a lot of this size, 4,653 square feet under Section 602.14B.1) will not be provided.

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

BOARD OF APPEALS

Franklin G. Hinckley
Chairman

h

cc: D. F. & H. J. Marshall
25 Bramhall St.

Mary B. March
19 Bramhall St.

C. E. & P. G. Niles
146 Chadwick St.

*Granted 2/12/70
70/4*

DATE: February 12, 1970

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF Elizabeth White
AT 21-23 Bramhall Street, Portland, Maine

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

BOARD OF APPEALS

	VOTE	
	YES	NO
Franklin G. Hinckley	(x)	()
XXXXXXXXXXXX	(x)	()
Harry M. Shwartz	(x)	()
William B. Kirkpatrick	(x)	()

Record of Hearing

#502 4/13/70

Withdrawn 4/29/70

70/4

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

MISCELLANEOUS APPEAL

Elizabeth White, owner of property at 21-23 Bramhall Street under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to permit: changing the use of the building from a nursing home to an apartment house for 8 families. This permit is presently not issuable under the Zoning Ordinance in the R-6 Residential Zone in which the property is located because: (1) The area of the lot on which the building is located is only about 4,653 square feet instead of the minimum of 8,000 square feet (1,000 square feet per family) required by Section 602.7B.8 of the Ordinance; (2) The required parking for this lot (one parking space for a lot of this size; 4,653 square feet under Section 602.14B.1) will not be provided.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals find that enforcement of the terms of the Ordinance would result in undue hardship and desirable relief may be granted without substantially departing from the intent and purpose of the Ordinance.

George W. Casavitt Agent
APPELLANT

DECISION

~~After public hearing held _____, the Board of Appeals finds that enforcement of the terms of the Ordinance would result in undue hardship and desirable relief may be granted without substantially departing from the intent and purpose of the Ordinance.~~

~~It is, therefore, determined that such permit may be issued.~~
APPELLANT GIVEN LEAVE TO WITHDRAW WITHOUT PREJUDICE.

BOARD OF APPEALS

Franklin G. Hillery
Harry M. Smith
Edith L. Jones

21- 23 Bramhall St.;

Jan. 9, 1970

Elizabeth White
23 Bramhall Street

cc to: George Crockett, 480 Congress Street
cc to: Corporation Council

Dear Mrs. White:

Building permit and a certificate of occupancy for changing the use of this building at the above named location from a nursing house to an apartment house with three apartments each on the first and second floors and two apartments on the third floor, are not issuable under the Zoning Ordinance in the R-6 Residential Zone in which this property is located for the following reasons:

1. The area of the lot on which the building is located is only about 4,653 square feet instead of the minimum of 8,000 square feet (1,000 square feet per family) required by Section 602.7B.8 of the Ordinance.
2. The required parking for this lot (one parking space for a lot of this size, 4,653 square feet under Section 602.145.1) will not be provided.

We understand you would like to exercise your appeal rights in this matter. Accordingly you or your authorized representative should come to this office in Room 113, City Hall to file the appeal on forms which are available here. A fee of \$5.00 shall be paid at this office at the time the appeal is filed.

Very truly yours,

A. Allan Soule

Assistant Director, Building Inspection Dept

AAS:EM

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

January 26, 1970

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine on Thursday, January 29, 1970 at 4:00 p.m. to hear the appeal of Elizabeth White requesting an exception to the Zoning Ordinance to change the use of the nursing home at 21-23 Bramhall Street to an apartment house for eight families.

This permit is presently not issuable under the Zoning Ordinance because: (1) The area of the lot on which the building is located is only about 4,653 square feet instead of the minimum of 8,000 square feet (1,000 square feet per family) required by Section 602.7B.3 of the ordinance in the R-6 Residential Zone in which the property is located; (2) the required parking for this lot (one parking space for a lot of this size, 4,653 square feet under Section 602.14B.1) will not be provided.

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

BOARD OF APPEALS

Franklin G. Sturtevant
Chairman

cc: D. F. & H. J. Marshall
25 Bramhall St.

Mary B. March
19 Bramhall St.

C. E. & P. G. Niles
146 Chadwick St.

DATE: January 29, 1970

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF Elizabeth White

AT 21-23 Bramhall Street, Portland, Maine

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

BOARD OF APPEALS	VOTE	
	YES	NO
Franklin G. Hinckley	()	()
Ralph L. Young	()	()
Harry M. Shwartz	()	()

Record of Hearing

Appellant given leave to withdraw without prejudice.

FRANK M. HOBERTY, JR.
COMMISSIONER

HAROLD E. TRANEY
DEPUTY COMMISSIONER



CHARLES F. ROGAN
DIRECTOR

HARRY B. ROLLINS
ASSISTANT DIRECTOR

STATE OF MAINE

Insurance Department
DIVISION OF STATE FIRE PREVENTION
AUGUSTA, MAINE 04330

February 17, 1969

Miss Elizabeth White
Worthing Nursing Home
23 Bramhall Street
Portland, Maine

Dear Miss White:

Re: Worthing Nursing Home

In accordance with Title 25, Revised Statutes of 1964, a Supervising State Fire Inspector recently inspected your property and found the following conditions in violation of the statutes governing the fire laws of this State, as indicated below:

1. Doors on kitchen to be made one hour fire resistant and equipped with automatic closer.
2. Front and rear stairways to be enclosed in $\frac{1}{2}$ hour fire resistant materials with cut off doors equipped with automatic closers. Where doors must be left open, electro-magnetic door holders may be used.

Please advise this office in writing when such violations of the fire laws have been corrected in order that this office may advise the Commissioner of the Department of Health and Welfare that your property complies with the statutory provisions relating to fire safety.

By direction of the Insurance Commissioner

Charles F. Rogan

Director

WHR:cag

cc: Chief Joseph Cremo
Portland Building Inspector
Health & Welfare Dept.

ALWAYS PREVENT FIRE ALL WAYS

CITY OF PORTLAND, MAINE
Application for Permit to Install Wires

Permit No. 57517
 Issued 11 23 69
 Portland, Maine 1-23, 1969

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 Wardling Nursing Home 23 Bramhall St. Port
 Contractor's Name and Address Reynolds Heating 37 Bayview Ave S.P.
 Location 23 Bramhall St. Port Use of Building Nursing Home
 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 _____
 FIXTURES: No. _____ Fluor. or Strip Lighting (No. feet) _____
 SERVICE: Pipe _____ Cable _____ Underground _____ No. of Wires _____ Size _____
 METERS: Relocated _____ Added _____ Total No. Meters _____
 MOTORS: Number _____ Phase _____ H. P. _____ Amps _____ Volts _____ Starter _____
 HEATING UNITS: Domestic (Oil) No. Motors _____ Phase _____ H.P. _____
 Commercial (Oil) _____ No. Motors _____ Phase _____ H.P. _____
 Electric Heat (No. of Rooms) _____
 APPLIANCES: No. Ranges _____ Watts _____ Brand Feeds (Size and No.) _____
 Elec. Heaters _____ Watts _____
 Miscellaneous _____ Watts _____ Extra Cabinets or Panels _____
 Transformers _____ Air Conditioners (No. Units) _____ Signs (No. Units) _____
 Will commence _____ 19 _____ Ready to cover in _____ 19 _____ Inspection _____ 19 _____
 Amount of Fee \$ 2.00

Signed Reynolds

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 [Signature]
 (OVER)



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, January 23, 1969

PERMIT ISSUED

JAN 23 1969 59

CITY OF PORTLAND

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 23 Bramhall St. Use of Building Nursing Home No. Stories 3 New Building Existing
Name and address of owner of appliance Worthing Nursing Home, 23 Bramhall St.
Installer's name and address Sears & Roebuck, 110 Free St. Reynolds Heating Co, 37 Bayview Ave. So. Portland Telephone

General Description of Work

To install Oil-fired domestic hot water heater (new installation)

IF HEATER, OR POWER BOILER

Location of appliance Basement-boiler Any burnable material in floor surface or beneath? none
If so, how protected? Kind of fuel? oil
Minimum distance to burnable material, from top of appliance or casing top of furnace 6'
From top of smoke pipe 6' From front of appliance over 4' From sides or back of appliance over 3'
Size of chimney flue 10x10 Other connections to same flue boiler
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? yes

IF OIL BURNER

Name and type of burner Sears-Roebuck-guntype Labelled by underwriters' 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 Size of vent pipe 1 1/2"
Location of oil storage basement Number and capacity of tanks existing
Low water shut off Make No.
Will all tanks be more than five feet from any flame? yes How many tanks enclosed?
Total capacity of any existing storage tanks for furnace burners

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., \$1.00 additional for each additional heater, etc., in same building at same time.)

APPROVED:

OK 1-23-69 - RD

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

Reynolds Heating Company

CS 300

Signature of Installer by: [Signature]

INSPECTION COPY

Handwritten initials

PERMIT TO INSTALL PLUMBING

Address 23 Bramhall Street PERMIT NUMBER 17453

Installation For: Nursing Home

Owner of Bldg.: Mrs. Elizabeth White

Owner's Address: 12 Somerset Street, South Portland, Maine

Plumber: Raymond W. Nault Date: 7/26/67

Date Issued 7/26/67
 Portland Plumbing Inspector
 By ERNOLD R. GOODWIN

App. First Insp. 7/26/67
 By ERNOLD R. GOODWIN
 CHIEF PLUMBING INSPECTOR

App. Final Insp. JUL 31 1967
 By ERNOLD R. GOODWIN
 CHIEF PLUMBING INSPECTOR

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

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

Building and Inspection Services Dept. Plumbing Inspection.

R6 RESIDENCE ZONE



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, March 12, 1962

PERMIT ISSUED 00186 MAR 13 1962 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 23 Bramhall St. Within Fire Limits? Dist. No.
Owner's name and address Worthing Nursing Home, 23 Bramhall St. Telephone
Lessee's name and address Telephone
Contractor's name and address Murray Bros, 279 Fowler Rd, Cape Elizabeth Telephone 9-2858
Architect Specifications Plans No. of sheets
Proposed use of building Nursing Home No. families
Last use No. families
Material frame No. stories 3 Heat Style of roof Roofing
Other buildings on same lot
Estimated cost \$ 850. Fee \$ 5.00

General Description of New Work

To enclose existing boiler room as per plan

Sent to Fire Dept 3/12/62
Per 3/13/62

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 Murray Bros

Details of New Work

Is any electrical work 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:
APPROVED Johnson
CHIEF OF FIRE DEPT.

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
Worthing Nursing Home
Murray Bros.

INSPECTION COPY

Signature of owner

Signature of Murray Bros.

PH

NOTES

3-20-62 left green tag to close in boiler room stud walls. *W*

5-1-62 Completed *W*

Permit No. 62/186
 Location 213 1/2 Grand Blvd
 Owner *McArthur Plumbing Service*
 Date of permit 3/13/62
 Notif. closing-in 3/16/62
 Inspn. closing-in
 Final Notif.
 Final Inspn.
 Cert. of Occupancy issued
 Staking Out Notice
 Form Check Notice

3-2-68

Small gas incinerator in rear of basement

PERMIT NUMBER 9531

PERMIT TO INSTALL PLUMBING

11-17-60
PORTLAND PLUMBING INSPECTOR
P. W. L. L.

Address: 23 Bramhall Street
Installation For: Kitchen
Owner of Bldg.: Mrs. J. J. White
Owner's Address: 23 Bramhall St.
Plumber: [Signature]
Date: 11-17-60

APPROVED FIRST INSPECTION
Date: 11-17-60
By: JOSEPH P. WELCH

APPROVED FINAL INSPECTION
Date: 11-17-60
By: JOSEPH P. WELCH

- TYPE OF BUILDING
- COMMERCIAL
 - RESIDENTIAL
 - SINGLE
 - MULTI FAMILY
 - NEW CONSTRUCTION
 - REMODELING

NEW	REP'L	PROPOSED INSTALLATIONS	NUMBER	FEE
		SINKS		
	1	LAVATORIES		
	1	TOILETS	1	2.00
	1	BATH TUBS	1	2.00
		SHOWERS	1	2.00
		DRAINS		
		HOT WATER TANKS		
		TANKLESS WATER HEATERS	3	
		GARBAGE GRINDERS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS (conn. to house drain)		

SM 12-49 PORTLAND HEALTH DEPT. PLUMBING INSPECTION Total 3 2.00

PERMIT NUMBER 7338

PERMIT TO INSTALL PLUMBING

Date Issued: 1/15/59
PORTLAND PLUMBING INSPECTOR

Address: 23 Brownell St.

Installation For:

Owner of Bldg.: E. J. ...

Owner's Address: ...

By: J.P.L.

Plumber: ... Date: 3/10/59

APPROVED FIRST INSPECTION

Date: Mar 20-59
By: JOSEPH P. WELCH

APPROVED FINAL INSPECTION

Date: Mar 23-59
By: JOSEPH P. WELCH

- TYPE OF BUILDING
- COMMERCIAL
- RESIDENTIAL
- SINGLE
- MULTI FAMILY
- NEW CONSTRUCTION
- REMODELING

NEW	REP'L	PROPOSED INSTALLATIONS	NUMBER	FEE
		SINKS		
		LAVATORIES		
		TOILETS		
		BATH TUBS		
		SHOWERS		
		DRAINS		
		HOT WATER TANKS		
		TANKLESS WATER HEATERS	3	
		GARBAGE GRINDERS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS (conn. to house drain)		
1		drain trap	1	1.00
			Total	1.00