

Memorandum from Department of Building Inspection, Portland, Maine
67 Brantwood St.—Addition in front of two-car garage for and by William Dodge - 9/24/53

If you should ever get the maximum heavy snow on this roof you may get considerable sag or deflection of the 4x8 beams over the existing large doorways. The reason for this is that when you build the six foot addition these two beams which now are called upon to support half of the depth of the present roof only, would have to bear the same plus half the depth of the addition. According to the theory of design these 4x8's might be called upon to support 4700 lbs. If they are of hemlock or spruce their normal design strength for each beam is 3100 lbs.

We do not wish to require that you do anything about this deficiency, but if you want to make the beams to the theoretical strength they are supposed to have, one way to do it would be to put a 2x8 by the side of each existing 4x8, spike them together and then see to it that the new 2x8's are supported under each end properly.

(Signed) Warren McDonald
Inspector of Buildings

WMD/a

AP 67 Brentwood St.

September 21, 1953

Mailed 9/21
WMS

Mr. Ralph E. Dodge
67 Brentwood St.

Dear Mr. Dodge:-

After we talked over the phone about furnishing a location sketch of the garage at 67 Brentwood St. on which you plan to build an addition six feet deep when you told me that you thought adequate information as to location had been given when the garage was rebuilt in 1947, examination of our records showed that you did not furnish a location plan then either, and we did not require one because the proposition was to replace an existing building, same size and same location.

It will now be necessary to furnish a location sketch which will show the entire present garage and the proposed addition in front with dimensions to the overhang of eaves of the present building to the side property line and the same dimension from the eaves of the addition.

It is noted that you say that there will be two feet from the addition to the right hand side of lot line and that there will be eight inches overhang of the eaves. The overhang of eaves is not permitted by the Building Code to extend into this two-foot space since all parts of the addition are required by the Building Code to be at least two feet from the property line.

If it should turn out that the eaves of the present garage are closer than two feet to the side lot line, it is because the original garage had been there for a long time and the question was not raised when it was replaced by one of the same size and in the same location. Now that you mean to build an addition, the requirements of the Building Code must be applied to the addition.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMD/10



(RC) RESIDENCE ZONE - C

APPLICATION FOR PERMIT

Class of Building or Type of Structure ... Third Class

Portland, Maine, June 30, 1947

PERMIT ISSUED 01547 JUL 1 1947

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location ... 67 Brentwood Street ... Within Fire Limits? no ... Dist. No. ... Owner's name and address ... W. H. Dodge, 67 Brentwood St. ... Telephone 2-1611 ... Lessee's name and address ... Contractor's name and address ... owner ... Telephone ... Architect ... Specifications ... Plans no ... No of sheets ... Proposed use of building ... 2 car garage and greenhouse and boiler room ... No. families ... Last use ... " " " " " " No. families ... Material frame ... No. stories 1 ... Heat ... Style of roof ... Roofing ... Other buildings on same lot ... Greenhouse ... Estimated cost \$ 200 ... Fee \$ 1.00

General Description of New Work

To demolish existing 2 car garage 17'10" x 19'2" and To construct 2 car garage same size and in same location.

The inside of the garage will be covered, where required by law, with perforated gypsum lath covered with one-half inch thickness gypsum plaster. This is between garage and boiler room.

NOTIFICATION BEFORE LATHING OR CLOSING-IN IS WAIVED

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

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

Details of New Work

Is any plumbing involved in this work? ... Is any electrical work involved in this work? ... Height average grade to top of plate ... 8' ... Height average grade to highest point of roof ... 12' ... Size, front ... depth ... No. stories ... 1 ... solid or filled land? ... solid ... earth or rock? ... earth ... Material of foundation ... concrete slab ... Thickness, top ... bottom ... cellar ... Material of underpinning ... Height ... Thickness ... Kind of roof ... pitch ... Rise per foot ... Roof covering ... asphalt roofing ... Class C ... Und. Lab. ... No. of chimneys ... Material of chimneys ... of lining ... Kind of heat ... fuel ... Framing lumber—Kind ... second hand ... Dressed or full size? ... Corner posts ... 6x6 ... Sills ... 6x6 ... 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 concrete, 2nd, 3rd, roof 2x8 On centers: 1st floor, 2nd, 3rd, roof 20" Maximum span: 1st floor, 2nd, 3rd, roof 17'

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

If a Garage

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

Signature lines for approval

INSPECTION COPY

Signature of owner

Wm H Dodge R. E Dodge

AP 67 Brentwood Street-I

June 28, 1946

Mr. William H. Dodge
67 Brentwood Street
Portland, Maine

Subject: Application for building permit to cover replacement of two existing commercial greenhouses, each 19 feet by 65 feet, with one greenhouse under one roof somewhat higher as to roof and sidewall, 40' by 65' representing an increase in volume

Dear Mr. Dodge:

As explained to you over the telephone, your greenhouses, being for business purposes are so-called "nonconforming" uses in that the Zoning Ordinance would not allow them to be built now in the Residence C Zone where your property is located.

Sec. 12A of the Zoning Ordinance with reference to such non-conforming buildings stipulates: "No non-conforming building shall be increased in volume.

Since your application does represent an increase in volume, the building permit therefor is not issuable under the zoning Ordinance.

You have indicated your desire to file a variance appeal with the Board of Appeals, and an outline of the appeal procedure is enclosed.

You have filed merely the application for the permit without anything in the way of a location plan or the existing and proposed houses or anything with regard to the height of the side walls and the height of the roof, comparatively as between present and proposed buildings. It becomes obvious from the application that some increase in floor area will be present, and you have told me that the side walls and the roof of the proposed building will be somewhat higher than the present buildings, therefore no doubt of increase in volume. Well, before the public hearing on your appeal, it is necessary that you file a location plan showing the present greenhouses with relation to the other buildings on the property and with relation to the property lines, the similar location of the proposed greenhouse, and a cross-section of the existing building to be replaced and the proposed building to show up the comparative heights of side walls, comparative width and comparative heights of roofs--those sketches to be on a definite scale or in proportion.

The estimated cost of \$800 seems low. Estimated cost as stipulated by the Building Code is required to include all labor and materials at reasonable market prices, even though the materials may be on hand or be second hand and even though the labor may be your own or be donated.

Very truly yours,

Inspector of Buildings

RMd/S

Encl. Outline of appeal procedure

CC: W. Mayo Payson
Corporation Counsel

ATM
✓ BSS
✓ RMT
✓ PH
✓ AJS
X HL
✓ BS

(RC) RESIDENCE ZONE - C
APPLICATION FOR PERMIT



Class of Building or Type of Structure... Greenhouse

Portland, Maine, June 27, 1946

PERMIT ISSUED
01308
JUL 13 1946

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 67 Brentwood Street Within Fire Limits? no Dist. No. _____
Owner's name and address William H. Dodge, 67 Brentwood Street Telephone 2-1611
Lessee's name and address _____ Telephone _____
Contractor's name and address owner Telephone _____
Architect _____ Specifications _____ Plans no No. of sheets _____
Proposed use of building Greenhouse No. families _____
Last use _____ " _____ Roofing _____
Material _____ No. stories 1 Heat _____ Style of roof _____
Other buildings on same lot Office Fee \$ 2.00
Estimated cost \$ 800.

General Description of New Work

To demolish 2 existing greenhouses 18'x65' each and
To construct 40'x65' greenhouse - standard greenhouse construction.

NOTIFICATION BEFORE LATHING
OR CLOSING-IN IS WAIVED

Appeal sustained 7/15/46

NOTIFICATION BEFORE LATHING
OR CLOSING-IN IS WAIVED

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

Details of New Work

Is any plumbing work involved in this work? _____ Is any electrical work involved in this work? _____
Height average grade to top of plate _____ Height average grade to highest point of roof _____
Size, front _____ depth _____ at least 4 below grade No. stories _____ solid or filled land? _____ earth or rock? _____
Material of foundation concrete piers Thickness, top _____ bottom 10" cellar _____
Material of underpinning _____ Height _____ Thickness _____
Kind of roof gla.s.s 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 _____, height? _____
If one story building with masonry walls, thickness of walls? _____

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:

Signature of owner Wm H Dodge by P E Dodge

INSPECTION COPY



GENERAL RESIDENCE ZONE **PERMIT ISSUED**
APPLICATION FOR PERMIT Permit No. 00170
 JUL 13 1913

Class of Building or Type of Structure TH
 Portland, Maine, July 13, 1913

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

65-1

Location 67 Brentwood Street Within Fire Limits? no Dist. No. _____
 Owner's or Lessee's name and address W. H. Dodge, 67 Brentwood Street Telephone 3124
 Contractor's name and address _____ Telephone _____
 Architect _____ Plans filed _____ No. of sheets _____
 Proposed use of building Office and green house No. families _____
 Other buildings on same lot _____ Fee \$ 2.25
 Estimated cost \$ 10.

Description of Present Building to be Altered
 Material wood No. stories 1 Heat _____ Style of roof pitch Roofing Asphalt
 Last use Office and greenhouse No. families _____

General Description of New Work

To remove window in interior partition and enlarge opening to 7'5" (non-bearing partition in gable end of building - 4x4 header about 18" below existing 4x4 plate (opening for refrigerator)

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

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

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? _____ earth or rock? _____
 Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
 Material of underpinning _____ Height _____ Thickness _____
 Kind of roof _____ Rise per foot _____ Roof covering _____ of lining _____
 No. of chimneys _____ Material of chimneys _____
 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 _____
 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 are observed? yes
 Signature of owner W. H. Dodge
W. H. Dodge

INSPECTION COPY

3492A



GENERAL RESIDENCE ZONE
APPLICATION FOR PERMIT

PERMIT ISSUED
Permit No. 12-117

Class of Building or Type of Structure Third Class AUG-17 1938
Portland, Maine, August 5, 1938

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 87-89 Brentwood Street Within Fire Limits? NO Dist. No. _____
Owner's or Lessee's name and address W. E. Dodge, 87-89 Brentwood St. Telephone 2-1611
Contractor's name and address J. H. Kennedy, 108 Preble Street Telephone _____
Architect _____ Plans filed yes No. of sheets 1
Proposed use of building Florist Shop No. families _____
Other buildings on same lot dwelling house, greenhouse Fee \$.75
Estimated cost \$ 200.

Description of Present Building to be Altered
Material wood No. stories 1 Heat Gas Style of roof pitch Roofing wood
Last use Florist shop No. families _____

General Description of New Work
To remove entrance stairs and platform on either side of front of store and fill in the jog on either side so that the entire front of building will be approximately on the street line, providing show window in each of the small additions and constructing new window entrance which now extends to the street line in the place of the present show window space out over the two small additions unless it is decided to make these small roofs flat. In case the present pitch roof is continued out, a railing of substantial snow guard will be provided to prevent snow sliding onto the public sidewalk of Brentwood Street.

This application is preliminary to get settled the question of Zoning appeal. In event appeal is sustained full information as to framing, etc. will be furnished.
Appeal sustained and permit granted by Special Order of Board of Municipal Officers 8/15/38.

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

Details of New Work

Size, front 8' depth _____ No. stories 1 Height average grade to top of plate 3'
To be erected on solid or filled land? solid Height average grade to highest point of roof _____
Material of foundation Cedar posts earth or rock? earth
Material of underpinning _____ Thickness, top _____ bottom _____ cellar _____
Kind of Roof Continuation of present roof Roof covering asphalt shingles
No. of chimneys none Material of chimneys _____ Thickness _____
Kind of heat _____ Type of fuel _____ Is gas fitting involved? _____
Framing Lumber—Kind hemlock Dressed or Full Size? full size
Corner posts 2x6 Sills on edge Girt or ledger board? _____ Size _____
Material columns under girders _____ 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 2x6, 2nd _____, 3rd _____, roof 2x8
On centers: 1st floor 16", 2nd _____, 3rd _____, roof 24"
Maximum span: 1st floor 8', 2nd _____, 3rd _____, roof _____ height? _____

If one story building with masonry walls, thickness of walls? _____
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 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 By W. H. Dodge
Ralph E. Dodge

INSPECTION COPY

Permit No. 38/ 12576

Locati 57-69 Bentwood St

Owner E. H. Dodge

Date of permit 8/17/38

Notif ...g-in

Inspn. closing-in

Final Notif.

Final Inspn. 11/30/38

Cert. of Occupancy issued None

NOTES

8/22/38 - Resolutions started A.C.W.

9/6/38 - Framing nearly completed. A.C.W.

9/19/38 - Work at this time completed. Snow guard provided. Best of all to from gutter of nos. to struts on public side. install A.C.W.

11/30/38 - Gutter ending in dry well furnished A.C.W.



City of Portland, Maine

*Sustained 8/15/58
38/59*

Appeal to the Municipal Officers to Change the Decision of the
Inspector of Buildings Relating to the Property Owned
by W. H. Dodge at 67-69 Brentwood Street

August 5, 1958

To the Municipal Officers:

Your appellant, W. H. Dodge
who is the owner of property at 67-69 Brentwood 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 der-
ogating from the intent and purpose of the Zoning Ordinance.

The decision of the Inspector of Buildings denies a permit to construct
two small one story additions each about 8' x 3' on the front of this
building because the proposed construction work would be closer to the
street line of Brentwood Street than ordinarily permissible in the General
Residence Zone where the property is located.

The reasons for the appeal are as follows: The appellant is desirous of
improving the condition of the entrance to his florist shop and at the same
time making better provisions for display of the flowers, etc. that he has
for sale. The present show window extends to the street line of Brentwood
Street and the proposed additions would be merely a continuation of this
line. It is his belief that these two small additions may be built without
interfering with the light and air of and without increasing the fire hazard
to the neighboring property.

notice to Ethel A. Kamy, 61 Brentwood

August 15, 1938

To The Municipal Officers:

The Committee on Zoning and Building Ordinance Appeals to which was referred the appeal under the Zoning Ordinance of W. H. Dodge at 67-69 Brentwood Street, relating to the construction of two small additions closer to the street line of Brentwood Street than ordinarily permitted, reports that the appeal ought to be sustained.

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS

Chairman

that the appeal under the Zoning Ordinance of No. 14, 1954 at 67-69 Brentwood Street, relating to the construction of two small additions closer to the street line of Brentwood Street than ordinarily permitted in the General Residence Zone where the property is located, be sustained and that a building permit be granted to said appellant subject to full compliance with all terms of the Building Code, and subject to the condition that the appellant shall provide adequate gutters and conductors properly connected so that water from the roof will under no circumstances run upon the public sidewalks, and that the roofs of the proposed additions shall either be made substantially flat or substantial snow guards will be provided on the roofs to prevent snow on the roofs from sliding upon the public sidewalk;

BECAUSE enforcement of the Ordinance in this specific case would cause unnecessary hardship by preventing desirable improvement and added convenience of the building; and desirable relief may be granted without substantially derogating from the intent and purpose of the Ordinance in that the location of the proposed additions would not interfere with light and air of or increase fire hazard to the neighboring property.

36/59
PUBLIC HEARING ON THE APPEAL OF W. H. DODGE AT 67-69 LRENWOOD STREET

August 12, 1953

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

Mr. Ralph Dodge, son of the appellant, appeared in support of the appeal and there were no opponents present. The Inspector of Buildings reported a letter received from Ethel A. Larry owner of the property next door to the Dodge property indicating her approval of the project.

Warren McDonald

28/49

63 Brentwood St.
Portland, Me.
Aug. 11, 1938

Committee on Zoning & Building,
W. Earle Eskilson, Chairman.
Room 21, City Hall.
Portland, Me.

RECEIVED
AUG 12 1938
DEPT. OF BLD'G. INSP.
CITY OF PORTLAND

Gentlemen: -

Replying to your notice of
Aug. 9th regarding proposed
changes in the building of W. H.
Dodge, would say that Mr. Ralph
Dodge has already spoken to us
about this plan and it meets
with our approval.

I take this method of com-
municating with you as I shall
be unable to attend the hearing.

Yours very truly,
Ethel A. Lamy

31/57

Room 21, City Hall
August 9, 1958

To Whom It May Concern:

The Committee on Zoning and Building Ordinance Appeals of the Board of Municipal Officers will hold a public hearing at the Council Chamber, City Hall on Friday, August 12, 1958 at 2 o'clock in the afternoon upon the appeal under the Zoning Ordinance of W. H. Dodge relating to the construction of two small additions on the front of his florist's shop at 87-89 Brentwood Street.

The appellant proposes to change the front of the shop by doing away with the small entrance platforms and stairs on both sides of the front, by placing the stairs and entrance in the center where is now located a small show window, by constructing two small additions about three feet by six feet thus filling in the jogs now existing on either side of the front show window, and making the width of the front of this small store approximately on the street line of Brentwood Street, only the central portion of this front where the show window is now located being on the street line at present.

The Inspector of Buildings was unable to issue the building permit for these small additions because the new work is proposed closer to the street line of Brentwood Street than is ordinarily permissible under the precise terms of the Zoning Ordinance in the General Residence Zone where the property is located.

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

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS

W. Earle Eskilson, Chairman

CC: Ethel A. Larry
61 Brentwood Street

38/59

Room 21, City Hall
August 9, 1938

Mr. W. H. Dodge
67 Brentwood 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, August 12, 1938 at 2 o'clock in the afternoon upon your appeal under the zoning Ordinance relating to the construction of two small additions upon your building at 67-69 Brentwood Street.

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

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS

W. Earle Eskilson, Chairman

(R) GENERAL RESIDENCE ZONE

Permit No. _____



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, May 16, 1929

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 67 Brentwood Street Ward 9 Within Fire Limits? No Dist. No. _____
 Owner's ~~or Lessee's~~ name and address William Dodge, 67 Brentwood St. Telephone _____
 Contractor's name and address A. F. Patterson, 62 Lincoln St. Telephone F 5214 M
 Architect's name and address _____
 Proposed use of building dwelling house No. families 1
 Other buildings on same lot _____

Description of Present Building to be Altered

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

General Description of New Work

To put roof over existing onestory front piazza, 6' x 20'

The edge of this roof nearest the street line is not closer to the street line than the roof of the front piazza of the next house

NOTIFICATION OF OCCUPANCY
THIS PERMIT IS WAIVED

Details of New Work

Size, front _____ depth _____ No. stories _____ Height average grade to highest point of roof _____
 To be erected on solid or filled land? _____ earth or rock? _____
 Material of foundation _____ Thickness, top _____ bottom _____
 Material of underpinning _____ Height _____ Thickness _____
 Kind of roof flat Roof covering Asphalt roofing Class O Und Lab.
 No. of chimneys _____ Material of chimneys _____ of lining _____
 Kind of heat _____ Type of fuel _____ Distance, heater to chimney _____
 If oil burner, name and model _____
 Capacity and location of oil tanks _____
 Is gas fitting involved? _____ Size of service _____
 Corner posts 4x4 Sills _____ 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 2x6
 On centers: 1st floor _____, 2nd _____, 3rd _____, roof 2'
 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
 Plans filed as part of this application? no No. sheets _____
 Estimated cost \$100. Fee \$ 50
 Will there be in charge of the above work a person competent to see that the State and City requirements pertaining there are observed? Yes

Signature of owner William Dodge
A. F. Patterson

INSPECTION COPY

52 52



PERMIT ISSUED

Permit No. _____

AUG 27 1928

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, August 22, 1928

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 67 Brentwood Street Ward 9 Within Fire Limits? No Dist. No. _____

Owner's or Lessee's name and address F. H. Dodge, 75 Brentwood St. Telephone _____

Contractor's name and address Orrin Evans, Dorset St. Telephone _____

Architect's name and address _____

Proposed use of building 2 car garage No. families _____

Other buildings on same lot Office, boiler and tenement bldg.

Description of Present Building to be Altered

Material wood No. stories 1 Heat _____ Styl. of roof _____ Roofing _____

Last use 2 car garage No. families _____

General Description of New Work

To extend the front of one-half of garage about 2' (about 9' wide)

NOTIFICATION BEFORE LATHING OR CLOSING IN IS WAIVED.

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED.

Details of New Work

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

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

Material of foundation postr Thickness, top _____ bottom _____

Material of underpinning _____ Height _____ Thickness _____

Kind of roof _____ Roof covering Asphalt roofing Class O Und. Lab.

No. of chimneys _____ Material of chimneys _____ of lining _____

Kind of heat _____ Type of fuel _____ Distance, heater to chimney _____

If oil burner, name and model _____

Capacity and location of oil tanks _____

Is gas fitting involved? _____ Size of service _____

Corner posts 4x4 Sills 6x6 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 2x8, 2nd _____, 3rd _____, roof _____

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

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

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

If a Garage

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

Total number commercial cars to be accommodated one

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

Miscellaneous

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

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

Estimated cost \$ 25. Fee \$ 25

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

INSPECTION COPY

Signature of owner William H. Dodge

William H. Dodge

CHIEF OF FIRE DEPT.

7328

Special permission to make rent on upper floor of boiler house 6/17/25



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

READ!

This Application FOR PERMIT TO BUILD (3D CLASS BUILDING) Get All Questions Settled BEFORE Commencing Work.

Failure to do so May Prove

Portland, Me., June 13/25 19

EXTENSIVE!

INSPECTOR OF BUILDINGS

The undersigned hereby applies for a permit to build, according to the following Specifications:—

Location 67-69 Brentwood Street Ward 9 Fire Limits? no
Name of owner is? Wm H Dodge Address 67 Brentwood Street
Name of mechanic is? owner Address
Name of architect is? 1st story Address 2 stories
Proposed occupancy of building (purpose)? hot house and boiler house & dwelling
If a dwelling or tenement house, for how many families?
Are there to be stores in the lower story?
Size of lot, No. of feet front?; No. of feet rear?; No. of feet deep?
Size of building, No. of feet front? 86ft; No. of feet rear? 86ft; No. of feet deep? 32ft
No. of stories, front? 1 & 2 stories; rear?
No. of feet in height from the mean grade of street to the highest part of the roof? 20ft
Distance from lot lines, front? feet; side? feet; side? feet; rear?
Firestop to be used? YES
Will the building be erected on solid or filled land?
Will the foundation be laid on earth, rock or piles?
If on piles, No. of rows? distance on centers? length of?
Diameter, top of? diameter, bottom of?
Size of posts, 4x6 Studding 2x4 16 O.C. Sills 4x8 Roof Rafters 2x6 24 O.C. Girders 6x8
Size of girts 4x4
Size of floor timbers? 1st floor 2x8, 2d 2x8, 3d, 4th
O.C. " " " " 16, " 16, 3d, 4th
Span " " " not over 16, 2d not over 16, 3d, 4th
Will the building be properly braced? Yes Bridging in every floor span over 8ft
Building now in process? Sills and posts will be all one piece in cross section
Material of foundation? cement thickness of? 12in laid with mortar? 8in
Underpinning, material of? cement height of? 3ft thickness of?
Will the roof be flat, pitch, mansard or hip? pitch Material of roofing? glass & asphalt
Will the building be heated by steam, furnaces, stoves or grates? steam Will the flues be lined? yes
Will the building conform to the requirements of the law? yes
Means of egress?

PERMIT MUST BE RECEIVED BEFORE BEGINNING WORK

Plans must be submitted in duplicate, one set to be filed with the Department and the duplicate set thereof (bearing the approval of the Inspector of Buildings) shall be kept on the work and exhibited on demand.

If the building is to be occupied as a Tenement House, give the following particulars

What is the height of cellar or basement?
What will be the clear height of first story? second? third?
State what means of egress is to be provided
Scuttle and stepladder to roof?

Estimated Cost,

\$ 3500.

Signature of owner or authorized representative,

Address, Wm H Dodge

Plans submitted?

Received by?



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

Application for Permit for Alterations, etc.

To the Portland, September 11, 1922 192
 INSPECTOR OF BUILDINGS:

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

Location 67-69 Brentwood Street Ward 9 in fire-limits? no
 Name of Owner or Lessee, W H Dodge Address 75 Brentwood Street
 " " Contractor, owner
 " " Architect

Description of Present Bldg. REPORT

Material of Building is wood Style of Roof, pitch Material of Roofing, shingle
 Size of Building is 15ft feet long; 9ft feet wide. No. of Stories, 1
 Cellar Wall is constructed of rosts is inches wide on bottom and batters to inches on top.
 Underpinning is is inches thick; is feet in height.
 Height of Building 12ft Wall, if Brick; 1st, 2d, 3d, 4th, 5th
 What was Building last used for? shed No. of Families?
 What will Building now be used for? same

DETAIL OF PROPOSED WORK

Raise portion of roof about 6 feet
all to comply with the building ordinance

Estimated Cost \$ 50.

IF EXTENDED ON ANY SIDE

Size of Extension, No. of feet long? ; No. of feet wide? ; No. of feet high above sidewalk?
 No. of Stories high? ; Style of Roof? ; Material of Roofing?
 Of what material will the Extension be built? Foundation?
 If of Brick, what will be the thickness of External Walls? inches; and Party Walls inches.
 How will the extension be occupied? How connected with Main Building?

WHEN MOVED, RAISED OR BUILT UPON

No. of Stories in height when Moved, Raised, or Built upon? Proposed Foundations
 No. of feet high from level of ground to highest part of Roof to be?
 How many feet will the External Walls be increased in height? Party Walls

IF ANY PORTION OF THE EXTERNAL OR PARTY WALLS ARE REMOVED

Will an opening be made in the Party or External Walls? in Story.
 Size of the opening? How protected?
 How will the remaining portion of the wall be supported?

Signature of Owner or Authorized Representative W H Dodge
 Address

NOT TO BE USED BEFORE BEGINNING WORK

PERMIT # 1161 CITY OF Portland BUILDING PERMIT APPLICATION MAP # _____ LOTS # _____

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Dodge Florist's
 Address: 67 Brentwood Street mail box
 LOCATION OF CONSTRUCTION same
 CONTRACTOR: Les Wilson SUBCONTRACTORS: 854-4853
 ADDRESS: P.O. Box 1028 Westbrook
 Est. Construction Cost: _____ Type of Use: gasline tanks
 Past Use: _____
 Building Dimensions L _____ W _____ Sq. Ft. _____ # Stories _____ Lot Size: _____
 Is Proposed Use: _____ Seasonal _____ Condominium _____ Apartment _____
Conversion - Explain removing 4,000 gallon tank and placing 3,000 gallon tank

For Official Use Only	
Date: <u>September 4, 1986</u>	Subdivision: Yes / No _____
Inside Fire Limits _____	Name _____
Bldg Code _____	Lot _____
Time Limit _____	Block _____
Estimated Cost _____	Permit Expiration: _____
Value/Structure _____	Ownership: _____ Public _____ Private _____
Fee: <u>45.00</u>	

PERMIT ISSUED

Ceiling:

- Ceiling Joists Size: _____ Spacing: SEP 21 1986
- Ceiling Strapping Size: _____
- Type Ceilings: _____ Size: _____
- Insulation Type: _____
- Ceiling Height: _____

Roof:

- Truss or Rafter Size: _____ Span: _____
- Sheathing Type: _____ Size: _____
- Roof Covering Type: _____
- Other: _____

Chimneys: Type: _____ Number of Fire Places: _____

Heating: Type of Heat: _____

Electrical: Service Entrance Size: _____ Smoke Detector Required Yes _____ No _____

Plumbing: Yes _____ No _____

- Approval of soil test if required
- No. of Tubs or Showers _____
- No. of Flushes _____
- No. of Lavatories _____
- No. of Other Fixtures _____

Swimming Pools:

- Type: _____
- Pool Size: _____ x _____ Square Footage _____
- Must conform to National Electrical Code and State Law.

Zoning: District: _____ Street Frontage Req.: _____ Provided _____

Required Setbacks: Front _____ Back _____ Side _____

Review Required:

Zoning Board Approval: Yes _____ No _____ Date: _____

Planning Board Approval: Yes _____ No _____ Date: _____

Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____

Shore and Floodplain Mgmt _____ Special Exception _____

Other (Explain) _____

Date Approved: _____

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE

Residential Buildings Only:
 # Of Dwelling Units _____ # Of New Dwelling Units _____

Foundation:

- Type of Soil: _____
- Set Backs - Front _____ Rear _____ Sides _____
- Footings Size: _____
- Foundation Size: _____
- Other: _____

Floor:

- Sills Size: _____ Sills must be anchored.
- Girder Size: _____
- Lally Column Spacing: _____ Size: _____
- Joists Size: _____ Spacing 16" O.C.
- Bridging Type: _____ Size: _____
- Floor Sheathing Type: _____ Size: _____
- Other Material: _____

Exterior Walls:

- Studding Size _____ Spacing _____
- No. windows _____
- No. Doors _____
- Header Sizes _____ Span(s) _____
- Bracing: Yes _____ No _____
- Corner Posts Size _____
- Insulation Type _____ Size _____
- Sheathing Type _____ Size _____
- Siding Type _____ Weather Exposure _____
- Masonry Materials _____
- Metal Materials _____

Interior Walls:

- Studding Size _____ Spacing _____
- Header Sizes _____ Span(s) _____
- Wall Covering Type _____
- Fire Wall if required _____
- Other Materials _____

Permit Received By Joanne Quint
 Signature of Applicant (Signature) Date _____
 Signature of CEO _____ Date _____
 Inspection Dates _____

1:30

on submeter
L-1 ST

CP

APPLICATION FOR SUBMETER



For Sewer User Charge Adjustments

The undersigned hereby requests permission to install additional water meter(s) in accordance with Section 322.60 of the "Municipal Code of the City of Portland, Maine".

It is understood that all expenses related to the purchase, installation and maintenance of the meter(s) is to be borne by the applicant.

To be Completed by Applicant

Address where sub-meter is requested 67 Brentwood St Portland, Me

Property owner name Keith E. Dodge

Tax Map Reference (on Real Estate Tax Bill) 133 - E - 8

Property owner address 67 Brentwood St Portland Me

Person to be contacted to schedule inspections Keith E. Dodge 7721611
(Name and Telephone Number)

Portland Water District Acct. No. (on bill) D-37-9398

Billing Name & Address (on bill) Dodge The Florist Inc
67 Brentwood St

Location and size existing Portland Water District Service Meter

Street Wall in Sump Basement - 3/4 in

Proposed location and size of sub-meter Street Wall in Sump Basement

3/4 in

Will a remote reading register be utilized? NO YES (If yes, state location)

Description of proposed changes in plumbing required for submetering:

Attached

Sketch plan showing proposed changes in plumbing and the location of existing and proposed meters. Show water flow through submeter to non-discharge equipment or location (use additional sheet of paper if necessary)

The volume of water to be submetered can be shown not to enter the sewerage system by virtue of its use for:

Watering Growing Plants
in Greenhouses + Surrounding
Areas.

I certify the above information is true and correct:

Keith E. Dodge
Signature

Nov. 23, 1983

6/28/82
Date

INSTRUCTIONS

- First - The applicant is to complete front of this form. The Tax Map Reference can be found on your Real Estate Tax Bill directly following owners name and address in the center of your Property Tax Bill. Billing name and address should be copied from your Water & Sewer Bill as well as the Portland Water District Account Number which is in the lower left corner of the Water and Sewer Bill.
- Second - Her completed application form to:
 City of Portland
 Dept. of Public Works
 336 City Hall
 Portland, Maine 04101
 ATTN: MR. WILLIAM GOODWIN
- Third - The Public Works Department will call the person indicated on front side to schedule pre-installation inspection. During this inspection the Public Works section of this form (bottom) will be completed. Following this inspection Public Works will make copies of the application form. If the application is approved 3 copies will be made, one will be mailed to the Portland Water District, one will be forwarded to the City Plumbing Inspector and one will be mailed back to the Applicant. If the application is denied, one copy will be made and mailed to the applicant showing reason for denial.
- Fourth - Upon receipt of a copy of the approved application, the applicant can purchase and install the sub-meter as approved. Following installation the applicant or his plumber must call the Chief Plumbing Inspector at 775-5451 Ext. 234 for an inspection of the completed installation. Following inspection by the Chief Plumbing Inspector, the Water District will be requested to seal the sub-meter and arrange to have an automatic reading system (if applicable) - See General Information right? installed where by the volume shown by the sub-meter will be credited on the Sewer User Charges of the Bill.

GENERAL INFORMATION

Section 322.6C of the "Municipal Code of the City of Portland, Maine" reads as follows:

"Submetering of Water Volume. Any person who feels that recorded water records are not a reliable index of his discharge volume may install an additional water meter of a type approved by the Director to measure the volume of water which can be shown not to enter the sewerage system. The person installing such a meter shall immediately notify the Director of such installation and shall be responsible to the Director for reporting meter readings not less often than every three months. Such person shall be credited with the volume charges for the volume shown by such meter, which meter shall be accessible for reading by the City or its agents at all reasonable times."

The City and the District have arranged to relieve the customer from the reporting responsibility required above if both meters can be read simultaneously by the District Meter Readers during their regularly scheduled visits to read the pre-existing service meter. This can be accomplished by locating the sub-meter directly adjacent to the pre-existing service meter or by equipping the sub-meter located elsewhere with a remote reading register located so both readings can be made at the same time.

Approved meters are, Neptune and Rockwell meters, conforming to the following specifications:

1. shall meet or exceed ANSI accuracy test requirements and be accompanied by a certificate of test accuracy.
2. the meters will have straight reading, cubic foot registers.
3. the meters will have the meter number stamped into the main case.
4. the meters shall be magnetic drive.
5. shall have either a rotating disc or oscillating piston.
6. shall have a bronze case.

Approved meters are available from the Water District, which sells them for the price the District buys them from the manufacturers. If you wish to purchase a sub-meter from the District you must bring your copy of an approved application with you at time of purchase.

TO BE COMPLETED BY PUBLIC WORKS

Pre-installation inspection by William B. Goodwin
 on July 1, 1982

Automatic reading system requested YES NO

A Watts 9 Back Flow Preventer or equal shall be installed in line

Application Approved Denied

Comments _____

TO BE COMPLETE BY THE PLUMBING INSPECTOR

An inspection of the completed installation of the submetering system approved on this application was conducted on 7-22-82 by Ernold R. Goodwin, Chief Plumbing Inspector of the City of Portland.

- The submetering system was installed as approved.
- No cross connections were found.

The installation is approved dis-approved

Ernold Goodwin

TO BE COMPLETED BY THE WATER DISTRICT

Date submeter sold 7-14-82
 Submeter account number D-37-9398
 Submeter make and number 3/4" R #31939827
 Submeter installation readings _____
 Submeter account entered into computer 7-14-82
 Submeter account entered into meter book 7-14-82
 Special Instructions _____

Rec'd
 12/5/83
 DPW

67 Brentwood Street

DRG-CTR II



November 19, 1973

Mr. Keith Dodge
67 Brentwood Street
Portland, Maine 04103

Dear Mr. Dodge: Re: 67 Brentwood Street

Your property has been surveyed by the Portland Housing Inspection Division, Health Department, in conjunction with the Dearing Center Neighborhood Conservation Program, and was found to meet the standards established by the Housing Code.

Congratulations are extended to you for the general condition of your property. Good maintenance is the best way to preserve the useful life of your property and neighborhood.

If we can be of further help, please feel free to call on us.

Sincerely yours,

Lyle D. Noyes
Lyle D. Noyes
Chief of Housing Inspections

Inspector *[Signature]*

LDN:gg

