

316-320 BRIGHTON AVENUE



Call out - 3201 - Mail out - 4202 - Find at - 4203 - File out - 4204



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date March 12, 1981, 19
 Receipt and Permit number A 66942

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: 318 Brighton Ave.
 OWNER'S NAME: Dr. John Hayden ADDRESS: _____

OUTLETS:		FEEES
Receptacles _____	Switches _____	
Plugmold _____ ft. TOTAL <u>29</u>		<u>3.00</u>
FIXTURES: (number of)		
Incandescent _____	Flourescent _____ (not strip) TOTAL _____	
Strip Flourescent _____ ft.		
SERVICES:		
Overhead _____	Underground _____	
Temporary _____ TOTAL amperes _____		
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 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 _____		
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT	INSTALLATION FEE DUE:	<u>3.00</u>
FOR REMOVAL OF A "STOP ORDER" (304-16.b)	DOUBLE FEE DUE:	_____
	TOTAL AMOUNT DUE:	<u>3.00</u>

INSPECTION: Will be ready on _____, 19__; or Will Call *
 CONTRACTOR'S NAME: Geller Elec.
 ADDRESS: 7 Mackworth St.
 TEL: 777-3061
 MASTER LICENSE NO.: 1372
 LIMITED LICENSE NO.: _____

SIGNATURE OF CONTRACTOR:

INSPECTOR'S COPY — WHITE
 OFFICE COPY — CANARY
 CONTRACTOR'S COPY — GREEN



Original Permit No. 1100/1307
 AMENDMENT ISSUED
 Amendment No. 1

AMENDMENT TO APPLICATION FOR PERMIT ¹⁹⁴⁵

Portland, Maine, January 9, 1945

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for an amendment to Permit No. 1100/1307 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specific laws, if any, submitted herewith, and the following specifications:

Location 318 Brighton Avenue Within Fire Limits? no Dist. No. _____
 Owner's or Lessee's name and address Dr. Glenn O. Rossmann, 318 Brighton Ave.
 Contractor's name and address Roy Darling, 15 Beverly Ave., So. Portland
 Plans filed as part of this Amendment shown in red on original plan No. of Sheets _____
 Is any plumbing work involved in this work? _____ Is any electrical work involved in this work? _____
 Increased cost of work _____ Additional fee 25
 Framing Lumber: Kind? _____ Dressed or Full Size? _____

Description of Proposed Work

- To construct rear entrance stairs inside of building instead of outside as shown on original plan and
- To change basement window (at grade) to door.
- To change door to window, first floor to give light for new stairs.

Approved: _____
 Chief of Fire Department.

Dr. Glenn O. Rossmann
 Signature of Owner by: Roy F. Darling

Wm
 Commissioner of Public Works.

Approved: 1/10/45 - Wm
 Inspector of Buildings.

ORIGINAL

AP 318 Brighton Ave.

December 19, 1944

PH
ATH
HRF
RMT
THW
VJS
BS

Mr. Roy F. Darling,
15 Beverly Avenue,
South Portland, Maine

Dr. Glenn O. Rossman,
318 Brighton Avenue,
Portland, Maine

Subject: Application for building permit to
cover alterations to provide attached garage
at 318 Brighton Avenue, corner Edwards St.

Gentlemen:

Open space between rear wall of dwelling and the rear property line is required to be 25 feet in the Single Residence-A Zone where the property is located. The depth of that open space is only 23 feet now so that the new location of the entrance platform against the rear wall of the building would be an unlawful encroachment upon the required rear yard of the building. Such a proposed encroachment is subject to variance appeal, the result of which I could not predict.

Removal of the corner of the foundation wall to extend the space intended for garage purposes is of such importance structurally, that investigation of the capacity of the present structural members to support this corner where it is now being supported by a foundation wall or any reinforcement of those existing members will have to be made by someone thoroughly competent to investigate the amount of the loads coming down through this portion of the building; theoretically and the strength of materials to be used in supporting this load. A detailed plan indicating this proposed situation will also be necessary to make it clearer than is indicated in the plan filed with the application for the permit. It appears that the live and dead loads from the roof and otherwise involved in this section of the two story building will be quite substantial and the capacity of the supports to be provided in place of the wall removed must be clearly demonstrated.

Where the dry stone wall is to be removed and what amounts to an enlargement of the cellar made by building a new 8-inch thick concrete block wall, the construction is not allowable because this 8-inch concrete block wall would be in part of it below the grade of the ground, acting partially as a retaining wall, in which case the thickness of the wall, if of concrete blocks, could be no less than 12 inches and should be more if necessary to retain the depth of earth involved. Such a concrete block foundation wall is required to have a concrete footer at least 8-inches in depth beneath it and parts of the wall below the surface of the ground are required to be laid in cement mortar.

When the plans are revised a threshold beneath the fire door leading from garage to balance of cellar should be shown at least 6-inches above the level of the floor garage part. The fire door is required to be a standard fire resistive fire door or better in consistent frame as per Section 302-c-4 of the Building Code. The fire door is required to be tight-fitting (crack around edge of door at any point when door is closed to be no more than one-quarter of an inch); and the door is required to be self-closing, normally closed and kept closed by an approved device.

The maker of the plans and, especially the designer of the structural situation at the corner, should have their name entered on the plans, and the plans should be blueprinted and a blueprint filed here with the application with all of the information



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Permit No. 1307

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

Portland, Maine, December 29, 1944
Supersedes app. 12/15/44

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

Location 318 Brighton Avenue Within Fire Limits? no Dist. No. _____
 Owner's or Lessee's name and address Dr. Glenn O. Rossman, 318 Brighton Avenue Telephone _____
 Contractor's name and address ROY F. DARLING, 15 BEVERLY AVE. SO. PORTLAND Telephone 3-0637
 Architect _____ Plans filed yes No. of sheets 1
 Proposed use of building dwelling house with 2 car garage in basement No. families 1
 Other buildings on same lot _____
 Estimated cost \$ 500. Price 1.00

Description of Present Building to be Altered

Memorandum from Department of Building Inspection, Portland, Maine
 318 Brighton Avenue--Alterations to provide two car Minor Garage in basement for Dr. Glenn O. Rossman by Roy F. Darling, builder--12/30/44

To Owner & Builder:

Please note that joints between perforated Gypsum lath used on the ceiling are to be covered with 1/2 inch wide strips of metal lath before plastering.

I understand the new partitions separating the garage from balance of basement are to be of 8-inch concrete block; also that the addition is to have foundations of masonry extending no less than four feet below the surface of the ground and no less than six inches above the ground to support the sills; also that the floor of garage part is or is to be of concrete.

CC: Glenn O. Rossman

(Signed) Warren McDonald
Inspector of Buildings

Details of New Work

Is any plumbing work involved in this work? _____
 Is any electrical work involved in this work? _____ Height average grade to top of plate _____
 Size, front _____ depth _____ No. stories _____ Height average grade to highest point of roof _____
 To be erected on solid or filled land? solid earth or rock? earth and rock
 at least 4' below grade or to ledge
 Material of foundation concrete trench wall Thickness, top 8" bottom 10" cellar _____
 Material of underpinning _____ Height _____ Thickness _____
 Kind of roof pitch Rise per foot 12" Roof covering Asphalt roofing Class C Und. Lab.
 No. of chimneys _____ Material of chimneys _____ of lining _____
 Kind of heat _____ Type of fuel _____ Is gas fitting involved? _____
 Framing lumber--Kind hemlock Dressed or full size? dressed
 Corner posts 4x4 Sills 4x6 Girt or ledger board? _____ Size _____
 Material columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.
 Joists and rafters: 1st floor concrete, 2nd _____, 3rd _____, roof 2x6
 On centers: 1st floor _____, 2nd _____, 3rd _____, roof 20"
 Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof 3'
 If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

No. cars now accommodated on same lot none to be accommodated 2
 Total number commercial cars to be accommodated none
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? no

Miscellaneous

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

Signature of owner Dr. Glenn O. Rossman
Roy F. Darling



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Permit No. 1747
DEC

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

Portland, Maine, December 29, 1944
Supersedes app. 12/15/44

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

Location 318 Brighton Avenue Within Fire Limits? no Dist. No. _____
Owner's or Lessee's name and address Dr. Glenn O. Rossman, 318 Brighton Avenue Telephone _____
Contractor's name and address Roy F. Darling, 15 Beverly Ave. So. Portland Telephone 3-0637
Architect _____ Plans filed yes No. of sheets 1
Proposed use of building dwelling house with 2 car garage in basement No. families 1
Other buildings on same lot _____
Estimated cost \$ 500 Fee \$ 1.00

Description of Present Building to be Altered

Memorandum from Department of Building Inspection, Portland, Maine

318 Brighton Avenue - alterations to provide two car Minor Garage in basement for Dr. Glenn O. Rossman by Roy F. Darling, builder - 12/30/44

To Owner & Builder:

Please note that joints between perforated Gypsum lath used on the ceiling are to be covered with 1/2 inch wide strips of metal lath before plastering.
I understand the new partitions separating the garage from balance of basement are to be of 8-inch concrete block; also that the addition is to have foundations of masonry extending no less than four feet below the surface of the ground and no less than six inches above the ground to support the sill; also that the floor of garage part is or is to be of concrete.

CC: Glenn O. Rossman

(Signed) Warren McDonald
Inspector of Buildings

Details of New Work

Is any plumbing work involved in this work? _____
Is any electrical work involved in this work? _____ Height average grade to top of plate _____
Size, front _____ depth _____ No. stories _____ Height average grade to highest point of roof _____
To be erected on solid or filled land? solid earth or rock? earth and rock
at least 4' below grade or to ledge
Material of foundation concrete trench wall thickness, top 8" bottom 10" cellar _____
Material of underpinning _____ Height _____ Thickness _____
Kind of roof pitch Rise per foot 12' Roof covering Asphalt roofing Class C Und. Lab.
No. of chimneys _____ Material of chimneys _____ of lining _____
Kind of heat _____ Type of fuel _____ Is gas fitting involved? _____
Framing lumber - Kind hemlock Dressed or full size? dressed
Corner posts 4x6 Sills 4x6 Girt or ledger board? _____ Size _____
Material columns under girders _____ Size _____ Max. on centers _____
Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.
Joists or rafters: 1st floor concrete, 2nd _____, 3rd _____, roof 2x4
On centers: 1st floor _____, 2nd _____, 3rd _____, roof 20"
Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof 3'
If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

No. cars now accommodated on same lot none, to be accommodated 2
Total number commercial cars to be accommodated none
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? no

Miscellaneous

Will above work require removal or disturbing of any shade tree on a public street? _____
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

Signature of owner Dr. Glenn O. Rossman

Roy F. Darling

ORIGINAL



APPLICATION FOR PERMIT

PERMIT 1880

Class of Building or Type of Structure Third Class

Permit No. DEC 80 1344

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

Portland, Maine, December 15, 1944

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

Location 318 Brighton Avenue Within Fire Limits? no Dist. No. _____
 Owner's or Lessee's name and address Dr. Glenn O. Rossman, 318 Brighton Ave. Telephone _____
 Contractor's name and address Roy F. Darling, 15 Beverly Ave., So. Portland Telephone 3-0637
 Architect _____ Plans filed yes No. of sheets 1
 Proposed use of building dwelling house with 2 car garage in basement No. families 1
 Other buildings on same lot _____
 Estimated cost \$ 500. Fee \$ 1.00

Description of Present Building to be Altered

Material wood No. stories 2 1/2 Heat _____ Style of roof _____ Roofing _____
 Last use dwelling house No. families 1

General Description of New Work

To relocate existing rear platform 11' x 3'6" to extreme rear of building, cutting in new door to same, and providing window in place of former door.
 To enlarge existing garage space in basement to provide for two cars as shown on plan enclosing partition to be 8" concrete blocks, with self-closing door to basement removing portion of existing sheathing partition in basement, enlarging existing garage entrance, making it 2' wider, ceiling to be covered with perforated gypsum lath covered with one-half inch thickness gypsum plaster, 6x12 header over each 8' door opening.
 To enlarge garage space by taking in space 3'x6' under existing porch, removing section of dry stone 16" wall with brick underpinning, 6' section to have concrete footing with 8" concrete block wall to floor - existing girders

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

Details of New Work

Is any plumbing work involved in this work? _____
 Is any electrical work involved in this work? _____
 Size, front _____ depth _____ No. stories _____ Height average grade to top of plate _____
 To be erected on solid or filled land? _____ Height average grade to highest point of roof _____
 Material of foundation _____ earth or rock? _____
 Material of underpinning _____ Thickness, top _____ bottom _____ cellar _____
 Kind of roof _____ Rise per foot _____ Roof covering _____ Thickness _____
 No. of chimneys _____ Material of chimneys _____ of lining _____
 Kind of heat _____ Type of fuel _____ Is gas fitting involved? _____
 Framing lumber—Kind _____ Dressed or full size? _____
 Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
 Material columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor. no Max. span over 8 feet. Sills and corner posts all one piece in cross section.
 Joists and rafters: 1st floor concrete 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 1 to be accommodated 2
 Total number commercial cars to be accommodated none
 Will auto and repairing be done other than minor repairs to cars habitually stored in the proposed building? no

Miscellaneous

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

ORIGINAL

Signature of owner

Dr. Glenn O. Rossman

Roy F. Darling

Memorandum from Department of Building Inspection, Portland, Maine

318 Brighton Ave.---Inquiry by Wm. B. Millward concerning plans of this single family dwelling proposed to be converted to a Class B. Hospital--owner Dr. G. O. Roseman
9/28/43

Dear Will:

I forgot to phone you last night until it was so late that I did not try it. Because I think you asked me to, I am departing from my usual custom and not giving Dr. Roseman a copy of this memo. Future dealings will have to be communicated to the owner.

The proposition does not comply with the Building Code in many essential particulars--most important is the fact that you evidently plan patients rooms and even a ward on third floor. This is completely out, and the Municipal Officers cannot even give special permission under Sect. 209-j of the Code. It is extremely doubtful all along the line if this proposition will ever be approved, and we can put no more time on it until the plans show compliance with the B. C. at least up to the point where the Municipal Officers are allowed to pass on (Signed) Warren McDonald
(OVER) Inspector of Buildings

it. There is no short cut to this that I know of, and I think you should either decide to go carefully through the Code and make the plans meticulously accordingly or tell them it cannot be done.

The day is gone by when any architect or anyone else can bring a sizeable job in here and leave it to us to tell them in detail what is wrong and how to complete the plans. They are all finding now that they must study and understand the Building Code for themselves, asking of course, when definite parts do not seem clear, what we think about the interpretation. This is no attempt to be autocratic on my part, merely the only move in self-defense to make it possible to give prompt service on those projects where the applicants have taken pains to be ready. I have one job that has been in here about a year, and may lay here another, because the architect ~~sixx~~ has no patience with the Code and will not try to interpret it.

I am sure you will see why you must walk the same road as the others.

W. A. W. W. W.

Memorandum from Department of Building Inspection, Portland, Maine

318 Brighton Ave.-Inquiry of Dr. Glenn Roseman by Wm. B. Millward, Architect as to Conversion
of Building to Type B. Hospital. April 7, 1944

316-320
William B. Millward,
37 Lane Avenue
Portland 5, Maine

Dear Will:

I have had several conversations with Jacob Berman, Dr. Roseman's attorney, about this proposition and about another building proposed to be used for the same purpose, since you furnished the last plans and since I talked with you about the Brighton Ave. building. Mr. Berman told me not to proceed further with the inquiry about the latter building. I am, therefore, filing the inquiry away with the prints we must be retained for our record.

(Signed) Warren McDonald
Inspector of Buildings

Spec

INQUIRY BLANK

8/26

ZONE "5A"

FIRE DIST. No.

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

DATE 8/26/43

Verbal
By Telephone

LOCATION 318 Brighton Ave OWNER Glen O. Roseman?

MADE BY Wm B. Millward, Architect TEL. _____

ADDRESS Brighton Ave

PRESENT USE OF BUILDING Dwelling

CLASS OF CONSTRUCTION 3rd class NO. OF STORIES 2 1/2

REMARKS: They realize violation of zoning
law and contemplate appeal

INQUIRY: How do plans check against Bldg
code for use as class 3 hospital

Jacob Berner, Dr. Roseman's atty
consulted several weeks ago to do nothing
further with this inquiry

ANSWER: 1st memo to W.B.M. WMB
" 2nd memo to W.B.M. 4/17/44

See plans (5 sheets) in Misc Bldg
Plan books.

DATE OF REPLY 9/28/43 REPLY BY WMB

Good

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION
Record of Inquiry

Verbal in person
By telephone

Date 4/10/42

Location 318 Brighton Avenue (Farham house)

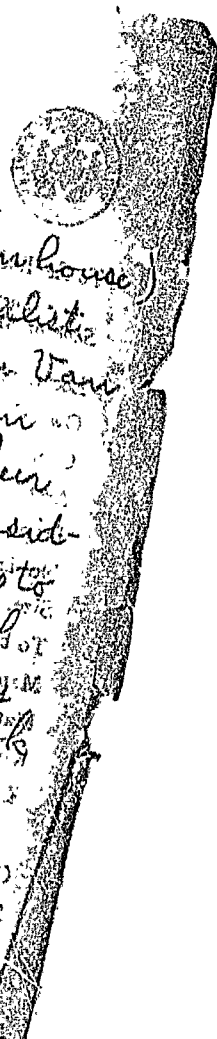
Made by Dr. A. W. Powers, nose & throat specialist
Buren, Me. with single, who have been

Inquiry 1 Mr. Powers and dentist friend from Van
2 accustomed to live together, having their
offices in their place of residence is consid-

3. ering purchase of this house. He wants to
know if it is permissible for each of
them to have an office here, where they
will both live with housekeeper to cook
after house?

Answer 1
2
3
* G. J. [unclear] appeal is only
may from [unclear] - [unclear] 4/10/42

Reply by G. J.





Denied 5/5/41

wmsD.

4/1/27

Appeal to the Municipal Officers to Change the Decision of the

Inspector of Buildings Relating to the Property Owned

by Dennis D. DeCormier at 318 Brighton Avenue
corner Edwards Street

April 18, 19 41

To the Municipal Officers:

Your appellant, Dennis D. DeCormier

who is the owner of property at 318 Brighton Avenue
corner Edwards Street

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

The decision of the Inspector of Buildings denies a permit to cover minor alterations in the existing single family dwelling house on this property, because the alterations are intended to provide a separate apartment in the basement, thus making a two-family house, contrary to the terms of the ordinance in the Single Residence-A Zone where the property is located.

The reasons for the appeal are as follows: The appellant owner acquired this property about a year ago and has been putting it in shape ever since for his own family to live in. He desires this small apartment to accommodate his man and wife who are to act as caretakers and servants for and in the appellant's home.

9261c

Action of Committee on Appeal of
Dennis DeCormier

May 2, 1941

- Chairman Martin.....*no*....
- Edward Berry.....*no*....
- Dr. Leighton.....
- Herman Libby.....*no*....
- William J. Ward.....

41/27

41/27

City of Portland, Maine
IN BOARD OF MUNICIPAL OFFICERS

Denied 5/5/41

ORDERED, that the appeal under the Zoning Ordinance of Dennis D. DeCormier relating to the conversion of the single family dwelling house on this lot to a dwelling house having two apartments contrary to the provisions of the ordinance in the Single Residence-A Zone where the property is located, be denied.

RECORDED IN THE OFFICE OF THE CITY CLERK

ON MAY 5 1941

BY

CLERK

41/27

PUBLIC HEARING ON THE APPEAL UNDER THE ZONING ORDINANCE OF DENNIS D. DeCORMIER AT
318 BRIGHTON AVENUE, CORNER EDWARDS STREET

May 2, 1941

A public hearing on the above appeal was held before the Committee on Zoning and Building Ordinance Appeals today. Present for the city were Chairman Eskilson, Councillors Berry and Libby and the Inspector of Buildings.

Frank Haskell, attorney, appeared for the appellant and Mr. DeCormier was also present.

Mr. Martin read a letter from John Howard Stevens favoring the appeal and another from Raymond Oakes opposing it. Mr. Stevens was present, however, and said that he had written the letter based on his impression of the notice of the hearing and although he found no reason so far to change his mind, he was at the hearing to gather more information.

Mr. Haskell said that his client seeks no quarrel, and that the pertinent question is whether or not the owner, who intends to use the building only for his own residence and cannot be there all the time, can or cannot have a caretaker living in the house to protect the property. He described the former damage done to the building by vandals, said that his client had no intention of making an apartment house there, but does not want the caretaker to live in the owner's part of the house and smoke it up.

Mr. DeCormier said that he had servants, a man and wife, and he did not want the servants to live in the same quarters as his own family.

Councillor Berry intervened to say that he was also a near neighbor to the building in question, that he appreciates the improvement that is being made in the DeCormier property and if he knew nothing beyond the second apartment in the basement was intended, he would not oppose the present proposition.

A note was read from Mary Sophia McIntosh saying that she had no objections to sustaining the appeal.

Elliott Perkins asked the Chairman to have the Inspector of Buildings describe the conditions that he found at the building especially that pertaining to the base for electricity meters. The Inspector of Buildings said that the arrangement of the basement as described by Mr. Haskell was accurate, but that the metal meter base fitting installed on a comparatively large wooden backboard has places on it for four electric meters although only one has been installed and is in operation.

~~Maurice~~ ^{Summit} Richardson said that he is an attorney but he was representing no one but himself. He described the layout of the house in detail, said that the normal place for servants is on the third floor where the original owner evidently had their sleeping rooms. He described the first story as having a very large living room in the center, two rooms on the Brighton Avenue end and two, including a kitchen, on the other end besides on that end a very large pantry, "big enough to eat in"; the second floor, he said, had two suites of two rooms and bath, one on either end of the floor; on the third floor there are at least five rooms with a stairway leading to them from the kitchen in the first story. Mr. Richardson said that he would like to avoid judging Mr. DeCormier's motives, but the provision of the small apartment in the basement looks suspicious. He said that the present arrangement of the house was well adapted for a number of apartments without

41/27

PUBLIC HEARING ON THE APPEAL UNDER THE ZONING ORDINANCE OF LENNIS D. DeCORMIER AT
518 BRIGHTON AVENUE, CORNER EDWARDS STREET

May 2, 1941

A public hearing on the above appeal was held before the Committee on Zoning and Building Ordinance Appeals today. Present for the city were Chairman Eskilson, Councillors Berry and Libby and the Inspector of Buildings.

Frank Haskell, attorney, appeared for the appellant and Mr. DeCormier was also present.

Mr. Martin read a letter from John Howard Stevens favoring the appeal and another from Raymond Oakes opposing it. Mr. Stevens was present, however, and said that he had written the letter based on his impression of the notice of the hearing and although he found no reason so far to change his mind, he was at the hearing to gather more information.

Mr. Haskell said that his client seeks no quarrel, and that the pertinent question is whether or not the owner, who intends to use the building only for his own residence and cannot be there all the time, can or cannot have a caretaker living in the house to protect the property. He described the former damage done to the building by vandals, said that his client had no intention of making an apartment house there, but does not want the caretaker to live in the owner's part of the house and smoke it up.

Mr. DeCormier said that he had servants, a man and wife, and he did not want the servants to live in the same quarters as his own family.

Councillor Berry intervened to say that he was also a near neighbor to the building in question, that he appreciates the improvement that is being made in the DeCormier property and if he knew nothing beyond the second apartment in the basement was intended, he would not oppose the present proposition.

A note was read from Mary Sophia McIntosh saying that she had no objections to sustaining the appeal.

Elliott Perkins asked the Chairman to have the Inspector of Buildings describe the conditions that he found at the building especially that pertaining to the base for electricity meters. The Inspector of Buildings said that the arrangement of the basement as described by Mr. Haskell was accurate, but that the metal meter base fitting installed on a comparatively large wooden backboard has places on it for four electric meters although only one has been installed and is in operation.

~~Maurice~~ ^{Richardson} Richardson said that he is an attorney but he was representing no one but himself. He described the layout of the house in detail, said that the normal place for servants is on the third floor where the original owner evidently had their sleeping rooms. He described the first story as having a very large living room in the center, two rooms, ^{and bath} on the Brighton Avenue end and two, including a kitchen, on the other end besides on that end a very large pantry, "big enough to eat in"; the second floor, he said, had two suites of two rooms and bath, one on either end of the floor; on the third floor there are at least five rooms with a stairway leading to them from the kitchen in the first story. Mr. Richardson said that he would like to avoid judging Mr. DeCormier's motives, but the provision of the small apartment in the basement looks suspicious. He said that the present arrangement of the house was well adapted for a number of apartments without

physical change. He cited other large houses in the neighborhood that in case this entering wedge were allowed, might under similar circumstances claim the same right to be made over and be rented.

Dr. Ernest Elliott said that as owner of a new home in the neighborhood he is even opposed to any more two families. He said that there were some in the neighborhood now, but they were wholly acceptable, but that he thought the neighborhood ought to be protected fully as one of single family homes.

Elliott Perkins speculated on the possibility of the proposed basement apartment being used later for a janitor's apartment and the possibilities of the present arrangement of the building for use as a number of other apartments, perhaps five or six. He drew attention to the fact that the appellant had proceeded with the alterations without first securing a building permit and pointed to the possibility that the appellant himself might not live there as there is no legal requirement that would compel him to do so, if he desired otherwise.

Walter P. Deering arose to say that Mr. Perkins had been speaking the mind of quite a number of other neighboring property owners who were present.

Chester Soule said that as a home owner in the neighborhood he opposed any deviation from the precise terms of the Zoning Ordinance, and that he would certainly object to even a rooming house.

A Mr. Sharpe said that he agreed with the statement of Mr. Soule.

Mrs. Elliott Perkins asked the Committee if renting rooms in the neighborhood is allowable in a Single Residence Zone, and the Inspector of Buildings replied it is not.

Elliott Perkins said that an extra kitchen for the exclusive use of servants is unusual, that it is the common thing for all of the food in a single family dwelling house to be prepared in one kitchen. He was concerned about maintaining the values of property in the neighborhood, and said that it is not only a question of the present arrangement but what would be the results in the future.

Upon being requested to explain the matter of places provided for future electrical meters, Mr. DeCormier said there must have been some misunderstanding on the part of the people who put in the meter base, that perhaps they heard the rumors that he intended to make an apartment house and put in the base to satisfy that rumor, that he never intended to have more than one meter. He said that he did not realize that he was making a separate apartment when he put in the partitions, and having lived outside of the city he did not understand about getting the permit. If the appeal is not successful he said, he will remove the new work.

Councillor Berry asked the Inspector of Buildings as to whether or not a building permit would be required if any change in the occupancy were intended in future other than the two apartments now contemplated. The Inspector of Buildings replied that the Zoning Law requires a permit before any such change may legally be made.

Mrs. Elliott Perkins said that the term "guests" to which Mr. DeCormier had referred in connection with the size of his building, is a glorified name for transients sometimes. She called attention to the undoubted demand for rooms for overnight or longer to meet the needs of relatives or others visiting patients in the nearby Osteopathic Hospital. She said that other home owners in the vicinity

had been approached about renting rooms; also that she had no objection to Mr. DeCormier rooming his servants in any part of the house he desired, her only objection being to the extra kitchen.

Attorney Haskell asked if there is any way to tell what the DeCormier house or any other house will be used for in the future. He then said that he had something to say on his own responsibility and that he hoped it would not prejudice the case of his client. He then complained that it is very noticeable whenever any question like this came up under the Zoning Law there was always some busybody who went around the neighborhood and stirred up opposition. He said that all of the arguments and complaints in opposition to the appeal thus far presented were based on suspicion only, and that in all his experience in hearings before the Council, committees and courts he had never heard anything so silly and fantastic.

Mrs. Ernest Elliott said that she regretted and was sure there were many others present that regretted the sort of welcome they were giving to a prospective neighbor, but she said that they felt that they must do all that they could to protect their homes. She said that she had heard that Mr. DeCormier had been approached by the management of the Osteopathic Hospital for the opportunity of providing rooms for internes who might be at the hospital.

Mr. DeCormier replied that Dr. Campbell had consulted with him on the proposition, and had been told that the house would not be ready during the summer anyway and that Mr. DeCormier intended to use it for his own home.

Warren M. Donald

Appeal 319 Brighton Avenue

May 6, 1941

Mr. Dennis DeCoraier,
45 Plus Street,
Portland, Maine

Dear Mr. DeCoraier:

On May 3, 1941, the Municipal Officers voted to deny your appeal under the zoning Ordinance relating to a permit to cover construction of partitions in the basement of the dwelling house at 319 Brighton Avenue to make there a separate apartment.

Under these circumstances I am unable to issue a building permit for which you applied on April 18th, and if you will return the receipt for the fee for the permit paid to this office not later than May 13, 1941, your money will be refunded as a voucher.

It is, of course, necessary for you to remove the partitions which have been quite largely constructed without a building permit having been issued, these partitions being not only in violation of the Building Code but removal of them is in line with your statement made at the public hearing to the effect that if your appeal was unsuccessful you would remove the partitions.

Will you be kind enough to have them removed not later than May 13, 1941?

Very truly yours,

EWAD/H

CC: Frank H. Hackell
66 Exchange Street

Inspector of Buildings

4/27

RAYMOND S. OAKES
ATTORNEY AND COUNSELLOR AT LAW
BANK OF COMMERCE BUILDING
PORTLAND, MAINE

May 1, 1941

Committee on Zoning and Building Ordinance Appeals
City Hall
Portland, Maine

Gentlemen:

According to previous plans I shall be out of town tomorrow afternoon. I understand hearing is to be had on appeal relative to construction of an apartment in the basement of the DeCormier property. From such information as I have, I feel I must oppose the construction.

I think we should live and let live and that we should appreciate the improvement to this property by Mr. DeCormier. He must have known, however, the surrounding circumstances when he purchased the property. In itself I think the adaptation of an apartment in the basement for an employe of the occupant of the property would not be objectionable. I am, however, unable to see how it could be controlled as such. I see how it could be an entering wedge to a development very detrimental to a large amount of nearby property.

According to my reaction an apartment house or a two family arrangement would be equally bad.

Very truly yours,

R. Oakes

O:M

Rec'd 5/2/41
[Signature]

HENRY WINGATE STEVENS
JOHN CALVIN STEVENS 2ND

John Calvin Stevens. F.A.A.
John Howard Stevens. A.I.A.
Architects.

187 MIDDLE STREET
PORTLAND, MAINE

4/27
April 24 41

Mr. Harry E. Martin, Chairman
Com. on Zoning and Building Ordinance Appeals
City Hall

Dear Sir;

I have your circular letter notifying me of the appeal and hearing on same to be held Fri. May 2nd regarding the request of Mr. DeCormier for erecting partitions in the basement of his house at 313 Brighton Ave to create an apartment for his servants.

It seems to me that the intent of our Building Code or Zoning Ordinance is not to prohibit such accomodation, but rather to prevent creating two independent dwellings for renting purposes, and I therefor have no objection to the proposed construction.

I am sending this letter to you because it will be impossible for me to attend the hearing and you may read this as the expression of my opinion at the hearing if you wish.

Sincerely yours,

John Howard Stevens

JHS

Rec'd 5/2/41
JHS

4/27

CITY OF PORTLAND, MAINE
BOARD OF MUNICIPAL OFFICERS
COMMITTEE ON ZONING AND BUILDING ORDINANCE APPEALS

Room 21, City Hall
April 21, 1941

To Whom It May Concern:

The Committee on Zoning and Building Ordinance Appeals of the Municipal Officers will hold a public hearing at the Council Chamber, City Hall, on Friday, May 2, 1941 at four-thirty o'clock in the afternoon upon the appeal under the Zoning Ordinance of Dennis D. DeCormier at 318 Brighton Avenue, corner Edwards Street.

The Inspector of Buildings is unable to issue a building permit to cover minor alterations by way of construction of new partitions in the basement because these partitions are intended to provide a small two-room apartment in the basement, thus making two in the building contrary to the provisions of the ordinance in the Single Residence-A Zone where the property is located.

The appellant owner sets forth in his appeal that he desires this small apartment to accommodate man and wife who are to act as caretakers for and servants in the appellant's home.

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

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS

Harry E. Martin, Chairman

May 2 1941
rec'd 5/2/41

Gentleman

I have no objection to
Dennis D. DeCormier's building caretakers
quarters in the basement of his
home at 318 Brighton Ave.

Mary Sophie McIntosh

44/27

Room 21, City Hall
April 23, 1941

Mr. Dennis D. McCormick,
45 Plum Street,
Portland, Maine

Dear Sir:

The Committee on Zoning and Building Ordinance Appeals of the Municipal Officers will hold a public hearing at the Council Chamber, City Hall on Friday, May 2, 1941 at four-thirty o'clock in the afternoon upon your appeal under the Zoning Ordinance relating to alterations in the building at 318 Brighton Avenue, corner Edwards Street, to make there a second apartment contrary to the zoning ordinance in the Single Residence Zone where the property is located.

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

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS

Harry S. Martin, Chairman

41/27

CITY OF PORTLAND, MAINE
BOARD OF MUNICIPAL OFFICERS
COMMITTEE ON ZONING AND BUILDING ORDINANCE APPEALS

Room 21, City Hall
April 21, 1941

To Whom It May Concern:

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The appellant owner sets forth in his appeal that he desires this small apartment to accommodate man and wife who are to act as caretakers for and servants in the appellant's home.

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

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS

Harry E. Martin, Chairman

Appeal 318 Brighton Avenue

May 6, 1941

Mr. Dennis DeCorator,
45 Plum Street,
Portland, Maine

Dear Mr. DeCorator:

On May 5, 1941, the Municipal officers voted to deny your appeal under the zoning ordinance relating to a permit to cover construction of partitions in the basement of the dwelling house at 318 Brighton Avenue to make there a separate apartment.

Under those circumstances I am unable to issue a building permit for which you applied on April 13th, and if you will return the receipt for the fee for the permit paid to this office not later than May 10, 1941, your money will be refunded by voucher.

It is, of course, necessary for you to remove the partitions which have been quite largely constructed without a building permit having been issued, these partitions being not only in violation of the Building Code but removal of them is in line with your statement made at the public hearing to the effect that if your appeal was unsuccessful you would remove the partitions.

Will you be kind enough to have them removed not later than May 10, 1941?

Very truly yours,

Wsch/H
CC: Frank H. Haskell
88½ Exchange Street

Inspector of Buildings



APPLICATION FOR PERMIT

Permit No. _____

Class of Building or Type of Structure Third Class

Portland, Maine, April 18, 1941

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 318 Brighton Avenue Within Fire Limits? no Dist. No. _____
 Corner Edwards Street
 Owner's or Lessee's name and address Dennis D. DeFormier, 318 Brighton Ave. Telephone _____
 Contractor's name and address Owner Telephone _____
 Architect _____ Plans filed _____ No. of sheets _____
 Proposed use of building dwelling house No. families 2
 Other buildings on same lot _____
 Estimated cost \$ 200. Fee \$.75

Description of Present Building to be Altered

Material wood No. stories 2 1/2 Heat steam & hot air Style of roof pitch Roofing slate
 Last use dwelling house No. families 1

General Description of New Work

To construct two non-bearing partitions in the laundry in the cellar to make a two room apartment of kitchen and bed room, thus making two apartments
 Also to make several windows in existing partitions to afford better light

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

Details of New Work

Is any plumbing work involved in this work? yes
 Is any electrical work involved in this work? _____ Height average grade to top of plate _____
 Size, front _____ depth _____ No. stories _____ Height average grade to highest point of roof _____
 To be erected on solid or filled land? _____ earth or rock? _____
 Material of foundation _____ Thickness, top _____ bottom _____ 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 _____ Type of fuel _____ Is gas fitting involved? _____
 Framing lumber—Kind _____ Dressed or full size? _____
 Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
 Material columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.
 Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
 On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
 Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
 If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

No. cars now accommodated on same lot _____, to be accommodated _____
 Total 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 above work require removal or disturbing of any shade tree on a public street? no
 Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto be observed? yes
 Signature of owner Dennis D. DeFormier

INSPECTION COPY



FILL IN COMPLETELY AND SIGN WITH INK

PERMIT ISSUED
Permit No. 0038
JAN 8 1941

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

Portland, Maine, January 6, 1941

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 See 318 Brighton Ave
198 Edwards Street Use of Building dwelling No. Stories 2 1/2 Existing "Existing"
Name and address of owner of appliance Dennis DeCormier, Sebago Lake
Installer's name and address Harris Oil Co., 17 Main St. So. Portland Telephone 2-8304

General Description of Work

To install Oil Burning Equipment in connection with existing steam heat
IF HEATER, POWER BOILER OR COOKING DEVICE

Memorandum from Department of Building Inspection, Portland, Maine
198 Edwards St.-Installation of oil burning equipment for Dennis DeCormier by
Harris Oil Co. ---1/8/41

To Owner and Installer:

Because there are to be 2-275 gallon tanks connected to this outfit, these tanks are required to be connected with the main feed pipe line leading to the burner through a normally operated three-way valve, so that not more than one tank can in any way discharge its contents at any one time.
We have found a number of instances where oil burners installers or others have tampered with such a three-way valve so that oil could be used from both tanks without adjusting the valve. Such an act is in violation of law, as it is a deliberate attempt to destroy the usefulness of a fire prevention device required by law.

CC Mr. Dennis DeCormier,
Sebago Lake, Maine

(Signed) Warren McDonald
Inspector of Buildings

