

289-295 BRIGHTON AVENUE

SHAW-WALKER
K2003-0



(RAA) RESIDENCE ZONE - AA

APPLICATION FOR PERMIT

PERMIT ISSUED
01621
1956
N N

Class of Building or Type of Structure

Portland, Maine, Oct. 1, 1956

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ install the following ~~building~~ 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 289-295 Brighton Ave. Within Fire Limits? no Dist. No.
 Owner's name and address Payson E. Jacobson, 8 Forest Park Telephone.....
 Lessee's name and address Telephone.....
 Contractor's name and address Casburage Co., 3 Adams St., So. Portland Telephone 2-4783
 Architect Specifications..... Plans no No. of sheets
 Proposed use of building dwelling house No. families 1
 Last use No. families
 Material..... No. stories Heat Style of roof Roofing
 Other buildings on same lot
 Estimated cost \$..... Fee \$ 2.09

General Description of New Work

To install exhaust from kitchen range through the roof.

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

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..... Girt or ledger board? Size
 Girders..... Size Columns under girders..... Size Max. on centers
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
 Joists and rafters: 1st floor....., 2nd....., 3rd....., roof.....
 On centers: 1st floor....., 2nd....., 3rd....., roof.....
 Maximum span: 1st floor....., 2nd....., 3rd....., roof.....
 If one story building with masonry walls, thickness of walls? height?

If a Garage

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

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:
OK-10/3/56-agg

Payson E. Jacobson
 Casburage Co.

Signature of owner by: Richard E. Nothberg

INSPECTION COPY



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, Sept. 18, 1956

PERMIT ISSUED 01530 SEP 19 1956

CITY OF PORTLAND N-NFC

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 289-295 Brighton Ave. Use of Building 1-family Dwelling No. Stories New Building Heating
Name and address of owner of appliance Dr. Payson Jacobson, 8 Forest Park
Installer's name and address Richard P. Waltz, 17 Slemons Road Telephone 2-3026

General Description of Work

To install forced hot water heating system and oil burning equipment

IF HEATER, OR POWER BOILER

Location of appliance basement Any burnable material in floor surface or beneath? no
If so, how protected? Kind of fuel? oil
Minimum distance to burnable material, from top of appliance or casing top of furnace 4'
From top of smoke pipe 3' From front of appliance over 4' From sides or back of appliance over 3'
Size of chimney flue 8x8 Other connections to same flue none
If gas fired, how vented? Rated maximum demand per hour
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? yes

IF OIL BURNER

Name and type of burner Crane Labelled by underwriters' laboratories? yes
Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? bottom
Type of floor beneath burner concrete Size of vent pipe 1 1/2"
Location of oil storage basement Number and capacity of tanks 1-275 gal.
Low water shut off Make No.
Will all tanks be more than five feet from any flame? yes How many tanks enclosed?
Total capacity of any existing storage tanks for furnace burners

IF COOKING APPLIANCE

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

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

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

APPROVED:

O.K. 9-18-56 M.P.C.

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

Signature of Installer R.P. Waltz

CITY OF PORTLAND PRINTING CO.

INSPECTION COPY

Permit No. 561530
Location 289-295 Brighton Ave
Owner W. Raymond Jacobson
Date of permit 9/19/56

Approved _____

NOTES

- 1 Fill Pipe No
- 2 Vent Pipe No
- 3 Kind of Heat 1-21-57 Tank
- 4 Burner Rig. City & Supports has no fill & vent
- 5 Name & Label pipe. Clean out
- 6 Stack Control door.
- 7 High Limit Control 1-21-57 Remote control
- 8 Pressure Control 1-21-57
- 9 Capacity of Tank 2-21-57
- 10 Tank Rig. City & Supports Completed
- 11 Tank "Release" OK
- 12 Oil Gauge W.R.
- 13 Instruction Card W.R.
- 14 Low Water Switch W.R.



RESIDENCE ZONE - AA

APPLICATION FOR PERMIT

PERMIT 1550

MAY 8 1956

CITY OF PORTLAND

Class of Building or Type of Structure Third Class

Portland, Maine, April 23, 1956
supersedes 9/15/55 & 5/12/55

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 289-295 Brighton Ave., corner of DeLois St. Within Fire Limits? no Dist. No. _____

Owner's name and address Payson B. Jacobson, 8 Forest Park Telephone 3-1558

Lessee's name and address _____ Telephone _____

Contractor's name and address Cashurage Co., 3 Adams St., So. Portland Telephone 2-4783

Architect _____ Specifications _____ Plans yes No. of sheets 5

Proposed use of building dwelling house and 2-car garage No. families 1

Last use _____ No. families _____

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

Other buildings on same lot _____

Estimated cost \$ 30,000. Fee \$ 30.00 \$ 34.00 paid today

General Description of New Work

To construct 1 1/2-story frame dwelling house 52' x 44' 4" with attached garage 26' x 23'.

The wall between house and garage will be concrete. A solid wood core door 1 3/4" thick will be provided between house and garage. Aspiral sustained: 5/4/56

Kind and thickness of outside sheathing of exterior walls? 1" boards

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 Cashurage Co.**

Details of New Work

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

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

Has septic tank notice been sent? _____ Form notice sent? yes

Height average grade to top of plate 15' Height average grade to highest point of roof 21'

Size, front 44' 4" depth 52' No. stories 1 1/2 solid or filled land? solid earth or rock? rock

Material of foundation concrete at least 4' below grade. Thickness, top 10" bottom 12" cellar yes

Material of underpinning _____ to sill _____ Height 12" Thickness 14"

Kind of roof pitch-gable Rise per foot 5" Roof covering Asphalt Class C Und Lab

No. of chimneys 1 Material of chimneys brick of lining tile Kind of heat f. h. waterfuel oil

Framing lumber—Kind hemlock Dressed or full size? dressed

Corner posts 4x6 Sills box Girt or ledger board? _____ Size _____

Girders yes Size steel Columns under girders Lally Size 3 1/2" Max. on centers 6' 6"

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

Joists and rafters: 1st floor 2x8, 2nd 2x8, 3rd _____, roof 2x8 2x10

On centers: 1st floor 16" & 12", 2nd 16", 3rd _____, roof 16" 16"

Maximum span: 1st floor 14' & 15', 2nd 18', 3rd _____, roof _____

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

If a Garage

No. cars now accommodated on same lot 0, to be accommodated 2 number commercial cars to be accommodated 0

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

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

Payson B. Jacobson Cashurage Co. Inc.
Cashurage Co. Richard E. Notlage

Signature of owner by: _____

INSPECTION COPY

APPROVED:
with letters by [Signature]

2-8-57

Permit No. 3101584

Location 289-2951 Brighton Ave.

Owner: [Signature]

Date of permit 5/21/56

Notif. closing-in 7/27/56 4:00

Inspn. closing-in [Signature]

Final Notif. 1/18/56 (3100) 2/15/57

Final Inspn. [Signature]

Cert. of Occupancy issued [Signature]

Staking Out Notice [Signature]

Form Check Notice 7/19/56 10:10

8/20/56 9:05

NOTES

19-56 House Forms & location OK
 To check garage forms later
 To use form set on Benck Venger ties
 8-20-56 Garage OK to pour
 9-23-56 Need Lallys nailed & corner post in basement. Ties across steel girder in basement
 10-1-56 OK on above wiring not checked. Conct. to set permit for forced Kitchen Vent. system
 10-5-56 Firestop vent pipe at ceiling
 10-9-56 left green tag to close in

11/3/56 [Signature] of the contractor asked if a metal box had been provided for the [Signature] required for the [Signature] cases self closing door to be provided at the foot of the stairs leading to the garage. He advised that the [Signature] and [Signature] of wooden [Signature] would be available but that the door was required to be self-closing. Wm. D. 1-21-57 See oil burner permit 2-26-57 Final all OK



May 8, 1956

AP 285-24, Brighton Avenue, corner of Deblois Street

Casburge Company, Inc.
3 Adams Street
South Portland, Maine

Copies to: Dr. Pauson B. Jacobson
8 Forest Park
William B. Millward

The appeal under the Zoning Ordinance having been sustained, building permit for construction of a single family dwelling and attached two-car garage at the above location is issued herewith based on plans filed with application for permit, but subject to the following conditions:-

1. If foundation is to be supported partly on earth and partly on ledge, information is to be furnished before work on forms is started as to construction to be provided to overcome unequal settlement where transition from earth to ledge takes place.
2. The 6x8 girder will need to be of full size not dressed lumber in order to figure out.
3. Solid core wood door to be provided in opening between garage and dwelling is to be equipped with an approved self-closing device.
4. Ties from brick veneer to masonry walls are required to be spaced not over 12 inches vertically and 16 inches horizontally instead of spacing shown on plans. If corrugated sheet metal ties are used instead of the #6 gauge wire indicated, they are required to be of such thickness that 1000 ties weigh not less than 48 pounds and, unless they are of sheet copper, two ties nested one on top of the other must be provided at each location.
5. At front corner where wood wall is to be two stories high, the 4x6 corner post is required to extend in one length from 4x6 sill to plate supporting rafters with lapped splicing not less than 18 inches long allowed. Studs in walls are required to extend down to the double 2x4 girt on which first floor timbers rest instead of being supported on a shoe on top of these timbers.
6. Wherever ceiling timbers are to be carried on doubled headers or other timbers across openings so as to provide a level ceiling, they are to be notched over 2x3 nailing strips.
7. Partition between rear bedrooms which is to support ceiling joists is to be trussed.

Very truly yours,

Albert J. Sears
Deputy Inspector of Buildings

AJA/G

2e copy

AP - 289-295 Brighton Ave., -corner Deblois St.

April 27, 1956

Dr. Payson E. Jacobson,
8 Forest Park

cc - Silas Jacobson, Esq.
119 Exchange Street

Dear Dr. Jacobson:

cc- Corp. Counsel

In light of your information that proposed dwelling to be erected at the above location is to be numbered on Brighton Avenue, application of the Zoning Ordinance to the situation varies somewhat from that indicated in our letter of April 25, 1956 when it was assumed that building was to be numbered on Deblois Street. However, the proposed location under these circumstances still does not comply precisely with the terms of the Ordinance.

We, therefore, are unable to issue a permit for construction of a proposed single family dwelling with attached garage in the location shown on plot plan filed with application for permit because of the following reasons:

1. There is to be only 19 feet between the rear wall of the dwelling and the rear lot line instead of the 25 feet specified by Section 13-B of the Zoning Ordinance applying to the Residence AA Zone where the property is located.
2. The attached garage is proposed only 11 feet back from Deblois Street instead of the 25 foot setback specified by Section 15-A-6 and is to be closer to the street line than the front wall of the existing dwelling on the adjoining lot on that street, contrary to the same section of the Ordinance.

You have expressed a desire to exercise your appeal rights concerning this matter. Accordingly we are enclosing an outline of the appeal procedure and are certifying the case to the Corporation Counsel for action.

Very truly yours,

Warren McDona
Inspector of Buildings

ACS/H
Enc: Outline of appeal
procedure

4/27/56 - Mr. Jacobson called and said that house is to be numbered on Brighton Avenue - JJS

April 25, 1956

AP 2-14, DeBlois Street, corner of Brighton Ave.

Dr. Payson B. Jacobson
8 Forest Park
Casburge Company
3 Adams Street
South Portland, Me.

Copy to W. B. Millward

Gentlemen:-

Examination of plot plan filed with application for permit for construction of a proposed single family dwelling and proposed two car garage at above location discloses variances as listed below from Zoning Ordinance requirements applying to the Residence AA Zone where the property is located. Although the front of the dwelling is to face Brighton Avenue, we understand that you plan to have walk from front entrance steps lead to DeBlois Street and that house is to be numbered on that street. Under such circumstances the front yard must be taken on the DeBlois Street side of the building and we have proceeded to apply Zoning Ordinance requirements on this basis. However, if the house is to be numbered on Brighton Avenue, the front yard must be taken on that street and application of the Ordinance will vary somewhat, but location will still not meet all requirements of the Ordinance.

Variances from Zoning Ordinance requirements on basis of house being numbered on DeBlois Street are as follows:-

1. The garage would be an unlawful encroachment upon the required front yard of the dwelling as specified by Sect. 16B.
2. Since the front wall of garage is to be only 11 feet instead of 25 feet back from line of DeBlois Street and will be closer to street line than front wall of existing dwelling on the adjoining lot, location would be contrary to requirements of Sect. 15A6.

While we realize that the proposed layout has been designed to fit into the unusual topography of the lot on which the dwelling is to be erected, only the Board of Zoning Appeals has authority to permit variances from the precise terms of the Ordinance. We are therefore unable to issue a permit for construction of the proposed building in the location shown unless authorization is first secured from that Board. If the owner would like to exercise his appeal rights and will so inform us, we will send him an outline of the appeal procedure and will certify this case to the Corporation Council for action.

Very truly yours,

AJS/G

Deputy Inspector of Buildings

P.S. No attempt has been made to check architectural plans against Building Code requirements pending decision as to whether appeal is to be filed.

(COPY)

MAINE PRINTING CO., PORTLAND

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION 289-295 Brighton Ave.

Date of Issue Feb. 25, 1957

Issued to Fayson B. Jacobsen

This is to certify that the building, premises, or part thereof, at the above location, built ~~under~~ ~~changed~~ ~~under~~ Building Permit No. 56/584, 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

APPROVED OCCUPANCY

One-family Dwelling House
Two-car Garage

Entire

Limiting Conditions:

This certificate supersedes
certificate issued

Approved: Nelson F. Cartwright
Inspector
(Date) 2/21/57

Warren B. ...
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.

City of Portland, Maine
Board of Appeals
-ZONING-

*Sustained
5/4/56*

56/37

To the Board of Appeals:

April 27, 1956, 19

Your appellant, Payson B. Jacobson, who is the owner of property at 289-295 Brighton Avenue, respectfully petitions the Board of Appeals of the City of Portland to permit an exception to the regulations of the Zoning Ordinance relating to this property, as provided by Section 18, Paragraph E of said Zoning Ordinance.

Building permit for construction of single family dwelling with attached garage is not issuable because there is to be only 19 feet between the rear wall of the dwelling and the rear lot line instead of the 25 feet required by Section 13-B of the Zoning Ordinance applying to the Residence AA Zone and because the attached garage is proposed only 11 feet back from Deblois Street instead of the 25 feet setback specified by Section 15-A-6 and is to be closer to the street line than the front wall of the existing dwelling on the adjoining lot.

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

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

Payson B. Jacobson, M. D.

Payson B. Jacobson
Appellant

After public hearing held on the 4th day of May, 1956, the Board of Appeals finds that an exception is necessary in this case to grant reasonable use of property and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

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

Ruth W. Walsh
John W. Lake
Charles H. Lane
Edward J. Colley
William H. O'Brien
BOARD OF APPEALS

DATE: May 4, 1956

HEARING ON APPEAL UNDER THE zoning ordinance OF Payson B. Jacobson

AT 289-295 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>
Edward T. Colley	Yes	
William H. O'Brien	(X)	
Ruth D. Walsh	(X)	
John W. Lake	(X)	
Carleton G. Lene	(X)	

Record of Hearing:

No opposition

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

May 1, 1956

Mr. Frederick C. Ludley
22 Deblais Street
Portland, Maine

Dear Mr. Ludley:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine on Friday, May 4, 1956, at 10:30 a. m. to hear the appeal of Payson B. Jacobson requesting an exception to the Zoning Ordinance to cover construction of a single family dwelling with attached garage at 289-295 Brighton Avenue.

This permit is presently not issuable under the Zoning Ordinance because there is to be only 19 feet between the rear wall of the dwelling and the rear lot line instead of the 25 feet required by Section 13B of the Zoning Ordinance applying to the Residence Aa Zone and because the attached garage is proposed only 11 feet back from Deblais Street instead of the 25 feet setback specified by Section 15-A-6 and is to be closer to the street line than the front wall of the existing dwelling on the adjoining lot.

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

BOARD OF APPEALS

Ben B. Wilson

Chairman

CITY OF CHICAGO, ILL.
BOARD OF ALDERMEN

May 4, 1924

John J. Brennan, A. A. Mr. John J. Brennan, Secy.
Chicago, Ill.
Dear Mr. Brennan:

The Board of Aldermen will hold a public hearing in the
Council Chamber of City Hall, beginning at 10:00 A. M. on
Friday, May 10, 1924, to hear your appeal in connection with the
proposed extension of the Chicago River and to receive your
statement of the reasons for the extension of this hearing in
connection with this appeal.

Very truly yours,
John J. Brennan
Secretary

John J. Brennan, Secy.
City of Chicago, Ill.
Chicago, Ill.

DATE: May 4, 1956

HEARING ON APPEAL UNDER THE zoning ordinance OF Payson B. Jacobson
AT 289-295 Brighton Avenue

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

BOARD OF APPEALS

VOTE

MUNICIPAL OFFICERS

Edward T. Colley
William H. O'Brien
Ruth D. Walsh
John W. Lake
Carleton G. Lane

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

Record of Hearing:

no opposition

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

May 2, 1958

Mr. J. J. [unclear], et al.
100 [unclear] Park
Portland, Maine

Re: [unclear] [unclear] [unclear]

Dear Mr. [unclear]:

The Board of Appeals will hold a public hearing in the
Council Chamber of City Hall, Portland, Maine, on Friday, May 6,
1958, at 10:30 a. m. to hear your appeal under the zoning Ordinance.

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

Respectfully,
[unclear]

Mr. R. [unclear]

Chairman

cc: Mrs. [unclear], 500
110 Exchange Street
Portland, Maine



(RAA) RESIDENTIAL - AA
APPLICATION FOR PERMIT

Class of Building or Type of Structure

Portland, Maine, Oct. 1, 1956

01621
1956

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~take any work~~ install the following ~~building~~ 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 289-295 Brighton Ave.

Owner's name and address Payson B. Jacobson, 8 Forest Park Within Fire Limits? no Dist. No. _____

Lessee's name and address _____ Telephone _____

Contractor's name and address Casburge Co., 3 Adams St., So. Portland Telephone _____

Architect _____ Telephone 2-4783

Proposed use of building _____ Specifications _____ Plans no No. of sheets _____

Last use dwelling house No. families 1

Material _____ No. stories _____ Heat _____ Style of roof _____ No. families _____

Other buildings on same lot _____ Roofing _____

Estimated cost \$ _____ Fee \$ 2.09

General Description of New Work

To install exhaust from kitchen range through the roof.

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

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 _____ Thickness _____

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

Framing lumber—Kind _____ Dressed or full size? _____

Corner posts _____ Sills _____ Girt or ledger board? _____

Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____

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

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

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

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

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

If a Garage

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

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

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

Payson B. Jacobson
Casburge Co.

Signature of owner by: Richard E. McLaughlin

APPROVED:
OK-10/3/56-agg

INSPECTION COPY



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, Sept. 18, 1956

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: 289-295 Brighton Ave. Use of Building 1-family Dwelling No. Stories New Building
 Name and address of owner of appliance Dr. Payson Jacobson, 8 Forest Park Existing
 Installer's name and address Richard P. Waltz, 17 Slemons Road Telephone 2-3026

General Description of Work

To install forced hot water heating system and oil burning equipment

IF HEATER, OR POWER BOILER

Location of appliance basement Any burnable material in floor surface or beneath? no
 If so, how protected? Kind of fuel? oil
 Minimum distance to burnable material, from top of appliance or casing top of furnace 4'
 From top of smoke pipe 3' From front of appliance over 4' From sides or back of appliance over 3'
 Size of chimney flue 8x3 Other connections to same flue none
 If gas fired, how vented? Rated maximum demand per hour
 Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? yes

IF OIL BURNER

Name and type of burner Crane Labelled by underwriters' laboratories? yes
 Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? bottom
 Type of floor beneath burner concrete Size of vent pipe 1 1/4"
 Location of oil storage basement Number and capacity of tanks 1-275 gal.
 Low water shut off Make No.
 Will all tanks be more than five feet from any flame? yes How many tanks enclosed?
 Total capacity of any existing storage tanks for furnace burners

IF COOKING APPLIANCE

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

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

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

APPROVED:

C.K. 9-18-56 7176

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

R P Waltz

INSPECTION COPY

Signature of Installer

C17 185 1M MAINE PRINTING CO

- 1 Fill Pipe No
- 2 Vent Pipe No
- 3 End of Line ~~Yes~~
- 4 Burner Kit & Supply Pipe ~~Yes~~
- 5 Name & Label ~~Yes~~
- 6 Stack Control ~~Yes~~
- 7 High Limit Control ~~Yes~~
- 8 Remote Control ~~Yes~~
- 9 Valves ~~Yes~~
- 10 Capacity of Tank ~~Yes~~
- 11 Tank Right Side Sight Glass ~~Yes~~
- 12 Tank Distance ~~Yes~~
- 13 Oil Gauge ~~Yes~~
- 14 Instruction Card ~~Yes~~
- 15 Low Water Limit ~~Yes~~

NOTES

1-21-57 Tank
has no fill & vent
pipe. clean out
door.

7 Remote control

2-21-51

Completed

04-14-56

Permit No. 561530
Location 289-255 Brighton Ave
Owner H. C. Cannon
Date of permit 09/18/56
Approved

Large blank lined area for additional notes or drawings.



1947 RESIDENCE ZONE - AA

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

PERMIT 1500

005946

CITY OF PORTLAND

Portland, Maine, April 23, 1956

supersedes 9/15/55 & 5/12/55

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect a new building... 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 289-295 Brighton Ave., corner of DeBols St.
Owner's name and address Payson B. Jacobson, 8 Forest Park
Contractor's name and address Casburge Co., 3 Adams St., So. Portland
Proposed use of building dwelling house and 2-car garage
Estimated cost \$ 30,000

General Description of New Work

Fee \$ 30.00 \$4.00 paid today

To construct 1 1/2-story frame dwelling house 52' x 44'4" with attached garage 26' x 23'.

The wall between house and garage will be concrete. A solid wood core door 1 3/4" thick will be provided between house and garage.

Kind and thickness of outside sheathing of exterior walls? 1" boards
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 Casburge Co.

Details of New Work

Is any plumbing involved in this work? yes
Is any electrical work involved in this work? yes
Height average grade to top of plate 15'
Height average grade to highest point of roof 21'
Material of foundation concrete
Material of underpinning brick
Kind of roof pitch-gable
No. of chimneys 1
Framing lumber--Kind hemlock
Girders yes
Studs (outside walls and carrying partitions) 2x4-16" O. C.

If a Garage

No. cars now accommodated on same lot 0, to be accommodated 2
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? no

Miscellaneous

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

APPROVED: with letter by [Signature]

Payson B. Jacobson
Casburge Co.

Casburge Co. Inc.
Richard E. Hattage

INSPECTION COPY

Signature of owner by:

2-8-57 1-24 P

Permit No. 361584

Location 289-2951 1/2 1st Ave

Owner Raymond B. Jacobson

Date of permit 5/8/56

Notif. closing-in 7/22/56 4:00

Inspn. closing-in 7/22/56 4:00

Final Notif. 1/18/56 (3:00) 4:15 PM

Final Inspn. 1/18/56

Cert. of Occupancy issued 2/16/57

Staking Out Notice 7/9/56 16:40

Form Check Notice 8/20/56 9:05

NOTES

19-56 House Forms & location OK.

To check garage forms later (NP)

To use Ramsot on Brick Veneer ties (NP)

8-20-56 Garage OK to pour (NP)

9-28-56 Nail Lallys nailed & corner post in basement. Ties across steel girder in basement. (NP)

10-1-56 OK on above wiring not inspecting. Conct. to set permit for forced kitchen vent system. (NP)

10-5-56 Firestop vent pipe at ceiling

10-9-56 left green tag to close in. (NP)

12/3/56 - Mr. Cook of the contractor asked if a metal clad frame was required for the solid core self closing door to be provided at the foot of the stairs leading to the garage. He was told that an ordinary wooden frame would be allowable but that the door is required to be self-closing. Was D

1-21-57 See oil burner permit

2-21-57 Final all OK. (NP)

X

1956

AP 289-295 Brighton Avenue, corner of ... Street

Casburge Company, Inc.
3 Adams Street
South Portland, Maine

Copies to: Mr. Payson B. Jacobson
2 Forest Park
William B. Millard

The appeal under the Zoning Ordinance having been sustained, building permit for construction of a single family dwelling and attached two-car garage at the above location is issued herewith based on plans filed with application for permit, but subject to the following conditions:-

1. If foundation is to be supported partly on earth and partly on ledge, information is to be furnished before work on forms is started as to construction to be provided to overcome unequal settlement where transition from earth to ledge takes place.
2. The 6x8 girder will need to be of full size not dressed lumber in order to figure out.
3. Solid core wood door to be provided in opening between garage and dwelling is to be equipped with an approved self-closing device.
4. Ties from brick veneer to masonry walls are required to be spaced not over 12 inches vertically and 16 inches horizontally instead of spacing shown on plans. If corrugated sheet metal ties are used instead of the #6 gauge wire indicated, they are required to be of such thickness that 10% ties weigh not less than 48 pounds and, unless they are of sheet copper, two ties nested one on top of the other must be provided at each location.
5. At front corner where wood wall is to be two stories high, 4x6 corner post is required to extend in one length from 4x6 sill to plate supported by rafters with lapped splicing not less than 18 inches long allowed. Studs in walls are required to extend down to the double 2x4 girt on which first floor timbers rest instead of being supported on a shoe on top of these timbers.
6. Wherever ceiling timbers are to be carried on doubled headers or other timbers across openings so as to provide a level ceiling, they are to be notched over 2x3 nailing strips.
7. Partition between rear bedrooms which is to support ceiling joists is to be trussed.

Very truly yours,

Albert J. Sears
Deputy Inspector of Buildings

AJS/G

copy

AP - 299-295 Brighton Ave., -corner Deblois St.

April 27, 1956

Dr. Fayson B. Jacobson,
6 Forest Park

cc - Silas Jacobson, Esq.
119 Exchange Street

cc- Corp. Counsel

Dear Dr. Jacobson:

In light of your information that proposed dwelling to be erected at the above location is to be numbered on Brighton Avenue, application of the Zoning Ordinance to the situation varies somewhat from that indicated in our letter of April 25, 1956 when it was assumed that building was to be numbered on Deblois Street. However, the proposed location under these circumstances still does not comply precisely with the terms of the ordinance.

We, therefore, are unable to issue a permit for construction of a proposed single family dwelling with attached garage in the location shown on plot plan filed with application for permit because of the following reasons:

1. There is to be only 19 feet between the rear wall of the dwelling and the rear lot line instead of the 25 feet specified by Section 3-B of the Zoning Ordinance applying to the Residence AA Zone where the property is located.
2. The attached garage is proposed only 11 feet back from Deblois Street instead of the 25 foot setback specified by Section 15-A-6 and is to be closer to the street line than the front wall of the existing dwelling on the adjoining lot on that street, contrary to the same section of the Ordinance.

You have expressed a desire to exercise your appeal rights concerning this matter. Accordingly we are enclosing an outline of the appeal procedure and are certifying the case to the Corporation Counsel for action.

Very truly yours,

Warren McDonald
Inspector of Buildings

AJS/H
Enc: Outline of appeal
procedure

4/27/56 - Mr. Jacobson called and said that house
is to be numbered on Deblois Street - OK

April 25, 1956

AP 2-14 Deblois Street, corner of Brighton Ave.

Dr. Phyllis D. Jacobson
8 Forest Park
Casburge Company
3 Adams Street
South Portland, Me.

Copy to W. B. Millward

Gentlemen:-

Examination of plot plan filed with application for permit for construction of a proposed single family dwelling and proposed two car garage at above location discloses variances as listed below from Zoning Ordinance requirements applying to the Residence AA Zone where the property is located. Although the front of the dwelling is to face Brighton Avenue, we understand that you plan to have walk from front entrance steps lead to Deblois Street and that house is to be numbered on that street. Under such circumstances the front yard must be taken on the Deblois Street side of the building and we have proceeded to apply Zoning Ordinance requirements on this basis. However, if the house is to be numbered on Brighton Avenue, the front yard must be taken on that street and application of the Ordinance will vary somewhat, but location will still not meet all requirements of the Ordinance.

Variances from Zoning Ordinance requirements on basis of house being numbered on Deblois Street are as follows:-

1. The garage would be an unlawful encroachment upon the required front yard of the dwelling as specified by Sect. 16B.
2. Since the front wall of garage is to be only 11 feet instead of 25 feet back from line of Deblois Street and will be closer to street line than front wall of existing dwelling on the adjoining lot, location would be contrary to requirements of Sect. 15A6.

While we realize that the proposed layout has been designed to fit into the unusual topography of the lot on which the dwelling is to be erected, only the Board of Zoning Appeals has authority to permit variances from the precise terms of the Ordinance. We are therefore unable to issue a permit for construction of the proposed building in the location shown unless authorization is first secured from that Board. If the owner would like to exercise his appeal rights and will so inform us, we will send him an outline of the appeal procedure and will certify the case to the Corporation Counsel for action.

Very truly yours,

AJS/G

Deputy Inspector of Buildings

P. S. No attempt has been made to check architectural plans against Building Code requirements pending decision as to whether appeal is to be filed.

MAINE PRINTING CO., PORTLAND



(COPY)

CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

Issued to Fayson B. Jacobsen

LOCATION 289-295 Brighton Ave.

Date of Issue : Feb. 25, 1957

This is to certify that the building, premises, or part thereof, at the above location, built ~~under~~ ^{changed as shown} under Building Permit No. 56/584, 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

Limiting Conditions:

APPROVED OCCUPANCY

One-family Dwelling House
Two-car Garage

This certificate supersedes
certificate issued

Approved:

2/21/57 Nelson F. Cartwright
(Date) Inspector

W. C. Bennett
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.

City of Portland, Maine
Board of Appeals
—ZONING—

Sustained
5/4/56
56/37

April 27, 1956, 19

To the Board of Appeals:

Your appellant, Payson B. Jacobson, who is the owner of property at 289-295 Brighton Avenue, respectfully petitions the Board of Appeals of the City of Portland to permit an exception to the regulations of the Zoning Ordinance relating to this property, as provided by Section 18, Paragraph E of said Zoning Ordinance.

Building permit for construction of single family dwelling with attached garage is not issuable because there is to be only 19 feet between the rear wall of the dwelling and the rear lot line instead of the 25 feet required by Section 13-B of the Zoning Ordinance applying to the Residence AA Zone and because the attached garage is proposed only 11 feet back from Deblois Street instead of the 25 feet setback specified by Section 15-A-1 and is to be closer to the street line than the front wall of the existing dwelling on the adjoining lot.



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

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

Payson B. Jacobson, M. D.

Payson B. Jacobson
Appellant

After public hearing held on the 4th day of May, 1956, the Board of Appeals finds that an exception is necessary in this case to grant reasonable use of property and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

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

Russ W. Walsh
John W. Lake
Charles H. Lane
Edward J. Colby
William H. O'Brien
BOARD OF APPEALS