

512-516 BRIGHTON AVENUE

SHAW-WALKER

Full cut # 920R - Half cut # 9202R - Third cut # 9203R - Fifth cut # 9205R



AP 518 Brighton Avenue-I

March 16, 1951

Mr. Richard Rhodes  
518 Brighton Avenue  
Portland, Maine

Dear Mr. Rhodes:

Building permit for alterations in your garage at 518 Brighton Avenue is being sent to Mr. Palmer.

Presumably this is about the same alteration as we talked over about a year or so ago, but the recollection of that is <sup>not</sup> very clear in my mind from this distance. Writing a letter is not the most neighborly way of handling such a matter, but I am sure you will understand that the great pressure of work in here makes this a quick method. If there are any questions arise in your mind about it, let me know and I will come over some time when you are at home and we will talk it over, but I should guess there would be none.

From the fact that you mean to remove the existing chimney (I presume that is to remove it altogether as far as any future use as a chimney is concerned), I gather that you do not mean to have any kind of stove or heating device in the garage at all. This is of particular importance from the hazard standpoint, and if you do have in mind any type of heating device in the garage building at all, I shall be glad to talk it over with you.

Naturally a number of safeguards are put around any type of fire-actuated appliance in a garage because of the possibility of free gasoline fumes reaching the heater with dire results. Installation of a fire-actuated appliance of any kind in a garage requires a separate permit, issuable only to the installer, and by that means we are able to notify owner and installer of the safeguards.

I am not sure whether or not the alteration includes removal of any partitions. If so, this work is included in the permit now issued to Mr. Palmer, but presumably any such partitions to be removed are not supporting partitions. If that should turn out to be the case, however, let's talk it over and we will see what is needed to support whatever loads the supporting partitions to be removed may now be carrying.

Very truly yours,

Warren McDonald  
Inspector of Buildings

WMcD/G



(R) RESIDENCE ZONE - C  
**APPLICATION FOR PERMIT**

**PERMIT ISSUED**  
MAY 3 1950  
CITY OF PORTLAND

Class of Building or Type of Structure Third Class  
Portland, Maine, April 25, 1950

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 516 Brighton Avenue Within Fire Limits? no Dist. No. \_\_\_\_\_  
 Owner's name and address Richard Rhodes, 518 Brighton Ave. Telephone \_\_\_\_\_  
 Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Contractor's name and address Roy Palmer, 181 Margaret St., So. Portland Telephone \_\_\_\_\_  
 Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans yes No. of sheets \_\_\_\_\_  
 Proposed use of building dwelling No. families 1  
 Last use \_\_\_\_\_ No. families 1  
 Material frame No. stories 1 1/2 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
 Other buildings on same lot garage  
 Estimated cost \$ 1200. Fee \$ 5.00

**General Description of New Work**

To construct 1-story glassed-in piazza on side of dwelling 8'x13'  
 To demolish existing piazza.  
 To cut in new door leading to new piazza.

Permit Issued with Letter

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. **PERMIT TO BE ISSUED TO** Roy Palmer, *To Burnham-Ronell Co.*

**Details of New Work**

Is any plumbing involved in this work? no Is any electrical work involved in his work? yes  
 Height average grade to top of plate 11' Height average grade to highest point of roof 14'  
 Size, front \_\_\_\_\_ depth \_\_\_\_\_ No. stories 1 solid or filled land? solid earth or rock? earth  
 Material of foundation brick piers at least 4' below grade Thickness, top 12" bottom 12" cellar no  
 Material of underpinning \_\_\_\_\_ to sill \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_  
 Kind of roof hip Rise per foot 3 1/2" Roof covering asphalt roofing Class C Und. Lab.  
 No. of chimneys \_\_\_\_\_ Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_ Kind of heat \_\_\_\_\_ fuel \_\_\_\_\_  
 Framing lumber—Kind hemlock Dressed or full size? dressed  
 Corner posts 2-2x4 Sills 4x8 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 2x8, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof 2x8  
 On centers: 1st floor 16", 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof 16"  
 Maximum span: 1st floor 8', 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof 8'  
 If one story building with masonry walls, thickness of walls? \_\_\_\_\_ height? \_\_\_\_\_

**If a Garage**

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

APPROVED:

*with letter by AJS*

**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

INSPECTION COPY

Signature of owner

*Roy Palmer*

AP 518 Brighton Avenue-I

May 1, 1950

Mr. Roy Palmer  
181 Margaret Street  
South Portland, Maine

Dear Sir:

The permit for construction of a glassed-in sun porch on rear corner of dwelling at 518 Brighton Avenue is issued herewith subject to the conditions as outlined below. Since the structure to be built is to be somewhat different in size and shape from that shown on plan filed with a previous permit which lapsed because no work on the project was started within three months of the date of issuance of the permit, we are not too sure whether we fully understand just what you plan to do. However, we are issuing the permit on our understanding of the situation. If the work as outlined below is not what you plan or if you do not or do not wish to do the work as indicated, no work is to be started but the permit is to be returned to this office for adjustment. Conditions under which the permit is issued are as follows.

1. There is no indication as to the location and number of piers for support of the building. Using the 4x8 sill indicated in the application and with the 2x8 floor timbers running the 8' way of the porch as noted, piers will be needed at the three corners and at the center of the side and rear walls of the porch. This will provide spans of about 6½' for the 4x8 sills, which must be set with the 8" dimension vertical in order to figure out. The permit is issued on this basis.

2. Nothing is shown for support of the roof across the window openings. Unless single windows under four feet in width with one or more studs between them are to be used, either a continuous 4x6 plate or a double 2x4 plate with 4x6 headers over the window openings is required.

3. We note that 12" brick piers are indicated for support of the structure. Care should be taken to use only hard burned brick for this purpose as soft brick will rapidly deteriorate where exposed to the weather and the damp earth. Provision should be made by means of metal dowels or pins to anchor the sills to the piers.

4. No wallboard or lathing is to be applied to walls, partitions or ceilings until notification has been given this department for an inspection and authorization to apply the wall covering has been given on a green tag left at the job.

Very truly yours,

Warren McDonald  
Inspector of Buildings

AJS/G

CC: Mr. Richard Rhodes  
518 Brighton Avenue

P. S. Unless the floor timbers of the porch are to rest on top of the 4x8 sills, they are required to be notched over no less than 2x3 nailing strips spiked to the sides of the sills.

File

BP 49/517 I  
(518 Brighton Avenue)

July 5, 1949

Googins & Clark  
46 Portland Street  
Portland, Maine

Subject: Expiration date of building  
permit for alterations at 518  
Brighton Avenue.

Gentlemen:

A building permit for the above work was issued on April 23, 1949, and according to Section 106e of the Building Code, the permit will become void, if work under the permit is not started, within three months of the date of issuance of the permit; or, in other words, if work is not started before July 23, 1949.

Once having started a job, a building permit does not become void unless work is discontinued for a continuous period of five months.

Very truly yours,

Inspector of Buildings.

CC Mr. Richard Rhodes  
518 Brighton Avenue

WMD/B



2ND RESIDENCE ZONE - C  
**APPLICATION FOR PERMIT**

Class of Building or Type of Structure Third Class  
 Portland, Maine, April 21, 1949

RECEIVED  
 APR 23 1949  
 CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~alter~~ ~~repair~~ ~~maintain~~ ~~the~~ following building ~~structures~~ ~~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 518 Brighton Avenue Within Fire Limits? no Dist. No. \_\_\_\_\_  
 Owner's name and address Richard Rhodes, 518 Brighton Avenue Telephone \_\_\_\_\_  
 Contractor's name and address Googins & Clark, 46 Portland Street Telephone \_\_\_\_\_  
 Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans yes No. of sheets 1  
 Proposed use of building Dwelling house No. families 1  
 Last use \_\_\_\_\_ " " \_\_\_\_\_ No. families 1  
 Material wood No. stories 1 1/2 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
 Other building on same lot garage \_\_\_\_\_  
 Estimated cost 800 Fee \$ 4.00

**General Description of New Work**

To construct one-story glassed-in piazza on side of dwelling 10' x 10'.  
 To glass-in existing 5' x 5' rear piazza and cut in new door leading into new part.

*Richard Rhodes*  
*also architect*

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. **PERMIT TO BE ISSUED TO** Googins & Clark

**Details of New Work**

Is any plumbing involved in this work? no Is any electrical work involved in this work? yes  
 Height average grade to top of plate 11' Height average grade to highest point of roof 14'  
 Size, front \_\_\_\_\_ depth \_\_\_\_\_ No. stories 1 solid or filled land? \_\_\_\_\_ earth or rock? \_\_\_\_\_  
 Material of foundation concrete piers at least 4' below grade \_\_\_\_\_ Thickness, top 10" bottom 14" cellar no  
 Material of underpinning \_\_\_\_\_ " " to sill \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_  
 Kind of roof Hip Rise per foot 3 1/2" Roof covering Asphalt Class C and Lab \_\_\_\_\_  
 No. of chimneys \_\_\_\_\_ Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_ Kind of heat \_\_\_\_\_ fuel \_\_\_\_\_  
 Framing lumber—Kind hemlock Dressed or full size? dressed  
 Corner posts 4x6 Sills 6x8 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 2x8 2nd \_\_\_\_\_ 3rd \_\_\_\_\_ roof 2x6  
 On centers: 1st floor 16" 2nd \_\_\_\_\_ 3rd \_\_\_\_\_ roof 20"  
 Maximum span: 1st floor 10' 2nd \_\_\_\_\_ 3rd \_\_\_\_\_ roof 6'  
 If one story building with masonry walls, thickness of walls? \_\_\_\_\_ height? \_\_\_\_\_

**If a Garage**

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

APPROVED:  
OK-4/23/49-ags

**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

Richard Rhodes

INSPECTION COPY

Signature of owner by: R. H. Clark

NOTES

7/6/49. No work started  
7/20/49. Same as above  
8/23/49. No work started

*Jopaul*

Permit No. 49/517  
Location 518 (W. 1st St. & 1st Ave)  
Owner J. P. ...  
Date of permit 4/23/49  
Notif. closing-in  
Inspn. closing-in  
Final Notif.  
Final Inspn. 8/23/49  
Cert. of Occupancy issued

City of New York





FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, April 29, 1948

PERMIT ISSUED

APR 30 1948 00625

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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 516 Brighton Avenue Use of Building Dwelling house No. Stories New Building Existing " Name and address of owner of appliance Richard Rhodes, 518 Brighton Avenue Installer's name and address Randall & McAllister, 84 Commercial St. Telephone 3-2941

General Description of Work

To install oil burning equipment in connection with existing steam heating system

IF HEATER, OR POWER BOILER

Location of appliance or source of heat Type of floor beneath appliance If wood, how protected? Kind of fuel Minimum distance to wood or combustible material, from top of appliance or casing top of furnace From top of smoke pipe From front of appliance From sides or back of appliance Size of chimney flue Other connections to same flue If gas fired, how vented? Rated maximum demand per hour

IF OIL BURNER

Name and type of burner Timken Labelled by underwriter's 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 cellar 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

Blank lines for miscellaneous information

Amount of fee enclosed? 1.00 (\$1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED:

OK 4-24-48 [Signature]

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

Randall & McAllister

Signature of Installer by: [Signature]

INSPECTION COPY

518 Brighton Ave.,  
Portland, Maine  
April 29, 1939

Mr. Warren McDonald,  
Inspector of Building,  
City Hall,  
Portland, Maine

Rec'd 4/29/39  
WMS

Dear Mr. McDonald:-

Reference is made to your gracious letter of April 28th which was received yesterday. The subject matter of the letter was in regard to an addition which has been made to the rear of the house belonging to Mrs. Rhodes and myself, located at 518 Brighton Avenue, Portland, Maine, and the question involved is the adequacy of the strength of the timbers in the house which support the timbers of the addition to the house at the point of contact. There seems to be a difference of opinion whether the method which had been used to support the timbers of the addition was sufficient to carry the load which would be placed upon the timbers of the house.

Your own good self, as Inspector of Buildings held the opinion that there is some doubt as to the strength of this method used, and another method was suggested which possibly would give more strength to the house. This other method so suggested has the intent of giving additional strength to the method already used. There seems to be several differences of opinion whether this addition of strength as suggested by this alternate method is necessary, therefore it leaves Mrs. Rhodes and me in the position of arriving at a decision, in view of the fact that the work will be allowed to proceed under the method which has already been used.

You gave us to understand in your very kind letter, that you will give our contractor a certificate to proceed with the work under the method already used, in the subject matter discussed above, if both yourself and the City of Portland would be relieved from any and all responsibility for any results which might be brought about by reason of the construction of this addition remaining as it is.

Both Mrs. Rhodes and I hereby give you notice that both yourself and City of Portland will be held free from any responsibility for any damage which may result to our residence at 518 Brighton Avenue, Portland, Maine, by reason of the method used in joining the lower timbers of the addition to the timbers of the frame of our present building.

We hereby ask that you give our contractor a certificate to proceed with the work. Thanking you for the interest you have taken in this matter and trust that all will be satisfactory, I am,

Sincerely yours,

Richard A. Rhodes

P. 53/302-I

April 28, 1933

Mr. R. A. Rhodes,  
518 Brighton Avenue,  
Portland, Maine

Dear Mr. Rhodes:

After our long conversation last evening concerning the proposition of strengthening the supporting members over the mullion windows in your house at 518 Brighton Avenue on account of the additional loads which will be brought upon these members by your new second story addition now nearing completion, I have come to the conclusion that, as Inspector of Buildings of the City, I have made as much effort to secure for you a substantial structure as my sworn duty requires.

Perhaps unwisely, but at least in an effort to be helpful, I made a suggestion to your architect that the strengthening might be accomplished by certain light steel members let-in and lag-bolts to the vertical studs in the existing wall of your dwelling. This was merely a suggestion, and, if followed, neither myself nor the City of Portland could accept any responsibility for the results. I understood Mrs. Rhodes to tell me last night that your architect had told you that this suggested method, if followed, would likely do serious and lasting damage to your present building.

Under these circumstances it seems useless to press the matter further on the part of this office, and if you care to advise me that you are satisfied to assume responsibility and to relieve me of responsibility for any distortion or failure that may occur, due to what I am bound to consider an overloading of parts of the frame of your present building, I will promptly give your contractor a certificate to proceed with the work.

I keenly appreciate the confusion that must have arisen in your mind as a result of the unfortunate disagreement between your architect and myself. I shall predict no dire results if you wish to go ahead without strengthening; and, if you do so, I hope that you will not experience definite trouble from the serious overload which the usual methods of design and investigation, used the world over, seem to predict. Frankly, this may be the case, for there are many structures, which, due to the factor of safety used by all designers in dealing with the safe stresses in materials, withstand successfully apparent overloads.

Very truly yours,

WACB/H  
CC: J. H. Kennedy  
105 Probie Street  
Herbert Rhodes  
51½ Exchange Street

Inspector of Buildings

March 13, 1959

Mr. H. A. Rhodes,  
51 1/2 Exchange Street,  
Portland, Maine

Dear Sir:

The following details are called to your attention relating to the second story addition to be built for H. A. Rhodes at 51 1/2 Brighton Avenue, the permit for which work has been issued to J. H. Kennedy today:

I understand from Mr. Kennedy that no cedar posts are to be used in the foundations; that the posts supporting the outer ends are to be solid and boxed; and that these posts are to be firmly anchored to the concrete foundations.

Because of the location of this addition up in the air special precautions should be taken to make sure there will be no heaving by frost. In looking over the situation on the ground I find that the top of the bank is about two feet from the present house; instead of 15 feet as the plan scales. If this figure is correct and the three-post structures are to be located as the drawing scales all of the foundations will come on the slope of the bank or in the lower terrace. If ledge is not encountered first, the foundations should extend at least four feet below the lowest ground surface around them.

The strength of the superstructure depends largely upon the precise location of the three-post structures. I have assumed the posts in the corners to be two feet, and six inches from the south wall of the addition.

There is no indication of size of lintel over the window on the east side.

The Building Code will not allow the arrangement shown where the window sillion occurs at the southeast corner of the addition, but the corner post whether of wood or steel is required to run in one continuous length from the top of the 6x10 to the plate. This requirement is for stiffness.

The 2x8's, 20 inches on centers of dressed stock do not seem to figure out; neither do they appear to figure if they were to be on 16 inches centers.

Since the 6x10's supporting the side walls are apparently to get bearings below the girt of the present building we would like to have the contractor notify Mr. Sears of this office when he has these supports provided and before they are covered.

Please let us know these details of lintel, roof joists and corner posts so that everything may be clear well in advance of doing the work.

Very truly yours,

Inspector of Building

WAC/ll



GENERAL RESIDENCE ZONE  
**APPLICATION FOR PERMIT** **PERMIT ISSUED**  
 0302

Class of Building or Type of Structure Third Class MAR 29 1939  
 Portland, Maine, March 27, 1939

To the INSPECTOR OF BUILDINGS, PORTLAND, ME

The undersigned hereby applies for a permit to ~~erect~~ alter ~~with~~ 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 518 Brighton Avenue Within Fire Limits? no Dist. No. \_\_\_\_\_  
 Owner's or Lessee's name and address Mr. R. A. Rhodes, 518 Brighton Avenue Telephone \_\_\_\_\_  
 Contractor's name and address J. H. Kennedy, 105 Preble Street Telephone 3-9672  
 Architect \_\_\_\_\_ Plans filed yes No. of sheets 2  
 Proposed use of building Dwelling No. families 1  
 Other buildings on same lot garage  
 Estimated cost \$ 850. Fee \$ 1.00

Description of Present Building to be Altered

Material frame No. stories 2 Heat \_\_\_\_\_ Style of roof pitch Roofing asphalt roofing  
 Last use Dwelling No. families 1

General Description of New Work

To construct one story frame addition 13'8" x 15'6" on rear of dwelling, as per plan.  
 To change window to door to lead onto new addition.

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

no \_\_\_\_\_ yes \_\_\_\_\_  
 Height average grade to top of plate 21'  
 Size, front 13'8" depth 15'6" No. stories 1 Height average grade to highest point of roof 22'  
 To be erected on solid or filled land? solid earth or rock? rock  
 Material of foundation concrete footings Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_ cellar \_\_\_\_\_  
 Material of underpinning cedar posts Height \_\_\_\_\_ Thickness \_\_\_\_\_  
 Kind of Roof flat Rise per foot 1/2" Roof covering tar and gravel 5 ply  
 No. of chimneys none Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_  
 Kind of heat steam Type of fuel \_\_\_\_\_ Is gas fitting involved? \_\_\_\_\_  
 Framing Lumber—Kind fir and hemlock Dressed or Full Size? dressed  
 Corner posts 4x6 Sills 6x10 & 4x10 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 2x8  
 On centers: 1st floor 16", 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof 20"  
 Maximum span: 1st floor 13'8", 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof 13'8"

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

If a Garage

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

Miscellaneous

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

Signature of owner R. A. Rhodes  
J. H. Kennedy

INSPECTION COPY

MANAGED

Permit No. 39/302  
 Location 518 Brighton Ave.  
 Owner R. A. Rhodes  
 Date of permit 3/29/39  
 Notif. ing-in 4/22/39  
 Inspn. closing-in 4/29/39  
 Final Notif. \_\_\_\_\_  
 Final Inspn. \_\_\_\_\_  
 Cert. of Occupancy issued none

NOTES

4/3/39 - No work started -  
 4/5/39 - Pouring concrete  
 4/14/39 - Mrs. Kennedy  
 Mrs. Rhodes here. Told  
 them that  
 (Rhodes) that  
 she didn't know  
 secondary or warden  
 4/18/39 - Made suggestions  
 to Mrs. Rhodes as  
 shown in plan  
 attached. She has  
 other ideas and  
 said he would  
 let me know if  
 he proposed to  
 do work

4/23/39 - Eng. Messers  
 53 Anson St. W. P. H. H.  
 in P.M. - called to  
 R. A. Rhodes home  
 in evening and  
 talked with him  
 further - Mr. O  
 4/28/39 - Keller - with  
 4/29/39 - Green Tapp  
 visited Mr. O

for other suggestions  
 necessary

FILL IN COMPLETELY AND SIGN WITH INK

PERMIT

Permit No. 04119



APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, April 12, 1955

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 518 Brighton Avenue Use of Building dwelling house

Name and address of owner Richard A. Rhodes, 518 Brighton Ave. Ward 8

Contractor's name and address Halverson Bros. 9-15 Union St. Telephone 3-4751

General Description of Work

To install Oil Burning Equipment

CERTIFICATION BEING  
OR CLOSING-IN IS WAIVED

IF HEATER, POWER BOILER OR COOKING DEVICE

Is heater or source of heat to be in cellar? yes If not, which story \_\_\_\_\_ Kind of Fuel oil

Material of supports of heater or equipment (concrete floor or what kind) concrete

Minimum distance to wood or combustible material, from top of boiler or casing top of furnace, \_\_\_\_\_

from top of smoke pipe \_\_\_\_\_, from front of heater \_\_\_\_\_ from sides or back of heater \_\_\_\_\_

Size of chimney flue \_\_\_\_\_ Other connections to same flue \_\_\_\_\_

IF OIL BURNER

Name and type of burner Timken Silent Automatic Labeled and approved by Underwriters' Laboratories? yes

Will operator be always in attendance? \_\_\_\_\_ Type of oil feed (gravity or pressure) gravity

Location oil storage basement No. and capacity of tanks 1 - 275 gal.

Will all tanks be more than seven feet from any flame? yes How many tanks fireproofed? \_\_\_\_\_

Amount of fee enclosed? 1.00 (\$1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.) Halverson Bros.

Signature of contractor By Elias H. Halverson

INSPECTION COPY

4/14/55



APPLICATION FOR PERMIT

PERMIT ISSUED  
0495

Class of Building or Type of Structure Third Class

MAY 5 1933

Portland, Maine, May 5, 1933

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 518 Brighton Avenue Ward 8 Within Fire Limits? no Dist. No. \_\_\_\_\_  
Owner's or Lessee's name and address R. A. Rhodes, 518 Brighton Ave. Telephone \_\_\_\_\_  
Contractor's name and address Carl H. Hayden, 119 Brentwood Street Telephone \_\_\_\_\_  
Architect's name and address \_\_\_\_\_  
Proposed use of building 1 car garage and living quarters for maid No. families 1  
Other buildings on same lot dwelling house  
Plans filed as part of this application? no No. of sheets \_\_\_\_\_  
Estimated cost \$ 25. Fee \$ .25

Description of Present Building to be Altered

Material wood No. stories 1 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
Last use 1 car garage and living quarters for maid No. families \_\_\_\_\_

General Description of New Work

To build non-bearing partitions to provide toilet room, window for ventilation of same to be at least three square feet in area,

NOTIFICATION BY LOCAL LAWS  
OR CLOSING 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

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 \_\_\_\_\_  
Material of underpinning \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_  
Kind of Roof \_\_\_\_\_ Rise per foot \_\_\_\_\_ Roof covering \_\_\_\_\_  
No. of chimneys \_\_\_\_\_ Material of chimneys \_\_\_\_\_  
Kind of heat \_\_\_\_\_ Type of fuel \_\_\_\_\_ Is gas fitting involved? \_\_\_\_\_  
Corner posts \_\_\_\_\_ Sills \_\_\_\_\_ Girt or ledger board? \_\_\_\_\_ Size \_\_\_\_\_  
Material columns under girders \_\_\_\_\_ Size \_\_\_\_\_ Max. on centers \_\_\_\_\_  
Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.  
Joists and rafters: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
On centers: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
Maximum span: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
If one story building with masonry walls, thickness of walls? \_\_\_\_\_ height? \_\_\_\_\_

If a Garage

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

Miscellaneous

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

Signature of owner Richard A. Rhodes

INSPECTION COPY

9657





GENERAL RESIDENCE ZON

Permit No. 0083

APPLICATION FOR PERMIT

JAN 26 1932

Class of Building or Type of Structure Third Class

Portland, Maine, January 26, 1932

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 516 Brighton Avenue Ward 8 Within Fire Limits? no Dist. No.
Owner's or Jesso's name and address R. A. Rhodes, Dartmouth St. Telephone
Contractor's name and address H. H. Fisk, 502 Deering Ave. Telephone P 3255 H
Architect's name and address
Proposed use of building dwelling house No. families 1
Other buildings on same lot
Plans filed as part of this application? yes No. of sheets 1
Estimated cost \$ 75. Fee \$ .50

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 close in existing one story front porch, 4' x 7'6"

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

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
Material of underpinning Height thickness
Kind of Roof Rise per foot Roof covering
No. of chimneys Material of chimneys
Kind of heat Type of fuel
Corner posts Sills Girt or ledger board?
Material columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" C. C. Girder 6x8 or larger Bridging in every floor: and flat roof spans over 8 feet. Sills and corner posts all one piece in cross section.
Joists and rafters: 1st floor, 2nd, 3rd, roof.
On centers: 1st floor, 2nd, 3rd, roof.
Maximum span: 1st floor, 2nd, 3rd, roof

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

If a Garage

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

Miscellaneous

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

INSPECTION COPY

Signature of owner By R. A. Rhodes

6832A



# APPLICATION FOR PERMIT TO BUILD

CLASS BUILDING Settled  
 Commencing Work 8  
 Portland, Maine, July 7/26 19

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.  
 The undersigned hereby applies for a permit to build, according to the following specifications, the Laws of the State of Maine, and the Building Ordinance of the City of Portland:

Location 516 516 Brighton Ave Ward 9 Within Fire Limits? no  
 Owner's name and address? Linwood Boston, 513 Brighton Ave  
 Contractor's name and address? Ellis & Atney Co, 164 Woodfords Street  
 Architect's name and address? \_\_\_\_\_  
 Proposed occupancy of building (purpose)? private gar for 1 car and studio  
 No. families? \_\_\_\_\_ apartments? \_\_\_\_\_ lodgers? \_\_\_\_\_  
 Size, front? 31, depth? 26, No. stories? 1, height, average grade to highest point of roof? 12  
 To be erected on solid or filled land? solid earth or rock?  
 Material of foundation? \_\_\_\_\_ Thickness, top? \_\_\_\_\_ bottom?  
 Material of underpinning? posts over 4 ft. high? \_\_\_\_\_ thickness?  
 Kind of roof (pitch, hip, etc.)? pitch Kind of roofing? asphalt  
 Kind of heat? no Material of chimney? \_\_\_\_\_, of lining? \_\_\_\_\_

### Size of Framing Members

Corner posts? 4x6 Sills? 4x6 Rafters or roof beams? 2x6 on center? 24  
 Material and size of columns under girders? no on center?  
 Ledger board used? no Size? \_\_\_\_\_ Studs (outside walls and carrying partitions) 2 x 4 16" O. C.  
 Girders 6" or 8" or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts will be all one piece in cross section.  
 Floor timbers: 1st floor 2x8, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, 4th \_\_\_\_\_  
 On centers: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, 4th \_\_\_\_\_  
 Span: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, 4th \_\_\_\_\_

### If 1st or 2nd Class Building

External walls kness { 1st story \_\_\_\_\_, 2nd story \_\_\_\_\_  
 Party walls { 1st story \_\_\_\_\_, 2nd story \_\_\_\_\_  
 Material of cornice? \_\_\_\_\_ How fastened? \_\_\_\_\_

### If Apartment, Tenement or Lodging House

Dimensions of lot? \_\_\_\_\_  
 Descriptions of other buildings on lot? \_\_\_\_\_  
 Clear distance to rear lot line? \_\_\_\_\_, to one side lot line? \_\_\_\_\_, to other side lot line? \_\_\_\_\_

### If a Private Garage

No. cars now accommodated on lot? none Total number to be accommodated? 1  
 Other buildings on same lot? no family house  
 Distance from nearest present building to proposed garage? 25ft  
**All parts of garage, including eaves, will be at least 2 ft. from all lot lines.**  
 Garage will be at least 75 feet from nearest windows of adjoining property.  
 Will there be a heating plant within building? no  
 If so, how protected? no

### Miscellaneous

Will the above construction require the removal or disturbing of any shade tree on the public street? no  
 Plans filed as part of this application? sketch No. sheets? \_\_\_\_\_  
 Estimated total cost \$ 2,000. Fee? 1.00  
 Signature of owner or authorized representative? \_\_\_\_\_



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 7, 1921 19

To THE  
INSPECTOR OF BUILDINGS

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

Location 516 Brighton Avenue Wd. 8  
 Name of owner is? Willis & Rumery Co Address 166 Woodfords  
 Name of mechanic is? owner  
 Name of architect is? \_\_\_\_\_  
 Proposed occupancy of building (purpose)? dwelling  
 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? \_\_\_\_\_; No. of feet rear? \_\_\_\_\_; No. of feet deep? \_\_\_\_\_  
 Size of building, No. of feet front? 22ft; No. of feet rear? 22ft; No. of feet deep? 39ft  
 No. of stories, front? 2; rear? \_\_\_\_\_  
 No. of feet in height from the mean grade of street to the highest part of the roof? 30ft  
 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 centres? \_\_\_\_\_ length of? \_\_\_\_\_  
 Diameter, top of? \_\_\_\_\_ diameter, bottom of? \_\_\_\_\_  
 Size of posts? 4x6 Studding 2x4 16 0 0 Sills 4x8 Roof Rafter 2x6 24 0 0 Girders 6x8  
 " girts? 4x4  
 " floor timbers? 1st floor 2x6, 2d \_\_\_\_\_, 3d \_\_\_\_\_, 4th \_\_\_\_\_  
 O. C. " " " " 16, " \_\_\_\_\_, " \_\_\_\_\_  
 Span " " " not over 16 ft, " \_\_\_\_\_, " \_\_\_\_\_  
 Braces, how put in? \_\_\_\_\_  
 Building, how framed? \_\_\_\_\_  
 Material of foundation? stone thickness of? 18in laid with mortar? yes  
 Underpinning, material of? brick height of? 3ft thickness of? 8in  
 Will the roof be flat, pitch, mansard, or hip? pitch Material of roofing? shingle  
 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  
 No. of brick walls? \_\_\_\_\_ and where placed? \_\_\_\_\_  
 Means of egress? \_\_\_\_\_

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

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,  
\$ 5500.

Signature of owner or authorized representative,

*Willis & Rumery Co*  
 Address, 166 Woodfords

Plans submitted? \_\_\_\_\_

Received by? \_\_\_\_\_

512-516 BRIGHTON AVENUE



L

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2

### APPLICATION FOR PERMIT

**PERMIT ISSUED**

MAR 9 1983

**CITY OF PORTLAND**

B.O.C.A. USE GROUP .....  
B.O.C.A. TYPE OF CONSTRUCTION ..... 0.0158 .....  
ZONING LOCATION ..... PORTLAND, MAINE March 7, 1983.

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE  
The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 51<sup>st</sup> 2<sup>nd</sup> Brighton Avenue ..... Fire District #1 , #2   
1. Owner's name and address Clifford W. Ullman - same ..... Telephone .....  
2. Lessee's name and address ..... Telephone .....  
3. Contractor's name and address Suburban Propane Gas Corp. - Thompson Point Telephone 774-0387

Proposed use of building ..... No. of sheets .....  
Last us: ..... No. families .....  
Material ..... No. stories ..... Heat ..... Style of roof ..... Roofing .....  
Other buildings on same lot .....  
Estimated contractual cost \$.....

FIELD INSPECTOR—Mr. @ 775-5451  
Appeal Fees \$ .....  
Base Fee .....  
Late Fee .....  
TOTAL \$ 15.00

To install 2 propane above ground tanks - One 200 gal. & one 70 gal. to sit on 4x8 concrete blocks, as per plan.

(ISSUE PERMIT TO #3) Stamp of Special Conditions

**NOTE TO APPLICANT:** Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

#### DETAILS OF NEW WORK

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

#### IF A GARAGE

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

**APPROVALS BY:** DATE MISCELLANEOUS  
BUILDING INSPECTION--PLAN EXAMINER ..... Will work require disturbing of any tree on a public street?  NO  
ZONING: .....  
BUILDING CODE: ..... 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  
Fire Dept.: .....  
Health Dept.: .....  
Others: .....

Signature of Applicant ..... Phone # .....  
Type Name of above Dwight Smith for Suburban Propane ..... 1  2  3  4   
Other .....  
and Address .....

2

FIELD INSPECTOR'S COPY      APPLICANT'S COPY      OFFICE FILE COPY

518 Brighton Avenue



SHAW-WALKER

#8503-1R

REQUEST FOR SERVICE

PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	1-5-73	BY	AK	DISTRICT	Swasey
REQUEST BY	NAME	Mrs June Massett			
	ADDRESS	518 Brighton Ave			
OWNER	NAME	Name National Bank - Trust			
	ADDRESS	Robert Harris Real Estate Dept			
CONDITIONS	ADDRESS	518 Brighton Ave			
Roof Leaking					

COMMENTS	Her mother will be home but please you are city inspector then call June Masset at 774 9577 or what was found				
SPECIAL INSTRUCTIONS	1/6/73 Inspected found leak sent list of defects to Bank of Robert Harris.				
DIVISION	SANITATION	HOUSING	NURSING		
PRIORITY	ROUTINE	SPECIAL	BY		
	URGENT	REPORT TO	DATE		

OK  
DATE 2/9/73

January 8, 1973

Maine National Bank  
c/o Robert Harris  
Real Estate Dept.  
400 Congress Street  
Portland, Maine

Re: 518 Brighton Avenue

Dear Mr. Harris:

We recently received a complaint and an inspection was made of the property owned by you at 518 Brighton Avenue, Portland, Maine. As a result of the inspection, you are hereby ordered to:

1. Determine the reason and remedy the condition that causes the roof to leak at floor and rear bedroom door.

The above mentioned condition is in violation of Chapter 307 of the Municipal Code of the City of Portland, Maine and must be corrected on or before February 8, 1973.

Sincerely,

Lyle D. Noyes  
Chief of Housing Inspections

LDN/cw

Inspector: \_\_\_\_\_



OK  
DATE 2/9/73

January 8, 1973

Maine National Bank  
c/o Robert Harris  
Real Estate Dept.  
400 Congress Street  
Portland, Maine

Re: 518 Brighton Avenue

Dear Mr. Harris:

We recently received a complaint and an inspection was made of the property owned by you at 518 Brighton Avenue, Portland, Maine. As a result of the inspection, you are hereby ordered to:

1. Determine the reason and remedy the condition that causes the roof to leak at floor and rear bedroom door.

The above mentioned condition is in violation of Chapter 307 of the Municipal Code of the City of Portland, Maine and must be corrected on or before February 8, 1973.

Sincerely,

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

LDN/cw

Inspector

*Daniel V. Swasey*

Building Inspector:

Following for your information:  
The leak over the door frame has been a problem since April 1972;  
(traces of previous damage).

At that time I notified the trust department of Maine National  
Bank (they are handling the estate from which we are renting this  
home).

The bank's roofing contractor came around in April, then sent a  
team who in turn notified us that another team would come around  
"with a pot" (tar??).  
They never came.

During the dry season the leak stopped.  
On December 18, 1972, after heavy snow accumulation, the leak re-  
opened. Again, I notified the bank of the problem. Again roofing  
contractor sent team, this time to remove snow -- no repair or  
patching.

Now the roofing contractor claims he cannot make any repair till  
the roof has been thoroughly dry for at least 4 days.  
New Year's snowfall widened the leak further. Doorframe yielded  
about a bucket of water.

Last Friday the 5th called the bank several times and got the same  
story: their roofing contractor cannot and will not do anything till  
the roof is dry, and the bank refuses to have someone else do the job.  
Roofing contractor finally consented to send a team to remove snow  
on roof, which was done late Friday.

Question:

Are we as tenants in any danger because of this neglect?  
What is the worst that can happen in this type of problem if nothing  
is done to repair?  
Please let me know if you can, by phone. My work number is 774-9877.

Thank you so much for your help.

*J.M.*  
June Massett

January 6, 1973  
518 Brighton Avenue  
Portland 04102

CLVBB  
Fali

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

DU 4

Department of Planning & Urban Development  
Inspections Services Division  
Tel. 775-5451 - Ext. 311 - 318 319

CH. 183 BLK. C LOT 13/14

Donald M. Howland  
543 Riverside Street  
Portland, Maine 04103

PROJECT: General  
ISSUED: Sept. 23, 1983  
EXPIRES: Oct. 23, 1983

LOCATION: 570 Brighton Ave.

Dear Mr. Howland:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 570 Brighton Avenue by Code Enforcement Officer Kevin Carroll. Violations of Article V of the Municipal Ordinance (Housing Code) were found as described in detail on the attached "Housing Inspection Report".

In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects on or before October 23, 1983. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within ten (10) days from this date, we will assume the repairs to be in progress and, on re-inspection within the time set forth above, will anticipate that the premises have been brought into compliance with The Housing Code Standards.

Please contact this office if you have any questions regarding this order.

Your cooperation will aid this department in it's goal to maintain decent, safe, and sanitary housing for all of Portland's residents.

Very truly yours  
Joseph E. Gray, Jr., Director of  
Planning & Urban Development

By Lyle D. Noyes  
Lyle D. Noyes  
Inspections Services Division

Kevin Carroll  
Code Enforcement Officer - Kevin Carroll (2)

Attachments:

jmr

HOUSING INSPECTION REPORT

OWNER: Donald M. Howland

CODE ENFORCEMENT OFFICER: Kevin Carroll (2)

HOUSING CONDITIONS DATED: Sept. 23, 1983 , EXPIRES: Oct. 23, 1983

ITEMS LISTED BELOW ARE IN VIOLATION OF ARTICLE V OF THE MUNICIPAL CODES, "HOUSING CODE", AND MUST BE CORRECTED ON OR BEFORE THE EXPIRATION DATE.

	<u>SEC. (S)</u>
1. OVERALL EXTERIOR - wall and trim - loose and peeling paint.	3-a
* 2. RIGHT REAR & LEFT REAR EXTERIOR - porches - loose handrails.	3-d
* 3. RIGHT REAR & LEFT EXTERIOR - porches - loose support posts.	3-d
* . . LEFT MIDDLE & RIGHT MIDDLE EXTERIOR - chimneys - loose and missing bricks and mortar.	3-e
5. RIGHT REAR, LEFT REAR AND RIGHT MIDDLE - foundation - loose and missing mortar.	3-a
6. LEFT AND REAR EXTERIOR - wall - loose and missing clapboards.	3-a
7. OVERALL - roof - rotted, missing and loose fascia's.	3-a
* 8. SECOND FLOOR FRONT PORCH - floor - rotted deck.	3-d
* 9. SECOND FLOOR FRONT - porch - cracked and broken support posts.	3-d
*10. SECOND FLOOR FRONT PORCH - roof - rotted horizontal carry timber.	3-d
*11. SECOND FLOOR FRONT PORCH - <u>CEILING</u> - loose planking.	3-d
*12. LEFT REAR CELLAR - stairs - missing handrail.	3-d
*13. RIGHT REAR & LEFT CELLAR - stairs - broken treads.	3-d
*14. RIGHT FRONT CELLAR - stairs - missing support post.	3-d
15. LEFT MIDDLE & RIGHT MIDDLE CELLAR - chimneys - deteriorated brick and mortar.	3-e
*16. FRONT CELLAR - floor - accumulated trash and debris.	4-d
*17. FIRST FLOOR FRONT ENTRY - hall - inadequate illumination.	8-c
18. SECOND FLOOR LEFT FRONT HALL - wall - broken plaster.	3-b
*19. SECOND FLOOR RIGHT MIDDLE PORCH - floor - rotted decking.	3-d
*20. SECOND & THIRD FLOOR RIGHT MIDDLE STAIR - wall - missing handrail.	3-d
<u>SECOND &amp; THIRD ENTIRE</u>	
*21. SECOND FLOOR LIVING ROOM - window - broken glass.	3-c
*22. THIRD FLOOR LEFT MIDDLE BEDROOM - window - broken glass.	3-c
*23. THIRD FLOOR FRONT BEDROOM - ceiling - leaking.	3-b
24. THIRD FLOOR FRONT BEDROOM - window - broken counterbalance cord.	3-c
<u>SECOND &amp; THIRD FLOOR RIGHT</u>	
25. SECOND FLOOR LIVING ROOM - window - missing counterbalance cord.	3-c
26. THIRD FLOOR RIGHT FRONT BEDROOM - window - missing counterbalance cord.	3-c

\*WHEN MAKING YOUR REPAIRS, FIRST PRIORITY IS TO BE GIVEN TO ITEMS WITH ASTERISKS, AS THEY CONSTITUTE EXTREME HAZARDS TO THE HEALTH OR SAFETY OF THE OCCUPANTS OF THIS STRUCTURE.

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

Department of Planning & Urban Development  
Inspections Services Division  
Tel. 775-5451 - Ext. 311 - 318 319

Donald M. Howland  
543 Riverside Street  
Portland, Maine 04103

DU 4

CH. 183 BLK. C LOT 13/14

PROJECT: General  
ISSUED: Sept. 23, 1983  
EXPIRES: Oct. 23, 1983

LOCATION: 570 Brighton Ave.

Dear Mr. Howland:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 570 Brighton Avenue by Code Enforcement Officer Kevin Carroll. Violations of Article V of the Municipal Ordinance (Housing Code) were found as described in detail on the attached "Housing Inspection Report".

In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects on or before October 23, 1983. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within ten (10) days from this date, we will assume the repairs to be in progress and, on re-inspection within the time set forth above, will anticipate that the premises have been brought into compliance with The Housing Code Standards.

Please contact this office if you have any questions regarding this order.

Your cooperation will aid this department in it's goal to maintain decent, safe, sanitary housing for all of Portland's residents.

Very truly yours  
Joseph E. Gray, Jr., Director of  
Planning & Urban Development

By Lyle D. Noyes  
Lyle D. Noyes  
Inspections Services Division

Kevin Carroll  
Code Enforcement Officer - Kevin Carroll (2)

Attachments:

jmr

HOUSING INSPECTION REPORT

OWNER: Donald M. Howland

CODE ENFORCEMENT OFFICER: Kevin Carroll (2)

HOUSING CONDITIONS DATED: Sept. 23, 1983 , EXPIRES: Oct. 23, 1983

ITEMS LISTED BELOW ARE IN VIOLATION OF ARTICLE V OF THE MUNICIPAL CODES, "HOUSING CODE", AND MUST BE CORRECTED ON OR BEFORE THE EXPIRATION DATE.

	<u>SEC. (S)</u>
1. OVERALL EXTERIOR - wall and trim - loose and peeling paint.	3-a
* 2. RIGHT REAR & LEFT REAR EXTERIOR - porches - loose handrails.	3-d
* 3. RIGHT REAR & LEFT EXTERIOR - porches - loose support posts.	3-d
* 4. LEFT MIDDLE & RIGHT MIDDLE EXTERIOR - chimneys - loose and missing bricks and mortar.	3-e
5. RIGHT REAR, LEFT REAR AND RIGHT MIDDLE - foundation - loose and missing mortar.	3-a
6. LEFT AND REAR EXTERIOR - wall - loose and missing clapboards.	3-a
7. OVERALL - roof - rotted, missing and loose fascia's.	3-a
* 8. SECOND FLOOR FRONT PORCH - floor - rotted deck.	3-d
* 9. SECOND FLOOR FRONT - porch - cracked and broken support posts.	3-d
*10. SECOND FLOOR FRONT PORCH - roof - rotted horizontal carry timber.	3-d
*11. SECOND FLOOR FRONT PORCH - <del>Ceiling</del> - loose planking.	3-d
*12. LEFT REAR CELLAR - stairs - missing handrail.	3-d
*13. RIGHT REAR & LEFT CELLAR - stairs - broken treads.	3-d
*14. RIGHT FRONT CELLAR - stairs - missing support post.	3-d
15. LEFT MIDDLE & RIGHT MIDDLE CELLAR - chimneys - deteriorated brick and mortar.	3-e
*16. FRONT CELLAR - floor - accumulated trash and debris.	4-d
*17. FIRST FLOOR FRONT ENTRY - hall - inadequate illumination.	8-c
18. SECOND FLOOR LEFT FRONT HALL - wall - broken plaster.	3-b
*19. SECOND FLOOR RIGHT MIDDLE PORCH - floor - rotted decking.	3-d
*20. SECOND & THIRD FLOOR RIGHT MIDDLE STAIR - wall - missing handrail.	3-d
<u>SECOND &amp; THIRD ENTIRE</u>	
*21. SECOND FLOOR LIVING ROOM - window - broken glass.	3-c
*22. THIRD FLOOR LEFT MIDDLE BEDROOM - window - broken glass.	3-c
*23. THIRD FLOOR FRONT BEDROOM - ceiling - leaking.	3-b
24. THIRD FLOOR FRONT BEDROOM - window - broken counterbalance cord.	3-c
<u>SECOND &amp; THIRD FLOOR RIGHT</u>	
25. SECOND FLOOR LIVING ROOM - window - missing counterbalance cord.	3-c
26. THIRD FLOOR RIGHT FRONT BEDROOM - window - missing counterbalance cord.	3-c

\*WHEN MAKING YOUR REPAIRS, FIRST PRIORITY IS TO BE GIVEN TO ITEMS WITH ASTERISKS, AS THEY CONSTITUTE EXTREME HAZARDS TO THE HEALTH OR SAFETY OF THE OCCUPANTS OF THIS STRUCTURE.