

AP - 1-11 Bramhall Street

January 6, 1965

Thayer Engineers, Inc.  
505 Fore Street

cc: A. Waterman  
c/o Millard P. Hanson  
9 Bramhall Street  
cc: Plumbing Inspector

Gentlemen:

Permit for installation of mechanical ventilation for toilet rooms in office building at the above named location is issued herewith based on plan filed with application for permit, but subject to the condition that approval of the adequacy of the fan and sizes of ducts to meet Plumbing Code requirements is to be secured from the Plumbing Inspector.

Very truly yours,

AJS/h

Albert J. Sears  
Director of Building Inspection



R6 RESIDENCE ZONE

### APPLICATION FOR PERMIT

Class of Building or Type of Structure Ventilation  
Administration System  
Portland, Maine, Jan. 8, 1965

**PERMIT ISSUED**  
JAN 8 1965  
**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 1-11 Bramhall Street Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_  
 Owner's name and address A. Waterman, c/o Millard P. Hanson, 9 Bramhall St. Telephone \_\_\_\_\_  
 Lessee's name and address \_\_\_\_\_ Telephone 774-9495  
 Contractor's name and address Thayer Engineers, Inc., 505 Fore St. Telephone \_\_\_\_\_  
 Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans yes No. of sheets 1  
 Proposed use of building Office Bldg. No. families \_\_\_\_\_  
 Last use \_\_\_\_\_ No. families \_\_\_\_\_  
 Material \_\_\_\_\_ No. stories \_\_\_\_\_ Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
 Other buildings on same lot \_\_\_\_\_  
 Estimated cost \$ \_\_\_\_\_ Fee \$ 5.00

#### General Description of New Work

To install toilet ventilation on first and second floors as per plan

Permit Issued with Letters

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 \_\_\_\_\_ Sill \_\_\_\_\_  
 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? \_\_\_\_\_  
 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  
 Thayer Engineers, Inc.

CS 201

INSPECTION COPY

Signature of owner

By:

*Robert E. [Signature]*

*Mae*

(COPY)

CITY OF PORTLAND, MAINE  
Department of Building Inspection



# Certificate of Occupancy

LOCATION #1-11 Bramhall St.

Issued to A. Waterman  
9 Bramhall St.

Date of Issue August 2, 1965

~~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. 64/417, 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

Doctor's Offices

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved:

(Date) Nelson F. Cartwright  
Inspector

Albert J. Sears  
Inspector of Buildings

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.

A.P.- 1-11 Bramhall St.

Feb. 1, 1965

Mr. A. Waterman  
9 Bramhall Street

Dear Mr. Waterman:

Please consider this letter as a temporary certificate of occupancy for the use of entire building at the above location for professional offices.

When the parking lot is completed in the spring, by installing required bumper guards and completing the fencing, please call this office for another inspection so that the final certificate of occupancy may be issued.

Very truly yours,

Nelson Cartwright  
Field Inspector

NFS:m

AP - 1-11 Bramhall Street,  
corner of Western Promenade

April 23, 1964

Mr. A. Waterman,  
c/o Hillard P. Hanson  
9 Bramhall Street

cc to: Douglas K. Goodspeed  
57 Exchange Street

Dear Mr. Waterman:

Building permit for construction of a one story and basement brick veneered wood frame building for doctors' offices at the above named location is issued herewith based on revised plans received on April 21, 1964, but subject to the following conditions:

1. As established by the Board of Appeals in granting the Zoning appeal, the building is to be no more than 80 feet long, is to be located wholly within the R-6 Residence Zone, is to have yard spaces as shown on the amended plot plan on which the final decision of the Board was based, and is to have a paved parking area for at least 22 cars provided on the property on which the building is to be erected.
2. Information has not yet been furnished as to details of the parking area. Zoning Ordinance requirements specify that it shall be uniformly graded with gravel at least six inches deep beneath the paving, shall have surface drainage provided in such a way that the water run-off will not run over or across any public sidewalk or street, shall have guard curbs at least 6 inches in height located not less than 5 feet inside lot lines or bumper guards at least 20 inches high just inside lot lines, and shall have a chain link, picket, or sapling fence erected between the off-street parking and adjoining lots. Before any work is started on parking area, information is to be furnished that these requirements are to be met and approval secured from this department.
3. It is understood that mechanical ventilation is to be provided for all toilet rooms where there are not to be windows in outside walls adequate to comply with requirements of the Plumbing Code. A separate permit is required from this department for installation of such systems of mechanical ventilation. OK
4. Vestibule latch sets are to be provided on both outside entrance doors to the building. If these doors are to be of aluminum, it is important that the right type of locking devices are installed at the factory. OK
5. Exit signs are to be installed in both basement and first story to indicate the location of means of egress not ordinarily used for entrance purposes. OK

Waterman-2

April 23, 1964

6. Incombustible firestopping of space between brick veneer and wood frame wall at eave line is to be provided. *OK*
7. It will be permissible to use flitched beams, made up of two 2x12 Douglas Fir wood beams separated by a one-quarter by eleven and one-half inch steel plate, for lintels over window openings at first floor and roof levels. However, before they are made up, information is to be furnished as to the size and spacing of bolts to be used in their assembly. *1/2" bolts  
2' o.c.  
OK*
8. Separate permits are needed for the demolition of the minor garage now located on the property and for the installation of the sprinkler system. *MSZ  
OK*
9. Besides the notification for inspection of forms prior to pouring concrete for foundation walls, there are two other times during the course of construction that you are required to notify this department for inspection. The first is for the "closing-in" inspection, notice to be given before covering is applied to inside of walls, to partitions, and to ceilings, but after the electric wiring and plumbing has been installed and approved by the proper inspectors. The notice for the second or "final" inspection is to be given when all essential work on the building has been completed but before it is put into use. If everything is found in order at this time, a certificate of occupancy, without issuance of which use of the building is unlawful, will be issued.

Very truly yours,

Albert J. Sears  
Director of Building Inspection

AS/h

*ll*

A.P. 1-11 Bramhall Street, Corner of Western Promenade

March 20, 1964

cc to: Mr. A. Waterman  
160 Ann Mary Brown Drive,  
Edgewood 5, N. I.

cc to: Douglas K. Goodspeed  
57 Exchange Street

Mr. A. Waterman  
9 Bramhall Street

Dear Mr. Waterman:

Check of plans filed with application for permit for construction of a one story and basement masonry building 45 feet by 90 feet for doctors' offices at the above named location discloses that information indicating compliance with the following requirements will need to be furnished before issuance of permit:

1. You will need to come to this office to sign a new permit application and furnish name of contractor, the preliminary application on which appeal was based having been signed by Mr. Clark, who was owner of the property at that time. - O.K.

2. Projection of eaves into minimum required front yard of 10 feet is limited to 2 1/2 inches by the Zoning Ordinance instead of that of about 30 inches as shown on plans. - Cut back O.K. Mech. front

3. How is required ventilation for inside toilet rooms to be provided? O.K.

4. Vestibule latch sets are required on entrance doors to building. A vestibule latch set is one so installed that doors may be opened at any time from inside the building without the use of a key, even though locked against entrance from the outside, merely by turning the usual knob or by pressure on a paddle or thumb lever. Repeat } Will do

5. Exit signs are required in both basement and first story to indicate the location of means of egress not ordinarily used for entrance purposes. Repeat } Will do

6. Stairs are required to have a minimum width of 3 feet and, if more than 40 inches wide, are required to have hand rails on both sides. O.K. } Will do

7. How is building to be heated? O.K. } Electric heat

8. Corrugated metal ties for brick veneer are required to be spaced not over 16 inches from center to center of every fifth course of brick. They are required to be no less than three-quarters of an inch in width and to be of at least 22 gauge stock. Ties are also required to be galvanized after fabricating and two ties "nested" one on top of the other are required at each location, but if copper ties are used, only one need be used at each point. O.K. } Will do

9. Information is needed as to construction of metal wall panels and method of fastening them to wall of building.

OK

W...  
fir...  
le...

10. Incombustible firestopping will be needed in space between brick veneer and wood frame wall at first floor level and eave line.

Use  
requirements

11. A statement of design covering structural steel and trussed rafters is needed for affixing to the plans.

OK

12. What is framing and covering of interior partitions to be?

OK

2x4 studs - 16" o.c. covered both with two layers of plywood (3/8" + 1/4" prefinished)

Albert J. Sears  
Building Inspection Director

AJS:m

Bldg to be sprinklered.

2-2x12's with 1/4" steel flitch plate bolted through.

Diamond Match to furnish trusses.

22 x 14/3 x 40 =

2559  
2  
5118

880  
14/3  
3320  
880  
293  
12413



AP - 1-11 Bramhall Street,  
corner Western Promenade

October 18, 1963

Sumner S. Clark, Esq.  
5 Clifford Street

Dear Mr. Clark:

cc to: Mr. A. Waterman  
160 Ann Mary Brown Drive  
Wagwood 5, N. I.  
cc to: Corporation Counsel

Building permit for construction of a one story and basement building 45 feet by 100 feet for the housing of 16 doctor's offices at the above named location is not issuable under the Zoning Ordinance for the following reasons:

1. The greater part of the property is located in an R-6 Residence Zone, with the smaller part in an R-4 Residence Zone, and the proposed use is not allowable in either Zone unless authorized by the Board of Appeals as specified by Sections 7-A-70 and 5-A-1d of the Ordinance.
2. One rear corner of the building is to be only about 14 feet from the rear lot line instead of the minimum of 20 feet required by Section 7-B-1.
3. There is to be only about 15 feet between the side of the proposed building and an existing dwelling on the same property instead of the 20 feet (10-foot side yard for each building) required by Section 7-B-2.
4. One front corner of the building is to be only about seven feet from the street line of the Western Promenade instead of 10 feet being provided as required by Section 7-B-3.

We understand that you would like to exercise your appeal rights concerning these discrepancies. Accordingly we are certifying the case to the Corporation Counsel, to whose office you should go to file the appeal.

Very truly yours,

Albert J. Sears  
Director of Building Inspection

AJS/h

R6 RESIDENCE ZONE



### APPLICATION FOR PERMIT

Class of Building or Type of Structure 3rd class  
Portland, Maine  
October 18, 1963  
Completed 3/18/64

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 1-11 Bramhall St. Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_  
Owner's name and address Sumner S Clark, 5 Crawford St, Portland Telephone \_\_\_\_\_  
Lessee's name and address Prospective owner A. Waterman, 160 Ann Mary Brown Drive Edgewood 5, Rhoda Island Telephone \_\_\_\_\_  
Contractor's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans \_\_\_\_\_ No. of sheets \_\_\_\_\_  
Proposed use of building Doctor's Offices No. families \_\_\_\_\_  
Last use \_\_\_\_\_ No. families \_\_\_\_\_  
Material \_\_\_\_\_ No. stories \_\_\_\_\_ Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
Other buildings on same lot \_\_\_\_\_  
Estimated cost \$ 80,000. Fee \$ 160.00 pd 3/18/64

#### General Description of New Work

To construct one story and basement ~~masonry~~ building 45 feet by <sup>40'</sup> ~~50~~ feet.

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

Appeal Sustained conditionally 11/26/63

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 A Waterman, 9 Bramhall**

#### 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 Present owner—Sumner S Clark  
Prospective Owner—A. Waterman.

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

CS 301

INSPECTION COPY

Signature of owner by: Sumner S Clark

AM



# APPLICATION FOR PERMIT

Class of Building or Type of Structure 3RD 2nd Class

Portland, Maine, April 21, 1964  
Supersedes application 3/18/64

PERMIT ISSUED

APR 23 1964

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 1-11 Bramhall Street Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_  
 Owner's name and address A. Waterman, 160 Ann. Mary Brown Drive, Telephone \_\_\_\_\_  
 Lessee's name and address Edg Edgewood 5, R. I. Telephone \_\_\_\_\_  
 Contractor's name and address Not Tel. by owner Telephone \_\_\_\_\_  
 Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans yes No. of sheets \_\_\_\_\_  
 Proposed use of building Doctors' Offices No. families \_\_\_\_\_  
 Last use \_\_\_\_\_ No. families \_\_\_\_\_  
 Material \_\_\_\_\_ No. stories \_\_\_\_\_ Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
 Other buildings on same lot \_\_\_\_\_  
 Estimated cost \$ 80,000 Fee \$ 160.00  
 pd. 3/18/64

### General Description of New Work

BRICK VENEERED WOOD FRAME

To construct one-story and basement ~~masonry~~ building 45'x80' as per plans

### Permit Issued with Letter

Appeal Sustained conditionally 11/26/63

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** owner

### Details of New Work

Is any plumbing involved in this work? yes Is any electrical work involved in this work? yes  
 Is connection to be made to public sewer? yes If not, what is proposed for sewage? yes  
 Has septic tank notice been sent? \_\_\_\_\_ Form notice sent? yes  
 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 ELECTRIC fuel \_\_\_\_\_  
 Framing Lumber—Kind \_\_\_\_\_ Dressed or full size? \_\_\_\_\_ Corner posts \_\_\_\_\_ Sills \_\_\_\_\_  
 Size Girder \_\_\_\_\_ Columns under girders \_\_\_\_\_ Size \_\_\_\_\_ Max. on centers \_\_\_\_\_  
 Studs (outside wall's and carrying partition's) 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:

with letter by AGS

CS 301

INSPECTION COPY

Signature of owner

A. Waterman

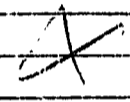
PERMIT

NOTES FOR PERMIT SECTION

5-15-64 Part removed  
 Footings all in  
 Forms ok to pour  
 Foundation  
 Completed - not working  
 7-9-64 Framing of  
 1st floor started  
 8-17-64 Framing  
 Sill roots done except  
 stair walls  
 9-9-64 Fire stops ok  
 Ready for wiring  
 + insulation  
 9/18/64. Come permission  
 to insulate. E.S.H.  
 1-19-65 Changing door  
 knobs to cast handles.  
 Exit signs ok.  
 Storage room not  
 fit for incinerator  
 to cancel.  
 2-1-65 Temp  
 of occupancy  
 4-2-65 Members not  
 in  
 5-2-65 same  
 8-2-65 Completed

Permit No. 64/1478  
 Location 11A  
 Date of Permit 4/23/64  
 Notif. closing-in 9/9/64  
 Inspn. Closing-in  
 Final Notif. 8-2-65  
 Final Inspn. 8-2-65  
 Cert. of Occupancy issued 8/2/65  
 Staking Out Notice  
 Form Check Notice 5/2/64

10-12-64  
 Exit door turn knobs  
 Working fence & beams  
 to wait until spring  
 8-2-65 Done



Blank permit form with various fields and lines for additional notes or signatures.

*Granted 6/2/60  
60/53*

DATE: JUNE 2, 1960

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF C. HARRY WATERMAN, JR.

AT 9-11 Bramhall Street

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

BOARD OF APPEALS

VOTE

Franklin G. Hinckley  
Harry M. Shwartz  
Ralph L. Young

Yes	No
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>

Record of Hearing:

Opposed: Jerome W. Bergmenn, 257 W. Promenade  
Mrs. Abraham Simonds, 107-109 West & 104 West St.  
William Donovan, 15A Bramhall Street  
Sewall Hobson, 8 Bramhall Street  
James McKenzie, 38 Bramhall Street

CITY OF PORTLAND, MAINE  
BOARD OF APPEALS

May 18, 1960

CONDITIONAL USE APPEAL

C. Harry Waterman, Jr., owner of property at 9-11 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 use of a single family dwelling  
at this location to a professional building with four suites of doctors' offices in the first  
two stories and with third story to be left vacant. This permit is presently not issuable  
because the property is located in an R-6 Residential Zone where the proposed use is not  
allowable unless authorized by the Board of Appeals, as indicated by Sec. 7 A-7c of the  
Ordinance.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that such  
use of the premises will not adversely affect property in the same zone or neighborhood and will  
not be contrary to the intent and purpose of the Zoning Ordinance.

C. Harry Waterman, Jr.  
APPELLANT

DECISION

After public hearing held June 2, 1960, the Board of Appeals finds that such use of  
the premises will not adversely affect property in the same zone or neighborhood and will not  
be contrary to the intent and purpose of the Zoning Ordinance.

It is, therefore, determined that permit should be issued in this case.

Harry M. Smith  
Edith L. Smith  
Frederick W. Nelson

BOARD OF APPEALS

**Portland Water District**

16 Casco Street  
Portland, Maine

HERMAN BURGI, JR.  
TREAS. & GEN. MGR.  
—  
Telephone SPruce 2-6557

May 25, 1960

Mr. Franklin G. Hinkley  
Chairman, Board of Appeals  
City Hall  
Portland, Maine

Dear Mr. Hinkley:

Reference is made to an appeal for an exception to the Zoning Ordinance for alterations to a building located at 9-11 Bramhall Street made by Mr. C. Harry Waterman, Jr.

Reference is made to an appeal for an exception to the Zoning Ordinance for alterations to a building located at 96-100 West Street made by Mr. Clifton M. Hamm.

Reference is made to an appeal to permit the erection of a sign at 1704-1708 Forest Avenue made by Mr. Albert Kerryby.

This letter is written to advise you that the Portland Water District, owner of property within 500 feet of the premises referred to, does not express any opinion concerning the matter.

Yours very truly,

PORTLAND WATER DISTRICT

*Herman Burgi, Jr.*  
Herman Burgi, Jr.  
Treasurer & General Manager

HB, Jr.:lfb

CITY OF PORTLAND, MAINE  
BOARD OF APPEALS

May 23, 1960

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, June 2, 1960, at 4:00 p.m. to hear the appeal of C. Harry Waterman, Jr. requesting an exception to the Zoning Ordinance to permit changing use of a single family dwelling at 9-11 Bramhall Street to a professional building with four suites of doctors' offices in the first two stories and the third story to be left vacant.

This permit is presently not issuable because the property is located in an R-6 Residential Zone where the proposed use is not allowable unless authorized by the Board of Appeals, as indicated by Section 7-A-7c of the Ordinance.

This appeal is taken under Section 24 of the Zoning Ordinance which provides that such permit may be granted only if the Board of Appeals finds that such use of the premises will not adversely affect property in the same zone or neighborhood and will not be contrary to the intent and purpose of the Zoning Ordinance.

All persons interested either for or against this appeal will be heard at the above time and place, this notice of required public hearing having been sent to the owners of property within 500 feet of the premises in question as required by the Ordinance.

BOARD OF APPEALS

Franklin G. Hinckley

Chairman



APPROVAL  
BUILDINGS

4-493

ALBERT J. SEARS  
DEPUTY INSPECTOR OF BUILDINGS

CITY OF PORTLAND, MAINE  
Department of Building Inspection

Bramhall St.

May 18, 1960

Mr. C. Harry Waterman,  
453 Ocean Avenue

cc to: Corporation Counsel  
cc to: Mr. Albert R. White, Jr.  
% Alton T. Maxim Co., 465 Congress St.

Dear Mr. Waterman:

Building permit certificate of occupancy for changing use of a single family house of doctor's offices in the first two stories of a building with first floor vacant are not issuable under the Zoning Ordinance because the building is located in an R-6 Residential Zone and with third story is not allowable unless authorized by the Board of Appeals, as in where the proposed by Section 7-A-7c of the Ordinance.

you would like to exercise your appeal rights We understandly we are certifying the case to the Corporation Counsel office in Room 208, City Hall, you should go to file the appeal where a copy of this letter is being sent.

At least one off-street parking space not less than 8 feet wide by 18 feet deep is required on the lot with the building in question, either inside or outside of a building. We understand that there is space on the lot at least one such space. Before a permit can be issued in this case, we shall need to have a plot plan showing the location of the parking space on the appeal to file such a plan and show any additional area which you may plan to provide. It is likely that the Board of Appeals in considering your appeal will wish to know how much off-street parking is to be available.

Code of the City of Portland will be made to check the proposal against Building Ordinance pending outcome of the appeal, but a quick glance at the Code indicates that a more satisfactory arrangement of access to the building from the second story will need to be worked out.

Very truly yours,

Albert J. Sears  
Inspector of Buildings

CITY OF PORTLAND, MAINE  
BOARD OF APPEALS

May 23, 1960

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, June 2, 1960, at 4:00 p.m. to hear the appeal of C. Harry Waterman, Jr. requesting an exception to the Zoning Ordinance to permit changing use of a single family dwelling at 9-11 Bramhall Street to a professional building with four suites of doctors' offices in the first two stories and the third story to be left vacant.

This permit is presently not issuable because the property is located in an R-6 Residential Zone where the proposed use is now allowable unless authorized by the Board of Appeals, as indicated by Section 7-A-7c of the Ordinance.

This appeal is taken under Section 24 of the Zoning Ordinance which provides that such permit may be granted only if the Board of Appeals finds that such use of the premises will not adversely affect property in the same zone or neighborhood and will not be contrary to the intent and purpose of the Zoning Ordinance.

All persons interested either for or against this appeal will be heard at the above time and place, this notice of required public hearing having been sent to the owners of property within 500 feet of the premises in question as required by the Ordinance.

BOARD OF APPEALS

Franklin G. Hinckley

Chairman



R6 RESIDENCE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine May 17, 1960

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 9 Bramhall Street Within Fire Limits? Dist. No.
Owner's name and address C. Harry Waterman, Jr., 453 Ocean St., So. Portland Telephone
Lessee's name and address Telephone
Contractor's name and address Telephone
Architect Specifications Plans YES No. of sheets 2
Proposed use of building (4) doctors' offices No. families
Last use Dwelling No. families 1
Material frame No. stories 3 Heat Style of roof Roofing
Other buildings on same lot
Estimated cost \$ Fee \$

General Description of New Work

To Change Use of building from 1-family dwelling to (4) doctors' offices with alterations as per plans
Third floor not to be used

Appeal sustained 4/2/60

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

11/3/60 Work under this permit not done. Applicant has permit to convert to 4 apts. Filed material. 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 owner

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
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
Size Girder Columns under girders Size Max. on centers
Kind and thickness of outside sheathing of exterior walls?
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

C. Harry Waterman, Jr.

Signature of owner By:

Alberta White (Alton) No. 1 in

INSPECTION COPY

AP 9-11 Eramhall St.

May 1960

Mr. C. Harry Waterman, Jr.  
453 Ocean Avenue

cc to: Corporat Counsel  
cc to: Mr. Albert White, Jr.  
% Alton T. Kim Co., 465 Congress St.

Dear Mr. Waterman:

Building permit and certificate of occupancy for changing use of a single family dwelling at the above named location, a professional building with four suites of doctor's offices in the first two stories and with third story to be left vacant are not issuable under the Zoning Ordinance because the property is located in an R-6 Residential Zone where the proposed use is not allowable unless authorized by the Board of Appeals, as indicated by Section 7-A-7c of the Ordinance.

We understand that you would like to exercise your appeal rights in this matter. Accordingly we are certifying the case to the Corporation Counsel, whose office in Room 208, City Hall, you should go to file the appeal and where a copy of this letter is being sent.

At least one off-street parking space not less than eight feet wide by 18 feet long is required on the lot with the building in question, either inside or outside of a building. We understand that there is space on the lot for at least one such space. Before a permit can be issued in any case we shall need to have a plot plan showing the location of this space. It would therefore be well before the start of the public hearing on the appeal to file such a plan and show any additional parking area which you may plan to provide. It is likely that the Appeal Board in considering your appeal will wish to know if off-street parking is to be available.

No attempt will be made to check the proposal against Code requirements pending outcome of the appeal, but the plans filed indicate that a more satisfactory means of egress from the second story is

Very truly yours,

Albert J. Sears  
Inspector of Buildings

AJS:m



# APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class  
Portland, Maine, May 25, 1955

PERMIT ISSUED  
00773  
MAY 26 1955  
CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect ~~the following building structure~~ the following building structure 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 9 Bramhall St. Within Fire Limits? yes Dist. No. \_\_\_\_\_  
Owner's name and address C. H. Waterman, Jr., 811 Congress St. Telephone \_\_\_\_\_  
Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
Contractor's name and address Robert Moulton, 122 Label St. Telephone \_\_\_\_\_  
Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans yes No. of sheets 2  
Proposed use of building 2-car garage No. families \_\_\_\_\_  
Last use \_\_\_\_\_ No. families \_\_\_\_\_  
Material \_\_\_\_\_ No. stories \_\_\_\_\_ Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
Other buildings on same lot dwelling house  
Estimated cost \$ 1,800. Fee \$ 5.00

### General Description of New Work

To construct 2-car frame garage 22' x 22'.

CERTIFICATE OF OCCUPANCY  
REQUIREMENT IS WAIVED

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

### 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 8' 6" Height average grade to highest point of roof 7' 5" 7"  
Size, front \_\_\_\_\_ depth \_\_\_\_\_ No. stories \_\_\_\_\_ solid or filled land? \_\_\_\_\_ earth or rock? \_\_\_\_\_  
Material of foundation concrete slab Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_ cellar \_\_\_\_\_  
Material underpinning \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_  
Kind of roof pitch-gable Rise per foot 6" Roof covering Asphalt Class C Und Lab  
No. of chimneys \_\_\_\_\_ Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_ Kind of heat \_\_\_\_\_ fuel \_\_\_\_\_  
Framing lumber—Kind hemlock Dressed or full size? dressed  
Corner posts 4x4 Sills 4x4 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 concrete, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof 2x6  
On centers: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof 16"  
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 0, to be accommodated 2 number commercial cars to be accommodated 0  
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? no

APPROVED:  
OK-5/26/55-ajj

### 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

C. H. Waterman, Jr.  
Robert Moulton

Signature of owner by: Charles Roy

INSPECTION COPY

STATEMENT ACCOMPANYING APPLICATION FOR BUILDING PERMIT

for garage  
at 9 Bramhall St. Date 5/25/55

1. In whose name is the title of the property now recorded? C. H. Waterman, Jr.
2. Are the boundaries of the property in the vicinity of the proposed work shown clearly on the ground, and how? fence
3. Is the outline of the proposed work now staked out upon the ground? yes  
If not, will you notify the Inspection Office when the work is staked out and before any of the work is commenced? \_\_\_\_\_
4. What is to be maximum projection or overhang of eaves or drip? 8" front and back
5. Do you assume full responsibility for the correctness of the location plan or statement of location filed with this application, and does it show the complete outline of the proposed work on the ground, including bay windows, porches and other projections? yes
6. Do you assume full responsibility for the correctness of all statements in the application concerning the sizes, design and use of the proposed building? yes
7. Do you understand that in case changes are proposed in the location of the work or in any of the details specified in the application that a revised plan and application must be submitted to this office before the changes are made? yes

Charles Roup for Robert Newton



# APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class  
Portland, Maine, June 21, 1955

PERMIT ISSUED

01516

SEP 7 1955

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair demolish 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 9 Bramhall St. Within Fire Limits? yes Dist. No. \_\_\_\_\_  
Owner's name and address C. H. Waterman, Jr., 9 Bramhall St. Telephone 38968  
Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
Contractor's name and address Robert Moulton, 122 Mabel St. Telephone \_\_\_\_\_  
Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans yes No. of sheets 1  
Proposed use of building dwelling house No. families 1  
Last use \_\_\_\_\_ " " No. families 1  
Material wood No. stories 2 1/2 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
Other buildings on same lot \_\_\_\_\_  
Estimated cost \$ 200. Fee \$ 2.00

### General Description of New Work

To change window to door on left hand side of dwelling and to construct 3' 7" x 4' 6" platform on left hand side of dwelling. No roof.  
To enclose existing stairway inside the building leading to this platform with 2x4 studs, 16" on centers, covered with rock lath and plaster.

Appeal sustained 9/2/55

CERTIFICATE OF CITY ENGINEER  
REQUIREMENT IS OBSERVED

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 owner

### 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 concrete piers at least 4" below grade \_\_\_\_\_ bottom \_\_\_\_\_ cellar \_\_\_\_\_  
Material of underpinning \_\_\_\_\_ Height \_\_\_\_\_ Sonotubes with footing \_\_\_\_\_ Thickness \_\_\_\_\_  
Kind of roof none Rise per foot \_\_\_\_\_ Roof covering \_\_\_\_\_  
No. of chimneys \_\_\_\_\_ Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_ Kind of heat \_\_\_\_\_ fuel \_\_\_\_\_  
Framing lumber—Kind hemlock Dressed or full size? dressed  
Corner posts \_\_\_\_\_ Sills 4x6 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 2x6, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof none  
On centers: 1st floor 16", 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
Maximum span: 1st floor 3' 7", 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-9/7/55-ajl

### 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

C. H. Waterman, Jr.

Signature of owner by:

Charles Royce

INSPECTION COPY

July 5, 1959

AP - 9 Bramhall Street

Copies to: Mr. Robert Neulter  
122 Kabet St.

Mr. C. H. Waterman, Jr.  
9 Bramhall St.

Corporation Counsel

Dear Mr. Waterman:

Building permit intended to authorize the construction of a platform three foot seven inches by four foot six inches on the left hand side (as one faces the building from the street) of your dwelling at 9 Bramhall St., is not issuable under the Zoning Ordinance because the proposed new work would extend precisely to the side lot line instead of being five feet from that lot line as required by Sect. 110 of the Zoning Ordinance applying to the Residence B Zone where the property is located.

You have indicated your desire to seek an exception from the Board of Appeals; so, there is enclosed an outline of the appeal procedure.

Very truly yours,

Warren McDonald  
Inspector of Buildings

WJH/LS  
Enclosure: Outline of appeal procedure

P. S. If you desire consideration of this appeal at the earliest possible date, it would be best to have the appeal filed at the office of Corporation Counsel before the close of business on Thursday, July 7th.



City of Portland, Maine  
Board of Appeals  
—ZONING—

*Sustained  
9/2/55*

August 10, 1955

*55/70*

To the Board of Appeals:

Your appellant, C. H. Waterman, Jr., who is the owner of property at 9 Bramhall Street, respectfully petitions the Board of Appeals of the City of Portland to permit an exception to the regulations of the Zoning Ordinance relating to this property, as provided by Section 18, Paragraph E of said Zoning Ordinance.

Building permit intended to authorize the construction of a platform three feet seven inches by four feet six inches on the left hand side of the dwelling at 9 Bramhall Street is not issuable under the Zoning Ordinance because the proposed new work would extend precisely to the side lot line instead of being five feet from that lot line as required by Section 11C of the Zoning Ordinance applying to the Residence B Zone where the property is located.

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

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

*C. H. Waterman Jr.*  
Appellant

After public hearing held on the second day of September, 1955, the Board of Appeals finds that an exception is necessary in this case to grant reasonable use of property and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

It is, therefore, determined that exception to the Zoning Ordinance may be permitted in this specific case.

*Ben Wilson*  
*Edward Colby*  
*William H. O'Brien*  
*John W. Lake*  
*Harry Spray*  
BOARD OF APPEALS

49

DATE: September 2, 1955

HEARING ON APPEAL UNDER THE Zoning Ordinance OF C. H. Waterman, Jr.  
AT 9 Bramhall Street

Public hearing on above appeal was held before the Board of Appeals

<u>Board of Appeals</u>	<u>VOTE</u>		<u>Municipal Officers</u>
	Yes	No	
Edward T. Colley	(X)	( )	
Ben B. Wilson	(X)	( )	
William H. O'Brien	(X)	( )	
Harry K. Torrey	(X)	( )	
John W. Lake	( )	( )	
	( )	( )	
	( )	( )	

Record of Hearing:

William H. Donovan, owner of property at 15a Bramhall St., for information purposes

CITY OF PORTLAND, MAINE  
BOARD OF APPEALS

August 30, 1955

Mr. C. R. Waterman, Jr.  
9 Bramhall Street  
Portland, Maine

Dear Mr. Waterman:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Friday, September 2, 1955 at 10:00 a. m. to hear your appeal under the Zoning Ordinance.

Please be present or be represented at this hearing in support of this appeal.

BOARD OF APPEALS

Edward T. Colley

Chairman

CITY OF PORTLAND, MAINE  
BOARD OF APPEALS

August 30, 1955

Mr. and Mrs. William H. Donovan  
154 Bramhall Street  
Portland, Maine

Dear Mr. and Mrs. Donovan:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Friday, September 2, 1955, at 10:00 a. m. to hear the appeal of C. H. Toyn, Jr. requesting an exception to the Zoning Ordinance which prohibits the construction of a platform, three feet seven inches by four feet six inches, on the left hand side of the dwelling at 9 Bramhall Street.

This permit is presently not issuable under the Zoning Ordinance because the proposed new work would extend precisely to the side lot line instead of being five feet from that lot line as required by Section 110 of the Zoning Ordinance applying to the Residence Zone where the property is located.

If you are interested either for or against this appeal, please be present or be represented at this hearing.

BOARD OF APPEALS  
Edwina Colley  
Chairman

B 002822

Permit # \_\_\_\_\_ City of Portland BUILDING PERMIT APPLICATION Fee \$170.00 Zone \_\_\_\_\_ Map # \_\_\_\_\_ Lot# \_\_\_\_\_  
Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Sixty-Six Bramhall Realty Phone # \_\_\_\_\_  
 Address: 66 Bramhall St., Portland 04102  
 LOCATION OF CONSTRUCTION 10 Bramhall Place  
 Contractor: Fred I. Merrill, Inc. Sub: \_\_\_\_\_  
 Address: PO Box 2296, S. Portland 04106 Phone # 799-1541  
 Est. Construction Cost: \$29,533 Proposed Use: 2 1/2 story house  
 Past Use: \_\_\_\_\_  
 # of Existing Res. Units \_\_\_\_\_ # of New Res. Units \_\_\_\_\_  
 Building Dimensions L \_\_\_\_\_ W \_\_\_\_\_ Total Sq. Ft. \_\_\_\_\_  
 # Stories: \_\_\_\_\_ # Bedrooms \_\_\_\_\_ Lot Size: \_\_\_\_\_  
 Is Proposed Use: Seasonal \_\_\_\_\_ Condominium \_\_\_\_\_ Conversion \_\_\_\_\_  
 Explain Conversion to demolish entire structure. Call list, sealed drain  
permit and photo submitted.

**For Official Use Only**  
 Date Nov. 6, 1989 Subdivision: \_\_\_\_\_  
 Inside Fire Limits \_\_\_\_\_  
 Bldg Code \_\_\_\_\_  
 Time Limit \_\_\_\_\_  
 Estimated Cost: ~~\$29,533~~ \$29,533  
 Name: \_\_\_\_\_  
 Ownership: \_\_\_\_\_ Public \_\_\_\_\_ Private \_\_\_\_\_  
**PERMIT ISSUED**  
NOV 8 1989  
 Zoning: \_\_\_\_\_  
 Street Frontage Provided: \_\_\_\_\_  
 Provided Setbacks: Front \_\_\_\_\_ Back \_\_\_\_\_ Side \_\_\_\_\_  
 Review Required: \_\_\_\_\_  
 Zoning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_  
 Planning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_  
 Conditional Use: \_\_\_\_\_ Variance \_\_\_\_\_ Site Plan \_\_\_\_\_ Subdivision \_\_\_\_\_  
 Shoreland Zoning Yes \_\_\_\_\_ No \_\_\_\_\_ Floodplain Yes \_\_\_\_\_ No \_\_\_\_\_  
 Special Exception \_\_\_\_\_  
 Other (Explain) \_\_\_\_\_

**Foundation:**  
 1. Type of Soil: \_\_\_\_\_  
 2. Set Backs - Front \_\_\_\_\_ Rear \_\_\_\_\_ Side(s) \_\_\_\_\_  
 3. Footings Size: \_\_\_\_\_  
 4. Foundation Size: \_\_\_\_\_  
 5. Other \_\_\_\_\_

**Floor:**  
 1. Sills Size: \_\_\_\_\_ Sills must be anchored.  
 2. Girder Size: \_\_\_\_\_  
 3. Lally Column Spacing: \_\_\_\_\_ Size: \_\_\_\_\_  
 4. Joists Size: \_\_\_\_\_ Spacing 16" O.C.  
 5. Bridging Type: \_\_\_\_\_ Size: \_\_\_\_\_  
 6. Floor Sheathing Type: \_\_\_\_\_ Size: \_\_\_\_\_  
 7. Other Material: \_\_\_\_\_

**Exterior Walls:**  
 1. Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_  
 2. No. windows \_\_\_\_\_  
 3. No. Doors \_\_\_\_\_  
 4. Header Sizes \_\_\_\_\_ Span(s) \_\_\_\_\_  
 5. Dracing: Yes \_\_\_\_\_ No \_\_\_\_\_  
 6. Corner Posts Size \_\_\_\_\_  
 7. Insulation Type \_\_\_\_\_ Size \_\_\_\_\_  
 8. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_  
 9. Siding Type \_\_\_\_\_ Weather Exposure \_\_\_\_\_  
 10. Masonry Materials \_\_\_\_\_  
 11. Metal Materials \_\_\_\_\_

**Interior Walls:**  
 1. Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_  
 2. Header Sizes \_\_\_\_\_ Span(s) \_\_\_\_\_  
 3. Wall Covering Type \_\_\_\_\_  
 4. Fire Wall if required \_\_\_\_\_  
 5. Other Materials \_\_\_\_\_

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

**Roof:**  
 1. Truss or Rafter Size \_\_\_\_\_ Span \_\_\_\_\_  
 2. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_  
 3. Roof Covering Type \_\_\_\_\_

**Chimneys:**  
 Type: \_\_\_\_\_ Number of Fire Places \_\_\_\_\_

**Heating:**  
 Type of Heat: \_\_\_\_\_

**Electrical:**  
 Service Entrance Size: \_\_\_\_\_ Smoke Detector Required Yes \_\_\_\_\_ No \_\_\_\_\_

**Plumbing:**  
 1. Approval of soil test if required Yes \_\_\_\_\_ No \_\_\_\_\_  
 2. No. of Tubs or Showers \_\_\_\_\_  
 3. No. of Flushes \_\_\_\_\_  
 4. No. of Lavatories \_\_\_\_\_  
 5. No. of Other Fixtures \_\_\_\_\_

**Swimming Pools:**  
 1. Type: \_\_\_\_\_  
 2. Pool Size: \_\_\_\_\_ x \_\_\_\_\_ Square Footage \_\_\_\_\_  
 3. Must conform to National Electrical Code and State Law.

Permit Received By Nancy Grossman

Signature of Applicant Ellen Carter agent for owner Date 11/6/89

Signature of CEO \_\_\_\_\_ Date \_\_\_\_\_

Inspection Dates (S) MW

**PLUMBING APPLICATION**

**PROPERTY ADDRESS:**  
 Town Or Plantation: Portland ME  
 Street: 7 Bramhall St  
 Subdivision Lot #:  
**PROPERTY OWNERS NAME:**  
Marie Medical Center  
 Last: First:  
 Applicant: John HAREFORD  
 Mailing Address of Owner/Applicant (if Different):  
114 Ocean St  
Portland ME 04106

PORTLAND PERMIT # 3,531 TOWN COPY  
 State Permit Issued: 7/21/89 \$ 13.00 FEE  
 L.P.L. # \_\_\_\_\_  
 Signature: [Signature]

**Owner/Applicant Statement**  
 I certify that the information submitted is correct to the best of my knowledge and that any falsification is reason for the Local Plumbing Inspector to deny a Permit.  
 Signature of Owner/Applicant: [Signature] Date: 7.21.89

**Caution: Inspection Required**  
 I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.  
 Local Plumbing Inspector Signature: [Signature] Date Approved: JUN 24 1989

**PERMIT INFORMATION**

**This Application is for:**  
 1.  NEW PLUMBING  
 2.  RELOCATED PLUMBING

**Type Of Structure To Be Served:**  
 1.  SINGLE FAMILY DWELLING  
 2.  MODULAR OR MOBILE HOME  
 3.  MULTIPLE FAMILY DWELLING  
 4.  OTHER - SPECIFY: medical building

**Plumbing To Be Installed By:**  
 1.  MASTER PLUMBER  
 2.  OIL BURNERMAN  
 3.  MFG'D. HOUSING DEALER/MECHANIC  
 4.  PUBLIC UTILITY EMPLOYEE  
 5.  PROPERTY OWNER  
 LICENSE # C 3,7,54

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Number	Column 2 Type of Fixture	Number	Column 1 Type of Fixture
<b>HOOK-UP:</b> to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.  <b>OR</b> <b>HOOK-UP:</b> to an existing subsurface wastewater disposal system.		Hosebibb / Sillcock		Bathtub (and Shower)
		Floor Drain		Shower (Separate)
		Urinal	0.4	Sink
		Drinking Fountain		Wash Basin
<b>PIPING RELOCATION:</b> of sanitary lines, drains, and piping without new fixtures.		Indirect Waste		Water Closet (Toilet)
		Water Treatment Softener, Filter, etc.		Clothes Washer
		Grease/Oil Separator		Dish Washer
		Central Cuspidor		Garbage Disposal
		Bidet		Laundry Tub
		Other: _____		Water Heater
Number of Hook-Ups & Relocations		Fixtures (Subtotal) Column 2	0.4	Fixtures (Subtotal) Column 1
Hook-Up & Relocation Fee			0.4	Fixtures (Subtotal) Column 1
			0.4	Total Fixtures
			\$ 3.00	Permit Fee (Total)
			\$ 1.00	

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

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

Location of Construction: 7 Bramhall Street		Owner:	Phone: 961110	Permit No:
Owner Address:		Leasee/Buyer's Name: Maine Heart Surgical Assoc	Phone: 773-8161	Business Name:
Contractor Name: Bill Skoolicas MAINE STATE BUILDERS, INC		Address: 245 Warren, Portland 04103		<div style="border: 2px solid black; padding: 5px; text-align: center;"> <b>PERMIT ISSUED</b>                  Permit Issued:  <b>NOV - 8 1996</b> </div>
Past Use: Doctor Office		Proposed Use: Same w/int reno	Phone: 773-5504	
Proposed Project Description: Interior reno as per plans		COST OF WORK: \$ 12,200.00	PERMIT FEE: \$ 80.00	<div style="border: 2px solid black; padding: 5px; text-align: center;"> <b>CITY OF PORTLAND</b> </div>
		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type: 7	
		Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>	Zone: R-6    CBL: 63-A-627 Zoning Approval: <i>[initials]</i> <input checked="" type="checkbox"/> Special Zone of Rev <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor
Permit Taken By: Vicki Dover		Date Applied For: 11/1/96	Signature:	Date:

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

**PERMIT ISSUED WITH REQUIREMENTS**

Mail to B. Skoolicas

**CERTIFICATION**

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

*[Signature]*  
 SIGNATURE OF APPLICANT      Bill Skoolicas      ADDRESS: 245 Warren Ave. Portland 04103      DATE: 11/1/96      PHONE: \_\_\_\_\_

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE      PHONE: \_\_\_\_\_  
 White-Permit Desk    Green-Assessor's    Canary-D.P.W.    Pink-Public File    Ivory Card-Inspector

**PERMIT ISSUED**  
 Permit Issued:  
**NOV - 8 1996**

**CITY OF PORTLAND**

Zone: R-6    CBL: 63-A-627  
 Zoning Approval: *[initials]*  
 Special Zone of Rev  
 Shoreland  
 Wetland  
 Flood Zone  
 Subdivision  
 Site Plan maj  minor

**Zoning Appeal**

Variance  
 Miscellaneous  
 Conditional Use  
 Interpretation  
 Approved  
 Denied

**Historic Preservation**

Not in District or Landmark  
 Does Not Require Review  
 Requires Review

Action:

Approved  
 Approved with Conditions  
 Denied

Date: 11/4/96

*[Signature]*

CEO DISTRICT 3  
 T. Man...

11 Bramhall Street  
(15A Bramhall)

BRAMHALL





PERCIVAL P. BAXTER  
PORTLAND, MAINE

October  
twenty-eighth  
1 9 6 3

Dear Mr. Hinckley -

In re: Board of Appeals.

For the third time this year I have before me another notice wherein attempt is made to introduce commercialism in the Western Promenade Residential Neighborhood.

Again I advise you I am unalterably opposed to any variance in our zoning laws which would permit commercialism in this area by the erection of a Doctors' building 45 ft. X 100 ft. to house sixteen Doctors.

The notice I refer to is that concerning the appeal of Sumner S. Clark, Esq. which is in order for hearing October 31, 1963.

Respectfully

Percival P. Baxter

To-

Franklin G. Hinckley, Esq.  
Chairman Zoning Appeal Board  
192 Middle Street  
Portland, Maine.

TRUSTEES  
PAUL H. McLELLAN, PRESIDENT  
F. BURLEY SMITH  
JOHN E. NORTON  
EDWARD C. JORDAN  
WARREN D. EDDY

## Portland Water District

16 Casco Street  
Portland, Maine

October 22, 1963

HERMAN BURGI, JR.  
TREAS. & GEN. MGR.  
Telephone Spruce 2-6557

Mr. Franklin A. Hinkley, Chairman  
Board of Appeals  
City Hall  
Portland, Maine

Dear Sir:

Reference is had to an appeal made by Sumner S. Clark requesting an exception to the Zoning Ordinance to permit construction of a one story building at 1-11 Bramhall Street, corner of Western Promenade.

This letter is written to acknowledge receipt of the above mentioned notice by the Portland Water District, owner of certain property located within 500 feet of the above mentioned premises.

Yours very truly,

PORTLAND WATER DISTRICT

*Herman Burgi, Jr.*  
Herman Burgi, Jr.  
Treas. & Gen. Mgr.

EJN:r

CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

October 21, 1963

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, October 31, 1963, at 4:00 p. m. to hear the appeal of Sumner S. Clark requesting an exception to the Zoning Ordinance to permit construction of a one-story and basement building 45 feet by 100 feet for the housing of 16 doctor's offices at 1-11 Bramhall Street, corner of Western Promenade.

This permit is presently not issuable for the following reasons: 1) The greater part of the property is located in an R-6 Residence Zone, with the smaller part in an R-4 Residence Zone, and the proposed use is not allowable in either Zone unless authorized by the Board of Appeals as specified by Sections 7-A-7C and 5-A-4d of the Ordinance; 2) One rear corner of the building is to be only about 14 feet from the rear lot line instead of the minimum of 20 feet required by Section 7-B-1; 3) There is to be only about 15 feet between the side of the proposed building and an existing dwelling on the same property instead of the 20 feet (10-foot side yard for each building) required by Section 7-B-2; 4) One front corner of the building is to be only about seven feet from the street line of the Western Promenade instead of 10 feet being provided as required by Section 7-B-3.

This appeal is taken under Section 24 of the Zoning Ordinance which provides such permit may be granted only if the Board of Appeals finds that such use of the premises will not adversely affect property in the same zone or neighborhood and will not be contrary to the intent and purpose of the Zoning Ordinance.

All persons interested either for or against this appeal will be heard at the above time and place, this notice of required public hearing having been sent to the owners of property within 500 feet of the premises in question as required by Ordinance.

BOARD OF APPEALS

Franklin G. Hinchley

Chairman

ALBERT J. SEARS  
INSPECTOR OF BUILDINGS

CITY OF PORTLAND, MAINE  
Department of Building Inspection

AP - 1-11 Bramhall Street,  
corner Western Promenade

October 18, 1963

C  
O  
P  
Y  
  
Sumner S. Clark, Esq.,  
5 Clifford Street

cc to: Mr. A. Waterman  
160 Ann Mary Brown Drive  
Edgewood 5, R. I.  
cc to: Corporation Council

Dear Mr. Clark:

Building permit for construction of a one story and basement building 45 feet by 100 feet for the housing of 16 doctor's offices at the above named location is not issuable under the Zoning Ordinance for the following reasons:

1. The greater part of the property is located in an R-6 Residence Zone, with the smaller part in an R-4 Residence Zone, and the proposed use is not allowable in either Zone unless authorized by the Board of Appeals as specified by Sections 7-A-7C and 5-A-4d of the Ordinance.
2. One rear corner of the building is to be only about 14 feet from the rear lot line instead of the minimum of 20 feet required by Section 7-B-1.
3. There is to be only about 15 feet between the side of the proposed building and an existing dwelling on the same property instead of the 20 feet (10-foot side yard for each building) required by Section 7-B-2.
4. One front corner of the building is to be only about seven feet from the street line of the Western Promenade instead of 10 feet being provided as required by Section 7-B-3.

We understand that you would like to exercise your appeal rights concerning these discrepancies. Accordingly we are certifying the case to the Corporation Council, to whose office you should go to file the appeal.

Very truly yours,

Albert J. Sears  
Director of Building Inspection

AJS/h

CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

Remit 5/11/67

67/19

CONDITIONAL USE APPEAL

Allen Waterman, owner of property at 1-11 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: construct a 3-story brick veneer addition 42'x55' side of existing building for housing nine doctor's offices. This permit is presently not allowable under the Zoning Ordinance because the proposed use is not allowable in the R-6 Residence Zone in which this property is located unless authorized by the Board of Appeals as specified by Section 6-4-7 of the Ordinance.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that such use of the premises will not adversely affect property in the same zone or neighborhood and will not be contrary to the intent and purpose of the Ordinance.

Allen Waterman  
APPELLANT

DECISION

After public hearing held May 11, 1967, the Board of Appeals finds that such use of the premises will ~~not~~ adversely affect property in the same zone or neighborhood and will ~~not~~ be contrary to the intent and purpose of the Ordinance.

It is, therefore, determined that permit should ~~not~~ be issued in this case.

Freddie S. Hickey  
Harry M. Stewart  
Edith L. Young  
BOARD OF APPEALS

CITY OF PORTLAND, MAINE  
DEPARTMENT OF BUILDING INSPECTION

October 13, 1964

Allen Waterman  
9 Bramhall St.  
Portland Maine

Dear Sir:

(2-story garage)

With relation to permit applied for to demolish a building or portion of building at #1-11 Bramhall 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 Inspector 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,

*Albert J. Sears*

Albert J. Sears  
Director of Building Inspection

AJS/h

Eradication of this building has been completed.

*W. M. Jewell*

RECEIVED

OCT 15 1964  
DEPT OF BLDG. INSP.  
CITY OF PORTLAND

*J. G. K. 10-14-64*



R6 RESIDENCE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure

Third Class

Portland, Maine

October 13, 1964

PERMIT ISSUED

OCT 15 1964

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair demolish in (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 7 Bramhall St. (1-11) Within Fire Limits? Dist. No.
Owner's name and address Allen Waterman, 9 Bramhall St. Telephone
Lessee's name and address Telephone
Contractor's name and address owner Telephone
Architect Specifications Plans No. of sheets
Proposed use of building No. families
Last use Garage No. families
Material frame No. stories 2 Heat Style of roof Roofing
Other buildings on same lot
Estimated cost \$ 300.00 Fee \$ 3.00

General Description of New Work

To demolish existing 2-story frame building 26' x 38'
No sewer connections.

Education letter sent 10-13-64

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 owner

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:

A. E. M.

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
Allen Waterman

CS 301

INSPECTION COPY

Signature of owner

by:

Allen Waterman

Handwritten initials

R6 RESIDENCE ZONE



APPLICATION FOR PERMIT

Class of Building or Type of Structure

Portland, Maine, April 4, 1967

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 9 Bramhall Street
Owner's name and address Arthur Allen Waterman, 160 Ann Mary Brown Drive
Lessee's name and address
Contractor's name and address owner
Architect
Proposed use of building Doctors offices (9)
Last use Apartment house
Material No. stories Heat Style of roof Roofing
Estimated cost \$140,000 Fee \$280.00

General Description of New Work

To demolish existing 3-story frame apartment house and
To construct 3-story brick veneer building addition 42'x55' to side of existing building as per plans

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

Appeal denied 5/11/67

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 owner

Details of New Work

Is any plumbing involved in this work? yes
Is any electrical work involved in this work? yes
Is connection to be made to public sewer?
Has septic tank notice been sent?
Height average grade to top of plate
Height average grade to highest point of roof
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:

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

CS 301

INSPECTION COPY

Signature of owner

Arthur Allen Waterman



A.P.- 9 Bramhall Street

April 11, 1967

Allen Waterman  
160 Ann Mary Brown Drive  
Warwick, R. I.

Dear Mr. Waterman:

We are unable to continue processing your application for permit in regards to the Zoning Ordinance until further information is provided on a new plot plan as follows:

This plan will need to show all the lot area involved, the proposed addition and existing building, the distances from the new addition to the side lot line and front lot line.

This plan will also need to show parking for at least 39 cars (8'x18' per parking space). Area for 22 cars is required for the present building under the appeal on October 10, 1963. 17 parking spaces is required for the new addition under Section 14-10 of the Zoning Ordinance.

Very truly yours,

A. Allan Soule  
Inspector

AAS:m

A.P.- 1-11 Bramhall St.  
corner Western Promenade

April 25, 194

Allen Waterman  
160 Ann Mary Brown Drive  
Warwick, R. I.

cc to: Corporation Counsel

Dear Mr. Waterman:

Building permit to construct 3-story brick veneer addition 42' x 55' to side of existing building for housing nine doctor's offices, three on each floor, at the above named location is not issuable under the Zoning Ordinance because the proposed use is not allowable in the R-6 Residence Zone in which this property is located unless authorized by the Board of Appeals as specified by Section 6-A-7 of the Ordinance.

We understand that you would like to exercise your appeal rights in this matter. Accordingly you should come to this office in Room 113, City Hall to file the appeal on forms which are available here. A fee of \$15.00 shall be paid at this office at the time the appeal is filed.

Very truly yours,

Gerald E. Mayberry  
Director of Building & Inspection

GEM:m

A.P. 9-11 Bramhall Street

Dec. 20, 1967

Mr. Allen Waterman  
160 Mary Ann Brown Drive  
Warwick, R. I.

sq to: Corporation Counsel

Dear Mr. Waterman:

At this time we are unable to process your building permit application for a zoning ordinance appeal to construct a one-story 42' x 55' addition to your medical offices building at the above location for reasons as follows:

As your zoning ordinance appeal to construct a three story addition at 9-11 Bramhall Street to adjoin the existing medical building at 1-7 Bramhall Street was denied on May 11, 1967, we find your new application to construct a one story addition 42' x 55' at the same location to be of a similar nature and therefore cannot be heard for a period of one year as per zoning ordinance Section 25H.

As stated above your appeal was denied on May 11, 1967 and therefore you will need to appear at the scheduled zoning board hearing of May 16, 1968. In the meantime it will be necessary for you to provide a floor layout and any other information which you feel would enlighten the zoning board and aid them in making their decision. As notices are required to be sent out to all property owners within a radius of 500 feet ten days prior to this hearing, the above information should be at this office before the first day of May.

Very truly yours,

Gerald E. Mayberry  
Director Building & Inspection Services

GEH:m

R6 RESIDENCE ZONE



APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class
Portland, Maine, December 15, 1967

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 1-11 Bramhall Street Within Fire Limits? Dist. No.
Owner's name and address Allen Waterman, 160 Ann Mary Brown Drive. Telephone
Lessee's name and address Warwick, R.I. Telephone
Contractor's name and address Telephone
Architect Specifications Plans yes No. of sheets 1
Proposer use of building Offices (8) No. families
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated cost \$ Fee \$

General Description of New Work

veneer
To construct 1-story and basement brick/addition 42'x55' as per plans
To demolish existing 2 1/2 story frame apartment house.

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

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 owner 7 Bramhall St

Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work?
If 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:
[Signature lines]

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?

CS 301

INSPECTION COPY

Signature of owner

Allen Waterman