

215-219 BRIGHTON AVENUE



CITY OF PORTLAND

JOSEPH E. GRAY, JR.
DIRECTOR OF PLANNING
AND URBAN DEVELOPMENT

August 19, 1982

Mr. Albert R. Jacobson
217 Brighton Avenue
Portland, Maine 04103

Re: 1) 217 Brighton Ave. (82-E-18, B-1)
2) Sect. 032.5, A

Dear Mr. Jacobson:

It has been brought to the attention of this office that the business operations at the above location has been expanded into the abutting Residential area along St. George Street.

Please be advised that the North boundary of the B-1 (Business Zone) in which the referenced property is located extends 100' along St. George Street from a starting point at the center line of Brighton Avenue.

You are hereby ordered to cease any and all business operations in the R-5 (Residential) area of St. George Street within 30 days of receipt of this letter.

Sincerely yours,

Kevin W. Carroll
Code Enforcement Officer

KWC/jmr

cc: Mr. F. LaRochelle, All State Home Improvement Co.
Mr. P. S. Hoffses, Chief of Inspection Services
Mr. M. Ward, Zoning Enforcement Officer



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date March 12, 1976, 19____
 Receipt and Permit number A-12057

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: 217 Brighton Ave.
 OWNER'S NAME: Al Jacobson ADDRESS: _____

OUTLETS: (number of)

Lights	<u>2</u>	
Receptacles	<u>4</u>	FEE\$
Switches	<u>3</u>	
Plugmold	_____ (number of feet)	<u>3.00</u>
TOTAL	<u>9</u>	

FIXTURES: (number of)

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

SERVICES:

Permanent, total amperes	_____	
Temporary	_____	

METERS: (number of) _____

MOTORS: (number of)

Fractional	_____	
1 HP or over	_____	

RESIDENTIAL HEATING:

Oil or Gas (number of units)	_____	
Electric (number of rooms)	_____	

COMMERCIAL OR INDUSTRIAL HEATING:

Oil or Gas (by a main boiler)	_____	
Oil or Gas (by separate units)	_____	
Electric (total number of kws)	_____	

APPLIANCES: (number of)

Ranges	_____	Water Heaters	_____
Cook Tops	_____	Disposals	_____
Wall Ovens	_____	Dishwashers	_____
Dryers	_____	Compactors	_____
Fans	_____	Others (denote)	_____
TOTAL	_____		

MISCELLANEOUS: (number of)

Branch Panels	_____	
Transformers	_____	
Air Conditioners	_____	
Signs	_____	
Fire/Burglar Alarms	_____	
Circus, Fairs, etc.	_____	<u>2.00</u>
Alterations to wires	<u>1</u>	
Repairs after fire	_____	
Heavy Duty, 220v outlets	_____	
Emergency Lights, battery	_____	
Emergency Generators	_____	

INSTALLATION FEE DUE:	_____
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT	DOUBLE FEE DUE: _____
FOR REMOVAL OF A "STOP ORDER" (304-16.b)	_____
FOR PERFORMING WORK WITHOUT A PERMIT (304-9)	_____
TOTAL AMOUNT DUE:	<u>5.00</u>

INSPECTION:
 Will be ready on Mon., 19____; or Will Call _____
 CONTRACTOR'S NAME: Alladin Elec.
 ADDRESS: 80 Pinecrest Rd.
 TEL.: 997-998

MASTER LICENSE NO.: _____
 LIMITED LICENSE NO.: _____
 SIGNATURE OF CONTRACTOR: [Signature]
 INSPECTOR'S COPY

215-219 Brighton Avenue

August 1969

Coyne Sign Company
Att: Joseph Coyne
195 St. John Street

cc to: Albert R. Jacobson, 217 Brighton Avenue
All-State Improvement Co., Inc.

Dear Mr. Coyne:

Building permit to erect a detached pole sign 3'x6' with the top 11' above the grade with steady lighting which was approved by the Appeal Board on August 14, 1969, is being issued with the understanding that this is to be the only single free standing sign with no other signs on the premises or attached to the building.

Very truly yours,

A. Allan Soule
Assistant Director, Building Inspection Department

AAS:m

215-219 Brighton Avenue

May 5, 1969

Mr. Albert R. Jacobson
All-State Home Improvement Co., Inc.
217 Brighton Avenue
Portland, Maine

cc to: Coyne Sign Company
195 St. John Street
Portland, Maine
cc to: Corporation Counsel

Dear Mr. Jacobson:

Permit to erect detached pole sign with two double faces 3' x 6'
and 1'10" x 4' with the top 13' above the ground on the premises at the above
named location is not issuable under Section 602.16.4a of the Zoning Ordinance
in the B-1 Business Zone in which this property is located.

We understand that you would like to exercise your appeal rights
in this matter, as provided under Section 602.24C of the Zoning Ordinance.
Accordingly you or your authorized representative should come to this office
in Room 113, City Hall to file the appeal on forms which are available here.
A fee of \$15.00 shall be paid at this office at the time the appeal is filed.

Very truly yours,

A. Allan Soule
Assistant Director
of Building Inspection Department

AAS:ke



B1 BUSINESS ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED

AUG 22 1969

Class of Building or Type of Structure
Portland, Maine

Sign
April 30, 1969

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 217 Brighton Ave. Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Albert R Jacobson, 217 Brighton Ave. Telephone _____
 (All-State Home Improvement Co., Inc)
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Coyne Sign Company 195 St. John St. Telephone 772-4144
 Architect _____ Specifications _____ Plans yes No. of sheets 1
 Proposed use of building _____ No. families _____
 Last use _____ No. families _____
 Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____ Fee \$ 2.00
 Estimated cost \$ _____ fee pd. 4-30-69

General Description of New Work

To erect (1) doublefaced detached pole sign 3' x 6' (interior lighting) non-flashing

Appeal Denied 6/12/69
+ later
Appeal sustained 8/14/69

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

Details of New Work

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

If a Garage

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

Miscellaneous

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

APPROVED:

CS 301

INSPECTION COPY

Signature of owner

by:

Coyne Sign Company

Permit No. 691 799
Location 317 Brighton Ave.
Owner Albert R. Jacobson
Date of permit 8/25/69
Notif. closing-in _____
Inspn. closing-in _____
Final Notif. _____
Final Inspn. _____
Cert. of Occupancy issued _____
Staking Out Notice _____
Form Check Notice _____

NOTES

8-25-69
Checked out sign
at shop.
9/10/69
Inspected completed
by [signature]

B150a 5/6/69

~~Denied 6/12/69~~
Granted 8/14/69
69/50

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

VARIANCE APPEAL

Albert R. Jacobson, owner of property at 215-219 Brighton Avenue under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals for a variance from the provisions of said Ordinance to permit: erection of detached pole sign with two double faces 3' x 6' and 1'10" x 4' with the top 13' above the ground. This permit is presently not issuable under Section 602.16.4a of the Zoning Ordinance in the B-1 Business Zone in which this property is located.

LEGAL BASIS OF APPEAL: Such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in undue hardship in the development of property which is inconsistent with the intent and purpose of the Ordinance; that there are exceptional or unique circumstances relating to the property that do not generally apply to other property in the same zone or neighborhood, which have not arisen as a result of action of the applicant subsequent to the adoption of this Ordinance whether in violation of the provisions of the Ordinance or not; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance, and that the granting of the variance will not be contrary to the intent and purpose of the Ordinance.

Albert R. Jacobson
APPELLANT

DECISION

After public hearing held May 29, 1969, the Board of Appeals finds that all of the above conditions do not exist with respect to this property and that a variance should not be granted in this case. *Granted cond. single free standing sign and other signs on the premises or attached to the building*
It is therefore, determined that a variance from the provisions of the Zoning Ordinance should not be granted in this case.

DENIED JUNE 12, 1969

Van B. Kirkpatrick
Alfred L. Long
Henry W. Smith
Board of Appeals

215-219 Brighton Avenue

May 5, 1969

Leonard Nelson, Atty., 443 Congress St.

Mr. Albert R. Jacobson
All-State Home Improvement Co., Inc.
217 Brighton Avenue
Portland, Maine

cc to: Coyne Sign Company
195 St. John Street
Portland, Maine
cc to: Corporation Counsel

Dear Mr. Jacobson:

Permit to erect detached pole sign with two double faces 3' x 6' and 1'10" x 4' with the top 13' above the ground on the premises at the above named location is not issuable under Section 602.16.4a of the Zoning Ordinance in the B-1 Business Zone in which this property is located.

We understand that you would like to exercise your appeal rights in this matter, as provided under Section 602.24C of the Zoning Ordinance. Accordingly you or your authorized representative should come to this office in Room 113, City Hall to file the appeal on forms which are available here. A fee of \$15.00 shall be paid at this office at the time the appeal is filed.

Very truly yours,

A. Allan Soule
Assistant Director
of Building Inspection Department

AAS:kc

DATE: May 29, 1969

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF Albert R. Jacobson

AT 215-219 Brighton Avenue, Portland, Maine

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

BOARD OF APPEALS

William B. Kirkpatrick

~~Franklin C. McKinley~~

Ralph L. Young

Harry M. Shwartz

YES

()

()

()

VOTE

NO

(x)

(x)

(x)

Record of Hearing

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

May 19, 1969

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Thursday, May 29, 1969, at 4:00 p.m. to hear the appeal of Albert R. Jacobson requesting an exception to the Zoning Ordinance to permit erection of a detached pole sign with two double faces 3' x 6' and 1'10" x 4' with the top 13' above the ground at 215-219 Brighton Avenue.

This permit is presently not issuable under the Zoning Ordinance because the property is located in a B-1 Business Zone where such a use is not allowable under Section 602.16/4a of the Ordinance.

This appeal is taken under Section 24 of the Zoning Ordinance which provides such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in undue hardship in the development of property which is inconsistent with the intent and purpose of the Ordinance; that there are exceptional or unique circumstances relating to the property that do not generally apply to other property in the same zone or neighborhood, which have not arisen as a result of action of the applicant subsequent to the adoption of this Ordinance whether in violation of the provisions of the Ordinance or not; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance; and that the granting of the variance will not be contrary to the intent and purpose of the Ordinance.

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

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

h

Appeal 215-217 Brighton Avenue
 Page I
 164-278 Brighton Avenue 87

164-178 Profenno Associates - 70 Rose m. Lane
 184-190 Mobil Oil Corporation (NR) - 11 Bellows Street ✓
 198 Portland Terminal Co. (NR) - 649 Beacon St. Boston, Mass. 02109 ✓
 220-202 Portland Water District - 232 W. John Street ✓
 228-222 Weston Village Assoc. - 225 Douglas Street ✓
 228-230 Richard H. & Virginia E. Wallace - 4 Forest Street ✓
 232-234 Richard J. & Margaret M. Romano - 230 Brighton Ave. ✓
 236-238 Forest St. & Doris L. Barin - 234 Brighton Ave. ✓
 240-244 (Dup) Harry Edgar Mc Mann - 198 W. Thru. Street ✓
 248-254 David G. Brownstone - 45 Piering Street ✓
 256-264 Claire B. Vinick - Brighton Avenue ✓
 270-278

159-161 John G. Fox - 159-267 Brighton Avenue ✓
 163-167 James O. & Alice M. Fournier - 163 Brighton Avenue ✓
 169-177 Rotone Nanos - 165 Brighton Avenue ✓
 183-191 Dell G. Hanley et al - 158 W. Thru. Street ✓
 199-207 Commercial Properties, Inc. - 467 Congress Street ✓
 215-219 Albert P. Jacobson - 10 Congress Square ✓
 221-223 Jack & Dina Miles - 50 Stachin Road ✓
 225-227 Robert G. Compell - 221 Brighton Avenue ✓
 229 R. 229 Mary E. Burnham - 227 Brighton Avenue ✓
 233-235 Catherine D. & Ellen H. Miles - 11 Beacon Street ✓
 245 (Dup) James E. O'Donnell - 235 Brighton Avenue ✓
 249-253 James P. Burns & Mary Jane McBrady - 251 Brighton Avenue ✓
 255-257 J. Walter McLean - 257 Brighton Avenue ✓
 259-267

1-65 (Dup) 1-65 Orland Street ✓
 25 (Dup) McLean ✓
 31-33 (Dup) Donald L. & Elizabeth F. Shreff - 25 Orland Street ✓
 35-41 William L. Brinkman - 26-27 Beacon St. ✓
 42-55 Mary L. Du Bane - 26 Beacon Street ✓
 50-57 Richard Small - 47 Beacon Street ✓
 61-63 George E. & George H. Carter - 59 Orland Street ✓
 62-64 Charles W. & Charles W. Carter - 61 Orland Street ✓
 67-69 C. C. Cressley - 46 W. Thru. Street ✓

217 Brighton Avenue

July 22, 1969

Leonard M. Nelson
443 Congress Street
04111

Dear Mr. Nelson:

You may present any new information that you have to the Board of Appeals on Thursday, July 31, 1969 at 4 P.M. in the City Council chambers on the second floor of the City Hall. The Board will listen to the reason for changing the appeal at 217 Brighton Avenue for Albert R. Jacobson at the conclusion of the public hearing.

If this date is not convenient for you, then you may appear before the Appeal Board at a later date if you so desire. If this date is satisfactory to you please let me know on or before the 31st of this month so that I may bring the proper papers to the hearing at that time.

Very truly yours,

A. Allan Soule
Assistant Director, Building Inspection Dept.

AAS:m

BERNSTEIN, SHUR, SAWYER AND NELSON
443 CONGRESS STREET
PORTLAND, MAINE
04111

ISRAEL BERNSTEIN 1890-1967
BARNETT I. SHUR
LOUIS BERNSTEIN
SUMNER T. BERNSTEIN
HERBERT H. SAWYER
LEONARD M. NELSON
WILLIAM W. WILLARD
GEORGE M. SHUR
CUSHMAN D. ANTHONY

AREA CODE 207
TELEPHONE 77A-6291

July 18, 1969

Board of Zoning Appeals
City Hall
389 Congress Street
Portland, Maine

Attention: Mr. Franklin Hinckley

Re: Appeal of All State Home Improvement Co. and/or Albert R. Jacobson concerning sign at 217 Brighton Avenue, Portland

Gentlemen:

On behalf of Albert R. Jacobson and/or All State Home Improvement Co., the purpose of this communication is to seek further hearing with respect to the aforesaid petition concerning sign construction at 217 Brighton Avenue. This petition is based on the fact that there is new information which was not available to the Board at the time of the original hearing and because of the fact that the Board based its prior decision on erroneous and inadequate information and evidence.

Please advise the undersigned of the date and the time of the scheduled rehearing.

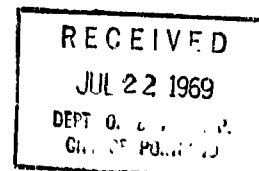
Very truly yours,

Leonard M. Nelson

Leonard M. Nelson

LMS:jmt

cc: Mr. Albert Jacobson
Mrs. Pat Neily
City Building Inspector





BI BUSINESS ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, December 18, 1968

PERMIT ISSUED

1312

DEC 18 1968

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 217 Brighton Ave. Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Albert Jacobson, 217 Brighton Ave. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address owners Telephone 774-0567
 Architect _____ Specifications _____ Plans yes No. of sheets 1
 Proposed use of building Office & Apts. No. families 3
 Last use _____ " " _____ No. families 3
 Material frame No. stories 2 1/2 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ 250.00 Fee \$ 3.00

General Description of New Work

To construct 3' x 36' "overhang" on front of building-2nd. floor level as per plan. (cedar shingles)

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 owners

Details of New Work

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

If a Garage

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

APPROVED:

D.P. - 12/18/68 - Allen

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

CS 301

INSPECTION COPY

Signature of owner by:

Albert Jacobson

[Handwritten Signature]

[Handwritten Initials]

Permit No. 68/1,312
Location 217 Brighton Ave.
Owner Albert Prohman
Date of permit 12/8/68
Notif. closing-in _____
Inspn. closing-in _____
Final Notif. _____
Final Inspn. _____
Cert. of Occupancy issued _____
Staking Out Notice _____
Form Check Notice _____

NOTES

1-6-69 Joins 2" x 4"
Framing up. AP

3-14-69 Complete job
APD

X



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, December 12, 1968

PERMIT ISSUED
1285
DEC 12 1968
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 217 Brighton Ave. Within Fire Limits? _____ Dist. No. _____
Owner's name and address Albert Jacobson, 217 Brighton Ave. Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address All State Home Improvement Co. Inc 217 Brighton Ave Telephone _____
Architect _____ Specifications _____ Plans _____ No. of sheets _____
Proposed use of building Staple Apartments No. families 3
Last use " " No. families 3
Material frame No. stories 3 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ _____ Fee \$ 5.00

General Description of New Work

To cover outside walls of building with aluminum siding.

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

Details of New Work

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

If a Garage

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

APPROVED:

Miscellaneous

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

CS 301

FILE COPY

Signature of owner

by:

All State Home Improvement Co. Inc.
Marjorie M. [Signature]

A.P.- 219 Brighton Ave.

March 1, 1967

cc to: Richard Corson
Yarmouth, Maine

Albert R. Jacobson
217 Brighton Avenue

Dear Mr. Jacobson:

Permit to change use of building from store and 2-family dwelling to store and 3-family apartment house is being issued subject to plans received with application and in compliance with Building Code restrictions as follows:

1. A handrail is needed on the full length of the rear stairway from first floor to the second with this handrail being on the side where the treads are the widest.
2. A self-closing solid core plywood door having a nominal uniform thickness of not less than 1-3/4" or doors having equivalent or better fire protection shall be installed in foundation wall at the foot of the rear cellar stairs.
3. Coat closet under front stairway to second floor is not allowable, however, clothes may be hung here on a rod as long as they are in the open.
4. New toilet room on second floor must have light and ventilation as required by the City Health Department.
5. There is an opening about 8 inches in diameter in the chimney in the basement now being closed up with a pail that has been pushed into this opening. This pail must be removed and the opening closed up with incombustible material.

Very truly yours,

A. Allan Soule
Inspector

AAS:m

PERMIT TO INSTALL PLUMBING

PERMIT NUMBER 17064

Date Issued 3/8/67

Portland Plumbing Inspector
By ERNOLD R. GOODWIN

App. First Insp.
Date MAR 13 1967
By ERNOLD R. GOODWIN

App. Final Insp.
Date MAR 13 1967
By ERNOLD R. GOODWIN

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

Address 217 Brighton Avenue
Installation For: Apt. House
Owner of Bldg.: Albert Jacobson
Owner's Address: 50 Starbird Road
Plumber: Vivian L. Priest
Date: 3/8/67

NEW	REPL.		NO.	FEE
1		SINKS	1	2.00
1		LAVATORIES	1	2.00
1		TOILETS	1	2.00
1		BATH TUBS	1	2.00
		SHOWERS		
		DRAINS FLOOR SURFACE		
		HOT WATER TANKS		
		TANKLESS WATER HEATERS		
		DISPOSALS		
		SINKS		
		DRAINS		
		SHOWERS		
		WASHFRS		
		SHOWERS		
TOTAL 4				8.00

Building and Inspection Services Dept.: Plumbing Inspection



B1 BUSINESS ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, May 23, 1968

PERMIT ISSUED
MAY 24 1968 498
CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 217 Brighton Ave. Within Fire Limits? _____ Dist. No. _____
Owner's name and address All State Home Improvement Co., 217 Brighton Ave. Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Maine Shawnee Step Co., 982 Minot Ave., Auburn Telephone _____
Architect _____ Specifications _____ Plans yes No. of sheets 1
Proposed use of building _____ Store and apts _____ No. families _____
Last use _____ " _____ No. families _____
Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
Other bui _____ same lot _____
Estimated cost 450. Fee \$ 3.00

General Description of New Work

To construct precast steps and platforms 6' wide-42" platform-4 risers-30" high - front
" " 5' wide-42" platform - 4 risers - 30" high - side door
(replacements) - no roof

According to Standard Shawnee plan. Approved by R.I. Perry Structural Engineer
filed in the Building Dept. 8/15/57

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** _____ constructor

Details of New Work

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

If a Garage

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

APPROVED:
O.K. - 5/23/68 - Allen

Miscellaneous

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

All State Home Improvements
Maine Shawnee Step Co.

INSPECTION COPY

Signature of owner By: Richard L. Snow

[Handwritten initials]

(COPY)

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION #219 Brighton Ave.

Issued to **Albert R. Jacobson**
217 Brighton Ave.

Date of Issue **May 9, 1967**

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. **67/128**, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

Store—first floor

Two apartments—second floor

One apartment—third floor

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

W. Leonard Cartwright
(Date) Inspector

Gerald E. Mayberry
Inspector of Buildings

CS 147

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



PERMIT

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, February 17, 1967

PERMIT ISSUED

MAR 1 1967

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 219 Brighton Ave. Within Fire Limits? Dist. No. 774-0567
 Owner's name and address Albert R. Jacobson, 219 Brighton Ave. Telephone 774-0567
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Richard Corson, Yarmouth, Maine Telephone _____
 Architect _____ Specifications _____ Plans yes No. of sheets 3
 Proposed use of building Store and apartments No. families 3
 Last use Store and dwelling No. families 2
 Material frame _____ No. stories 3 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ 1500. Fee \$ 6.00

General Description of New Work

To Change Use of building from store and family dwelling to store and 3-family apartment with two apartments on 1st floor and one on third floor
No alterations

Sent to Fire Dept. 2-26-67
Rec'd from Fire Dept. 2/28/67

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

Details of New Work

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

If a Garage

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

Miscellaneous

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

APPROVED:

2-28-67 J. R. Greeno Fire Dept.
3/1/67 O.K. Allen w/ letter

NON COPY

Signature of owner

Albert R. Jacobson

Permit No. 67128
Location 219 Brighton Ave
Owner Alfred H. Jacobson
Date of permit 3/1/67
Notif. closing-in _____
Inspn. closing-in _____
Final Notif. _____
Final Inspn. _____
Cert. of Occupancy issued 5/9/67 - J.S.M.
Staking Out Notice _____
Form Check Notice _____

Door closer

NOTES

2-16-67 Upstairs work
done
5-9-67 Completed
J.M.

X

on 80
Eh

A. P. 219 Brighton Avenue

February 27, 1968

Albert R. Jacobson
217 Brighton Avenue
Portland, Maine

CC to: Richard Corson
Yarmouth
Maine

Dear Mr. Jacobson:

We find that we are unable to continue processing your permit for a change of use from store and two-family to store and three-family apartment house at the above named location until a layout plan is submitted of the third floor. It will also be necessary for you to contact this office so that we can arrange an appointment to inspect this building before a permit can be issued.

Very truly yours,

A. Allan Soule
Inspector

AAS: kc

INQUIRY BLANK

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

ZONE B-1
FIRE DIST. _____

Verbal
 By Telephone
By letter

Date February 17, 1960

LOCATION 217-219 Brighton Av. cor of St. George St.
MADE BY John Fitzgerald, Esq. OWNER _____

ADDRESS 85 Exchange Street TEL. _____

PRESENT USE OF BUILDING _____ NO. STORIES _____

LAST USE OF BUILDING _____ CLASS OF CONSTRUCTION _____

REMARKS His client is considering leasing or buying this retail store and dwelling and using the present store part for selling combination windows (probably Burrowes).

INQUIRY How does Zoning Ordinance and Building Code apply to change this store space for selling at retail combination storm windows?

ANSWER This use is allowable in the B-1 Zone, providing that if there is any manufacturing or assembling on the premises not more than 4 persons may be employed in that operation and that the major portion of the products so manufactured or assembled is sold at retail on the premises.
Under the Building Code any physical alterations require a building permit before the work is started, to be applied for with full information.

DATE OF REPLY February 17, 1960

REPLY W McD

ON 217 Brighton Ave

DATE 8/29/58

PERMIT

INQUIRY

COMPLAINT

Hold In Bldg
code all per abo
in place.

See letter

~~MM~~
11/1/58

Please put inspection
copy in G. L. - CV



BI BUSINESS ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, August 29, 1958

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 217 Brighton Ave. Within Fire Limits? no Dist. No. _____
 Owner's name and address Charles F Hill, 217 Brighton Ave. Telephone _____
 Lessee's name and address Mrs. Albert Cochrun, 411 Woodford St. Telephone 4-2023
 Contractor's name and address _____ Telephone _____
 Architect _____ Specifications _____ Plans _____ No. of sheets _____
 Proposed use of building Nursery School No. families _____
 Last use _____ Ceramics Studio No. families _____
 Material frame No stories 2 1/2 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____ Fee \$ 1.00
 Estimated cost \$ _____

General Description of New Work

To change use of first floor from "Ceramics Studio" store to nursery school.
Entire first floor to be used for school purposes (excluding kitchen)
Maximum number of children -50

Project summary - 7/10

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 Mrs. Albert Cochrun**

Details of New Work

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

If a Garage

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

APPROVED:

Miscellaneous

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

by: Mrs. Albert Cochrun F.M.

Signature of owner

INSPECTION COPY

August 29, 1958

AR-217 Brighton Ave., Proposal to change the use
of first story, exclusive of kitchen, from a
Ceramics Studio to a nursery school.

Mr. Charles F. Hill
217 Brighton Avenue
Mrs. Albert Cochran
411 Woodford Street

cc to: Corporation Counsel
cc to: Fire Chief

Dear Mrs. Cochran & Mr. Hill:

A building permit intended to authorize change of use of the first story (excluding the kitchen) of the combination dwelling and mercantile building at 217 Brighton Avenue from use as a Ceramics Studio to that of a nursery school to accommodate 50 children, is not issuable under the Building Code because 12 pupils is the maximum number for which this department is authorized to issue a permit and later a certificate of occupancy in a building of this wooden frame construction, and even if only 12 pupils, no other use would be permitted in the building except living quarters of the operator of the school, the building would also have to be equipped with a standard automatic fire detection and alarm system and certain other safety features would be required.

You have indicated your desire to seek a variation from the provisions of the Building Code from the Municipal Officers, claiming that the enforcement of the Code in this case would involve practicable difficulty or unnecessary hardship and that the variation may be granted without substantially departed from the intent and purpose of the Code. Such an appeal is filed at the office of the Corporation Counsel, room 208 City Hall, where you will find a copy of this letter.

It is necessary that the appeal be filed by the owner of the property.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMD/jg

PERMIT TO INSTALL PLUMBING

14753

PERMIT NUMBER

Date Issued: 12-17-64

PORTLAND PLUMBING INSPECTOR

Address: 219 Brighton Avenue

Installation For: Charles Hill

Owner of Bldg.: Charles Hill

Owner's Address: Same

Date: 12-17-64

Plumber: George T. Boyd

By: J. P. Walsh

APPROVED FIRST INSPECTION

Date: 12-22-64

By: [Signature]

APPROVED FINAL INSPECTION

Date: 12-22-64

By: JOSEPH P. WELCH

CHIEF PLUMBING INSPECTOR

By:

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

NEW / REPL	PROPOSED INSTALLATIONS	NUMBER	FEE
	SINKS		
	LAVATORIES		
	TOILETS		
	BATHS		
	SHOWERS		
	DRAINS		
1	HOT WATER TANKS	1	\$ 2.00
	TANKLESS WATER HEATERS		
	GARBAGE GRINDERS		
	SEPTIC TANKS		
	HOUSE SEWERS		
	ROOF LEADERS (Conn. to house drain)		

PORTLAND HEALTH DEPT. PLUMBING INSPECTION

TOTAL ▶ \$ 2.00

A.P.- 219 Brighton Ave.

March 1, 1967

Albert R. Jacobson
217 Brighton Avenue

cc to: Richard Corson
Yarmouth, Maine

Dear Mr. Jacobson:

Permit to change use of building from store and 2-family dwelling to store and 3-family apartment house is being issued subject to plans received with application and in compliance with Building Code restrictions as follows:

1. A handrail is needed on the full length of the rear stairway from first floor to the second with this handrail being on the side where the treads are the widest.
2. A self-closing solid core plywood door having a nominal uniform thickness of not less than 1-3/4" or doors having equivalent or better fire protection shall be installed in foundation wall at the foot of the rear cellar stairs.
3. Coat closet under front stairway to second floor is not allowable, however, clothes may be hung here on a rod as long as they are in the open.
4. New toilet room on second floor must have light and ventilation as required by the City Health Department.
5. There is an opening about 8 inches in diameter in the chimney in the basement now being closed up with a pail that has been pushed into this opening. This pail must be removed and the opening closed up with incombustible material.

Very truly yours,

A. Allan Soule
Inspector

AAS:m

A. P. 219 Brighton Avenue

February 17, 1967

Albert R. Jacobson
217 Brighton Avenue
Portland, Maine

CC to: Richard Corson
Yarmouth
Maine

Dear Mr. Jacobson:

We find that we are unable to continue processing your permit for a change of use from store and two-family to store and three-family apartment house at the above named location until a layout plan is submitted of the third floor. It will also be necessary for you to contact this office so that we can arrange an appointment to inspect this building before a permit can be issued.

Very truly yours,

A. Allan Soule
Inspector

AAS: ke



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. Third Class
Portland, Maine, March 21, 1958

PERMIT ISSUED

MAR 21 1958

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 57/1933 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location ... 217 Brighton Ave. ... Within Fire Limits? no ... Dist. No. ...
Owner's name and address Charles Hill, 217 Brighton Ave. ... Telephone ...
Lessee's name and address ... Telephone ...
Contractor's name and address Henry Bartsch, 148 Cumberland Rd. So. Portland ... Telephone 258-1551 9-3677
Architect ... Plans filed ... No. of sheets ...
Proposed use of building 2-family dwelling and store ... No. families ...
Last use " " " " ... No. families ...
Increased cost of work ... Additional fee .50

Description of Proposed Work

To change the use of the front bedroom and the adjoining sunporch from the second floor apartment to the home occupation of dressmaking to be carried on by the owner of the building to live in the second floor apartment. Instead of altering the sunporch floor, and cutting a doorway between stairhall and sunporch, to change an existing window between the front bedroom and the side sunporch to a door, thus to give freedom of use of the porch and the former bedroom.

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

NOTIFICATION BEFORE LATHING OR CLOSING-IN IS WAIVED

Details of New Work permit to owner

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

Approved:

Charles Hill
Signature of Owner by: Mrs. Charles F. Hill
3/21/58
Approved: Inspector of Buildings

INSPECTION COPY CS. 105

Memorandum from Department of Building Inspection, Portland, Maine

Dec. 17, 1957

AP - 217 Brighton Avenue -Charles Hill-owner
Erlon Dodge, 32 St. George St.
Subject: Permit for alterations to sun porch - Contractor

Permit for alterations to section of floor of second story sun porch of building at 217 Brighton Avenue is issued herewith.

Before any of new work is closed from view this department is to be notified of readiness for a "closing in" inspection.

AJS:m

(Signed) Warren McDonald
Inspector of Buildings

CS-27



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, Dec. 16, 1927

019
Dec 17 1927
32-12-1

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 217 Brighton Ave. Within Fire Limits? Dist. No.

Owner's name and address Charles Hill, 217 Brighton Ave. Telephone

Lessee's name and address Telephone

Contractor's name and address Earl Dodge, 32 St. George St. Telephone 2-8485

Architect Specifications Plans No. of sheets

Proposed use of building 2-family dwelling and store No. families

Last use " " " " No. families

Material No. stories Heat Style of roof Roofing

Other building on same lot

Estimated cost \$ 200.00 Fee \$ 2.00

General Description of New Work

To lower 3'6" x 5' section of sunporch approximately 24" to level of front hall landing changing existing window to door and providing two steps

2x8 floor joists 16" on centers 5' span

Permit Issued with Memo

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

Details of New Work

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

Is connection to be made to public sewer? If not, what is proposed for sewage?

Has septic tank notice been sent? Form notice sent?

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

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

Material of foundation Thickness, top bottom cellar

Material of underpinning Height Thickness

Kind of roof Rise per foot Roof covering

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

Framing-Lumber-Kind Dressed or full-size? Corner posts Sills

Size Girder Columns under girders Size Max. on centers

Kind and thickness of outside sheathing of exterior walls?

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

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

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

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

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

If a Garage

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

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

APPROVED:
with memo by AJJ

Miscellaneous

Will work require disturbing of any tree on a public street?

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

Charles Hill
Earl Dodge

Earl Dodge

INSPECTION COPY

Signature of owner By:

4-11-58

Permit No. 57/1933
Location 217 Brighton Ave.
Owner Charles V. Hill
Date of permit 3-21-58
12/18/57
Notif. closing-in
Inspn. closing-in
Final Notif.
Final Inspn.
Cert. of Occupancy issued
Staking Out Notice
Form Check Notice

NOTES
1-10-58 Not started
1-21-58
4-14-58
mch of Joe H. Hill
Completed

[Handwritten signature]

(COPY)

CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 217 Brighton Avenue



Issued to Charles Hill (copy to Mrs. Anna M. Hallock) Date of Issue March 5, 1938

This is to certify that the building, premises, or part thereof, at the above location, ~~has~~ altered & changed as to use under Building Permit No. 58/163, as had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

APPROVED OCCUPANCY

Ceramics Studio

PORTION OF BUILDING OR PREMISES

First story

Limiting Conditions: Zoning Appeal granted 2/14/58
Total capacity in persons of studio limited to not more than 20 at any one time. Temperature tests of air between 60 and 70 degrees F. to be taken periodically, and, if above 70 degrees F. protection to be provided to approval of Insptr. of Bldgs.
This certificate supersedes certificate issued 9/19/51, but only as to use of first story.

Approved: Nelson F. Cartwright
Inspector

W. H. H. H.
Inspector of Buildings

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

March 5, 1958

219 Brighton Avenue - Installation of electric kiln

Mr. Russell Hallock
Layser Rd., Cape Elizabeth
Mr. Charles Hill
219 Brighton Avenue

cc to: Mr. Harry Stevenson,
Engineer & Production Mgr.
J. J. Cress
P.O. Box 67, Collingswood, N.J.

Gentlemen:

Building permit to cover installation of this electric kiln is issued to Mr. Hallock, herewith, subject to the following conditions:

These conditions having to do only with safety from fire because the appliance is proposed to set on its own casters which will rest upon a wooden floor without other protection than is afforded by the insulation built into the bottom of the appliance.

The condition is that the owner of the appliance will undertake to determine what the temperature of the air between the bottom of the appliance and the floor amounts to during a maximum length of run of the appliance at its maximum temperature in the firing chamber of 2000 degrees Fahrenheit, that he will repeat this test at intervals not longer than six months, then, if at any time the air beneath the appliance raises to a temperature above 250 degrees Fahrenheit he will notify this office and do whatever seems necessary to insure safety.

To explain this odd condition, it is well to say that in examining the application, we found that the manufacturer had not seen fit to submit this particular kiln to Underwriters' Laboratories, Inc. for tests and approval. Under such circumstances, we are expected to apply the regulations for unlisted and unapproved appliances. To do this, we found that Mr. Hallock would have to supply beneath the appliance on the wooden floor two layers or courses of 4-inch hollow tile surmounted with a steel plate, and on this base the appliance would rest. We, of course, hesitated to compel any such bulky arrangement, perhaps the only reason being that the manufacturer had not submitted this particular appliance to the Laboratories.

Mr. Hallock says that he and his wife have used similar kilns for a long time without any threat of fire and without protection on the floor. He communicated with J. J. Cress Company, the manufacturer who wrote a letter to him saying that the maximum temperature in the firing chamber of the appliance is 2000 degrees F.; that there is a thickness of $6\frac{1}{2}$ inches of insulation in the bottom of the kiln, and an air space 2 inches deep between the bottom of the kiln and the floor; that the temperature of the metal bottom of the appliance at any time is too slight to even consider measuring; that many of their kilns have been in use over fifteen years and have even been left over night and in some cases over a week-end without causing fire or damage.

Mr. Russell Hallock & Mr. Charles Hill (2)

On the strength of this evidence, we have decided to issue the permit on the basis that Mr. Hallock will make the tests specified, no matter how little need he thinks there is for them, despite the manufacturer's statement that the temperature will be too slight to measure.

Nothing in this letter is to be taken as making any adverse comment upon the kiln or its manufacturer. Suffice it to say that the fire underwriters have records of fires from kilns of other manufacturer's due to the floor beneath being set on fire though there is no evidence that the kiln in this case was insulated in such thorough manner as Mr. Hallock's. It should be borne in mind that though the temperatures below such an appliance may not be extremely large at any one time, experience shows that repetition of even moderately high temperatures tend to break down the structure of the wood to the point where it ignites at a much lower temperature than would be the case in its normal state.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMO:M

Enc: to Mr. Hallock, permit and copy of application and the J.J. Jress letter



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, February 26, 1958

PERMIT ISSUED 00194 MAR 5 1958 CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 217 Brighton Ave. Use of Building Studio & dwelling No. Stories 2 New Building Existing "
Name and address of owner of appliance Anna Hallock Ceramics, 217 Brighton Ave.
Installer's name and address owners Telephone

General Description of Work

To install electric kiln

IF HEATER, OR POWER BOILER

Location of appliance 1st floor Any burnable material in floor surface or beneath? Yes
If so, how protected? Kind of fuel? electricity
Minimum distance to burnable material, from top of appliance or casing top of furnace 10'
From top of smoke pipe From front of appliance Over 4' From sides or back of appliance 2'
Size of chimney flue Other connections to same flue
If gas fired, how vented? Rated maximum demand per hour
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion?

IF OIL BURNER

Permit Issued with Letter

Name and type of burner Labelled by underwriters' laboratories?
Will operator be always in attendance? Does oil supply line feed from top or bottom of tank?
Type of floor beneath burner Size of vent pipe
Location of oil storage Number and capacity of tanks
Low water shut off Make No.
Will all tanks be more than five feet from any flame? How many tanks enclosed?
Total capacity of any existing storage tanks for furnace burners

IF COOKING APPLIANCE

Location of appliance Any burnable material in floor surface or beneath?
If so, how protected? Height of Legs, if any
Skirting at bottom of appliance? Distance to combustible material from top of appliance?
From front of appliance From sides and back From top of smokepipe
Size of chimney flue Other connections to same flue
Is hood to be provided? If so, how vented? Forced or gravity?
If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

* Kiln sets on 4" casters -
Cress Kiln - Serial No. 1835 - Model No. S-18 - 230 volts - 24 amp.
Mfg. & J. J. Cress Co., Collinswood, N. J.
Unk list Model C-17 May 57 only
" C-14 Aug 57

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:

[Signature line for Inspector]

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

MAINE PRINTING CO.

INSPECTION COPY

Signature of Installer

Anna Hallock

PH

with file
Give a copy of
Kiln appl. at
217 Brighton Ave

RECEIVED
MAY 3 1958
DEPT. OF BLDG
CITY OF PORT

February 27, 1958

Anne Hollock Ceramics
217 Brighton Ave.
Portland, Me.

Re: Cress kiln model S-18 or C-18

Gentlemen:

The model S-18 kiln has a maximum temp. of 2000°F. in the firing chamber.

There is 6 1/2" of insulation in the bottom of the kiln, which makes for very little heat penetration to the bottom, the temperature on the metal bottom is too slight to even consider measuring. You no doubt are aware that common paper ignites at over 500°F. In addition to the insulation there is an air space of 2" to the floor.

Although the kiln is not underwriter approved, we have never known of any kiln causing a fire in over fifteen years of manufacturing this type of kiln. Going a bit further, more than one kiln has been left on over night and in some cases for a weekend, causing no fire or damage to wiring.

We have sold millions of kilns for home use and have never had a report of fire.

Very truly yours,

Harry Stevenson

Harry Stevenson
Engineer & Production Mgr.
J.J. Cress Co. of NJ

HS/we
enc.



BI BUSINESS

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, January 24, 1958

PERMIT ISSUED

FEB 21 1958

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 217 Brighton Ave., cor. St. George St. Within Fire Limits? Dist. No.

Owner's name and address Charles Hill, 219 Brighton Ave. Telephone

Lessee's name and address Anna M. Hallock, Sawyer Rd., Cape Elizabeth Telephone 3-6739

Contractor's name and address Russell Hallock " " " Telephone

Architect Specifications Plans No. of sheets

Proposed use of building Studio for ceramics and dwelling No. families

Last use Retail food store and dwelling No. families

Material frame No. stories 2 Heat Style of roof Roofing

Other building on same lot Fee \$ 1.00

Estimated cost \$ 1.00

General Description of New Work

To Change Use of Building to separate the rear stairway
To construct non-bearing partitions from first to second floor from the former store space
and to change the use of the first story from retail food market to a ceramics studio
which will primarily teach the art of decorating ceramics but will offer some
goods for sale at retail.

Partition will be 2x4 studs, 16" O.C., sheathing one side, first floor rear
" " " " first floor middle of room.
Mr. Hallock says there will never be more than 20 persons in this story at any one time.
Appeal sustained 2/14/58

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** Russell Hallock

Details of New Work

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

Is connection to be made to public sewer? If not, what is proposed for sewage?

Has septic tank notice been sent? Form notice sent?

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

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

Material of foundation Thickness, top bottom cellar

Material of underpinning Height Thickness

Kind of roof Rise per foot Roof covering

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

Straming Lumber—Kind Dressed or full size? Corner posts Sills

Size Girder Columns under girders Size Max. on centers

Kind and thickness of outside sheathing of exterior walls?

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

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

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

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

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

If a Garage

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

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

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

Charles Hill

Russell Hallock

Signature of owner By:

INSPECTION COPY

P.H.

APPROVED:

.....
.....
.....

Permit No. 58/163
 Location 217 Brighton Ave. Cor. St. Louis St.
 Owner Charles Skill
 Date of permit 2/21/18
 Notif. closing-in _____
 Inspn. closing-in _____
 Final Notif. _____
 Final Inspn. _____
 Cert. of Occupancy issued 3/15/18
 Staking Out Notice _____
 Form Check Notice _____

U.S. Elec. Appliances
 P-120-121

NOTES

2-25-18 Framing in
 cellar all sound.
 Never any fire stop
 around chimney in
 basement.
 Phoned Mrs. Hallock
 to apply for permit
 for J.T. Cross Co.
 kiln to be installed
 on 1st wood floor.

X

1
A.P. - 217 Brighton Avenue, corner of George Street

February 18, 1958

Mr. Russell Hadlock
Sawyer Road
Cape Elizabeth, Maine

cc: Charles Hill
217 Brighton Avenue

Dear Mr. Hadlock:

Although the appeal under the Zoning Ordinance has been sustained, we are unable to issue a permit for change of use of first story of building at above named location from retail food store to studio for ceramics until more information has been furnished and application has been completed by giving estimated cost of alterations and paying adjusted fee. Information needed is a layout plan of the first story showing all means of egress, location and construction of new partitions, and use of all rooms into which first story area will be thus divided.

Very truly yours,

Albert J. Sears
Deputy Inspector

AJ./mg

H.C.R.
40384

January 28, 1958

AP - 217 Brighton Avenue - corner of St. George St.

Mrs. Hannah M. Hallock
Sawyer Road
Cape Elizabeth
Mr. Charles Hill
219 Brighton Avenue

cc to: Corporation Counsel

Dear Mrs. Hallock and Mr. Hill:

Building permit intended to authorize change of use of the first story of the combination retail food store and two-family dwelling at 217 Brighton Avenue, on the corner of St. George Street so that the major part of the first story would be used as a ceramics studio primarily for teaching the art of decorating ceramics, but also offering some goods for sale at retail, and including minor alterations in the first story, is not issuable under the zoning ordinance because the property is located in a B-1 business zone where, according to Sec. 8A of the ordinance applying to such zones, a ceramics studio is not included in the list of allowable uses.

You have indicated your desire to seek a variation from the Board of Zoning Appeals. Such an appeal is filed at the office of the Corporation Counsel where you will receive a copy of this letter. If you desire consideration by the Board at the earliest possible date, your appeal should be filed at the office of Corporation Counsel before noon of Thursday, January 30.

The application for the permit is preliminary to get settled the question of zoning appeal. If the appeal should be successful, it will be necessary to furnish full information and to show compliance with the Building Code before the permit may be issued and therefore before the physical alterations are started. If your appeal is successful, the building permit will be issued as soon as you have established compliance with the building code. After the alterations have been made, a notice of final inspection is required, whereupon, if all is found in order, the certificate of occupancy will be issued without which it is not lawful to commence the new use.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMC:K

2/21/58

Notice to Inspector

When notice comes for close-in inspection of small
partitions field inspector is to also make inspection of
additions and cellar including structural supports, chimney,
heater, fire stops ~~etc.~~
etc.

Mr. McDonald

DATE: Feb. 14, 1958

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF Charles Hill.

AT 217 Brighton Avenue

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

<u>BOARD OF APPEALS</u>	<u>VOTE</u>		<u>MUNICIPAL OFFICERS</u>
	Yes	No	
Franklin G. Hinckley	(X)	()	
Joseph T. Gough, Jr.	(X)	()	
Harry M. Shwartz	()	()	
	()	()	
	()	()	
	()	()	

Record of Hearing:

No opposition.

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

58/14
Sustained
2/14/58
Jan. 30

VARIANCE APPEAL

1958

Charles Hill, owner of property at 217 Brighton Avenue,
under the provisions of Section 23 of the Zoning Ordinance of the City of Portland, hereby
respectfully petitions the Board of Appeals for a variance from the provisions of said Ordinance
to ~~authorize~~ authorize change of use of the first story of the combination retail food store and
two family dwelling at 217 Brighton Avenue, on the corner of St. George Street so that the
major part of the first story would be used as a ceramics studio primarily for teaching the
art of decorating ceramics, but also offering some goods for sale at retail, and including
minor alterations in the first story. This permit is not issuable under the Zoning Ordinance
because the property is located in a B-1 Business Zone where, according to Sec. 8A of the
Ordinance applying to such zones, a ceramics studio is not included in the list of allowable
uses.

LEGAL BASIS OF APPEAL: Such variance may be granted only if the Board of Appeals finds that the
strict application of the provisions of the Ordinance would result in practical difficulties or
unnecessary hardship in the development of property which are inconsistent with the intent and
purpose of the Ordinance; that the granting of the variance is necessary in order to avoid
confiscation and permit reasonable use of property; that there are exceptional or unique
circumstances relating to the property that do not apply generally to other property in the same
zone or neighborhood, which have not arisen as a result of action of the appellant subsequent
to the adoption of the Ordinance; that property in the same zone or neighborhood will not be
adversely affected by the granting of the variance; and that the granting of the variance will
not be contrary to the intent and purpose of the Ordinance.

Charles F. Hill
APPELLANT

DECISION

After public hearing held February 14, 1958, the Board of Appeals finds that all of the above
conditions do exist with respect to this property and that a variance should be granted
in this case.

It is, therefore, determined that a variance from the provisions of the Zoning Ordinance
should be granted in this case.

Franklin D. Hill
Harry M. Smith
[Signature]
BOARD OF APPEALS