

260 FIGHTON AVENUE

STANLEY  
1962



FILL IN AND SIGN WITH INK

# APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, Sept. 11, 1959

PERMIT ISSUED

01204  
SEP 11 1959

CITY of PORTLAND

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 260 Brighton Ave. Use of Building Dwelling No. Stories 1 1/2 New Building Existing "  
Name and address of owner of appliance Dr. David Brownstone, 269 93 William St.  
Installer's name and address Randall & McAllister, 84 Commercial St. Telephone 4-4554

### General Description of Work

To install Forced hot water heating system and oil burning equipment

### IF HEATER, OR POWER BOILER

Location of appliance Basement Any burnable material in floor surface or beneath? none  
If so, how protected? Kind of fuel? oil  
Minimum distance to burnable material, from top of appliance or casing top of furnace 36" over 3'  
From top of smoke pipe 36" From front of appliance over 4' From sides or back of appliance  
Size of chimney flue 8x10 Other connections to same flue none  
If gas fired, how vented? Rated maximum demand per hour  
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? yes

### IF OIL BURNER

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

### IF COOKING APPLIANCE

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

### MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

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

APPROVED:

O.K. 9-11-59 M.F.C.

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

Signature of Installer by: J.C. Bialas

F.M.

MAINE PRINTING CO.  
INSPECTION COPY

Permit No. 59/1204  
 Location 260 Brighton Ave.  
 Owner Dr. David Cronstein  
 Date of permit 9/11/59  
 Approved \_\_\_\_\_

1	Kind of Tank	
2	Year Pipe	
3	Kind of Vent	
4	Braker Hg. Hts. & Supports	
5	Name of	
6	Stock	
7	High Level	
8	Remotes	
9	Piping Support & Protection	
10	Valves in Supply Line	
11	Capacity	
12	Tank Hg. & Supports	
13	Tank 14	
14	Oil Gauge	
15	Insulation	
16	Low Water Shut-off	

NOTES

*Tic Top Tank*  
*R.R. No. 1*

*12-18-59 Completed*  
*[Signature]*

11. See permit for details  
 12. See permit for details  
 13. See permit for details  
 14. See permit for details  
 15. See permit for details  
 16. See permit for details

17. See permit for details  
 18. See permit for details  
 19. See permit for details  
 20. See permit for details  
 21. See permit for details  
 22. See permit for details

REGISTERED ENGINEER

REGISTERED ENGINEER



RS RESIDENCE ZONE

# APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, May 19, 1959

**PERMIT ISSUED**

00302  
MAY 21 1959

**CITY of PORTLAND**

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 260 Brighton Ave. Within Fire Limits?  Dist. No.             
 Owner's name and address Dr. David Brownstone, 93 William St. Telephone             
 Lessee's name and address            Telephone             
 Contractor's name and address Ray Legere, 51 Norwood St. Telephone 2-8512  
 Architect            Specifications            Plans yes No. of sheets 5  
 Proposed use of building Dwelling and garage No. families 1  
 Last use            No. families             
 Material            No. stories            Heat            Style of roof            Roofing             
 Other building on same lot            Fee \$ 20.00  
 Estimated cost \$ 20,000

### General Description of New Work

To construct 1-story frame dwelling house and garage 32' x 72'

The inside of the garage will be covered where required by law with metal lath and plaster - solid wood core door 1 3/4" thick

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** Ray Legere

### Details of New Work

Is any plumbing involved in this work? yes Is any electrical work involved in this work? yes  
 Is connection to be made to public sewer? yes If not, what is proposed for sewage?             
 Has septic tank notice been sent? yes Form notice sent? yes  
 Height average grade to top of plate 9' 10" Height average grade to highest point of roof 16'  
 Size, front 72' depth 32' No. stories 1 solid or filled land? solid earth or rock? earth  
 Material of foundation concrete at least 4" below grade Thickness, top 10" bottom 10" cellar yes  
 Material of underpinning to sill Height            Thickness             
 Kind of roof pk hip Rise per foot 6" Roof covering asphalt roofing Class C Und. Lab.             
 No. of chimneys 1 Material of chimneys brick of lining tile Kind of heat h.w. fuel oil  
 Framing Lumber—Kind hemlock Dressed or full size? dressed Corner posts 4x6 Sills 2x8 box  
 Size Girder 6x10 Columns under girders lally Size 3 1/2" Max. on centers 8'  
 Kind and thickness of outside sheathing of exterior walls?             
 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 2x10, 2nd ceiling, 3rd           , roof 2x8 2x6  
 On centers: 1st floor 16"-12", 2nd 16", 3rd           , roof 16" 16"  
 Maximum span: 1st floor 16', 2nd           , 3rd           , roof            height?             
 If one story building with masonry walls, thickness of walls?           

### If a Garage

No. cars now accommodated on same lot           , to be accommodated 1 number commercial cars to be accommodated no  
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? no

### Miscellaneous

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

APPROVED:

With the 5-21-59 TR

Signature of owner Byt

Raymond J. Legere

INSPECTION COPY

11-30

NOTES

5-27-59 Forms OK  
 moved to size & location  
 Moved back to 25'-27'  
 from Brighton due  
 8-31-59 OK to close  
 in after wiring insp.  
 To go over fireproofing  
 garage wall later  
 9-24-59 Garage  
 area fire proofed OK  
 11-30-59 Nearly done  
 Nail up lallys  
 Flash under tub  
 Garage door closer  
 12-18-59 Final cell  
 O.K.

V

Permit No. 59/588  
 Location 260 Brighton Ave  
 Owner Dr. David D. ...  
 Date of permit 7/31/59  
 Notif. closing-in 8/31/59  
 Inspn. closing-in  
 Final Notif  
 Final Inspn. 12-18-59  
 Cert. of Occupancy issued 12/18/59  
 Staking Out Notice  
 Form Check Notice 5/27/59

11.30

(COPY)

CITY OF PORTLAND, MAINE  
Department of Building Inspection



# Certificate of Occupancy

LOCATION 260 Brighton Ave.

Issued to **Dr. David Brownston**  
260 Brighton Ave.

Date of Issue **December 18, 1959**

**This is to certify** that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. **59/582**, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

**Entire**

**One family dwelling and  
attached one car garage**

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved:

(Date)

Inspector

*Nelson F. Portwright*

*Albert J. Sears*

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.

AP-260 Brighton Avenue

May 21, 1959

Ray Legere  
51 Norwood Street

cc to: Dr. David Brownstone  
93 William Street

Dear Mr. Legere:

Building permit to construct one story frame dwelling house and garage 32 feet by 72 feet at the above location is issued herewith but subject to the following conditions:

1. Difference in elevation between garage floor and floor of dwelling is to be 6 inches instead of 5 inches indicated on plan.
2. Before notice is given this department for a check of forms, details of the roof framing are to be furnished as agreed to by Mr. Legere.

*OK*  
*5-27-59*  
*see Roof Plan*

Very truly yours,

Theodore T. Sand  
Deputy Inspector of Buildings

TTR/lg

WARNING Not an exact copy of the text of the Zoning Ordinance. If discrepancies appear between the two, the text of the Ordinance MUST PREVAIL.

### 1957 REVISION OF ZONING ORDINANCE - SPACE & BULK PROVISIONS - June 6, 1957

ZONE CLASSIFICATION	Rear Yard		Principal Building							Access Use or Bldg		Front Yard Note 14	Minimum Distance Accession Use of Bldg from Property	Maximum Height Bldg	Principal Use of Bldg	Access Use of Bldg	Bldg Area Max % of Lot	Minimum Lot Area Sq Ft	Minimum Lot Area per Family Sq Ft	Minimum Width of Lot	Min Lot Frontage on Street	Length of Side Cr. Triangle				
	Principal Bldg	Accessory Use or Bldg	Absolute Minimum	Height in Stories					On Side Streets	Normal	On Side Street															
				1	1 1/2	2	2 1/2	3															4	5		
R-1 RESIDENCE	25 ft	10 ft	10 ft	10 ft	10 ft	14 ft	16 ft	—	—	—	20 ft	3 ft	20 ft	25 ft Note 1	5 ft	2 1/2 st 35 ft	1 st 15 ft	20%	10,000 Note 2	10,000	100 ft Note 3	75 ft	25 ft			
R-2 RESIDENCE	25 ft	3 ft	10 ft	10 ft	10 ft	14 ft	16 ft	—	—	—	20 ft	3 ft	20 ft	25 ft Note 1	5 ft	2 1/2 st 35 ft	1 st 15 ft	20%	8,000 Note 4	8,000	80 ft Note 3	50 ft	25 ft			
R-3 RESIDENCE	25 ft	3 ft	8 ft	8 ft	8 ft	14 ft	16 ft	—	—	—	20 ft	3 ft	20 ft	25 ft Note 1	5 ft	2 1/2 st 35 ft	1 st 15 ft	25%	6,500 Note 5	6,500	55 ft Note 3	50 ft	25 ft			
R-4 RESIDENCE	25 ft	3 ft	10 ft	10 ft	10 ft	14 ft	16 ft	—	—	—	20 ft	3 ft	20 ft	25 ft Note 1	5 ft	2 1/2 st 35 ft	1 st 15 ft	30%	6,000 Note 6	3,000	60 ft	50 ft	25 ft			
R-5 RESIDENCE	20 ft	3 ft	6 ft	8 ft	8 ft	12 ft	14 ft	—	—	—	15 ft	3 ft	15 ft	20 ft Note 1	5 ft	2 1/2 st 35 ft	1 st 15 ft	40%	6,000 Note 7	3,000	60 ft	50 ft	25 ft			
R-6 RESIDENCE	20 ft	3 ft	10 ft Note 9	10 ft Note 9	10 ft Note 9	10 ft Note 9	10 ft Note 9	10 ft Note 9	10 ft Note 9	10 ft Note 9	10 ft	3 ft	10 ft	10 ft Note 1	5 ft	5 st 65 ft	1 st 15 ft	40%	4,500	1,000	50 ft	40 ft	25 ft			
B-1 BUSINESS (Residential)	SEE NOTE 10											15 ft but See Note 11	SEE NOTE 10													
B-1 BUSINESS (Non-Residential)	20 ft but only where yard abuts res zone		10 ft	SEE NOTE 10											15 ft	SEE NOTE 10										
B-2 BUSINESS (Residential)	SEE NOTE 10											None Required	SEE NOTE 10													
B-2 BUSINESS (Non-Residential)	20 ft but only where yard abuts res zone		10 ft	SEE NOTE 10											10 ft	SEE NOTE 10										
B-3 BUSINESS (Residential)	20 ft		10 ft	SEE NOTE 10											None Required	SEE NOTE 10										
B-3 BUSINESS (Non-Residential)	20 ft but only where yard abuts res zone		10 ft	SEE NOTE 10											25 ft but See Note 13	SEE NOTE 10										
I-1 INDUSTRIAL	25 ft but 40 ft where yard abuts res zone		SEE NOTE 10											25 ft but See Note 13	SEE NOTE 10											
I-2 INDUSTRIAL	Same as Side Yard		SEE NOTE 10											25 ft	SEE NOTE 10											
I-3 INDUSTRIAL	Same as Side Yard		SEE NOTE 10											25 ft	SEE NOTE 10											

#### NOTES OF REFERENCE FROM SCHEDULE

- \* Special allowance in all residential zones. On no lot held under separate and distinct ownership from adjacent lots and of record on December 5, 1938 shall the buildable width be reduced by side-yard requirements to less than 24 feet, nor either side yard to less than five feet.
- 1. No front yard need be deeper than the average of the depths of front yards on the lots next thereto on either side, a vacant lot or a lot occupied by a building with a front yard deeper than required in a given zone being considered as having a front yard of minimum depth required in that zone; and no front yard of a lot of record on December 5, 1938 and less than 100 feet deep, need be deeper than 20% of the depth of the lot.
- 2. In R-1 minimum area of lot -- 10,000 sq. ft. or area required in unsewered situations (See Sec. 18), whichever is larger.
- 3. Minimum width of lot shall be that shown in schedule or the sum of the width of the principal building and the height of the principal building, whichever is the greater, the width to be measured through that part of the building to be erected where the lot is the narrowest.
- 4. At least 1/2 acre required for public or private non-profit schools or colleges and any additional area required by the Health Dept. where access to public sewer is not available. All other uses -- 8,000 sq. ft. or area required in unsewered situations (See Sec. 18), whichever is larger.
- 5. More than 2 acres required for hospitals and at least 1/2 acre required for public or private non-profit schools or colleges, and in each case any additional area required by the Health Dept. where access to public sewer is not available. All other uses -- 6,500 sq. ft. or area required in unsewered situations (See Sec. 18), whichever is larger.
- 6. At least 1/2 acre required for public or private non-profit schools or colleges and any additional area required by Health Dept. where access to public sewer is not available. All other uses -- 6,000 sq. ft. or area required in unsewered situations (See Sec. 18), whichever is larger.

- 7. More than 2 acres required for hospitals and at least 1/2 acre for public or private non-profit schools or colleges, and in each case any additional area required by the Health Dept. where access to public sewer is not available. All other uses -- 6,000 sq. ft. or area required in unsewered situations (See Sec. 18), whichever is larger.
- 8. Principal building or group of buildings allowed to cover 40% of area of lot. Accessory uses allowed to cover 30% of area of rear yard.
- 9. In R-6 each side yard shall be increased one foot for every 10 feet or fraction thereof that the length of the side yard exceeds 50 feet.
- 10. In B-1 and B-2, dimensional requirements for residential uses shall be those of the least restricted adjoining residential zone except that front yards shall have a minimum depth of 15 feet.
- 11. In B-1, non-residential uses shall have a front yard 15 ft. deep except in zones surrounded by R-6 zones where front yard may be 10 feet deep.
- 12. In B-3 minimum width of any court shall be 20 feet.
- 13. In I-1 and I-2, no front yard required where property within 100 feet on each side has no front yard.
- 14. Irrespective of zone classification, every new building, structure, or sign adjacent to any of the following streets or parts thereof shall be set back 40 feet from the street line: full length of AUBURN and RIVERSIDE Streets and of WARREN Avenue from Edgeworth to Westbrook City Line, BRIGHTON Avenue from Edgeworth to Westbrook City Line, CONGRESS Street from Hobart Street to Edgeworth to Westbrook City Line, FOREST Avenue from Warren Avenue to the Westbrook City Line, OCEAN Avenue from Morse Street to the Falmouth Town Line, PRESUMPTON Avenue from Washington Avenue to Ocean Avenue, WASHINGTON Avenue from SCOT Street from Washington Avenue to Ocean Avenue, WESTBROOK Street from Penrith Road to the Ocean Avenue and from Gardiner Street to the South Portland City Line, Westbrook City Line and from Gardiner Street to the South Portland City Line.



260 Brighton Avenue 186A-D-9



September 11, 1979 ✓

Marjorie Brownstone  
260 Brighton Avenue  
Portland, Maine 04102

Re: 260 Brighton Avenue 186A-D-9  
NCP-Libbytown

Dear Ms. Brownstone:

The Housing Inspections Division of the Department of Neighborhood Conservation has recently completed an exterior inspection of your property in conjunction with the above referred program.

Congratulations are extended to you for the general condition of your property which was found to meet the standards established by the City's Housing Code.

Good maintenance is the best way to protect the value of your property and neighborhood.

Please feel free to call on us if we can be of assistance to you.

Sincerely yours,  
Joseph E. Gray, Jr., Director  
Neighborhood Conservation

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

Inspector G. Bartlett  
G. Bartlett

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