

Edward T. Gignoux
Assistant Corporation Counsel
Warren McDonald, In ptr. of Bldgs.

December 6, 1948

Signs on the property owned by Dr. Ira W. Stockwell at 146
Brighton Avenue in reply of your memo of December 1

It appears that Dr. Stockwell's signs as to number and total area
within the allowances of Section 15A7 of the Ordinance--not more than
two signs for each family housed, with a total area of not more than two
square feet.

Without irritating him to the extent of having someone measure the
signs, I should say there is little doubt that the two signs which he has
come within the two square feet area. There is one sign which I think has
always been there against the building after the usual manner of doctors and
dentists signs. For the other sign he has utilized the same post on a heavy
concrete base on which he had the sign for Dr. McIntire and himself, this be-
ing the one that had caused considerable comment in the neighborhood.

Attached is a photo of the stand ^{and} sign as it was before our final
proceedings began. I should say that he has merely put another sign perhaps
somewhat less than half as large as the one in the photograph with only his
own name on it.

Technically this standard may be in violation of Section 15-A-6, re-
lating to accessory uses and their locations, and of Section 15-B and C which
allows certain encroachments upon front yards.

This situation was covered in item 6 of your letter to Dr. Stockwell
of September 16:

"You will remove the sign presently located on a concrete base in your
front lawn and will substitute a small sign not to exceed two square feet in
area against the house."

This seems like a very small matter, but whether or not this
standard will lead others under somewhat similar circumstances to get pro-
fessional signs out before the face and eyes of the people in a residential
area, is a question.

WMcD/te

Inspector of Buildings

Attachment: Photo at 146 Brighton Avenue

OFFICE CORRESPONDENCE

CITY OF PORTLAND, MAINE

CORPORATION COUNSEL.

*copy sent to
1-4
with*

To: Warren McDonald, Inspector of Buildings

DATE: December 1, 1948

FROM: Edward T. Gignoux, Assistant Corporation Counsel

SUBJECT: Dr. Ira W. Stockwell

*This complaint
can now
be charged
off &
filed
in
J.B.
with*

It has been brought to our attention that Dr. Stockwell has placed his own personal sign upon the lamp post located on the front of his property, the sign being approximately the same size as the old sign but not including the name of Dr. McIntire, who has moved.

Can you have one of your Inspectors check this sign and advise us whether it conforms with the requirements of the Zoning Ordinance. Needless to say, we do not want this case to again become a "cause celebre".

Edward T. Gignoux
Edward T. Gignoux
Assistant Corporation Counsel

ETG:M

RECEIVED
DEC -2 1948
DEPT. OF BLD'G. INSP.
CITY OF PORTLAND

*Copy to
completing 6.13 right*

CITY OF PORTLAND, MAINE
LEGAL DEPARTMENT

*Plan on which I indicated
is to use it as an office with 2nd
September 16, 1948*

Ira W. Stockwell, M. D.
146 Brighton Avenue
Portland, Maine

Dear Sir:

You have requested an opinion from this office as to whether your proposed use of the former two-family dwelling house on the premises owned by you at 146 Brighton Avenue is permitted by the Zoning Ordinance of the City of Portland.

Essentially, your proposal is to occupy the second and third floors of the dwelling house on this property as your private residence while maintaining your dentist's office in a portion of the first floor. At our conference this morning you submitted floor plans of your house upon which you have indicated the use which you propose to make of each room in the house. Referring to this plan, you have advised us that your proposed use is as follows:

1. Dr. McIntire's present office on the first floor will be completely removed from the premises as soon as he can make necessary arrangements elsewhere.
2. You will occupy the entire second and third floors as your private residence.
3. You will use three rooms and the sunporch on the first floor as your dental office. The arrangement of these rooms will be as follows:
 1. The room marked "E11" on your plan will be used as a combination reception office and waiting room for patients.
 2. The sunporch marked "SR" on your plan will be used as your primary operating room with one dental chair.
 3. The room marked "B" will be used as an accessory operating room with a second chair for extractions, etc.
 4. The room marked "K" will be used as a dental laboratory.

CITY OF PORTLAND, MAINE .

LEGAL DEPARTMENT

Ira W. Stockwell, M. D.

Page 2.

September 16, 1948

4. Although you have no specific plans for the other three rooms on the first floor, they will not be used in connection with your office. You contemplate that the room marked "DR" will be kept for a den or study and the rooms marked "B1" and "B2" will be reserved for guests' or maids' rooms.
5. You will have no associate, assistants or employees in your office other than a nurse.
6. You will remove the sign presently located on a concrete base in your front lawn and will substitute a small sign not to exceed two square feet in area against the house.

Based upon our understanding of the facts as outlined above, we are of the opinion that, provided these premises are occupied by you as your bona fide residence and provided you do not attempt to expand your office use beyond the above limits, your proposal does not violate the Zoning Ordinance. As we have advised you throughout our discussions of this matter, this property is located in a Residence AA Zone, in which Section 12A of the Zoning Ordinance permits its use for a private dwelling house and for accessory uses customarily incidental to a primary residential use. So long as you are occupying the major portion of this property as your private residence, you are permitted by the ordinance to use a portion of the first floor for your office, provided that the extent of the use does not exceed that customarily incidental to a residential use. It is our opinion that the proposal outlined above is not excessive and does not violate the standards prescribed by the ordinance.

In order to make the record absolutely clear, however, we wish again to record here our opinion that the use of the first floor of this property for two dentists' offices, as we understand it has been used for some time, particularly when you, yourself, were not living there, has unquestionably constituted a violation of the Zoning Ordinance. You have assured us, however, that Dr. McIntire is moving his office as soon as he can make arrangements elsewhere, and that you desire in good faith to bring yourself into complete compliance with the ordinance. We have advised you that, in view of the misunderstanding which has existed concerning Dr. McIntire's office, we will provide you with a reasonable period of time in which to make other arrangements for him.

While, on the basis of the facts outlined by you, we are of the opinion that your proposal does not violate the ordinance, you must realize that the informal approval of this office can not preclude the right of any neighbor through appropriate court action to seek an injunction to prevent this use and that, if such an action is brought, it will have to be defended by you without the intervention of the city. We should also caution you that, if further inspection of the premises by the Building Inspector's office, either upon complaint or in connec-

CITY OF PORTLAND, MAINE

Ira W. Stockwell, M. D.

LEGAL DEPARTMENT
Page 3.

September 16, 1948

tion with an application for a building permit should reveal that you have exceeded the above plan, the city would, of course, be compelled to institute legal proceedings against you.

I hope that the above fully answers any questions you may have. If there is anything further you desire, please do not hesitate to call upon us.

Very truly yours,

Edward T. Gignoux
Assistant Corporation Counsel

ETG:M

cc: Warren McDonald
Inspector of Buildings

Jacob H. Berman, Esq.

File: Compl. 146 Brighton Ave. I

Barnett I. Cur, Corp Counsel
Edw. T. Gignoux Asst. Corp. Counsel

Sept. 13, 1948

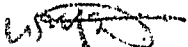
Warren McDonald, Insptr. of Bldgs.

Complaint at 146 Brighton Ave. (Dr. Stockwell)

I have looked up the matter of signs in connection with this case, and find that Section 15A7 allows not more than two signs for each family housed with total area not more than two square feet (not two feet square).

Dr. Stockwell has at least one sign against his house and there is another bearing the names of each dentist placed on a concrete pier in the front. The area of both signs would exceed two square feet, I feel sure. The sign in the front yard probably violates the provision that the front yard shall be "open for its full required length, width, depth and area from its lowest point to the sky unobstructed...."

The sign on the post in the front yard has been one of the "bones of contention" on the part of the near neighbors, especially the Hanson's across Catherine St.


Inspector of Buildings.

C-46-71-1
(146 Brighton Avenue)

Lyman S. Moore, City Manager

September 7, 1948

Warren McDonald, Inspector of Buildings

Message from E. Hansen, neighbor of the Dr. Stockwell house
at 146 Brighton Avenue

Mr. Hansen, who lives directly across Catherine Street from
the Dr. Stockwell house, and who came in to talk the situation over
with me last Saturday, came into the office again today, and in my
absence left the message that all out there are apposed to the Dr.
Stockwell situation and that they feel that they ought to be pro-
tected by the zoning law without the necessity of filing any peti-
tion.

Inspector of Buildings

WMcD/G

ing without a permit.

CORRESPONDENCE

CITY OF PORTLAND, MAINE

CORPORATION COUNSEL

To: Warren McDonald, Inspector of Buildings

DATE: August 20, 1948

From: Edward T. Gignoux, Assistant Corporation Counsel

SUBJECT: Ira W. Stockwell - 146 Brighton Avenue

Since your memorandum of August 10, 1948 concerning this matter, this office has had several conferences with Dr. and Mrs. Stockwell, Dr. Stockwell's attorney, Raymond W. Oakes, Esq. and you concerning the use of the two-family dwelling house on the above premises. You will recall that at our conference with Mr. Oakes in this office Wednesday afternoon, we advised Mr. Oakes to the following effect:

A. This property is located in a Residence AA Zone, in which Section 12A of the Zoning Ordinance of the City of Portland permits its use for a private dwelling house and for accessory uses customarily incidental to the residential use.

B. That the use of the first floor of this residence for two dentists' offices is unquestionably a violation of the Zoning Ordinance.

C. That, if Dr. and Mrs. Stockwell are occupying these premises as their bona fide residence, he can legally use a portion of the first floor of the residence for his own office so long as the extent of the use does not exceed that customarily incidental to the residential use.

We also advised Mr. Oakes that so long as we were assured of Dr. Stockwell's good faith, we would provide him with a reasonable period of time in which to make other arrangements for Dr. McIntire and to bring himself in compliance with the Ordinance.

Shortly after our conference with Mr. Oakes, Dr. Stockwell telephoned me personally to advise that he and Mrs. Stockwell intended to bring themselves into complete compliance with the Zoning Ordinance as soon as this could feasibly be accomplished and that Dr. McIntire's office would be completely removed from the premises as soon as he could make arrangements elsewhere after his return from his vacation. Dr. Stockwell then outlined the following as his proposed use of this property:

Assistant Corporation Counsel

1. The Stockwell's would occupy the entire second floor and several rooms on the first floor as their private residence. It is my understanding that the first floor rooms will consist of a den or study and guest or maid's rooms.

2. Four rooms in the front portion of the first floor would be used as Dr. Stockwell's own office to consist of the following:

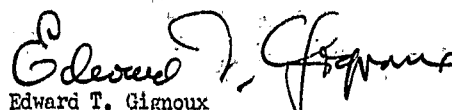
A waiting room
An operating room with one dental chair
An accessory operating room with a second chair
a laboratory

3. Dr. Stockwell will have no associates, assistants or employees in his office other than a nurse.

4. The total office occupancy will be four rooms of the fourteen rooms in the house.

We are of the opinion that, provided Dr. Stockwell does not attempt to expand beyond the above limits, his proposed use of these four rooms for his dentist office can be considered as accessory to the primary residential use, which is not prohibited by the Zoning Ordinance. While we have advised Dr. Stockwell and Mr. Oakes to this effect, we have also indicated that our informal approval does not preclude the right of any neighbor through appropriate legal action from seeking an injunction to prevent this use and that, if such action is brought, it would have to be defended by Dr. Stockwell without intervention of the city. We have also advised Dr. Stockwell that, if further inspection of the premises, either upon complaint or in connection with an application for a building permit, should reveal that he has exceeded the above plan, the city will, of course, be compelled to take steps to enforce the Ordinance.

It is our understanding that your views are in conformity with the above.


Edward T. Gignoux
Assistant Corporation Counsel

ETG:M



Assistant Corporation Counsel

ATH

CITY OF PORTLAND, MAINE
LEGAL DEPARTMENT

August 16, 1948

Dr. Ira W. Stockwell
146 Brighton Avenue
Portland, Maine

Dear Sir:

Several complaints have been received by the Building Inspector in recent weeks concerning the use of the first floor of the residence owned by you at 146 Brighton Avenue as dentist offices for yourself and Dr. McIntire.

As you were advised on the telephone today, this property is located in a Residence AA Zone, in which Section 12 of the Zoning Ordinance of the City of Portland prohibits the use of property for other than residence and limited accessory uses. The Ordinance definitely does not permit the use of property in this Zone for business, commercial or professional purposes. The use of a portion of a private residence for the owner's office might fall in the category of a permissible accessory use, but the use of the first floor of this residence for two doctors' offices is unquestionably a violation of the Zoning Ordinance.

The Building Inspector has turned this matter over to this office for the institution of legal proceedings to enforce the provisions of the Zoning Ordinance. You have advised us, however, that you wish to make certain modifications in the nature of your use of these premises and submit the legality of the proposed use to the Board of Zoning Appeals for review. The next meeting of the Board of Appeals will be held on Friday, September 5, 1948. If your attorney can have your petition prepared and on file prior to this Wednesday, August 18, your case will be in order for hearing at this meeting. I have advised Mr. Oakes that we will delay any legal action until the Board of Appeals shall have had an opportunity to review the matter at its September 3rd meeting.

Very truly yours,

ETG
Edward T. Gignoux
Assistant Corporation Counsel

cc: Raymond Oakes, Esq.
Warren McDonald

RECEIVED

AUG 18 1948

DEPT. OF BLD'G. INSP.
CITY OF PORTLAND

ATH
Edward T. Gignoux, Assistant Corporation Counsel August 10, 1948

Warren McDonald, Inspector of Buildings

Use of the dwelling at 146 Brighton Avenue, corner of Catherine Street in violation of the Zoning Ordinance

You will remember our conversation about the use of this building by Drs. Stockwell and McIntire as a dentist's office, several weeks ago, it still being a difficult matter for this enforcement office to explain to those who are curious, and some are.

Now we have application for a permit to make an alteration in the second story apartment by way of a "picture" window, a permit which I am not able to issue until more information as to the structure is furnished.

Although this proposed change apparently has no bearing upon the first story use contrary to the Zoning Law, and no harm appears in issuing this particular permit with a letter explaining that the permit is without prejudice to the question of use, it is my hope that we can get the entire matter cleared up without much delay.

For a resume of the situation, my memorandum concerning it of March 7, 1947, which, I find, was addressed to Mr. Shur instead of yourself.

The fact that Dr. Stockwell told me that he was using the two front rooms for his dentist's office and the rear rooms for his residence except when at his summer camp, when all the time his real residence was at his recently purchased home on Highland Street; the removal of this subterfuge by discontinuing the rear rooms as any type of living quarters and renting part of the first story to Dr. McIntire; and the current directory showing at 146 Brighton Avenue that it is the office of Dr. McIntire and the office and house of Dr. Stockwell, while under his alphabetical name listing his office is given at 146 Brighton Avenue and his residence at 9 Highland—these certainly indicate that he has not been in good faith in the proposition.

In March, 1947 Dr. Stockwell told me that eventually Dr. McIntire would occupy the second floor apartment as his place of residence. Even if he did, the use of the part of the first story for Dr. Stockwell's office would not be reconciled with the Zoning Ordinance. The current directory lists Dr. McIntire as living at 242 Douglas Street.

Inspector of Buildings

P.S. The doctor is also in violation of the Building Code, of course, because he has changed the use of the dwelling without a permit.

WMCU/S

146 Brighton Ave
CITY OF PORTLAND, MAINE
CORPORATION COUNSEL

CITY OF PORTLAND, MAINE

CORPORATION COUNSEL

To: Warren McDonald, Inspector of Buildings

DATE: September 16, 1948

From: Edward T. Gignoux, Assistant Corporation Counsel

SUBJECT: Ira W. Stockwell - 146 Brighton Avenue

Forwarded herewith is copy of letter which was discussed
by you, Mr. Shur and I during our conference today and which
we have mailed to Dr. Stockwell.

It is our understanding that this closes this matter
for the present.

Edward T. Gignoux
Edward T. Gignoux
Assistant Corporation Counsel

ETG:M
Enclosure

112-145 Brighton Ave.)

March 7, 1947

To: Barnett I. Shur, Corporation Counsel
From: Inspector of Buildings
Subject: Violation of Zoning Ordinance and Building Code at 145 Brighton Avenue, corner Catherine Street

The 2-family dwelling house at 142-143 Brighton Avenue, corner of Catherine Street has been converted in first story to two suites of dentist's offices. Since the property is located in a Residence AA Zone, the new use of first story is obviously in violation of the Zoning Ordinance as per Section 12A. This violation is called to your attention in accordance with Section 17B of the Zoning Ordinance.

Upon complaint of Messrs. Fred Gabai and Edward Hacker to Corporation Counsel W. Mayo Fayson last May, we found that Dr. Ira Stockwell, a dentist, was using a part of the first story for his dentist's office while his home was and is now up on Highland Street. When the situation was called to the attention of Dr. Stockwell, and it was explained to him that his dentist's office in that zone would only be allowable if it could be established as an accessory use customarily incident to his home on the same lot where the office was located, he intimated that he would use only one or two rooms in the front of the first story for his office and the rooms in the rear for his home.

His home is still on Highland Street, however, and recently Dr. Clarence McIntire has announced in the newspapers the opening of his dentist's office in the same building.

Upon examination today I find in the first story of the building that Dr. Stockwell has two operating rooms, an office, a waiting room and a laboratory (the latter two I believe he uses in common with Dr. McIntire), and Dr. McIntire has an operating room and an office. The second story is occupied by a single apartment.

Dr. Stockwell told me that eventually Dr. McIntire would occupy the second floor apartment as his place of residence.

The property is actually held in the name of Laura Nye Stockwell.

The 2-family dwelling house was and would still be a non-conforming use in the Residence AA Zone, having been built before adoption of the Zoning Ordinance, so that the change in use which Dr. Stockwell has made without a permit and without a certificate of occupancy, as required by both the Building Code and the Zoning Ordinance, represents a change from one non-conforming use to another. With reference to Sec. 12A of the Zoning Ordinance it will be seen that the most restricted zone in which the existing non-conforming 2-family is allowable, is a Residence C Zone, and the zone next greater to a Residence C in degree of restriction is a Residence A Zone. Examination of Sec. 11A will show that the doctor's offices as carried on are not allowable uses in the Residence A Zone. At first glance there might appear to be some question as to whether a Residence A Zone or a Residence B Zone were next greater in degree of restriction to a Residence C Zone, but detailed examination shows clearly that the Residence A Zone is less restricted than Residence B Zone and that Residence A is more restricted than Residence C.

ATH
ESS
RMT
AJS
PH
DC
DJ
AS

*See notes in
my in regard
to this in permit
from last July
of 11/19/47
J. B. St. 363
N.M.P.*

Subject I. Shur ----- 2

March 7, 1947

Mr. Stockwell, it seems sufficient to show that a part of the building has been converted since 1938 and is now being used for a use not in conformity with the provisions for Allowable uses in a Residence AA Zone as set forth in Section 12A of the ordinance.

Inspector of Buildings

17-1-47

673 Brighton Ave

1945-

146: Thomas A. Noonan
147: Arthur J. Nelson
1946 (over)

Same as 1945

1947

146: Dr. W. Stockwell ^{dentist}
Blaren ^{McIntire}
148 Arthur J. Nelson

1948

146: Dr. W. Stockwell ^{dentist}
Blaren E. McIntire ^{dentist}
148 Arthur J. Nelson

Dr. Stockwell's
residence in
Brighton

N.S.M.
dentist 1945
1946

does not appear
1947

dentist 146 Brighton Ave
also residence at 9 Highland
1948

dentist, 146 Brighton Ave
home 9 Highland St
146 13 Brighton Ave
1946

Ownership

Record

at

146-148 Brighton Ave

1934 - Samuel E. Somers

1941 - Margaret M. Somers

1944 - Geneva Nelson

1946 - Lawrence Nye Stockwell

at

9 Highland St

1937 Helen S. Webster

1947 Lawrence Nye Stockwell

Continuation

Complaint No. C46/71

Location 146 Brighton Ave.

Date Received

Date Disposed of

NOTES

8/26/47 - Conf. in
Mr. Moore's office -
Present Mr. Moore,
Miss Gagnon and
M.D.

8/26/47 - examined
interior of house,
found floor being
beaten up, one
dormer in and
others had been
closed and
plastered and
according to
carpenter fore-
man that as
all of the work
done which was
done in a hurry.

WMT



CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Complaint No. 46-71

COMPLAINT

Date received May 22, 1946

INSPECTION COPY

Location 142-148 Brighton Avenue

Use of Building Doctor's office & Drilling
2012 142-148 Brighton Avenue
Dr. Ira Stockwell, 146 Brighton Avenue

Telephone 2-0844

Telephone

Telephone

Address Fred Cabbi & Ed Hacker (through W. Mayo Payson)
Dentist's office established in this building an allowable user

Dr. Clarence McIntire
Announces The Opening of
His Office For The Practice of
General Dentistry
At
146 BRIGHTON AVE.
Hours 9 to 5 Daily
By Appointment
PHONE 4-6556

Was the term? How can
Ann McIntire in the office
from which the sign
on the second floor
out, which will be
about a month or two
back, if this is
the surgical residence?
Would be the registration
as a voter from the
add. as you the said
of work for a summer
residence, which I understand
is not the better than
had, or would have.
Print
5/25/46. Dr. Stockwell
asked me if he
should use 2 rooms
& balance of 1st
floor as his
home. I explained
to him the
term necessary
now as commonly
used and to the
house.

5/10/46. In answer to Dr. S.T.
and letter to Capt. [unclear] [unclear]

(AA) RESIDENCE ZONE - AA
Complaint No. C-46-71
Location 142-148 Brighton Ave
Date Received 5/22/46
Date Disposed of

NOTES

5/22/46 Tailor Mr. Stockwell
that I noticed his sign,
and upon investigation
into zoning laws, came
to the conclusion that
a contest of his was not
an allowable use. He
asked me if there had
been complaints, and
I answered him in
the negative, thinking I
might spare him the
trouble of a neighbor-
hood complaint. He
also asked me if I
had talked with Mr.
M.D. and I told him
I had not. He then
said Mr. M.D. had
told him, a contest
office was an accessory
use, that otherwise
he would not have

gone ahead because
I have a \$15000
investment there.
He asked me what
the difference was
between a contest
office being an
accessory use, and
an accessory
use. Physician?
I told him, that
presumably I could
see no difference
between it being
the issue of a
legal question, that
I was unable to
answer. He
then said, "I
would talk it
over with Mr. M.D."
and said he, I would
call him, that was
the better I could
"you call Mr. M.D."
after 3 P.M.
J. S. K.
Stockwell, 142 H. S. Building



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, ~~July 19, 1948~~

PERMIT ISSUED

01262

JUL 21 1948

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 146 Brighton Ave Use of Building Office + Dwelling No. Stories 1 New Building Existing "
Name and address of owner of appliance See See Telephone 25871
Installer's name and address Paulus T. Lyell Telephone 25871

General Description of Work

To install Oil Burner Hot water - Gravity

IF HEATER, OR POWER BOILER

Location of appliance or source of heat Type of floor beneath appliance
If wood, how protected? Kind of fuel
Minimum distance to wood or combustible material, from top of appliance or casing top of furnace
From top of smoke pipe From front of appliance From sides or back of appliance
Size of chimney flue Other connections to same flue
If gas fired, how vented? Rated maximum demand per hour

IF OIL BURNER

Name and type of burner Mastercraft Labeled by underwriter's 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
Location of oil storage Basement Number and capacity of tanks 2 - 275 gal
If two 275-gallon tanks, will three-way valve be provided? 2 Tanks for 2 separate burners
Will all tanks be more than five feet from any flame? Yes How many tanks fire proofed? metal
Total capacity of any existing storage tanks for furnace burners 1 - 275 gal

IF COOKING APPLIANCE

Location of appliance Kind of fuel Type of floor beneath appliance
If wood, how protected?
Minimum distance to wood or combustible material from top of appliance
From front of appliance From sides and back From top of smoke pipe
Size of chimney flue Other connections to same flue
Is hood to be provided? If so, how vented?
If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

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

APPROVED:

Ch. 7-20-48 P.M.S.

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

INSPECTION COPY

Signature of Installer

Paulus T. Lyell By W. A. Muel

AP 146 Brighton Avenue-1

October 4, 1947

Dr. Ira Stockwell
146 Brighton Avenue
Portland, Maine

Subject: Permit for installation
of oil burning heater in the
2-family dwelling house at 146
Brighton Avenue

Dear Dr. Stockwell:

This permit to install new heater is issued without prejudice as to the settlement of the question of use to comply with the law, the present use for single apartment and two suites of dentist's offices being contrary to the Building Code at least in the particular that the use of the building has been changed without a permit and without a certificate of occupancy, neither of these being issuable, even if applied for, because the use to which you are putting the building is contrary to the Zoning Ordinance in the Residence AA Zone where your property is located.

Very truly yours,

Inspector of Buildings

WHD/S

CC: Edward T. Gignoux
Assistant Corporation Counsel



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

PERMIT ISSUED
02626
OCT 2 1947

RECEIVED
OCT -2 1947

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE.

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

Location 146 Brighton Ave. Use of Building Office & Dwelling No. Stories 2 1/2 Existing Existing
Name and address of owner of appliance Dr. Ira Stookwell
Installer's name and address Portland Lehigh Fuel Co Telephone 25871

General Description of Work
To install Install Oil burner furnace (Garavity water)

IF HEATER, OR POWER BOILER

Location of appliance or source of heat _____ Type of floor beneath appliance _____
If wood, how protected? _____ Kind of fuel _____
Minimum distance to wood or combustible material, from top of appliance or casing top of _____
From front of appliance _____ From sides or back _____
Size of chimney flue _____ Other connections to same flue _____
If gas fired, how vented? _____ Rated maximum demand per hour _____

IF OIL BURNER

Name and type of burner Mastercraft Labeled by underwriter's laboratories? yes
Will operator be always in attendance? no Does oil supply line feed from top or bottom of tank? yes
Type of floor beneath burner concrete
Location of oil storage basement Number and capacity of tanks 1-275
If two 275-gallon tanks, will three-way valve be provided? _____
Will all tanks be more than five feet from any flame? yes How many tanks fire proofed? _____
Total capacity of any existing storage tanks for furnace burners 275 None

IF COOKING APPLIANCE

Location of appliance _____ Type of floor beneath appliance _____
If wood, how protected? _____ Kind of fuel _____
Minimum distance to wood or combustible material from top of appliance _____
From front of appliance _____ From sides and back _____ From top of smokepipe _____
Size of chimney flue _____ Other connections to same flue _____
Is hood to be provided? _____ If so, how vented? _____
If gas fired, how vented? _____ Rated maximum demand per hour _____

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Permit Issued with Letter

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.)

APPROVED:
OK. 10-3-47. I P.M.

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

Signature of Installer Portland Lehigh Fuel Co.

ON COPY

Free

INQUIRY BLANK

ZONE SA

FIRE DIST. No

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

DATE 12/22/45

Verbal
By Telephone

LOCATION 148 Brighton Ave OWNER _____

MADE BY Mr. Dyer, Clifford Luman Co TEL. 4-0331

ADDRESS _____

PRESENT USE OF BUILDING 2-family dwg.

CLASS OF CONSTRUCTION _____ NO. OF STORIES _____

REMARKS: Has prospect to buy place if he can
have his own dentist's office in 1st
story (probably 2 rooms)

INQUIRY: Can dentist's office be permitted
in owner's 1st story apartment.

ANSWER: Phoned Mr. Dyer that I shall interpret a dentist's own office in his own
home as an accessory use customarily incident to that home. Told him there would
be limitations on signs, and that offended neighbors might go to the Board of Appeals
or even from the Board to Court and get me over-ruled.

DATE OF REPLY 12/22/45

REPLY BY W McD



APPLICATION FOR PERMIT TO BUILD

It is possible for you to find out the law, whether you know the requirements or not. **READ!**

To the INSPECTOR OF BUILDINGS, PORTLAND, ME. Application, Maine, July 1, 1926 19

The undersigned hereby applies for a permit to build, according to the following specifications, the Laws of the State of Maine, and the Building Ordinance of the City of Portland, Me.

Location 144-148 Brighton Avenue Ward 3 Within Fire Limits? no

Owner's name and address? Samuel E. Jowers, 26 Hovon Street

Contractor's name and address? J. R. Knocland, Broadway Street

Architect's name and address? _____

Proposed occupancy of building (purpose)? Private Garage 2 cars

No. families? _____ apartments? _____ lodgers? _____

Size, front? 18, depth? 20, No. stories? 1, height, average grade to highest point of roof? 12

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

Material of foundation? concrete posts Thickness, top? _____ bottom? _____

Material of underpinning? _____ over 4 ft. high? _____ thickness? _____

Kind of roof (pitch, hip, etc.)? ditch Kind of roofing? asphalt

Kind of heat? no Material of chimney? _____, of lining? _____

Size of Framing Members

Corner posts? 4x4 Sills? 2x6 Rafters or roof beams? 2x4 on center? 20

Material and size of columns under girders? no on center? _____

Ledger board used? no Size? _____ Studs (outside walls and carrying partitions) 2 x 4 16" O. C.

Girders 6" x 8" or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts will be all one piece in cross section.

Floor timbers: 1st floor concrete, 2nd _____, 3rd _____, 4th _____

On centers: 1st floor _____, 2nd _____, 3rd _____, 4th _____

Span: 1st floor _____, 2nd _____, 3rd _____, 4th _____

If 1st or 2nd Class Building

External walls } thickness { 1st story _____, 2nd story _____
Party walls } 1st story _____, 2nd story _____

Material of cornice? _____ How fastened? _____

NOTIFICATION
before
LATHING OR CLOSING-IN
is
WAIVED

If Apartment, Tenement or Lodging House

Dimensions of lot? _____

Descriptions of other buildings on lot? _____

Clear distance to rear lot line? _____, to one side lot line? _____, to other side lot line? _____

If a Private Garage

No. cars now accommodated on lot? vacant Total number to be accommodated? 2 cars

Other buildings on same lot? two small house to be built

Distance from nearest present building to proposed garage? 4ft

All parts of garage, including eaves, will be at least 2 ft. from all lot lines.

Garage will be at least 6ft feet from nearest windows of adjoining property.

Will there be a heating plant within building? no

If so, how protected? no

Miscellaneous

Will the above construction require the removal or disturbing of any shade tree on the public street? no

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

Estimated total cost \$ 300. Fee? .75

Signature of owner or authorized representative? Samuel E. Jowers, Margaret M. Jowers

By Samuel E. Jowers



APPLICATION FOR PERMIT TO BUILD

are responsible for complying with the law, whether you know the requirements or not.

CLASS BUILDING
3rd This Application and

Get All Questions Settled BEFORE Commencing Work. July 9, 1926. 19

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to build, according to the following specifications, the Laws of the State of Maine, and the Building Ordinance of the City of Portland:

Location 144-149 Brighton Ave. Ward 8 Within Fire Limits? No

Owner's name and address? Samuel E. and Margaret M. Somers, 46 Hoyas St.

Contractor's name and address? J. R. Knooland, Elmwood St.

Architect's name and address? _____

Proposed occupancy of building (purpose)? _____

No. families? _____ apartments? _____ lodgers? _____

Size, front? 23, depth? 60 No. stories? 2 1/2, height, average grade to highest point of roof? 20 ft.

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

Material of foundation? Concrete Thickness, top? 16" bottom? 10"

Material of underpinning? Con. blocks over 4 ft. high? No thickness? 8"

Kind of roof (pitch, hip, etc.)? Pitch Kind of roofing? Asphalt

Kind of heat? Hot Water Material of chimney? 1 1/2 flue chin. of lining? Flue

SIZE OF FRAMING MEMBERS

Corner posts? 6 x 6 Sills? 4 x 8 Rafters or roof beams? 2 x 8 on center? 16"

Material and size of columns under girders? 4" dia iron pipe on center? _____

Ledger board used? No Size? _____ Studs (outside walls and carrying partitions) 2 x 4 16" O.C.

Girders 6" x 8" or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts will

be all one piece in cross section.

Floor timbers: 1st floor 2 x 8, 2nd 2 x 8, 3rd 2 x 6 - 16" O.C. Unfinished

On centers: 1st floor 16", 2nd 16", 3rd _____, 4th _____

Span: 1st floor Not over 14 ft., 2nd Not over 14 ft., 3rd _____, 4th _____

Floor joists will be 2 x 6 double 16" O.C. Finished span and carrying the _____

External walls } thickness { 1st story _____, 2nd story _____

Party walls } thickness { 1st story _____, 2nd story _____

Material of cornice? _____ How fastened? _____

IF APARTMENT, TENEMENT OR LODGING HOUSE

Dimensions of lot? _____

Descriptions of other buildings on lot? _____

Clear distance to rear lot line? _____, to one side lot line? _____, to other side lot line? _____

IF A PRIVATE GARAGE

No. cars to be accommodated? _____

Other buildings on same lot? _____

Distance from nearest present building to proposed garage? _____

All parts of garage, including eaves, will be at least 2 ft. from all lot lines.

Garage will be at least _____ feet from nearest windows of adjoining property.

Will there be a heating plant within building? _____

If so, how protected? _____

MISCELLANEOUS

Will the above construction require the removal or disturbing of any shade tree on the public street? No

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

Estimated total cost \$ 7500.00 Fee? 1.50

Signature of owner or authorized representative? Samuel and Margaret Somers

By _____

APPLICATION FOR PERMIT

PERMIT ISSUED

OCT 21 1985

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION 0.011.84

ZONING LOCATION PORTLAND, MAINE Oct. 19, 1985

City Of Portland

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

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

LOCATION Fire District #1, #2, #3
1. Owner's name and address John F Ridge - Pleasant Valley Ave. Telephone 799-3109
2. Lessee's name and address Cape Elizabeth Telephone
3. Contractor's name and address Owner Telephone
Proposed use of building dwelling No. of sheets
Last use same No. families
Material No stories Heat Style of roof Roofing
Other buildings on same lot 600
Estimated contractual cost \$ Appeal Fees \$ 25.00
Base Fee
Late Fee
TOTAL \$
FIELD INSPECTOR-Mr. @ 775-5451

To remove porch 8' x 2 1/2' approx 2 porches on 2 floors to close wall and install windows as per plans. removing 2 doors and replacing with windows, same header size as door.

Stamp of Special Conditions

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

DETAILS OF NEW WORK

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

IF A GARAGE

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

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

Signature of Applicant John F. Ridge Phone #
Type Name of above 1 2 3 4
Other and Address

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date September 17, 1985
 Receipt and Permit number D04330

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:

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

LOCATION OF WORK: 146 Brighton Avenue
 OWNER'S NAME: John Ridge ADDRESS: Pleasant Valley Ave., Cape E.

OUTLETS:

Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL _____

FIXTURES. (number of)

Incandescent _____ Fluorescent _____ (not strip) TOTAL _____

Strip Fluorescent _____ ft. _____

SERVICES:

Overhead _____ Underground _____ Temporary _____ TOTAL amperes _____

METERS: (number of) 1 _____ 50

MOTORS: (number of) _____

Fractional _____

1 HP or over _____

RESIDENTIAL HEATING:

Oil or Gas (number of units) _____

Electric (number of rooms) _____

COMMERCIAL OR INDUSTRIAL HEATING:

Oil or Gas (by a main boiler) _____

Oil or Gas (by separate units) _____

Electric Under 20 kws _____ Over 20 kws _____

APPLIANCES: (number of)

Ranges _____ Water Heaters _____

Cook Tops _____ Disposals _____

Wall Ovens _____ Dishwashers _____

Dryers _____ Compactors _____

Fans _____ Others (denote) _____

TOTAL _____

MISCELLANEOUS: (number of)

Branch Panels _____

Transformers _____

Air Conditioners Central Unit _____

Separate Units (windows) _____

Signs 20 sq. ft. and under _____

Over 20 sq. ft. _____

Swimming Pools Above Ground _____

In Ground _____

Fire/Burglar Alarms Residential _____

Commercial _____

Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____

over 30 amps _____

Circus, Fairs, etc. _____

Alterations to wires _____

Repairs after fire _____

Emergency Lights, battery _____

Emergency Generators _____

INSTALLATION FEE DUE: _____

FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT DOUBLE FEE DUE: _____

FOR REMOVAL OF A "STOP ORDER" (304-16.b) _____

TOTAL AMOUNT DUE: 5.00 Min.

INSPECTION:

Will be ready on _____, 19__; or Will Call x

CONTRACTOR'S NAME: Larry Hannan

ADDRESS: 51 Lawn Ave., S. P. 04106

TEL.: 767-4471

MASTER LICENSE NO.: 2885 SIGNATURE OF CONTRACTOR: _____

LIMITED LICENSE NO.: _____ Larry Hannan

INSPECTOR'S COPY — WHITE

OFFICE COPY — CANARY

CONTRACTOR'S COPY — GREEN

APPLICATION FOR PERMIT

PERMIT ISSUED

OCT 21 1985

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION 001184

City Of Portland

ZONING LOCATION PORTLAND, MAINE Oct: 18, 1985

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

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

- 1. Owner's name and address ..John E. Ridge .. Pleasant Valley Ave... Telephone ..799-3109.
2. Lessee's name and address Cape Eliz..... Telephone ...773-8125
3. Contractor's name and address .. Owner..... Telephone

Proposed use of building ..dwelling..... No. of sheets
Last use ..same..... No. families ..2.....
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$.....600.....

FIELD INSPECTOR—Mr. @ 775-5451

Appeal Fees \$
Base Fee25.00.....
Late Fee
TOTAL \$

To remove porch 8' x 2 1/2' approx 2 porches on 2 floors to close wall and install windows as per plans. removing 2 doors and replacing with windows, same header size as door.

Stamp of Special Conditions

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

DETAILS OF NEW WORK

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

IF A GARAGE

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

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

Signature of Applicant [Signature] Phone # ..same.....
Type Name of above John F. Ridge 1 [x] 2 [] 3 [] 4 []
Other
and Address

FIELD INSPECTOR'S COPY APPLICANT'S COPY OFFICE FILE COPY

[2] MA. CARROLL

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION 0127

FEB 11 1987

ZONING LOCATION PORTLAND, MAINE Jan. 10, 1980

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

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

LOCATION 148-156 Brighton Avenue Fire District #1 #2

1. Owner's name and address John & Ann H. Ledge, 100 Western Ave Telephone 773-8135

2. Lessor's name and address Viana Assoc. Assoc. Telephone

3. Contractor's name and address 100 Olde Birch Lane - Port- 04101 Telephone 878-2255

Contractor - Owner No. of sheets

Proposed use of building 3 family dwelling No. families

Last use No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated contractual cost \$ 200,000

FIELD INSPECTOR - Mr. J. S. 1000 @ 775-5451

Appeal Fees \$

Late plan 300.00

Late Fee 1,020.00

TOTAL \$ 543.10

minor site plan review
To construct 2 story family dwelling,
60 1/2' x 27' x 8 1/2', no garages
also to construct 9' retaining wall
also to construct 3 garages, 12' x
27' size of garages

Stamp of Special Conditions

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

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?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate 26' Height average grade to highest point of roof 33'
Size, front 60 1/2' depth 27' No. stories 2 solid earth or rock earth
Material of foundation concrete Thickness, top 10" bottom 10" cellar partial
Kind of roof pitch Rise per foot 8/12 Roof covering asphalt shingles
No. of chimneys 3 Material of chimneys metalbestos Kind of heat elec fuel
Framing Lumber - Kind pine Dressed or full size Crossed Corner posts 2 x 10 Sills 2 x 10
Size Girder 2 x 12 Columns under girders 2 x 12 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 2 x 10 2nd 2 x 8 3rd roof 2 x 4
On centers: 1st floor 16 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 3, number commercial cars to be accommodated
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY: DATE

MISCELLANEOUS

BUILDING INSPECTION - PLAN EXAMINER Will work require disturbing of any tree on a public street? no

ZONING: BUILDING CODE: Will there be in charge of the above work a person competent

Fire Dept.: to see that the State and City requirements pertaining thereto

Health Dept.: are observed? yes

Others:

Signature of Applicant Robert Viola Phone # same

Type Name of above Robert Viola for Viana Assoc. 1 2 3 4

and Address

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY

2

PLUMBING PERMIT APPLICATION

City of Maryland
 Prince Georges County
 Department of Public Works
 1400 Sully Road
 Alexandria, VA 22304

Address: 1234 Main St
 City: Washington
 State: DC
 Zip: 20001

Applicant Name: Robert F. Viola

Mailing Address of Owner/Applicant (if different):
1234 Main St
Washington DC 20001

Department of Public Services
 Division of Health, Engineering
 (7) 224-3836

MARYLAND PERMIT # 2,333 TOWN COPY

Permit # 25,20821 Fee 1603

Date Permitted March 24 1988

Local Plumbing Inspector Signature [Signature] L.P.I. # 1234

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and I understand that any falsification is a violation of the Local Plumbing Code, Chapter 10, Section 1001.

Signature of Owner/Applicant: Robert F. Viola Date: 3/24/88

Caution: Inspection Required

If we inspected the installation authorized above and found it to be in compliance with the Local Plumbing Rules.

Local Plumbing Inspector Signature: [Signature] Date Approved: MAR 24 1988

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 _____

Plumbing to be Installed By:

1. MASTER PLUMBER
 2. OIL BURNERMAN
 3. MFG. HOUSING DEALER/MECHANIC
 4. PUBLIC UTILITY EMPLOYEE
 5. PROPERTY OWNER

LICENSE # 12345678

MAY 20 1987

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Column 2		Column 1	
	Number	Type of Fixture	Number	Type of Fixture
HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District MAR 1 1988		Hosebib Sillcock		Bay Tub (and Shower)
		Floor Drain		Shower (Separate)
HOOK-UP: to an existing subsurface wastewater disposal system MAR 21 1988		Urinal		Sink
		Drinking Fountain		Wash Basin
		Indirect Waste		Water Closet (Toilet)
		Water Treatment Softener, Filter, etc		Clothes Washer
PIPING RELOCATION of sanitary lines, drains and piping without new fixtures		Grease Oil Separator		Dish Washer
		Dental Cupboard		Garbage Disposal
		Bidet		Laundry Tub
		Other		Water Heater
Number of Hook-Ups & Relocations				
Hook-Up & Relocation Fee		Fixtures (Subtotal Column 2)		Fixtures (Subtotal Column 1)
				Net Fixture

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

TOWN COPY

AP 146 Brighton Avenue-I

April 22, 1949

Mr. Carroll L. Beck
158 Westbrook Street
Portland, Maine

Subject: Application for building permit
for alterations in the building at 146
Brighton Avenue and change of use, and
unsuccessful zoning appeal relating
thereto

Dear Sir:

The Board of Appeals have notified us that they are unable
to grant the appeal of Dr. Stockwell at 146 Brighton Avenue.

Under these circumstances, if you will return the receipt
for the building permit fee paid to this office within ten days of
this date, the money will be refunded by voucher.

Very truly yours,

Inspector of Buildings

WMD/G

AP 146 Brighton Avenue-I

March 24, 1949

Dr. Ira Stockwell
146 Brighton Avenue
Portland, Maine

Subject: Application for permit to cover physical alterations and change of use of the dwelling house at 146 Brighton Avenue, and proposed zoning appeal relating thereto.

Dear Sir:

The building permit applied for to cover physical alterations at 146 Brighton Avenue and to cover change of use from the present detached single-family dwelling house with accessory dentist's office in the front of first story to a two family dwelling house with one dwelling unit above the first story, one dwelling unit in the rear of first story and a dentist's office in the front of first story, is not issuable under the Zoning Ordinance because the property is in a Residence AA Zone in which, according to Section 13A of the Ordinance a two family dwelling house is not allowable, and the dentist's office under the new arrangement because it could no longer be classified as accessory to a detached single-family dwelling house. According to Section 140 of the Ordinance the former non-conforming use as a two family dwelling house may not be resumed unless first authorized by the Board of Appeals after the usual appeal procedure, because that use has been discontinued for more than two years.

You have indicated your desire to seek a variance from the Board of Appeals, and there is enclosed, therefore, an outline of the appeal procedure.

If the time element is important, I suggest that you file the appeal at the office of Corporation Counsel no later than March 28, which would be likely to secure the required public hearing on April 15, otherwise a delay of probably two weeks more would ensue.

Very truly yours,

Inspector of Buildings

WHC/D/G

Enclosure: Outline of appeal procedure

CC: Mr. Carroll Beck
158 Westbrook Street

Edward T. Gignoux
Assistant Corporation Counsel

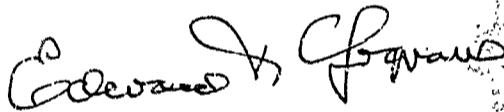
INTRA-OFFICE CORRESPONDENCE

CITY OF PORTLAND, MAINE
CORPORATION COUNSEL

To: Warren McDonald, Inspector of Buildings DATE March 13, 1949
From Edward T. Gignoux, Assistant Corporation Counsel
Subject: Application for permit for change of use at 146 Brighton Avenue

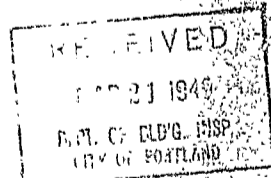
This will acknowledge your memorandum of March 16, enclosing copy of proposed letter to Dr. Stockwell. I see no course for us to follow other than that outlined in your letter and recommend that you proceed along the lines indicated. I presume Dr. Stockwell will proceed to file for an appeal which will bring this matter before the Board for definite action.

I shall be glad to advise with you as this matter progresses.



Edward T. Gignoux
Assistant Corporation Counsel

ETG:M



File: 146 Brighton Avenue-I

Edward T. Gignoux, Assistant Corporation Counsel March 16, 1949
Warren McDonald, Insptr. of Bldgs.

Application for permit for change of use at 146 Brighton Avenue
(Dr. Stockwell)

This difficult situation has come up again, and it seems to me that the attached letter is the best way of handling it. In view of the difficulties we have had with this building and the owner, will you tell me whether or not you think this is the best way to proceed.

I am not sure whether or not you are free enough from your special duties to help me in this connection. If not, will you turn it over to Mr. Shur, and I will be glad to talk it over with either or both of you.

I would like to give an answer very soon as the application for the permit is dated March 8.

WMD/G

Inspector of Buildings

Enclosure: Proposed letter to Dr. Ira Stockwell relating to 146 Brighton Avenue

AP 146 Brighton Avenue-I

March 16, 1949

Dr. Ira Stockwell
146 Brighton Avenue
Portland, Maine

Subject: Application for building permit to make alterations in first story of the dwelling at 146 Brighton Avenue for the purpose of providing a second apartment in the rear of the first story, thus making two apartments in the building.

Dear Sir:

The building permit, applied for by your contractor, Mr. Beck, to cover the above work is not issuable under the Zoning Ordinance because the property is in a Residence AA Zone in which, according to Section 13A of the Ordinance, the two dwelling units which would exist if the change were made are not allowable; and your own suite of dentist's offices would not be allowable either under the changed use, because it is only allowable if an accessory use to a detached one-family dwelling house. If the proposed change were made, of course the building would no longer be a detached one-family dwelling house.

You have rights of appeal under the Zoning Ordinance, and if you should decide to exercise them, please notify this office, whereupon we will send you an outline of the appeal procedure and will certify the matter to the Board of Appeals.

It is recognized that this building was built for a two family dwelling house and also so used as a non-conforming use for several years since the Ordinance became effective in 1938, being allowed to continue because it existed when the Ordinance became effective.

Early in 1947 or before, the separate apartment in the first story was discontinued and has not since been used as a separate dwelling unit. In such a case Section 14C of the Ordinance provides:

"If a non-conforming use of a building or premises is discontinued for a period of two years, such discontinuance shall constitute an abandonment of the use, and, unless authorized by the Board of Appeals the building or premises shall not thereafter be occupied or used except in conformity with this Ordinance."

Should you decide to appeal, the application for the permit ought to be made over, since the first part of the statement is incorrect. It reads: "To change first floor from two dentists' offices to one office and one apartment." Though two suites of dentists' offices were actually established in the first story, that use was in violation of the Ordinance, and cannot now be recognized. I suggest that you change the application to read about as follows:

"To make physical alterations indicated below to provide an apartment in the rear of first story thus changing the use of the building from a detached single family dwelling house with accessory dentist's office in front of first story to two family dwelling house with dentist's office in front of first story."

Thus the Board of Appeals will have full information to pass upon the entire question.

Very truly yours,

WMcD/G
CC: Mr. Carroll Beck, 158 Westbrook Street
Edward T. Gignoux, Assistant Corporation Counsel

Inspector of Buildings



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, March 23, 1949
Supersedes appl. of 3/8/47

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ alter ~~repair~~ ~~and~~ ~~improve~~ 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 146 Brighton Avenue Within Fire Limits? no Dist. No. _____
 Owner's name and address Dr. Ira Stockwell, 146 Brighton Avenue Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Carroll Beck, 158 Westbrook Street Telephone 4-4841
 Architect _____ Specifications _____ Plans yes No. of sheets 1
 Proposed use of building Dentist's office and dwelling No. families 2
 Last use _____ " " " " No. families 1
 Material wood No. stories 2 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ 600 Fee \$ 4.00

General Description of New Work

To make physical alterations indicated below to provide an apartment in the rear of first story thus changing the use of the building from a detached single family dwelling house with accessory dentist's office in front of first story to two family dwelling house with dentist's office in front of first story:
 To enlarge existing closet to provide new toilet room; cut in new window.
 To partition off laboratory 6' x 6' as per plan.
 To partition off hall to separate office from apartment.
 Studs, 2x3, 16" oc, sheetrock both sides.

Appeal denied 4/18/49

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** Carroll Beck

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

Dr. Ira Stockwell

Signature of owner by: C. L. Beck

INSPECTION COPY

Permit No. 191

Location 146 Washington Ave N

Owner Dr. Paul Blackwell

Date of permit 1/49

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

NOTES

Revised 1/3/49



(RAA) RESIDENCE ZONE - AA

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, August 9, 1948

PERMIT ISSUED
0141
AUG 11 1948
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to alter, repair, or 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 146 Brighton Avenue Within Fire Limits? no Dist. No. _____

Owner's name and address Dr. Ira Stockwell, 146 Brighton Ave. Telephone _____

Lessee's name and address _____ Telephone _____

Contractor's name and address H. L. McKenney, 78 South St., Gorham Telephone _____

Architect _____ Specifications _____ Plans no No. of sheets _____

Proposed use of building Dwelling and office No. families _____

Last use _____ " " _____ No. families _____

Material frame _____ No. stories 2 Heat _____ Style of roof _____ Roofing _____

Other buildings on same lot _____

Estimated cost \$ 100. Fee \$.50

General Description of New Work

To change out 2 existing window on west side of dwelling, second floor, to "picture window" with ^{10'}_{5'} opening. 4x8 header.

Handwritten notes:

Drop 2' window
4x8 window opening = 209 sq ft, 3398 BF.
10 x 14 x 30 = 4200
10 x 7 x 13 = 910
5110
Permit issued 8/11/48
H.L.M.

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** H. L. McKenney

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 _____ Siz _____ Max. or 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

Dr. Ira Stockwell

INSPECTION COPY

Signature of owner

By:

Handwritten signature: H. L. McKenney

NOTES

At Mr Mc Kenney says that
there will be double studs
between the large window
in the center and the small
ones at each side so that
maximum span of header
will be only 5'-2". Therefore
4x8 is O.K. to use

Permit No. 48/ 1441

Location: 116 Brighton Ave

Owner: Dr. J. J. Stankiewicz

Date of permit: 9/ 11, 1948

Notif. closing-in

Insp. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

AP 146 Brighton Avenue-1

August 10, 1948

Mr. H. L. McKenney
78 South Street
Gorham, Maine

Subject: Application for building permit to cover
installation of a 10-foot wide "picture window"
in west side wall of second story of dwelling
at 146 Brighton Avenue

Dear Mr. McKenney:

If this 10 foot wide opening is in fact proposed in the west wall of the dwelling, as indicated on the application, it appears likely that the 4x8 header indicated in the application would not be strong enough by a great deal, even though furnished of Douglas Fir or Southern Pine.

While you have given no information on the application to show how much of the attic floor and roof loads would have to be supported by this beam, from my recollection and the record here of the size and framing of the building, it appears likely that the maximum weight which this header might be called upon to support in the wintertime would run close to 6,000 pounds while the 4x8 which you propose on a span of 10' is good for only 3,400, even if Douglas Fir.

If the above figure is about the correct one, you would need no less than 4x12 hemlock for a beam, and if you do not want to go to that size timber, I suggest a light piece of steel. If the steel is to be used, please furnish a statement of design for the beam which no doubt can be furnished to you by the company which supplies the steel beam.

Of course whatever is used as posts under this beam will have to support half of the load and deliver it safely down through the building wall to the foundation.

If you think the above figures are in error, and will furnish enough of a framing plan of the attic floor and roof for us to check the weights, we will be glad to do so. We of course do not want you to supply a beam and supports merely on our guess as to what the loads will be.

It is necessary for us to have this information before the permit can be issued, and you will of course refrain from starting the work until the permit card is posted upon the premises.

Very truly yours,

Inspector of Buildings

WRCW/S

CC: Dr. Ira Stockwell
146 Brighton Avenue

AP 146 Brighton Avenue-I

August 12, 1948

Mr. Ira Stockwell
146 Brighton Avenue
Mr. Herbert L. McKenney
78 South Street
Gorham, Maine

Subject: Applications for building permits
to make alterations in the dwelling at
146 Brighton Avenue, corner Catherine
Street

Gentlemen:

The first permit which Mr. McKenney applied for on August 9 to provide the picture window on the second story has to be delayed on account of the zoning question as to the lawful use of the building.

The second permit, applied for on August 12 to cover alterations on third floor, including a dormer window 34' long must also be delayed, and, while detailed examination has not been possible in so short a time, the construction of the dormer window does not comply with the Zoning Ordinance because the last lawful use of the building was a two family dwelling house which is a use non-conforming with the Zoning Ordinance in the R1A Zone where the property is located, according to Section 19 of the Ordinance.

Section 14A of the Ordinance relating to non-conforming buildings provides that they shall not be increased in volume. The dormer window would of course be an increase in volume.

Very truly yours,

Inspector of Buildings

WHD/G

CC: Edward F. Gignoux
Assistant Corporation Counsel



(RAA) RESIDENCE ZONE - AA

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, August 12, 1948

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair or install 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 146 Brighton Avenue Within Fire Limits? no Dist. No.
Owner's name and address Dr. Ira Stockwell, 146 Brighton Ave. Telephone
Lessee's name and address
Contractor's name and address H. L. McKenney, Gorham, Maine Telephone
Architect Specifications Plans yes No. of sheets 1
Proposed use of building Dwelling and office No. families 1
Last use
Material frame No. stories 2 1/2 Heat Style of roof pitch Roofing
Other buildings on same lot
Estimated cost \$ 2700. Fee \$ 5.00

General Description of New Work

To finish off one room, bath and corridor on third floor;
To finish off space under existing dormer window as per plan.
To construct 34' dormer window on west side of roof.

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 Dr. Ira Stockwell, 146 Brighton Ave.

Details of New Work

Is any plumbing involved in this work? yes Is any electrical work involved in this work? 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
Material of underpinning Height Thickness
Kind of roof shed-flat Rise per foot 4" Roof covering asphalt roofing 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 4x6 Sills Girt or ledger board? Size
Girders Size Columns under girders Size Max. on centers
Joists and rafters: 1st floor, 2nd, 3rd, roof 2x6
On centers: 1st floor, 2nd, 3rd, roof 16"
Maximum span: 1st floor, 2nd, 3rd, roof 16'
one story building with masonry walls, thickness of walls? height?

If a Garage

Cars now accommodated on same lot, to be accommodated number commercial cars to be accommodated
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

Dr. Ira Stockwell

Signature of contractor: H. L. McKenney

Signature of owner By:

COPY