

822-828 BRIGHTON AVENUE

SHAW-WALKER

5200



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, 5/3/49

PERMIT ISSUED 00749 MAY 28 1949 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 828 Brighton Avenue Use of Building Dwelling No. Stories New Building XXXXXXXX Name and address of owner of appliance Joseph Page, 19 Montreal Street, City Installer's name and address Randall & McAllister Telephone 3-2941

General Description of Work

To install forced warm air heating system and oil burning equipment.

IF HEATER, OR POWER BOILER

Location of appliance or source of heat basement Type of floor beneath appliance concrete If wood, how protected? Minimum distance to wood or combustible material, from top of appliance or casing top of furnace 5' From top of smoke pipe 2' From front of appliance over 4' From sides or back of appliance over 3' Size of chimney flue 8x12 Other connections to same flue none If gas fired, how vented? Rated maximum demand per hour

IF OIL BURNER

Name and type of burner Timken Furnace Unit Labelled by underwriter's laboratories? yes Will operator be always in attendance? no Does oil supply line feed from top or bottom of tank? bottom Type of floor beneath burner cement Location of oil storage in cellar Number and capacity of tanks 1 - 275 gallon 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? none Total capacity of any existing storage tanks for furnace burners 275-gallon

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

RECEIVED MAY 27 1949 DEPT. OF BLD'G. INSP. CITY OF PORTLAND

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

APPROVED: O.K. [Signature] 5/27/49

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 Randall McAllister

INSPECTION COPY



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, March 29, 1949
Supersedes appl. 3/18/49

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect ~~and to alter~~ 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 822-828 Brighton Avenue Within Fire Limits? no Dist. No. _____
 Owner's name and address Joseph Page, 19 Montreal Street Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Emery F. Blake, 205 Arnold Street, Revere, Mass Telephone _____
 Architect _____ Specifications _____ Plans yes No. of sheets 3
 Proposed use of building Dwelling house & garage No. families 1
 Last use _____ No. families _____
 Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ 7500 Fee \$ 3.00

General Description of New Work

To construct one and half story frame dwelling 26' x 52' and attached one-car garage.

The inside of the garage will be covered, where required by law, with perforated gypsum lath covered with one-half inch thickness gypsum plaster.
 Fire door between garage and dwelling will be a door labelled by the Underwriters Laboratories, Inc. for opening in corridor or room partition or frame and door will be made as in Section 303c4 of the Building Code.
 It is under ~~took~~ 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 owner**

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
 Height average grade to top of plate 10' front 19' rear _____ Height average grade to highest point of roof 22'
 Size, front 52' depth 26' No. stories 1 1/2 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 _____ Height _____ Thickness _____
 Kind of roof pitch-gable Rise per foot 9" Roof covering Asphalt Class C Und Lab _____
 No. of chimneys 1 Material of chimneys brick of lining tile Kind of heat hot air fuel oil
 Framing lumber—Kind hemlock & spruce Dressed or full size? full
 Corner posts 4x6 Sills 4x6 Girt or ledger board? _____ size _____
 Girders yes Size 6x8 & 8x8 Columns under girders Lally Size 3 1/2" Max. on centers 6' 9"
 Stud's (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 concrete ceiling 3rd _____, roof 2x6 2x6
 On centers: 1st floor 16" 2nd 16" 3rd _____, roof 16" 16"
 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 0, to be accommodated 1 number commercial cars to be accommodated _____
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? no

APPROVED:
with letter by OJS

Miscellaneous

Will work require disturbing of any tree on a public street?
 Will there be in charge of the above work a person who sees that the State and City requirements pertaining thereto are observed? yes

INSPECTION COPY

Signature of owner Joseph B. Page

COPY

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

Issued to **Joseph E. Page**

Date of Issue **October 18, 1949**

This is to certify that the building, premises, or part thereof, indicated below, and built—
~~at 822-824 Brighton Avenue~~ at **822-824, Brighton Avenue**
under Building Permit No. **49/360** 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

Entire Building

APPROVED OCCUPANCY

**One-family Dwelling House
One-car Garage**

Limiting Conditions:

This certificate supersedes
certificate issued

.....
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.

EF 822-824, Brighton Avenue-I

10/1/49/ESS

September 16, 1949

Mr. Joseph Page
822-824, Brighton Avenue
Portland, Maine

Subject: Fire door between dwelling house and
garage at 822-824, Brighton Avenue

Dear Mr. Page:

You are familiar with the difficulty about the fire door which has been applied between your new dwelling and the garage in that through some error the supply dealer procured a specially built paneled door which did not carry upon it the label of Underwriters Laboratories, Inc. as a Class C fire door, which is required by the Building Code in the case of such a paneled door.

Since this discrepancy was found, I have talked with Mrs. Page over the telephone and she says that you would prefer to leave the door as it is. On that basis, since you have built this home for your own use, I have concluded that we will not raise objection to the use of the door, but, of course, that this is not to be a precedent for any other similar jobs.

This leaves the only unfinished item the matter of the threshold under the fire door which is of wood. Mrs. Page says that you phoned someone here in the office and that you were told that the plain wooden threshold would fulfill the requirements. I have been unable to find out who that party was in here, but the plain wooden threshold does not meet the requirements because the threshold is required to be as fire resistive as the rest of the door frame and trim which is metal-clad.

This raises some difficulty because the threshold is in such a situation that if merely covered with inset metal it would likely be slippery and conducive to accident. While we have no requirement that such a threshold shall be non-slip, I strongly urge that you take steps to make it non-slip as well as fire resistive.

I understood Mrs. Page to say that the carpenter who built the house is no longer available, but I suggest that you employ some man to see if he cannot procure something after the order of a cast iron or wrought iron stair tread treated with carborundum or some type of grit to make it permanently non-slip to either introduce in place of the wooden threshold or to build into the wooden threshold, flashing the metal threshold to the metal covering of the frame and trim and the fire protection covering of the partition so as to make a good fire resistive job on the garage side.

Under the circumstances we have no objection to using the garage, but would like to have this threshold all fixed in order and this office notified for final inspection before October 1, 1949 so that we may be in a position to issue the final certificate of occupancy for dwelling and attached garage.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMcd/4

CC: L. C. Andrew
Attn: Mr. Arthur Andrew
187, Brighton Avenue

WARNING !!!

THIS BUILDING PERMIT IS ISSUED
SUBJECT TO SPECIAL 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

BF 19/360-I
(822-824, Brighton Avenue)

July 13, 1949

Mr. Joseph Page
19 Montreal Street
Mr. Emory F. Blake
205 Arnold Street
Revere, Massachusetts

Subject: Temporary certificate of
occupancy for new dwelling at
822-824, Brighton Avenue

Gentlemen:

You may consider this letter as a temporary certificate of occupancy excluding the use of the garage until such time as the two self-closing fire doors have been provided between the house and garage.

As soon as these two fire doors have been installed this office should be notified for another inspection, when, if everything is found in order, the final certificate of occupancy, which is required by law, will be issued.

Very truly yours,

Inspector of Buildings

ESS/G

P. S. It is not lawful to put cars in garage part until the fire doors have been installed, another inspection has shown the job to be in order and the final certificate of occupancy issued.

AP 822-828 Brighton Avenue-I

March 29, 1949

Mr. Joseph B. Page
19 Montreal Street
Portland, Maine

Subject: Permit for construction of new dwelling and
attached garage at 822-828 Brighton Avenue

Dear Sir:

The permit for the above work is issued herewith based on revised plans filed March 29, 1949 and subject to the following:

1. The overall length of the building has been cut two feet thus allowing at least 5' from the wall of the fireplace chimney and 7' from the wall of the building to the westerly lot line and thus providing compliance with Zoning Ordinance requirements. This is the basis on which permit is issued.
2. Where floor joists run parallel to the foundation wall the upright 2x8 member of the box type sill is to be doubled.
3. As indicated on application a self-closing fire door is to be provided in each of the openings between garage and dwelling. A threshold raised at least 6" higher than the level of the garage floor is required in the doorway from garage to cellar stairway entrance unless the landing at the head of the cellar stairs is made 6" higher than floor of garage. The foundation wall at side of cellar stairs and between cellar of house and garage is to be 10" thick at the top and 12" thick at the bottom as for the rest of house foundation.
4. The size of timber to be used as a plate for support of roof across open rear porch is not indicated on the plan. No less than a 4x8 is required at this location.
5. Some means of access is required to the blind attic space over the kitchen and porch, which will be cut off from the similar space over the garage by the fire resistive partition extending to the roof boarding.
6. Care must be taken to provide an adequate tie across the building at the plate line over the living room where the floor joists are running parallel to the front and rear walls.
7. Since the contractor who is to frame the building is from out of town, it is likely that there may be some requirements of the Building Code with which he may not be familiar, and we would therefore suggest that in case of doubt concerning any part of the work, he inquire as to requirements before going ahead.

Very truly yours,

Inspector of Buildings

AJG/G

CC: Mr. Emory F. Blake
205 Arnold Street
Revere, Massachusetts

Mr. William B. Millward
1558 Forest Avenue

AP 822-828 Brighton Avenue-I

March 22, 1949

Mr. Emory F. Blake
205 Arnold Street
Nevada, Massachusetts

Subject: Application for permit for construction
of new dwelling and garage at 822-828 Brighton
Avenue

Dear Sir:

In checking the location of the above building as stated out on the lot we find that, due to the fact that Albion Street does not run at right angles to Brighton Avenue as shown on location plan filed with application but does run at such an angle that the lot is narrower at the rear than it is at the Avenue, when the corner of the garage nearest Albion Street is located at the twenty foot setback from this street specified in the zoning Ordinance, the other end of the dwelling will be just five feet from the side lot line. This distance is the minimum side yard distance allowed by the Ordinance, but unfortunately an outside fireplace projecting two feet from the wall of the building is proposed on this end of the house thus causing an unlawful projection into the minimum side yard. For this reason we are unable to issue a permit for the construction of the dwelling in the location staked. Since to move the building two feet closer to Albion Street will provide less than the required setback at this end of the structure, some other manner of overcoming the difficulty must be found.

While we have no way of telling in advance what the results might be, the owner, to whom a copy of this letter is being sent, the appeal rights can may ask the Board of Zoning Appeals for relief from the precise terms of the Ordinance in this particular case if he so desires. After due consideration of the problem, should he decide to try an appeal and will notify us to that effect, we will send him an outline of the appeal procedure and certify the case to the Assistant Corporation Counsel, who acts as clerk for the Board of Appeals.

Very truly yours,

Inspector of Buildings

AJS/G

CC: Mr. Joseph Page
19 Montreal Street

Mr. William B. Millward
1518 Forest Avenue

STATEMENT ACCOMPANYING APPLICATION FOR BUILDING PERMIT

for dwellling house Date 3/18/49
at 822-328 Brighton Avenue

1. In whose name is the title of the property now recorded? Joseph Page
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? no
If not, will you notify the Inspection Office when the work is staked out and before any of the work is commenced? yes
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

Emery A. Blake