

150-152 BRADLEY STREET



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FILL IN AND SIGN WITH INK
APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, 5/7/51

00770

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 of appliance 150-52 Bradley St. Use of Building Dwelling No. Stories 2 1/2 New Building Existing
 Name and address of owner of appliance G. E. Seiberg Caneo Rd. Telephone 4-2671
 Installer's name and address Pallotta Oil Co

To install New Forced Hot water Boiler & oil Burner
 IF HEATER, OR POWER BOILER
 Type of floor beneath appliance Basement Kind of fuel Oil

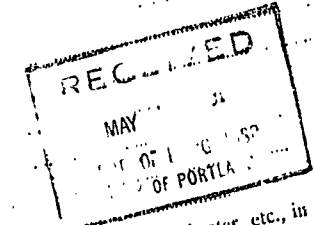
Location of appliance or source of heat Basement Type of floor beneath appliance Concrete
 If wood, how protected? Oil
 Minimum distance to wood or combustible material, from top of appliance or casing top of furnace 10 ft. From sides or back of appliance 10-20 ft.
 From top of smoke pipe 19 in. Other connections to same flue No
 Size of chimney flue 8 x 10 Rated maximum demand per hour

If gas fired, how vented?
 Name and type of burner Fluid heat IF OIL BURNER
 Will operator be always in attendance? No Does oil supply line feed from top or bottom of tank? Bottom
 Type of floor beneath burner Concrete Number and capacity of tanks 1 - 275 gal

Location of oil storage Basement How many tanks fire proofed?
 If two 275-gallon tanks, will three-way valve be provided? Yes
 Will all tanks be more than five feet from any flame? Yes
 Total capacity of any existing storage tanks for furnace burners None

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

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:
5-9-51

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
Pallotta Oil Co
G. E. Seiberg
 Signature of Installer

INSPECTION COPY



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, May 9, 1951

PERMIT ISSUED 00779 MAY 10 1951

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 150-152 Bradley Street Use of Building dwelling No. Stories 2 1/2 New Building Existing
Name and address of owner of appliance Arthur Hawkes, 103 Grant Street
Installer's name and address Fallotta Oil Co., 112 Exchange Street Telephone 4-2671

General Description of Work

To install oil burning equipment and forced hot water heating system

IF HEATER, OR POWER BOILER

Location of appliance or source of heat basement Type of floor beneath appliance concrete
If wood, how protected? Kind of fuel oil
Minimum distance to wood or combustible material, from top of appliance or casing top of furnace 3'
From top of smoke pipe 19' From front of appliance over 4' From sides or back of appliance over 3'
Size of chimney flue 8x10 Other connections to same flue none
If gas fired, how vented? Rated maximum demand per hour

IF OIL BURNER

Name and type of burner Fluid Heat 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
Location of oil storage basement Number and capacity of tanks 1-275 gal.
If two 275-gallon tanks, will three-way valve be provided?
Will all tanks be more than five feet from any flame? yes How many tanks fire proofed?
Total capacity of any existing storage tanks for furnace burners none

IF COOKING APPLIANCE

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

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

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:

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

FILE COPY



CW4

(RES. ZONE AA)

APPLICATION FOR PERMIT

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

Portland, Maine, October 27, 1950

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect ~~also proposed to be done~~ the following building ~~structure~~ ~~expansion~~ 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 ... 150 Bradley Street ... Within Fire Limits? no ... Dist. No. ...

Owner's name and address ... Arthur H. Hawkes, 103 ~~Veranda~~ Street ... Telephone ...

Lessee's name and address ... Telephone ...

Contractor's name and address ... Peter Selberg & Son, 62 Devon Street ... Telephone 2-5156

Architect ... Specifications ... Plans ... yes ... No. of sheets ... 5

Proposed use of building ... dwelling attached garage ... No. families ...

Last use ... No. families ...

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

Other building on same lot ... Fee \$ 12.00

Estimated cost \$ 12,000

General Description of New Work

To construct 2-story frame dwelling house 23' 6" x 27' with attached garage 12' x 20'.

The inside of the garage will be covered, where required by law, with perforated gypsum lath covered with one-half inch thickness gypsum plaster. No opening between house and garage.

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** Peter Selberg & Son

Details of New Work Permit Issued with Letter

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? Gar

Height average grade to top of plate 17' ... 8' ... Height average grade to highest point of roof ... 22' ... 14'

Size, front ... 27' ... depth ... 23' 6" ... No. stories ... 2 ... solid or filled land? solid ... earth or rock? earth

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

Material of underpinning ... to sill ... Gar ... Height ... Thickness ...

Kind of roof Pitch-gable ... Rise per foot 7" ... 7" ... Roof covering Asphalt Class C ... Und. Lab. ...

No. of chimneys 1 ... Material of chimneys brick ... of lining tile ... Kind ... heat hot water ... oil

Framing lumber—Kind hemlock ... Dressed or full size? ...

Corner posts 4x6 ... Sills 2x6 box ... Girt or ledger board? ... Size ...

Girders yes ... Size 8x8 full size ... Columns under girders lally ... Size 3 1/2" ... Max. on centers 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 2x6

On centers: 1st floor 16" ... 2nd 16" ... 3rd ... roof 20" 24"

Maximum span: 1st floor 12' ... 2nd 12' ... 3rd ... roof ... height?

If one story building with masonry walls, thickness of walls? ... concrete floor in garage

No. cars now accommodated on same lot 0, to be accommodated 1 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

APPROVED:
with letter by ajd

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

Arthur H. Hawkes

Signature of owner by: *Peter Selberg & Son*
Carl E Selberg

Permit No. 50/2357
 Location 150 Bradley St.
 Owner Arthur J. Hawkes
 Date of permit 12/6/50
 Notif. closing-in 3-9-51
 3-20-51
 Inspn. closing-in 3-9-51 R.T. 026
 3-20-51 " "
 4-8-51 G.T. 026
 Final Notif. 7/5/51
 Final Inspn. 7/5/51
 Cert. of Occupancy issued 7/6/51

NOTES
 3-9-51. Shingling work in the roof
 ready for shingles in place
 which is to be done by the
 3-9-51. Left by the plumbing
 electrician in place. To be
 *3-20-51. G.T. with pyramidal
 in receipt of work completed and
 chimney and to be built. C.M.
 4/14/51. Because of like inspection
 of chimney. C.H.
 4-5-51. Gade G.T. with note word to be
 2" from top of chimney.
 7-5-51. In this case
 at 11:45

STATEMENT ACCOMPANYING APPLICATION FOR BUILDING PERMIT

for dwelling and garage Date 10/27/50
at 150 Bradley Street (Lot 41)

1. In whose name is the title of the property now recorded? Arthur H. Hawkes
2. Are the boundaries of the property in the vicinity of the proposed work shown clearly on the ground, and how? stakes
3. Is the outline of the proposed work now staked out upon the ground? yes
If not, will you notify the Inspection Office when the work is staked out and before any of the work is commenced? _____
4. What is to be maximum projection or overhang of eaves or drip? _____
5. Do you assume full responsibility for the correctness of the location plan or statement of location filed with this application, and does it show the complete outline of the proposed work on the ground, including bay windows, porches and other projections? yes
6. Do you assume full responsibility for the correctness of all statements in the application concerning the sizes, design and use of the proposed building? yes
7. Do you understand that in case changes are proposed in the location of the work or in any of the details specified in the application that a revised plan and application must be submitted to this office before the changes are made? yes

John S. Kelly
C.S.

AP 150-152 Bradley Street-I

October 28, 1950

Mr. Arthur H. Hawkes
103 ~~Jerome~~ Street
Grant

CC: Mark Barrett
Assistant Corporation Counsel

Gentlemen:

We are unable to issue a permit for construction of a proposed dwelling with attached garage at 150-152 Bradley Street because the sum of the width of the yards at each side of the building is to be only 11' whereas a minimum of 16' is specified for the sum of these two distances by Section 133 of the Zoning Ordinance for the Single Residence AA Zone where the property is located. The owner has expressed a desire to exercise his appeal rights in regard to this matter. Before we certify this case to the Board of Appeals for action we feel that he should be informed as to the limits under which the Appeal Board functions.

The Zoning Ordinance provides that the Board of Appeals may permit a variation from any regulation of this Ordinance relating to yards or other open spaces in specific cases wherein its enforcement would involve practical difficulty or unnecessary hardship and wherein desirable relief may be granted without substantially departing from the intent and purpose of this Ordinance, but not otherwise. In view of the fact that the owner is planning to erect an entirely new building on a vacant lot between two existing dwellings, it would appear extremely doubtful if the Board of Appeals has the authority to grant an exception from compliance with the minimum requirements for side yard spaces specified by the Ordinance unless some exceptional evidence can be produced why such relief may be granted without departing from the intent and purpose of the Ordinance. Nevertheless he has the right to ask the Appeal Board for such an exception and, if, knowing about this question of the authority of the Board to sustain such an appeal, he still wishes to exercise his appeal rights, we will certify the case to the Board for action as soon as word is received that he wishes to do so. In the meantime no attempt will be made to check the plans filed with the application for permit against building Code requirements.

Very truly yours,

Warren McDonald
Inspector of Buildings

AJS/G

AP 150 Bradley St. et-I

December 5, 1950

Peter Selberg & Son
62 Devon Street
Portland, Maine

Copy to: Mr. Arthur H. Hawkes
103 Grant Street

Gentlemen:

Building permit for construction of two story dwelling with attached garage at 150 Bradley Street is issued herewith based on plans filed with this office and subject to the following details being taken care of as discussed with Mr. Carl Selberg:

1. An 2x8 full size Douglas Fir timber is to be provided for the center girder supporting the building.

2. Foundation of garage is to be of concrete at least 8" thick on the top and 10" thick on the bottom extending at least 4' below grade with a 4x6 sill, all one piece in cross section bolted to the wall. Header over garage door opening is to be 4x6. Rafters are to be 2x6, 24" on centers with a 4x10 beam supporting the center of the rafters on the back side of the roof, which is to be framed with a long and short pitch.

3. Sills of open rear porch are to be 4x8 on edge and all one piece in cross section with 2x8 floor timbers spaced 16" on centers framed on top of them or notched over 2x8 nailing strips spiked to the sides of them. Rafters are to be 2x6, 24" on centers on an 8-foot span supported on their outer ends on a 4x8 plate. Concrete pier supporting the corner posts is to be at least 8" square at the top and 10" square at the bottom and is to extend at least 4' below the grade and 6" above it.

4. Because the building is two stories high, the studs in the outside walls and carrying partitions of second story are required to extend down to the girts and plates below instead of being supported on shoes on top of the second floor timber.

5. Any door in wall of garage giving access from the open porch is required to be a solid door without a glass panel unless wire glass is used therein.

Very truly yours,

Warren McDonald
Inspector of Buildings

MS/G

COPY



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

Issued to Arthur H. Hawkes

Date of Issue July 6, 1951

This is to certify that the building, premises, or part thereof, indicated below, and built—
~~erected—changed as to use at~~ 150 Bradley Street
under Building Permit No. 50/2357, has had final inspection, has been found to conform substan-
tially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved
for occupancy, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire Building

One-family Dwelling House
One-car Garage

Limiting Conditions:

This certificate supersedes
certificate issued
Approved 11/17/51

Alton J. Hamilton
Inspector of Buildings

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.



APPLICATION FOR PERMIT

Class of Building or Type of Structure Portland, Maine Foundation
N. Member 6, 1950

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect dwelling house and excavate 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:

Local in 150 Bradley Street
Owner's name and address Arthur H. Hawkes, 103 Lenox Street Within Fire Limits? no Dist. No.
Lessee's name and address Telephone
Contractor's name and address Peter Selberg & Son, 52 Devon Street Telephone 2-5156
Architect Specifications Plans Yes No. of sheets 1
Proposed use of building dwelling house No. families 1
Last use Heat Style of roof Roofing
Material No. stories Fee 1.00
Other buildings on same lot
Estimated cost \$

General Description of New Work

To excavate and construction of foundation only for proposed dwelling house 27' x 23' 6".

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** Peter Selberg & Son

Permit Issued with Letter

Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work?
Height average grade to top of plate Height average grade to highest point of roof
Size, front 27' depth 23' 6" No. stories 2 solid or filled land? solid earth or rock? earth
Material of foundation concrete at least 4' below grade 10" bottom 12" cellar yes
Kind of roof Rise per foot Roof covering Thickness
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing lumber—Kind Sills Girt or ledger board? Size
Corner posts Size Columns under girders Max. on centers
Girders 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

VED:

Arthur H. Hawkes

Arthur H. Hawkes

Signature of owner by:

ION COPY

WARNING !!!

THIS BUILDING PERMIT IS ISSUED
SUBJECT TO SEPCIAL CONDITION:

THAT NO CONCRETE SHALL BE Poured IN FOUNDATION FORMS AND NO
LAYING OF UNIT MASONRY IN FOUNDATION WALLS SHALL BE STARTED UNTIL
NOTICE HAS BEEN GIVEN AT THE DEPARTMENT OF BUILDING INSPECTION OF
READINESS TO START ACTUAL MASONRY WORK, AND UNTIL RE-CHECK OF
LOCATION HAS BEEN MADE BY INSPECTOR.

* * *

Original markings of corners of lot and especially stakes on
street line set by Dept. of Public Works must be kept intact and
easily accessible for re-check-- not covered by excavated earth
or building materials. Otherwise the "go-ahead" cannot be given.
Dept. of Public Works cannot re-set their stakes.

Obviously the notice for re-check must be given at such a time
as to allow reasonable opportunity to make re-check.

Warren McDonald
Inspector of Buildings

AP 150-152 Bradley Street-I
(Foundation only permit)
AP 150-152 Bradley Street-I
(General construction permit)

November 7, 1950

Peter Selberg & Son
62 Devon Street
Portland, Maine

Copy to: Mr. Arthur H. Hawkes
103 Varanda Street

Gentlemen:

The advance permit for excavation and construction of foundation only for a one family dwelling on the lot at 150-152 Bradley Street is issued herewith. It is understood that the exact location of garage as to whether it is to be attached to the house or built separately therefrom has not been definitely decided upon. Therefore no foundation work in connection with the garage is covered by this permit. The permit is issued on the basis that the foundation wall for the small toilet room on the rear of the dwelling is to extend at least 4' below grade and is to be at least 8" thick at the top and 10" thick at the bottom unless the space inside the walls is to be excavated, in which case the top and bottom thicknesses are to be 10" and 12", the same as for the rest of the building. Foundation wall of bulkhead entrance to cellar is required to be at least 8" thick at top and 10" at the bottom.

The permit for the general construction permit cannot be issued until decision has been made as to the location of the garage and additional information has been furnished concerning the following details:

1. Neither the 6x8 girder shown on the plans nor the 6x8 indicated in the application if of hemlock or spruce and on a maximum span of about 9' are adequate to take care of the loads involved, which consist of first and second floors, second story ceiling and first story partition. An 8x8 or 6x10 full size Douglas Fir timber will be adequate or additional columns will be needed. Which will you use?

2. Size of concrete piers and sills for the open rear porch are not shown. Neither are the size and spacing of floor joists and rafters and the size of plate for support of rafters indicated. This information is needed before permit is issued.

Very truly yours,

Warren McDonald
Inspector of Buildings

MS/G

copy to file

AP 150-152 Bradley Street-1
(Foundation only permit)
AP 150-152 Bradley Street-1
(General construction permit)

November 7, 1950

Copy to: Mr. Arthur H. Haaken
103 Veranda Street
Grant

Peter Seiberg & Son
62 Dover Street
Portland, Maine

Supplement

The advance permit for excavation and construction of foundation only for a one family dwelling on the lot at 150-152 Bradley Street is issued herewith. It is understood that the exact location of garage as to whether it is to be attached to the house or built separately therefrom has not been definitely decided upon. Therefore no foundation work in connection with the garage is covered by this permit. The permit is issued on the basis that the foundation wall for the small toilet room on the rear of the dwelling is to extend at least 1' below grade and is to be at least 8" thick at the top and 10" thick at the bottom unless the space inside the walls is to be excavated, in which case the top and bottom thicknesses are to be 10" and 12", the same as for the rest of the building. Foundation wall of bulkhead entrance to cellar is required to be at least 8" thick at top and 10" at the bottom.

The permit for the general construction permit cannot be issued until decision has been made as to the location of the garage and additional information has been furnished concerning the following details:

1. Neither the 6x8 girder shown on the plans nor the 6x8 indicated in the application if of hemlock or spruce and on a maximum span of about 9' are adequate to take care of the loads involved, which consist of first and second floor, second story ceiling and first story partition. An 8x8 or 8x10 full size Douglas Fir timber will be adequate or additional columns will be needed. Which will you use?
2. Size of concrete piers and sills for the open rear porch are not shown. Neither are the size and spacing of floor joists and rafters and the size of plate for support of rafters indicated. This information is needed before permit is issued.

USE

Very truly yours,

Warren McDonald
Inspector of Buildings

Garage - 8' x 10'
4" below grade
Sill 4x6 bolted
4x6 header
1" x 10" DT beam
4x4 posts
near 8' from

28:20

City of Portland, Maine
Board of Appeals
—ZONING—

*Withdrawn
11/3/50
50/16*

October 30, 1950

To the Board of Appeals:

Your appellant, Arthur H. Hawkes, who is the owner of property at 150-152 Bradley Street, 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 proposed dwelling with attached garage at 150-152 Bradley Street is not issuable because the sum of the widths of the yards at each side of the building is to be only 11' whereas a minimum of 16' is specified for the sum of these two distances by Section 13C of the Zoning Ordinance for the Single Residence AA Zone where this property is located.

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 where necessary to avoid practical difficulty or unnecessary hardship, and desirable relief may be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

Arthur H. Hawkes
Appellant

day of _____, 19

After public hearing held on the
the Board of Appeals finds that an exception is

APPELLANT GIVEN LEAVE TO WITHDRAW

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

Edward J. Colley
Chairman, Board of Appeals

BOARD OF APPEALS

DATE: November 3, 1950

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF ARTHUR H. HAWKES
AT 150-152 Bradley Street

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

Board of Appeals

VOTE

Municipal Officers

yes	No
()	()
()	()
()	()
()	()
()	()
()	()
()	()
()	()
()	()
()	()

APPELLANT WITHDREW APPEAL.
NO HEARING HELD.

Record of Hearing:

WARREN McDONALD
INSPECTOR OF BUILDINGS

On ~~file~~ 150-152 Bradley Street-I CITY OF PORTLAND, MAINE
to file _____
Department of Building Inspection

FU

October 28, 1950

Mr. Arthur H. Hawkes
103 Veranda Street
~~Peter Gellberg & Son~~
~~62 Devon Street~~

cc Corp Counsel

Gentlemen:

We are unable to issue a permit for construction of a proposed dwelling with attached garage at 150-152 Bradley Street because the sum of the widths of the yards at each side of the building is to be only 11' whereas a minimum of 16' is specified for the sum of these two distances by Section 13C of the Zoning Ordinance for the Single Residence AA Zone where the property is located. The owner has expressed a desire to exercise his appeal rights in regard to this matter. Before we certify this case to the Board of Appeals for action we feel that he should be informed as to the limits under which the Appeal Board functions.

The Zoning Ordinance provides that the Board of Appeals may permit a variation from any regulation of this Ordinance relating to yards or other open spaces in specific cases wherein its enforcement would involve practical difficulty or unnecessary hardship and wherein desirable relief may be granted without substantially departing from the intent and purpose of this Ordinance, but not otherwise. In view of the fact that the owner is planning to erect an entirely new building on a vacant lot between two existing dwellings, it would appear extremely doubtful if the Board of Appeals has the authority to grant an exception from compliance with the minimum requirements for side yard spaces specified by the Ordinance unless some exceptional evidence can be produced why such relief may be granted without departing from the intent and purpose of the Ordinance. Nevertheless he has the right to ask the Appeal Board for such an exception and, if, knowing about this question of the authority of the Board to sustain such an appeal he still wishes to exercise his appeal rights, we will certify the case to the Board for action as soon as word is received that he wishes to do so. In the meantime no attempt will be made to check the plans filed with the application for permit against Building Code requirements.

Very truly yours,

Warren McDonald

Warren McDonald
Inspector of Buildings

ms. Meally;

AJS/G

*Because of late arrival of person I concluded we would not "stall" with this man, so suggested he come in and get letter today, and go to your place and file. I think owners of existing dwgs. on both sides should be notified. WMM
10/30/50*

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

October 31, 1950

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine on Friday, November 3, 1950 at 10:30 a. m. to hear the appeal of Arthur H. Hawkes requesting exception to the Zoning Ordinance to permit construction of dwelling with garage attached, dwelling to be 23' x 26', and garage to be 12' x 20', on the premises at 150-152 Bradley Street.

This permit presently is not issuable under the Zoning Ordinance because the sum of the widths of the yards at each side of the building is to be only 11' whereas a minimum of 16' is specified for the sum of these two distances by Section 130 of the Zoning Ordinance applying to the Residence A. Zone where this property is located.

If you wish to be heard either for or against this appeal, please be present or be represented at this hearing.

Very truly yours,
Edward T. Colley
Chairman

M

Mr. Nathan O. Reynolds, Jr.
156 Bradley Street

Mr. William Martin Lee
148 Bradley Street



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 TO BUILD (3D CLASS BUILDING)

Portland Me., December 14, 1916. 19

To the
INSPECTOR OF BUILDINGS:

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

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

Location Bradley St (lot 41) Address 335 Bradley Street Wd. 3
 Name of owner is? N. E. Landean
 Name of mechanic is? Owner
 Name of architect is? _____
 Proposed occupancy of building (purpose)? ten house
 If a dwelling or tenement house, for how many families? _____
 Are there to be stores in lower story? _____ No. _____
 Size of lot, No. of feet front? 50 ; No. of feet rear? _____ ; No. of feet deep? 150
 Size of building, No. of feet front? 16 ; No. of feet rear? _____ ; No. of feet deep? 20
 No. of stories, front? 1 1/2 ; rear? _____
 No. of feet in height from the mean grade of street to the highest part of the roof? 16 feet
 Distance from lot lines, front? _____ feet; side? _____ feet; rear? _____ feet
 Firestop to be used? _____
 Will the building be erected on solid or filled land? solid
 Will the foundation be laid on earth, rock, or piles? posts length of? _____
 If on piles, No. of rows? _____ distance on centres? _____
 Diameter, top of? _____ diameter, bottom of? _____
 Size of posts? _____
 " girts? _____, 2d _____, 3d _____, 4th _____
 " floor timbers? 1st floor _____, " _____, " _____
 O. C. " " " " _____, " _____, " _____
 Span " " " " _____, " _____, " _____
 Braces, how put in? _____
 Building, how framed? _____
 Material of foundation? posts thickness of? _____ laid with mortar? _____
 Underpinning, material of? _____ height of? _____ thickness of? _____
 Will the roof be flat, pitch, mansard, or hip? _____ pitch _____ Material of roofing? asphalt
 Will the building be heated by steam, furnaces, stoves or grates? _____ Will the flues be lined? _____
 Will the building conform to the requirements of the law? yes
 No. of brick walls? _____ and where placed? _____
 Means of egress? _____

PERMIT MUST BE RECEIVED BEFORE BEGINNING WORK.

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,
\$ 200.00

Signature of owner or authorized representative,

N. E. Landean
Address, 138 Bradley St

Received by? _____

Plans submitted? _____



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 TO BUILD

(3D CLASS BUILDING)

Portland, Me., July 15, 1921

19

To THE

INSPECTOR OF BUILDINGS

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

1st 42 Bradley

Location _____

Name of owner is? Wels Landean

Name of mechanic is? owner

Name of architect is? _____

Proposed occupancy of building (purpose)? _____

If a dwelling or tenement house, for how many families? 1

Are there to be stores in lower story? _____

Size of lot, No. of feet front? _____

Size of building, No. of feet front? 24ft : No. of feet rear? _____

No. of stories, front? 2 : No. of feet rear? _____

No. of feet in height from the mean grade of street to the highest part of the roof? _____

Distance from lot lines, front? _____ : No. of feet deep? _____

Firestop to be used? yes : No. of feet deep? _____

Will the building be erected on solid or filled land? _____

If on piles, No. of rows? _____ : No. of feet deep? _____

Diameter, top of? _____ : No. of feet deep? _____

Size of posts? 4x6 : No. of feet deep? _____

girts? _____

floor timbers? 1st floor 4x4 : No. of feet deep? _____

Span " " " " 16 : No. of feet deep? _____

Braces, how put in? _____

Building, how framed? _____

Material of foundation? concrete : No. of feet deep? _____

Underpinning, material of? _____

Will the roof be flat, pitch, mansard, or hip? pitch : No. of feet deep? _____

Will the building be heated by steam, furnaces, stoves, or grates? not air : No. of feet deep? _____

Will the building conform to the requirements of the law? yes : No. of feet deep? _____

No. of brick walls? _____

Means of egress? _____

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? _____

State what means of egress is to be provided? _____

Estimated Cost, _____

Signature of owner or authorized representative, Wels E. Landean

Address, _____

Received by? _____

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 shall be kept on the work and exhibited on demand.

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