288-290 BRACKETT STREET

SHAW WALKER

CITY OF PORTLAND, MAINE
Application for Permit to Install Wires

Permit No. 54955
Issued 5/20/71

Portland, Maine May 20, 19 71

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 Carroll Meyers Tel.
Contractor's Name and Address J. W. Cassidy Tel.
Location 288 Brackett St Use of Building Apart.
Number of Families 5 Apartments 5 Stores 3 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 3 Size 3/0
METERS: Relocated 6 Added Total No. Meters 6
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 May 15 19 71 Ready to cover in 19 Inspection May 20 19 71
Amount of Fee $ 2.00

Signed James W. Cassidy

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 F W Fletcher

CS 305 (OVER)

258 Brackett St.

November 20, 1969

Mr. Caroll Nevers
34 Carter St.
Portland, Maine

Dear Mr. Nevers:

At the request of the Portland Fire Department a routine Electrical Inspection was made of the above dwelling and the following hazards were found and must be corrected.

Junction boxes in cellar to have covers.

Excessive use of extension cords in apartments.

2nd floor front bedroom live piece of fixture wire to be taken out of wall.

Splices in cellar from Romex to Knob & Tube to be made correctly.

Due to the number of children in this structure it is imperative that this matter be taken care of immediately. Your cooperation would be appreciated.

Thank you,

Frank W. Herbert
Electrical Inspector

FWH/1

CITY OF PORTLAND
HEALTH DEPARTMENT
HOUSING DIVISION

Loc. 288 Brackett St.
Loc w/i S Bramhall
Bldg X Fire Elec Other X
Issued July 17, 1969
Expires August 17, 1969

Mr. Carroll Nevers
34 Carter Street
Portland, Maine

Dear Sir:

On July 15, 1969 an examination was made of the premises located at 288 Brackett Street, Portland, Maine

Non-compliance with the ordinances relating to housing conditions was found as detailed below.

In accordance with the provisions of the above ordinance, you are hereby ordered to correct these defects according to specifications within the time limits allowed. Failure to comply with this notice will necessitate legal action.

Some repairs or improvements required will necessitate permits which are to be obtained from the Building Inspector, Health, Fire or other City Departments. These must be obtained before the work is started.

If any additional information is desired, visit or telephone the Housing Supervisor at this Office, Tel. 774-8271, extension 226. Kindly notify this office as soon as all corrections have been completed.

Very truly yours,
Health Director

By_____
Housing Supervisor

VIOLATIONS & SPECIFICATIONS

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

STRUCTURAL

Repair and put in good order all dilapidated and hazardous parts of the structure as follows:

a. Repair or replace the loose, worn, dilapidated, and hazardous parts of the eaves and trim on all sides of the structure.
b. Repair or replace the worn and dilapidated shingles on the roof.
c. Supply the roof with drainpipes.
d. Repair or replace the loose, cracked or missing plaster on the ceilings in the front and rear halls.
e. Install a window to the outside air, The size equal to at least 1/12 of the floor area and so constructed that 1/2 the sash area may be opened and closed OR you may substitute an approved method of mechanical ventilation in the bathroom in the rear apartment on the first floor.

PLUMBING

Check and have repaired all defective plumbing and plumbing fixtures throughout the structure.

a. Have the cold water supply line checked throughout the entire structure.

The above mentioned conditions are in violation of Chapter 307 of the Municipal Code of the City of Portland and must be corrected on or before August 17, 1969.

FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

01276

Portland, Maine, Sept. 4, 1957

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 288 Brackett St. Use of Building dwelling No. Stories 2 xxNew Building "Existing"

Name and address of owner of appliance Leonard F. Gould, 288 Bracket St.

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

General Description of Work

To install steam boiler and oil burner (replacement)

IF HEATER, OR POWER BOILER

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

If so, how protected? Kind of fuel? oil

Minimum distance to burnable material, from top of appliance or casing top of furnace 36"

From top of smoke pipe 13" From front of appliance over 4' From sides or back of appliance over 3'

Size of chimney flue 10x10 Other connections to same flue none

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 Timken Labelled by underwriters' laboratories? yes

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

Type of floor beneath burner cement Size of vent pipe 1½"

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

Low water shut off yes Make M&M No. 269

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 none

IF COOKING APPLIANCE

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

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

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

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

Size of chimney flue Other connections to same flue

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

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

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

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

APPROVED: 9.5.57. GPM

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

Randall & McAllister

Signature of Installer By: J. C. Richard

HB

CITY MAINE PRINTING CO.

INSPECTION COPY

WH

APPLICATION FOR PERMIT

PERMIT ISSUED
MAY 14 1951
00312
PORTLAND

Class of Building or Type of Structure Third Class

Portland, Maine, May 14, 1951

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect ~~alter or 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 288 Brackett Street Within Fire Limits? yes Dist. No. 3

Owner's name and address Sarah M. Gould, 288 Brackett Street Telephone

Lessee's name and address Telephone

Contractor's name and address Carl Henriksen, 288 Brackett Street Telephone

Architect Specifications Plans no No. of sheets

Proposed use of building No. families

Last use 2 car garage No. families

Material frame No. stories 1 Heat Style of roof Roofing

Other buildings on same lot dwelling

Estimated cost $ Fee $ .50

General Description of New Work

To demolish existing 1 story frame garage

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*** Carl Henriksen

Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work?

Height average grade Height average grade to highest point of roof.

Size, front No. stories solid or filled land? earth or rock?

Material of foundation Thickness, top bottom cellar

Material of underpinning Height Thickness

Kind of roof Rise per foot Roof covering

No. of chimneys Material of chimneys of lining Kind of heat fuel

Framing lumber—Kind Dressed or full size?

Corner posts Sills Girt or edger board? Size

Girders Size Columns under girders Size Max. on centers

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

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

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

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

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

If a Garage

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

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

APPROVED:

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 Sarah Gould

Signature of owner By: Carl W. Henriksen

INSPECTION COPY

BP 288 Brackett Street-I

March 5, 1991

Mrs. Sara Gould
288 Brackett Street
Portland, Maine

Copies to: Portland Savings Bank, Attn: Mr. Hobbs
483 Congress Street
Mr. Carl Henriksen, 288 Brackett Street

Dear Mrs. Gould:

Referring to the building permit for alterations in your building at 288 Brackett Street and my letter of March 2 with the permit, we have information from Mr. Hobbs of the Portland Savings Bank this morning that the building was clearly a 4-apartment building when the Bank came into possession of it around 1938.

This clears up the matter contained in paragraph No. 3 of the letter which you may ignore.

The other information in the letter still applies.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMcD/G

AF 288 Brackett St.

March 2, 1951

Mrs. Sarah Gould
288 Brackett Street
Mr. Carl Henriksen
288 Brackett Street

Copy to Portland Savings Bank,
Att. Mr. Hobbs

Dear Madam and Sir:

Building permit for alterations in apartment house at 288 Brackett Street is issued to Mr. Henriksen, herewith, but subject to the following conditions. If you are unable or unwilling to abide by these conditions it is important that you refrain from starting the work and that you return the permit card immediately for adjustment.

1. The required ventilation of the new bathroom comes under the plumbing regulations, and you should consult inspector Corrivan at the Health Department before cutting the new window in the bathroom. It is my belief that the size of 18 inches by 20 inches is too small to satisfy their requirements.

2. The application calls for hanging a new ceiling 18 inches below the present ceiling of a first floor bedroom. It is necessary to make sure that the floor framing of second floor and the supports are adequate to take the additional weight of the new ceiling and the strapping and hangers to support it.

3. An important question has arisen concerning the use of this building as a four apartment house. We have rather conclusive evidence from a former tenant that the building had only three aphrtments in 1941 when the present Building Code became effective. If it is true that the fourth apartment has been provided since that date, then it has been done without authorization under the Building Code, and it will now be necessary to make the building comply in all particulars with the requirements of a four apartment building having more than one apartment on some floor above the first floor.

It is important that Mrs. Gould get in touch with the Portland Savings Bank, which I understand, still holds title to the property to see if it can be positively established that the second apartment on the second floor was actually in use as a separate apartment on July 18, 1941. If that cannot be established, we should be notified before March 12, 1951 and it will be necessary to apply for the belated permit to establish the fourth apartment and to furnish information as to how the Building Code requirements for that situation will be cared for.

Very truly yours,

WMcD/H

Warren McDonald
Inspector of Buildings

034

(4) APARTMENT HOUSE ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED
00299
MAR 2 1951
CITY of PORTLAND

Class of Building or Type of Structure Third Class

Portland, Maine, February 19, 1951

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ alter ~~repair demolish remove~~ 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 288 Brackett Street 63I-1 Within Fire Limits? yes Dist. No.

Owner's name and address Sara Gould, 288 Brackett Street Telephone

Lessee's name and address Telephone

Contractor's name and address Carl Henriksen, 288 Brackett Street Telephone 4-8858

Architect Specifications Plans no No. of sheets

Proposed use of building Apartment house No. families 4

Last use " " No. families 4

Material wood No. stories 3 Heat Style of roof Roofing

Other buildings on same lot

Estimated cost $ 225. Fee $ 2.00

General Description of New Work

To construct non-bearing partition on second floor dividing existing bathroom in two. 2x4 studs, 16" on centers, covered with plasterboard on both sides.
To close up one half of double door between livingroom and bedroom on first floor.
To provide new ceiling in first floor bedroom 18" below existing ceiling.
~~12~~ 1x2 strapping, 15" x 36" squares to be used for ceiling covering.
To cut in 18" x 20" window in new bathroom.

Permit Issued with Letter

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*** Carl Henriksen

Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work?

Height average grade to top of plate Height average grade to highest point of roof

Size, front depth No. stories solid or filled land? earth or rock?

Material of foundation Thickness, top bottom cellar

Material of underpinning Height Thickness

Kind of roof Rise per foot Roof covering

No. of chimneys Material of chimneys of lining Kind of heat fuel

Framing lumber—Kind Dressed or full size?

Corner posts Sills Girt or ledger board? Size

Girders Size Columns under girders Size Max. on centers

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

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

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

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

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

If a Garage

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

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

APPROVED:
Use OK 3/21/51 C.H.

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

Sara Gould

N COPY

Signature of owner by: Carl W. Henriksen

Permit No. 51/299
Location 28 Bradlee St
Owner Frank Ewell
Date of permit 3/2/51
Notif. closing-in
Inspn. closing-in
Final Notif.
Final Inspn. *11-16-51
Cert. of Occupancy issued None

NOTES

~~9/5/51 Mr. Henrickson ... checked with ... 5 apts. ... Zone. Granted ... 5/15/51 – Lee Letter ... number of apartments. WMS~~

6-11-51 Partitions up and covered one side. Studding 24" o.c. left avoid to call. AL

6-19-51 Mrs Henrickson said Mr Henrickson has been away expected in a day or two and will call. AL

6-20-51 Mr Henrickson will first stud letter present studs. AL

9-13-51 Mrs Gould said nothing has been done since inspection of June 11, 51. Expect work to be finished the last of this month. AL

10-8-51 Nothing more done Mr Henrickson has been working out of town but expects to be back this month and complete work. Will call for inspection when septic tank is put in before closing. AL

11-13-51 Mr Gould said Mr Hendrickson now in the city but nothing has been done. AL

*11-16-51 This to be crossed off as work well along and completion will not require a final insp. etc.

63-I-1

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

1. Location 288 Brackett St. Date Investigation Commenced 7/21/51

2. References: Complaints 34/85 Appl.BP Inq.

3. Present Owner and Address Sara Gould

4. Present Lessee and Address

5. Building Permit Record: 1920 - alt; 1928 enlarge gas; 1931 cover roof; 1931 steam boiler; 1932 roof; 1933 chg. use portion of 1st floors; 1933 bake oven; 1948 alt. entire windows & doors; 1948 erect 2 fire escapes

Assessors' Record

6. Survey 1924: Owner Minnie M. Clement No. tenants 2 Lodging

No. rooms ; Class of Use Lodging

7. Assessors' change record since 1924 1927 Samuel & Joost Rosenberg; 1931 Rosenberg Bros. Inc.; 1939 Portland Savings Bank

9. City Directory Record

1926	1939 Edw. P. McLellan; Wm. M. Prindle, Arthur A. Richer
1927	1940 Edw. P. McLellan; Mrs. Mary L. Jordan
1928	1941 Edw. P. McLellan; Olive Lee; Arthur A. Richer
1929	1942 Edw. P. McLellan; Arthur A. Richer; Walter P. McLellan
1930	1943 Violet Hall; Clarence H. Gould; Arthur A. Richer
1931	1944 Hall, Gould & Robt. S. Richer
1932	1945
1933	1946
1934	1947
1935	1948
1936	1949
1937	1950
1938	1951

8/23/51 Fire Dept. order 3/15/48 taken care of

CONCLUSIONS

Rent Control - 8 dwg units in 1942

Mrs. Arthur Richer says 3 apts. while owner there upon until 1941.

Mr. Gould says he's bought this bldg. 11 yrs. ago and

(A) APARTMENT HOUSE ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED
01052
JUN 24 1949
CITY of PORTLAND

Class of Building or Type of Structure Third Class

Portland, Maine, May 8, 1949

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 288 Brackett Street Within Fire Limits? yes Dist. No. 3

Owner's name and address Clarence Gould, 288 Brackett St. Telephone

Lessee's name and address Telephone

Contractor's name and address Meguier & Jones Co., 33 Pearl St. Telephone 3-2473

Architect Specifications Plans yes No of sheets 2

Proposed use of building Apartments No. families

Last use " No. families

Material frame No. stories 3 Heat Style of roof Roofing

Other buildings on same lot

Estimated cost $ 400. Fee $ 1.00

General Description of New Work

To erect two metal fire escapes second floor to ground - one on north side and one on south side, as per plan.

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

Memo Sent to Fire Chief Appeal sustained 6/18/48 Permit Issued with Letter

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. Meguier & Jones Co.

Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work?

Height average grade to top of plate Height average grade to highest point of roof

Size, front depth No. stories solid or filled land? earth or rock?

Material of foundation Thickness, top bottom cellar

Material of underpinning Height Thickness

Kind of roof Rise per foot Roof covering

No. of chimneys Material of chimneys of lining Kind of heat fuel

Framing lumber—Kind Dressed or full size?

Corner posts Sills Girt or ledger board? Size

Girders Size Columns under girders Size Max. on centers

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

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

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

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

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

If a Garage

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

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

APPROVED:
With letter by C.J.S.

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

Clarence Gould
Meguier & Jones

Signature of owner By: R. L. Farrington Jr.

INSPECTION COPY

Permit No. 48/1852

Location 288 Brackett St

Owner Clarence Gould

Date of permit 6/24/48

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

NOTES

10/31/48 School notified ass't.
12-29-48 Mr. Gould received
from inspector that work
has been done on
exit. Both diagonals
and Fastener devices
and through bolts
are in. 1 Q window
& 2 nec. sis. changed
to allow 2 door & door
Door hinge side
to door. Clothes rod
is part to be moved to
other side of the door.
JG.
1/12/49 Fire removed
but clothes rod not
changed. JG.
— over —

4/12/49 Mr. Gould said he
would remove clothes rod
immediately. JG

AP 288 Brackett Street-I

June 24, 1949

Mr. Clarence Gould
288 Brackett Street
Portland, Maine

Subject: Permit for erection of fire escapes on apartment house at 288 Brackett Street

Dear Sir:

The appeal under the Zoning Ordinance having been sustained, the permit for the installation of these fire escapes is being issued to Meguier & Jones Company, but subject to the following:

1. The new window to be cut in to provide access to the fire escape near the front of the building is required to afford an opening at least 24" wide and 28" high for a double-hung window and 24" wide x 36" high for a swinging window.

2. The fence along Brackett Street between the two houses will have to be removed or else set farther back from the street line in order that it may not interfere with the drop ladder of the fire escape as it swings to the ground.

Very truly yours,

Inspector of Buildings

AJS/S

CC: Meguier & Jones Company
33 Pearl Street

AP 288 Brackett Street-I

May 25, 1948

Mr. Clarence Gould
288 Brackett Street
Portland, Maine

Subject: Permit for erection of fire escape on southerly side of building at 288 Brackett Street

Dear Sir:

We are unable to issue a permit for the fire escape from second story to the ground on the southerly side near the front of your building at the above location because the proposed fire escape would be closer to the side lot line than the 10-foot minimum distance set by the Zoning Ordinance for the Apartment House Zone in which the property is located. Since it is likely that this fire escape is being provided to meet requirements of the Safety Law, it is probable that the Board of Appeals would be inclined to give sympathetic consideration to granting relief from the precise terms of the Zoning Ordinance in this case should you care to exercise your appeal rights. Accordingly we are enclosing an outline of the appeal procedure and certifying the case to the Assistant Corporation Counsel, who handles the appeal.

Issuance of a permit after a favorable appeal should be taken in no way as approval by this department of the fire escapes as to location and means of reaching them to provide a second means of egress from the second story of the building in compliance with law. This matter is under the control of the Chief of the Fire Department, who should be consulted concerning it if that has not already been done.

Very truly yours,

Inspector of Buildings

AJS/S

Encl: Outline of appeal procedure

CC: Meguier & Jones Company
33 Pearl Street

Edward T. Gignoux
Assistant Corporation Counsel

AP 233 Brackett Street-1

April 17, 1945

Sarah Gould
233 Brackett Street
Mr. Forrest E. Thurston
760 Congress Street

Subject: Building permit for interior alterations in connection with means of egress at 233 Brackett Street

Dear Madam & Sir:

Building permit for the above work which is evidently to satisfy directions of the Fire Department in connection with the administration of the Safety Ordinance is issued without full knowledge of the import of Fire Department orders because the mere fact of cutting in the doorways and the window is not in any way contrary to Building Code requirements.

It seems evident from the application that the owner is also to have a fire escape constructed by another contractor who, is assumed, understands that a separate permit is required for the fire escape.

Presumably the owner has made sure that when these changes are all made, the situation will produce the result which the Fire Department is trying to accomplish under the Safety Ordinance. If she has not made the matter clear to the Fire Department, I suggest that she do so. The fact that we have issued a building permit for this work gives no assurance that the orders of the Fire Department are to be met by the work. I am sure that we are all concerned that the owner accomplish practical safety with as little cost as possible, and that there may be no misunderstandings arise because two departments of the City are involved in the work.

Very truly yours,

Inspector of Buildings

MMcD/3

CC: Oliver T. Sanborn, Chief
of the Fire Department

(A) APARTMENT HOUSE ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED
00524
APR 17 1948
CITY of PORTLAND

Class of Building or Type of Structure Third Class

Portland, Maine, April 16, 1948

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 288 Brackett Street Within Fire Limits? yes Dist. No. 3

Owner's name and address Sarah Gould, 288 Brackett Street Telephone

Lessee's name and address Telephone

Contractor's name and address Forrest E. Thurston, 2 760 Congress St. Telephone 3-7744

Architect Specifications Plans yes No of sheets 2

Proposed use of building Apartments No. families

Last use " No. families

Material frame No. stories 2½ Heat Style of roof Roofing

Other buildings on same lot

Estimated cost $ 125. Fee $ 1.00

General Description of New Work

To cut in new doorway in bedroom and cut in new window in bedroom to lead to fire escape (to be erected by another contractor), second floor.
To cut in four new doorways on third floor as per plan.

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

Permit Issued with Letter

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. Forrest E. Thurston

Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work?

Height average grade to top of plate Height average grade to highest point of roof

Size, front depth No. stories solid or filled land? earth or rock?

Material of foundation Thickness, top bottom cellar

Material of underpinning Height Thickness

Kind of roof Rise per foot Roof covering

No. of chimneys Material of chimneys of lining Kind of heat fuel

Framing lumber—Kind Dressed or full size?

Corner posts Sills Girt or ledger board? Size

Girders Size Columns under girders Size Max. on centers

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

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

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

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

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

If a Garage

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

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

APPROVED:

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

Sarah Gould

Signature of owner By: F. E. Thurston

INSPECTION COPY

Granted 6/15/48 47/42

City of Portland, Maine
Board of Appeals
—ZONING—

June 1, 19 48

To the Board of Appeals:

Your appellant, Sarah M. Gould, who is the owner of property at 288 Brackett Street, respectfully petitions the Board of Appeals of the City of Portland to permit an exception to the regulations of the Zoning Ordinance relating to this property, as provided by Section 17, Paragraph E of the Zoning Ordinance,

Building permit to cover erection of fire escape from second story to the ground on the southerly side near the front of building at 288 Brackett Street is not issuable because the proposed escape would be closer to the side lot line than the 10-foot minimum distance set by the Zoning Ordinance for the Apartment House Zone in which 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.

Fire escape is also needed to comply with provisions of Safety Ordinance.

Mrs. Sarah M. Gould
Appellant

City of Portland, Maine
Board of Appeals
—ZONING—
Decision

Public hearing was held on the 4th day of June, 19 48, on petition of Sarah M. Gould, owner of property at 288 Brackett Street, seeking to be permitted an exception to the regulations of the Zoning Ordinance relating to this property.

Building permit to cover erection of fire escape from second story to the ground on the southerly side near the front of building at 288 Brackett Street is not issuable because the proposed escape would be closer to the side lot line than the 10-foot minimum distance set by the Zoning Ordinance for the Apartment House Zone in which property is located.

The Board finds that an exception is necessary in this case to avoid unnecessary hardship and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

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

Robert L. Gilbert
John W. Lake
Edwin D. Colley
F. William Halbach
Gerald A. Cole

Board of Appeals

June 17, 1948

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF MRS. SARAH M. GOULD

AT 288 Brackett Street

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

~~xxxxx~~
June 4, 1948

Present for City

Board of Zoning Appeals members:-

VOTE

	Yes	No
Mr. Getchell	(x)	( )
Mr. Holbrook	(x)	( )
Mr. Colley	(x)	( )
Mr. Cole	(x)	( )
Mr. Lake	(x)	( )
	( )	( )
	( )	( )
	( )	( )
	( )	( )

Municipal Officers:-

City officials:-

OPPOSITION FROM MR. KOZENEWSKI, father of Julia Kosenewski, owner of adjoining property. Continued to check on availability of other location. Found no possibility of other location and, therefore, approved.

John Kozenewski

CITY OF PORTLAND, MAINE

BOARD OF APPEALS

June 1, 1948

Julia J. Kozenewski
2388 Congress Street
Portland, Maine

Dear Madam:

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine on Friday, June 4, 1948 at ten-thirty o'clock in the forenoon to hear the appeal under the Zoning Ordinance of Sarah M. Gould requesting exception to permit erection of fire escape from second story to ground at 288 Brackett Street closer to the side lot line than the 10-foot minimum distance set by the ordinance in the Apartment House Zone where property is located.

If you wish to be heard either for or against this appeal, please be present or be represented at the above time and place.

Very truly yours,

BOARD OF APPEALS

Robert L. Getchell

Chairman

K

CITY OF PORTLAND, MAINE

BOARD OF APPEALS

June 1, 1948

Sarah M. Gould
288 Brackett Street
Portland, Maine

Dear Madam:

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine on Friday, June 4, 1948 at ten-thirty O'clock in the forenoon to hear your appeal under the Zoning Ordinance.

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

Very truly yours,

BOARD OF APPEALS

Robert L. Getchell

Chairman

M

BARRON McDONALD
INSPECTOR OF BUILDINGS

On reply refer
to File AP 238 Brackett Street

FU

CITY OF PORTLAND, MAINE
Department of Building Inspection

May 25, 1948

COPY

Mr. Clarence Gould
238 Brackett Street
Portland, Maine

Subject: Permit for erection of fire escape on southerly side of building at 238 Brackett Street

Dear Sir:

We are unable to issue a permit for the fire escape from second story to the ground on the southerly side near the front of your building at the above location because the proposed fire escape would be closer to the side lot line than the 10-foot minimum distance set by the Zoning Ordinance for the Apartment House Zone in which the property is located. Since it is likely that this fire escape is being provided to meet requirements of the Safety Law, it is probable that the Board of Appeals would be inclined to give sympathetic consideration to granting relief from the precise terms of the Zoning Ordinance in this case should you care to exercise your appeal rights. Accordingly we are enclosing an outline of the appeal procedure and certifying the case to the Assistant Corporation Counsel, who handles the appeal.

Issuance of a permit after a favorable appeal should be taken in no way as approval by this department of the fire escapes as to location and means of reaching them to provide a second means of egress from the second story of the building in compliance with law. This matter is under the control of the Chief of the Fire Department, who should be consulted concerning it if that has not already been done.

Very truly yours,

(Signed) BARRON McDONALD

Inspector of Buildings

AJS/B

Encl: Outline of appeal procedure

CC: Maggulor & Jones Company
33 Pearl Street

Edward T. Gignoux
Assistant Corporation Counsel

FILL IN COMPLETELY AND SIGN WITH INK

PERMIT ISSUED

Permit No. _____

JUN 20 1935

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, June 13, 1935

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 288 Brackett Street Use of Building Dwelling house

Name and address of owner Eleanor J. Anderson 286 Brackett Street Ward 7

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

General Description of Work

To install Gas fired baker's oven

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

Appeal sustained and Permit Granted by Special Order of Board of Municipal Officers 6/20/35

NOTIFICATION BEFORE LATHING OR CLOSING-IN IS WAIVED.

IF HEATER, POWER BOILER OR COOKING DEVICE

Is heater or source of heat to be in cellar? _____ If not, which story 1st Kind of Fuel gas

Material of supports of heater or equipment (concrete floor or what kind) wood floor

~~To be insulated as per requirements of Building Inspector~~

Minimum distance to wood or combustible material, from top of boiler or casing top of furnace, 4'

from top of smoke pipe 3' from front of heater over 4' from sides or back of heater 6' (sides) 9" (back)

~~To be vented into chimney directly in back of oven~~

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.)

INSPECTION COPY

Signature of contractor Portland Gas Light Company By C. R. Andrews

996 81

(A) APARTMENT HOUSE ZONE

APPLICATION FOR PERMIT

Permit No. 1833

PERMIT ISSUED

JUN 28 1933

Class of Building or Type of Structure Third Class

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

Portland, Maine, June 13, 1933

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

Location 288 Brackett Street Ward 7 Within Fire Limits? yes Dist. No. 5

Owner's or Lessee's name and address Eleonore F. Anderson, 288 Brackett Street Telephone

Contractor's name and address Telephone

Architect's name and address Telephone

Proposed use of building Tenement house and retail bakery

Other buildings on same lot No. families

Plans filed as part of this application? no No. of sheets

Estimated cost $

Fee $ .50

Description of Present Building to be Altered

Material wood No. stories 3 Heat Style of roof Roofing

Last use Tenement house No. families

General Description of New Work

To change the use of a portion of the front apartment, first story, of this multiple family tenement house so that baked goods may be prepared and sold and the sale advertised by two or three small signs

Appeal sustained and Permit Granted by Special Order of Board of Municipal Officers 6/28/33

NOTIFICATION BEFORE LATHING OR CLOSING-IN IS WAIVED.

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

Details of New Work:

Size, front depth No. stories Height average grade to top of plate

Height average grade to highest point of roof

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

Material of foundation Thickness, top bottom

Material of underpinning Height Thickness

Kind of Roof Rise per foot Roof covering

No. of chimneys Material of chimneys of lining

Kind of heat Type of fuel Is gas fitting involved?

Corner posts Sills Girt or ledger board? Size

Material columns under girders Size Max. on centers

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

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

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

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

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

If a Garage

How cars now accommodated on same lot, to be accommodated

How many 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 removal or disturbing of any shade tree on a public street? no

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

Signature of Owner Eleanore F. Anderson

(OVER ON COPY)

(COPY)

City of Portland, Maine

33/22

Appeal sustained unanimously 6/28/33.

Appeal to the Municipal Officers to Change the Decision of the

Inspector of Buildings Relating to the Property leased

by Eleonore J. Andersen at 288 Brackett Street

June 13, 19 33

To the Municipal Officers:

Your appellant, Eleonore J. Andersen

who is the lessee of property at 288 Brackett Street

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

The decision of the Inspector of Buildings denies a permit to convert a portion of the front apartment in the first story for the preparation and the sale of various baked goods on the ground that such a use is non-conforming in the Apartment House Zone where the property is located.

The reasons for the appeal are as follows: The appellant moved into this apartment in ignorance of the zoning restrictions, and with the understanding on the part of the landlord that she could conduct a small retail bakery business in her apartment. She has a combination coal and gas range and a gas range now in her kitchen, and desires to install a small gas fired bake oven in her kitchen, all of these to be used on occasion to bake goods for sale. She desires the right to display baked goods for sale in the front room of the apartment, and to display two or three small signs.

33/27

June 26, 1933

To the Municipal Officers:

The Committee on Zoning and Building Ordinance Appeals to whom was referred the appeal of Eleonore J. Andersen with relation to the establishment of a small bakery in the building at 288 Brackett Street, reports as follows:

It is the belief of this committee that failure to grant this permit involves unnecessary hardship, and that desirable relief may be granted without substantially derogating from the intent and purpose of the Zoning Ordinance.

It is recommended that the appeal be sustained and the permit granted subject to full compliance with the terms of the Building Code, and subject to the condition that advertising display on the premises is to be limited to one small sign inside of the front window.

COMMITTEE ON ZONING AND BUILDING ORDINANCE APPEALS.

_____
Chairman.

_____

_____

June 23, 1933

To Whom It May Concern:

The Committee on Zoning and Building Ordinance Appeals of the Board of Municipal Officers will hold a public hearing at Room 35, City Hall, Wednesday, June 28, 1933 at 11:00 o'clock A. M., Daylight Time, upon the appeal of Eleonore J. Anderson with relation to the establishment of a retail bakery at 288 Brackett Street.

This appellant desires to install a small baker's oven in her kitchen in one apartment of this house in the first story, to display baked goods for sale in the front room of the apartment, and to display two or three small signs advertising the business. A permit has been denied covering installation of the baker's oven and covering change of use, because such a use of a building is not ordinarily permissible under the Zoning Ordinance in the Apartment House Zone where the property is located.

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

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS.

PHILIP J. DEERING, Chairman

33/29

Copy to Rosenberg Bros., 85 Exchange St.

June 23, 1933

Mrs. Eleonore J. Andersen
288 Brackett Street
Portland, Maine

Dear Madame:

The Committee on Zoning and Building Ordinance Appeals of the Board of Municipal Officers will hold a public hearing at Room 35, City Hall, Wednesday, June 28th, 1933 at 11:00 o'clock A. M., Daylight Time, upon your appeal with relation to the establishment of a retail bakery at 288 Brackett Street.

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

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS,

PHILIP J. DEERING, Chairman

FILL IN COMPLETELY AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Permit No. 2549

DEC 21 1981

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

Portland, Maine, December 21, 1981

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 288 Brackett Street

Name and address of owner ~~Rosenberg Bros. Inc.~~ Use of Building tenement house

Contractor's name and address ~~Cohen & Lourie, 116 Middle St.~~ ~~8.5 Exchange St.~~ Ward 7

Telephone F 9641

NOTE: NO PLUMBING OR CLOSING IN IS WANTED

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED.

General Description of Work

To install steam boiler

IF HEATER, POWER BOILER OR COOKING DEVICE

Is heater or source of heat to be in cellar? Yes If not, which story Kind of Fuel coal

Material of supports of heater or equipment (concrete floor or what kind) ~~Concrete~~

Minimum distance to wood or combustible material, from top of boiler or casing top of furnace, 28" from top of smoke pipe 20", from front of heater 10", from sides or back of heater 28" 3"

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.)

INSPECTION COPY

Signature of contractor Cohen & Lourie

By M. Cohen

C C 12/21/81

6 0 41

PERMIT ISSUED

(A) APARTMENT HOUSE ~~CODE~~ Permit No. 2070

JUN 7 1928

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, June 6, 1928

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 398 Brackett Street Ward 7 Within Fire Limits? Yes Dist. No. 3

Owner's or Lessee's name and address Rosenberg Bros., 65 Exchange St. Telephone

Contractor's name and address C. W. Tillotte & Son, 231 Cumberland Ave. Telephone F 3364-M

Architect's name and address

Proposed use of building 2 car garage No. families

Other buildings on same lot Tenement House, 3 families

Description of Present Building to be Altered

Material Wood No. stories 1 Heat Style of roof Roofing

Last use 2 car garage No. families

General Description of New Work

To enlarge present garage, 15' square, making it 16' x 17', adding 2' on Whitney Street side and 1' on side ~~next~~ toward West Street.

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED.

NOTIFICATION FOR CLOSING IN IS WAIVED.

Details of New Work

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

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

Material of foundation mud sills Thickness, top bottom

Material of underpinning Height Thickness

Kind of roof Roof covering Asphalt on roofing Class C Und. Lab

No. of chimneys no Material of chimneys of lining

Kind of heat no Type of fuel Distance, heater to chimney

If oil burner, name and model

Capacity and location of oil tanks

Is gas fitting involved? Size of service

Corner posts 4x4 Sills 4x6 Girt or ledger board? Size

Material columns under girders Size Max. on centers

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

Joists and rafters: 1st floor Cinder, 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 2, to be accommodated 2

Total number commercial cars to be accommodated none

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

Miscellaneous

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

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

Estimated cost $ 75. Fee $ .50

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

Signature of owner Rosenberg Bros.

By C. W. Tillotte & Son.

INSPECTION COPY

Allen P. Cheatham

(CHIEF OF FIRE DEPT.)

6 6 6

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

Application for Permit for Alterations, etc.

Portland, Me., Sept 13,1924 19

To the
INSPECTOR OF BUILDINGS:

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

Location 288 Brackett Street Ward 7 in fire-limits? no

Name of Owner or Lessee, Mrs Minnie Clement Address 288 Brackett St

Description of Present Bldg.

" " Contractor, W H Bollard " 44 Quebec St

" " Architect, "

Material of Building is ..... Style of Roof, ... Material of Roofing, ...

Size of Building is ..... feet long; ..... feet wide. No. of Stories, ...

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

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

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

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

What will Building now be used for? .....

Detail of Proposed Work

to erect tent two feet from all lot lines for the storage of one automobile (temporary use for about three months.

Estimated Cost $25.

If Extended On Any Side

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

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

Of what material will the Extension be built? ..... Foundation? .....

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

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

When Moved, Raised or Built Upon

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

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

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

If Any Portion of the External or Party Walls Are Removed

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

Size of the opening? ..... How protected? .....

How will the remaining portion of the wall be supported? .....

Signature of Owner or Authorized Representative Minnie M. Clement

Address 288 Brackett St.

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK

1.25

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

Application for Permit for Alterations, etc.

Portland, November 15, 1920 *192*

To the
INSPECTOR OF BUILDINGS:

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

Location 288 Brackett Ward, 7 in fire-limits? no

Name of Owner or Lessee, Minnie M Clement Address 288 Brackett

" " Contractor, not let "

" " Architect "

Description of Present Bldg.

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

Size of Building is 38ft feet long; 30ft feet wide. No. of Stories, 2½

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

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

Height of Building 38ft Wall, if Brick; 1st, 2d, 3d, 4th, 5th,

What was Building last used for? dwelling No. of Families? 2

What will Building now be used for? same

DETAIL OF PROPOSED WORK

cut in window and interior alterations
all to comply with the building ordinance

Estimated Cost $100.

IF EXTENDED ON ANY SIDE

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

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

Of what material will the Extension be built? Foundation?

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

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

WHEN MOVED, RAISED OR BUILT UPON

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

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

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

IF ANY PORTION OF THE EXTERNAL OR PARTY WALLS ARE REMOVED

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

Size of the opening? How protected?

How will the remaining portion of the wall be supported?

Signature of Owner or Authorized Representative Minnie M. Clement

Address 288 Brackett St.

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK

PERMIT TO INSTALL PLUMBING

Date Issued 2-3-71

Portland Plumbing Inspector

By ERNOLD R. GOODWIN

App. First Insp.

Date

By

App. Final Insp.

Date

By

FEB 4 1971 ERNOLD R. GOODWIN CHIEF PLUMBING INSPECTOR

Type of Bldg.

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

Address 238 Brickett St. PERMIT NUMBER 144

Installation For: Multi

Owner of Bldg.: Carroll Nevers

Owner's Address: 128 Curtis Rd. Portland, Maine

Plumber: Northern Utilities-5 Temple St. Date: 2-3-71

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

Building and Inspection Services Dept. Plumbing Inspection

PERMIT TO INSTALL PLUMBING

PERMIT NUMBER 18856

Date Issued 11/4/68

Portland Plumbing Inspector

By ERNOLD R. GOODWIN

App. First Insp.

Date NOV 21 1968

By ERNOLD R. GOODWIN
CHIEF PLUMBING INSPECTOR

App. Final Insp.

Date NOV 21 1968

By ERNOLD R. GOODWIN
CHIEF PLUMBING INSPECTOR

Type of Bldg.

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

Address 288 Brackett Street

Installation For: Apt. House

Owner of Bldg: Carroll D. Navarre

Owner's Address: 32 Center Street

Date: 11/4/68

Plumber: Walter B. Hand

NEW	REP'L.		NO	FEE
		SINKS		
		LAVATORIES		
		TOILETS		
		BATH TUBS		
		SHOWERS	1	2.00
1		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

CITY OF PORTLAND, MAINE
389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 775-5451

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

288-290 Brackett St

Mar 9

TO WHOM IT MAY CONCERN:

This is to inform you that the premises at 288-290 Brackett Street and 35-43 Marshall Street are located on a lot of land containing 3,183 square feet in the R-6 Residence Zone. Records in the Office of the Assessor's show that this building has contained five apartment units since the early 1930's and therefore it is grandfathered for five apartment units.

These five apartment units existed prior to the adoption of the City Zoning Ordinance in March of 1958 by the City Council and therefore are recognized as legal for the number of units for this building.

Sincerely,

Warren J. Turner

Warren J. Turner
Zoning Enforcement Inspector

cc: P. Samuel Hoffses, Chief, Inspection Services
Merlin Leary, Code Enforcement Officer

REAL ESTATE ASSESSMENT RECORD — CITY OF PORTLAND, MAINE

CURR. PARCEL NOS.	STREET	BLDG. NO.
288-290	Brackett	

TAXPAYER ADDRESS AND DESCR.

PORTLAND SAVINGS BANK
EAST CONGRESS ST.
CITY

LAND & BLDGS. BRACKETT ST. #288-290 & MARSHALL ST. #35-43 ASSESSORS PLAN 63-I-1 AREA 3183 SQ. FT.

CARD NO. OF	DEVELOPMENT NO.	AREA	DIST.	ZONE	CHART	BLOCK	LOT	CURR. DESC.
					63	I	1	

RECORD OF TAXPAYER	YEAR	BOOK	PAGE
Hazel Strahl M	1936	2255	286
Hazel Strahl M WIDOW & VET	1957		
Portland Savings Bank	1959	2407	219

PROPERTY FACTORS

TOPOGRAPHY		IMPROVEMENTS
LEVEL	✓	WATER
HIGH		SEWER
LOW		GAS
ROLLING		ELECTRICITY
SWAMPY		ALL UTILITIES
STREET		**TREND OF DISTRICT**
PAVED	✓	IMPROVING
SEMI-IMPROVED		STATIC
DIRT		DECLINING
SIDEWALK	✓	

TILLABLE	PASTURE	WOODED	WASTE

LAND VALUE COMPUTATIONS AND SUMMARY

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 1951	1957
20	88	35.00	94	33.20	920	
10 Side	170	.80	35	6.30	250	
I-1 1071 (2)					790	
TOTAL VALUE LAND					1960	1960
TOTAL VALUE BUILDINGS					5750	5910
TOTAL VALUE LAND AND BUILDINGS					7710	6910

SQ. FT. TO-FROM CH. BLK. LOT
SQ. FT. TO-FROM CH. BLK. LOT

LAND VALUE COMPUTATIONS AND SUMMARY

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	1957	1958
TOTAL VALUE LAND					1960	
TOTAL VALUE BUILDINGS					5710	6910
TOTAL VALUE LAND AND BUILDINGS						

SQ. FT. TO-FROM CH. BLK. LOT
SQ. FT. TO-FROM CH. BLK. LOT

ORIG. COST — RENTAL 2340
SALE PRICE — EXPENSE 770 Est.
U. S. R. S. — NET 1574

LAND VALUE COMPUTATIONS AND SUMMARY

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						

SQ. FT. TO-FROM CH. BLK. LOT
SQ. FT. TO-FROM CH. BLK. LOT

LAND VALUE COMPUTATIONS AND SUMMARY

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19
TOTAL VALUE LAND					
TOTAL VALUE BUILDINGS					
TOTAL VALUE LAND AND BUILDINGS					

SQ. FT. TO-FROM CH. BLK. LOT
SQ. FT. TO-FROM CH. BLK. LOT

X BRACKETT ST.
X MARSHALL ST.

ASSESSMENT RECORD

			INCREASE	DECREASE
1900	LAND	700		
	BLDGS.	2700		
	TOTAL	3400		
1951	LAND	750		
	BLDGS.	3450		
	TOTAL	4200		
1957	LAND ✓	750	0	0
	BLDGS. ✓	3425		-25
	TOTAL ✓	4175		-25
1957	LAND ✓	~~750~~ X 75		~~750~~ 75
	BLDGS. ✓	~~3425~~ X 3425		~~3425~~ 3425
	TOTAL ✓	~~4175~~ X 3500		~~4175~~ 3500
1958	LAND ✓	~~750~~ 75		
	BLDGS. ✓	~~3425~~ X 3425		
	TOTAL ✓	~~4175~~ 3500		
1960	LAND	750		
	BLDGS.	3525	3500	
	TOTAL	4275		
19	LAND			
	BLDGS.			
	TOTAL			
19	LAND			
	BLDGS.			
	TOTAL			
19	LAND			
	BLDGS.			
	TOTAL			
19	LAND			
	BLDGS.			
	TOTAL			

COLE-LAYER-TRUMBLE CO. — DAYTON, OHIO

GRADE DENOTES QUALITY OF CONSTRUCTION: A—EXCELLENT; B—GOOD; C—AVERAGE; D—CHEAP; E—VERY CHEAP

YEAR 19

RECORD OF BUILDINGS

CONSTRUCTION

FOUNDATION
- CONCRETE
- CONCRETE BLOCK
- BRICK OR STONE ✓
- PIERS
- CELLAR AREA FULL ✓
- ¼ ½ ¾
- NO. CELLAR

EXTERIOR WALLS
- CLAPBOARDS
- WIDE SIDING
- DROP SIDING
- NO SHEATHING
- WOOD SHINGLES
- ASBES. SHINGLES
- STUCCO ON FRAME
- STUCCO ON TILE
- BRICK VENEER
- BRICK ON TILE
- SOLID BRICK
- STONE VENEER
- CONC. OR CINC. BL.
- Asbestos ✓
- TERRA COTTA
- VITROLITE
- PLATE GLASS
- INSULATION
- WEATHERSTRIP

ROOFING
- ASPH. SHINGLES ✓
- WOOD SHINGLES
- ASBES. SHINGLES
- SLATE TILE
- METAL
- COMPOSITION
- ROLL ROOFING
- INSULATION

FLOOR CONST.
- WOOD JOIST ✓
- STEEL JOIST
- MILL TYPE
- REIN. CONCRETE

FLOOR FINISH

	B	1	2	3
CEMENT	✓			
EARTH				
PINE				✓
HARDWOOD		✓	✓	
TERRAZZO				
TILE				

- ATTIC FLR. & STAIRS ✓

INTERIOR FINISH

	B	1	2	3
PINE		✓	✓	✓
HARDWOOD		✓		
PLASTER		✓	✓	✓
UNFINISHED				
METAL CLG.				

- RECREAT. ROOM
- FINISHED ATTIC 1/2 ✓
- FIREPLACE ✓

HEATING
- PIPELESS FURNACE
- HOT AIR FURNACE
- FORCED AIR FURN.
- STEAM K-58 ✓
- HOT WAT. OR VAPOR
- NO HEATING
- GAS BURNER
- OIL BURNER ✓
- STOKER

PLUMBING
- BATHROOM 3 ✓
- TOILET ROOM
- WATER CLOSET 1 ✓
- LAVATORY
- KITCHEN SINK 5 ✓
- STD. WAT. HEAT
- AUTO. WAT. HEAT ✓
- ELECT. WAT. HEAT
- LAUNDRY TUBS
- NO PLUMBING

TILING
- BATH FL. & WCOT.
- TOILET FL. & WCOT.

LIGHTING
- ELECTRIC
- NO LIGHTING

NO. OF ROOMS
- BSMT. 2ND 6
- 1ST 6 3RD 3

OCCUPANCY
- SINGLE FAMILY
- TWO FAMILY
- APARTMENT 5 ✓
- STORE
- THEATRE
- HOTEL
- OFFICES
- WAREHOUSE
- COMM. GARAGE
- GAS STATION

ECONOMIC CLASS
- OVER BUILT
- UNDER BUILT
- U. 6/14/54 AR. C5
- LD. 4 FD. HM.
- MS. CK 50

10
10
10
505 [illegible]
[illegible]
5/4/51 – 5/12. [illegible]
[illegible]
[illegible]

APT. COMPUTATIONS

UNIT	1951	1957	1958
1352 s.f.	10410		
s.f.			
ADDITIONS	+440		
FIREESCAPE	+180		
BASEMENT			
WALLS HT	+270		
ROOF			
FLOORS			
ATTIC ½	+440		
FINISH			
FIREPLACE	+160		
HEATING			+270
2 1½ BATHS	+50		
PLUMBING	+400	+400	
TILING			
1-2½ BATH	+160		
TOTAL	12160	13560	13830
FACT. -10	-1040	-1040	-1040
REP. VAL.	11420	12500	11770

SUMMARY OF BUILDINGS

OCCUP.		TYPE	GR.	AGE	REMOD.	COND.	REP. VAL.	F. D.	PHY. VAL.	F. D.	BLDG. VAL.	TAX VAL.
APT.	A	2-5/FAP	C	61		F	1142	50%	571	A	571	3425
GAR.	B	2-C.F. 10x15	F	27		F	130	20%	40	B	40	25
	C				demolished					C		0
	D						12500	50	5750	D	5750	3450
	E						11770	50	5890	E	5890	3525
	F									F		
	G									G		

YEAR	1958
TAX VAL.	3425
OLD VAL.	3450
CHANGE	-25

TAX VALS. 1957 3425 / 1958

TOTAL BLDGS. 5750 | 3450