

(C) GENERAL RESIDENCE ZONE - C

Complaint No. 45-116

Location R 837-845 Brighton Ave

Date Received 11/13/45

Date Disposed of 11/18/46

NOTES

11-17-45 Mrs. Elvira
 Scarita, wife of a
 Mr. [unclear] Bishop at
 6 Forest Ave. and maid
 one at 157 1/2 St.
 shows she lived at
 837 Brighton Ave
 until the winter of
 1939 up to that time
 the [unclear] was
 a [unclear] family.
 Mrs. Scarita had
 11 children - 7 M
 4 F. if there was
 a change of [unclear]
 as [unclear] account.
 T. F. [unclear]
 11/19/45 - at [unclear]
 room [unclear] [unclear]
 used 2 [unclear] rooms.
 [unclear] house cleaned
 as [unclear] [unclear]
 [unclear] - two [unclear]

room 2 beds each.
~~2 rooms below~~
~~5 rooms & bath (non~~
~~must be)~~
 2 beds in ell room
 west side front room
 two beds, rear room 4th
 east side front hall,
 room of [unclear] both
 room in front
 occupied by nurse
 third floor - of [unclear]
 attic
 Two stairways from
 end of floor.
 Oil burner [unclear]
 boiler proper [unclear]
 10 partitions on 11/19/45
 [unclear] would require help
 to get out.
 Two rooms, including
 front room on [unclear]
 24 hrs a day, but
 left [unclear] at night.
 [unclear] [unclear] [unclear]
 11/23/45 [unclear] [unclear]
 11/29/45 [unclear] [unclear]
 and [unclear] [unclear]

FORM 3811
NOV 19 1961

RETURN RECEIPT

Received from the Postmaster the Registered or Insured Article, the actual name of which appears on the face of this Card.

Signature of owner of article

Signature of addressee (must be made only if return is made by the addressee)

Date of delivery

U.S. GOVERNMENT PRINTING OFFICE: 1961 O-56001

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Room 21, City Hall

Gentlemen:

In connection with the installation of oil burning equipment as indicated in statement below, please sign this statement and return to this office as promptly as possible so that the permit may be issued if everything else is found in order, retaining the copy for your file.

Very truly yours,

(Signed) Warren McDonald
Inspector of Buildings.

* * * * *

1. This statement is to become as much a part of the application for a permit to cover installation of oil burning equipment for Colby College at 837 Brighton Avenue, as though written on the application form.

2. A switch or other manual control capable of completely stopping flow of oil to the burner will be provided, such device to be so located as to be conveniently reached and operated without being exposed to danger that may exist at or near the burner. If feasible this switch or similar device will be located at or near the top of the cellar stairs. In case the burner is of a type without electrical controls, a quick-closing valve will be provided in the oil supply line so located and arranged that the valve may be manually closed from the top of the cellar stairs, or outside of the room where the burner is located or from outside the building.

3. A quick action, self-closing valve designed to close at 160 to 165 degrees Fahrenheit will be provided in oil supply line.

4. Readily accessible shut-off valves, one of which may be the self-closing valve indicated in No. 3 if capable of manual operation, will be installed in oil supply line near each burner and close to supply tank. Shut-off valves will be installed on each side of oil strainers which are not a part of the oil burner unit or which are connected to oil burner unit without intervening piping or tubing. Shut-off valves will be provided both on the discharge side and the suction side of oil pumps, if any, which pump directly to the burner but which are not a part of the burner unit.

5. If there is to be a shut-off valve in the discharge line of an oil pump, a suitable pressure relief valve will be connected into the discharge line between pump and shut-off valve and arranged to return surplus oil to the storage tank or to by-pass it around the pump.

BALLARD OIL & EQUIPMENT CO. OF MAINE
Installer

(Date) July 7, 1942

By *W. D. Boston*
Office Manager



FILL IN COMPLETELY AND SIGN WITH INK

PERMIT ISSUED

Permit No. 0742
JUL 8 1942

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, July 7, 1942

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: 837 Brighton Ave. Use of Building Nursing Home No. Stories 2 Building New Existing "Existing"
Name and address of owner of appliance Colby College, Waterville, Maine
Installer's name and address Pallard Oil & Equipment Co. of Maine
353 Cumberland Ave., Portland Telephone 2-1991

General Description of Work

To install Oil Burning Equipment (in steam heating system)

IF HEATER, POWER BOILER OR COOKING DEVICE

Is appliance or source of heat to be in cellar? yes If not, which story _____ Kind of Fuel oil
Material of supports of appliance (concrete floor or what kind) concrete
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 OIL BURNER

Name and type of burner Gilbarco Model GBS Labeled and approved by Underwriters' Laboratories? yes
Will operator be always in attendance? _____ Type of oil feed (gravity or pressure) pressure
Location oil storage basement No. and capacity of tanks two 275 gal. already installed.
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.)

Signature of Installer By [Signature]
Office Manager

INSPECTION COPY

APPLICATION MARKED LATELY
ON CLASSING-DIS WAIVED
CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED

BALLARD OIL & EQUIPMENT CO. OF MAINE

Permit No. 42/742
Location 837 Brighton Ave
Owner Coely College
Date of Permit 7/8/42

Post Card sent

Notif. for insp.

Approval ~~inspected~~ 4-7-45 Fms

Oil Burner Check List (date)

1. Kind of heat *Steam*
2. Label *✓*
3. Anti-siphon *✓*
4. Oil storage *✓*
5. Tank distance *✓*
6. Vent Pipe *✓*
7. Fill Pipe *✓*
8. Gauge *✓*
9. Rigidity *✓*
10. Feed safety *✓*
11. Pipe sizes and material *✓*
12. Control valve *✓*
13. Ash pit vent *✓*
14. Temp. or pressure safety *✓*
15. Instruction card *✓*
16. *✓*

NOTES



(R) GENERAL RESIDENCE ZONE

PERMIT ISSUED
2492
Permit No.

APPLICATION FOR PERMIT

DEC 7 1931

Class of Building or Type of Structure Third Class
Portland, Maine, December 7, 1931

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 687 Brighton Avenue Ward 9 Within Fire Limits? No Dist. No. _____
Owner's or Lessee's name and address W. C. & J. S. French, Barton Road Telephone F 6393 ME

Contractor's name and address _____ Telephone _____
Architect's name and address _____ No. families _____

Proposed use of building dwelling house
Other buildings on same lot _____ No. of streets _____

Plans filed as part of this application? no Fee \$.50

Estimated cost \$ 100.

Description of Present Building to be Altered

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

General Description of New Work

To put new million window (8' opening, 4x6 header) in each side of building, first floor

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

Size, front _____ depth _____ No. stories _____ Height average grade to top of plate _____
To be erected on solid or filled land? _____ Height average grade to highest point of roof _____
Material of foundation _____ Thickness, top _____ bottom _____
Material of underpinning _____ Height _____ Thickness _____
Kind of Roof _____ Rise per foot _____ Roof covering _____ of lining _____
No. of chimneys _____ Material of chimneys _____ Is gas fitting involved? _____
Kind of heat _____ Type of fuel _____ Size _____
Corner posts _____ Sills _____ Girt or ledger board? _____ Max. on centers _____
Material columns under girders _____ Size _____ Bridging in every floor and flat roof _____
Studs (outside walls and carrying partitions) 2x4-10" O. C. Girders 6x8 or larger. Span over 8 feet. Sills and corner posts all one piece in cross section.

Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____, height? _____

If one story building with masonry walls, thickness of walls? _____
If a Garage _____ to be accommodated _____
No. cars now accommodated on same lot _____
Total number commercial cars to be accommodated _____

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____
Miscellaneous _____
Will above work require removal or disturbing of any shade tree on a public street? no
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes
Signature of owner W. C. French W. C. French 664

Ward 9 Permit No. 31/492.

Location 837 Burlington Ave

Owner W. C. & J. S. Fernald

Date of permit 12/7/31.

Notif. closing-in _____

Inspn. closing-in _____

Final Notif. _____

Final Inspn. 12/9/31. 086.

Cert. of Occupancy issued 12/9/31.

NOTES

12/9/31.
Work closed in, could
not check on header or
jacks; carpenter paid
14x8 header with
jacks. 006.

MO/1476-I
R-2/21/51

February 10, 1951

Messrs. W. G. & J. S. French
237 Brighton Avenue
Portland, Maine

Gentlemen:

Referring to building permit issued to cover alterations in your building at 837 Brighton Avenue to provide a two car garage attached to the dwelling house, we find that the door between the garage and the dwelling house part has not been made a proper fire door, - the door is covered on one side only and the frame of the door has not been covered.

It is necessary that this door be covered all over with galvanized iron or tin with locked joints, that the door frame be covered in similar manner all over, and that the door be made self-closing, that is normally closed and kept closed by means of a door check or similar device. satisfactory to this office.

I believe that this condition has existed even since October 1st, and we are trying to get our records cleared up.

Will you be kind enough to have this matter completely taken care of on or before February 20, 1951?

Very truly yours,

Inspector of Buildings.

MM/HC

#30/1476-I

December 22, 1931

Messrs. W. O. & J. S. French
217 Stevens Avenue
Portland, Maine

Dear Sirs:

With relation to the alterations in your building at 837 Brighton Avenue involving provisions for a garage attached to the dwelling house, last February 10th I wrote to you concerning some things that were not completed with regard to the fire door between the garage and the dwelling house, copy of this letter attached hereto. You will note that I requested that you have the matter fixed up by February 20th, 1931.

Since that time, I talked with Mr. J. S. French about this matter and understood that it was to be fixed.

Now we find that the dwelling house to which the garage is attached is occupied, and still nothing has been done to make the condition satisfy the Building Code.

I am at a loss to understand why you do not attend to this very small matter. Even if you do the work for no other purpose than to show a spirit of cooperation with this Department, it would be much appreciated. We have other means of securing the completion of the work as you are probably aware, and unless the work is finished to satisfy the Building Code on or before January 2, 1932, we shall find it necessary to take the legal steps specified in the Building Code for enforcement of it.

Very truly yours,

Inspector of Buildings.

YM/HO

30/1476-I
R-2/21/31

February 10, 1931

Messrs. W. C. & J. S. French
837 Brighton Avenue
Portland, Maine

Gentlemen:

Referring to building permit issued to cover alterations in your building at 837 Brighton Avenue to provide a two car garage attached to the dwelling house, we find that the door between the garage and the dwelling house part has not been made a proper fire door,-- the door is covered on one side only and the frame of the door has not been covered.

It is necessary that this door be covered all over with galvanized iron or tin with locked joints, that the door frame be covered in similar manner all over, and that the door be made self-closing, that is normally closed and kept closed by means of a door check or similar device, satisfactory to this office.

I believe that this condition has existed ever since October 1st, and we are trying to get our records cleared up.

Will you be kind enough to have this matter completely taken care of on or before February 20, 1931?

Very truly yours,

Inspector of Buildings.

M/80

Total number commercial cars to be accommodated none

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

miscellaneous

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

Plans filed as part of this application? No No. sheets _____

Estimated cost \$ 150.

Fee \$.75

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

W. C. & J. S. French

Signature of owner

W. C. French
J. S. French

INSPECTION COPY

Oliver T. Sanborn

CITY OF PORTLAND DEPT.

2058A

Other buildings on same lot _____

Description of Present Building to be Altered

Material wood No. stories _____ Heat _____ Style of roof _____ Roofing _____
Last use dwelling house with shed attached No. families _____

General Description of New Work

To remove portion of existing wood floor of shed, to partition (with metal lath and cement plaster) off portion 18' x 20' for two car garage, with concrete floor
To cut in one new double door for entrance and lower existing double entrance door
The inside of the garage will be covered, where required by law, with metal lath and cement plaster

INSPECTION NOT COMPLETED

Details of New Work

Size, front _____ depth _____ No. stories _____ Height average grade to highest point of roof _____
To be erected on solid or filled land? _____ earth or rock? _____
Material of foundation _____ Thickness, top _____ bottom _____
Material of underpinning _____ Height _____ Thickness _____
Kind of roof _____ Roof covering _____
No. of chimneys _____ Material of chimneys _____ of lining _____
Kind of heat _____ Type of fuel _____ Distance, heater to chimney _____
If oil burner, name and model _____
Capacity and location of oil tanks _____
Is gas fitting involved? _____ Size of service _____
Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
Material columns under girders _____ Size _____ Max. of 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 metal, 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 none, to be accommodated 2
Total number commercial cars to be accommodated none
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? no

Miscellaneous

Will above work require removal or disturbing of any shade tree on a public street? no
Plans filed as part of this application? no No. sheets _____
Estimated cost \$ 150. Fee \$.75
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
W. G. & J. S. French

Signature of owner W. G. & J. S. French

INSPECTION COPY

Oliver T. [unclear]

OFFICE OF FIRE DEPT.

2055

Ward 9 Permit No. 30/1476
 Location: 837 Brighton A
 Owner: W.C. + J.S. French
 Date: 7/18/30
 Notif. closing-in
 Inspn. closing-in
 Final Notif.
 Inspn.
 Cert. of Occupancy issued

NOTES

7/18/30 - Explained to J.S. French on the premises the requirements with regard to fire resistance partition - fire door etc.

8/12/30. Cement slab in protection. yet

8/28/30 Mr French working here Partition not up, he wants to know about special lath and if lath on house side leaving exposed studs on garage side.

9/8/30. Took matter of exposed studs as garage side with Mr. McDonald and this is not permissible

9/15/30. Talked with W.C. French and he said he knew the protection would be on garage side.

9/11/30. Saw Mr. W.C. French here today, door is covered on 1 side only and frame has not been covered, Mr French will attend to this

10/11/30. The above has not been taken care of.

10/23/30. Work not done.

11/27/30. Could not get in to see if work has been done.

2/10/31 - Letter - sent

2/25/31. Nothing done.

4/29/31. Work not started.

6/6/31. Saw Mr French on another job and he said this work was not done.

12/9/31. Saw Mr French here today, house is to be occupied shortly, work went over matter of fire door and frame between garage and house.

12/15/31. Work not done.

12/21/31. House is now occupied, Protection as called for has not been provided between house and garage.

12/22/31. Letter

1/2/32. Mr French says he will be available

have door fixed for several days. It is not done sometime in next week.

1/11/32. Work not done.
 1/18/32 - W.C. French was in today on another matter. Said his brother, J.S. was in now but promised to speak to him about it and try to get it done. When J.S. is close to job. Check on other items of work.

3/14/32. Door has been covered on house side as well as frame covering is not a good job door will not close if over weight, - Mr W.C. French and he will fix this.

3/15/32. First inspection.

4/5/32. Damage.

5/3/32. Nothing done



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, July 12, 1930

PERMIT ISSUED
Permit No. 1439
JUL 14 1930

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 837 Brighton Avenue Ward 2 Within Fire Limits? no Dist. No. _____

Owner's or Lessee's name and address W. O. French & J. S. 217 Stevens Ave. Telephone 10212

Contractor's name and address OWNER Telephone _____

Architect's name and address _____ No. families _____

Proposed use of building _____

Other buildings on same lot _____

Description of Present Building to be Altered

Material wood No. stories 2 Heat _____ Style of roof _____ Roofing _____

Last use Barn No. families _____

General Description of New Work

No demolition building 36 x 60

Details of New Work

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

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

Material of foundation _____ Thickness, top _____ bottom _____

Material of underpinning _____ Height _____ Thickness _____

Kind of roof _____ Roof covering _____

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

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

If oil burner, name and model _____

Capacity and location of oil tanks _____

Is gas fitting involved? _____ Size of service _____

Corner posts _____ 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

Plans filed as part of this application? no No. sheets _____

Estimated cost \$ _____ Fee \$ 1.00

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 _____

APPLICANT'S COPY

7428

Ward 9 Permit No. 30/439
Location 837 Brighton Ave
Owner W. C. & J. S. French
Date of permit 7/15/30
Notif. closing-in _____
Inspn. closing-in _____
Final Notifi. _____
Final Inspn. 8/28/30
30/476
Cert. of Occupancy issued

NOTES
8/28/30
Waste done but not
cleaned up
OC

~~RECEIVED
DIVISION OF PERMITS
AUG 1 1930~~

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



Application for Permit for Alterations, etc.

Portland, Me., Nov 22, 1924 19

To the
INSPECTOR OF BUILDINGS:

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

Location 837 Brighton Ave Ward 9 in fire-limits? no

Name of Owner or Lessee, Howard Realty Co Address 837 Brighton Ave

“ “ Contractor, owner “

“ “ Architect, “

Description of Present Bldg. Material of Building is wood Style of Roof, pitch Material of Roofing, asphalt

Size of Building is feet long; feet wide. No. of Stories,

Cellar Wall is constructed of is inches wide on bottom and batters to inches on top.

Underpinning is is inches thick; is feet in height.

Height of Building Wall, if Brick; 1st, 2d, 3d, 4th, 5th,

What was Building last used for? stable No. of Families?

What will Building now be used for? stable

Detail of Proposed Work

demolish 36x40 ft from stable all to comply with the building ordinance

.....

.....

..... Estimated Cost \$..... 100.

If Extended On Any Side

Size of Extension, No. of feet long?.....; No. of feet wide?....., No. of feet high above sidewalk?.....

No. of Stories high?.....; Style of Roof?.....; Material of Roofing?.....

Of what material will the Extension be built?..... Foundation?.....

If of Brick, what will be the thickness of External Walls?..... inches; and Party Walls inches.

How will the extension be occupied?..... How connected with Main Building?.....

When Moved, Raised or Built Upon

No. of Stories in height when Moved, Raised, or Built upon?..... Proposed Foundations?.....

No. of feet high from level of ground to highest part of Roof to be?.....

How many feet will the External Walls be increased in height?..... Party Walls

.....

.....

If Any Portion of the External or Party Walls Are Removed

Will an opening be made in the Party or External Walls?..... in Story.

Size of the opening?..... How protected?.....

How will the remaining portion of the wall be supported?.....

Signature of Owner or Authorized Representative.....

Address 837 Brighton Ave

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK



PERMIT ISSUED

Permit No. _____

OCT 10 1927

APPLICATION FOR PERMIT

Class of Building or Type of Structure Gasoline Installation

Portland, Maine, October 4, 1927

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to ~~erect~~ 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 637 Brighton Avenue Ward 9 Within Fire Limits? No Dist. No. _____

Owner's or Lessee's name and address William D. Howard 637 Brighton Ave. Telephone 7 6009

Contractor's name and address Essex Oil Co. Kensington St. Telephone _____

Architect's name and address _____ No. families _____

Proposed use of building _____

Other buildings on same lot _____

Description of Present Building to be Altered

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

Last use _____ No. families _____

General Description of New Work

To install 1 650 gal. tank and 1 2-gal. pump for gasoline for private use.

New Installation. Tank to be buried outside

Details of New Work

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

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

Material of foundation _____ Thickness, top _____ bottom _____

Material of underpinning _____ Height _____ Thickness _____

Kind of roof _____ Roof covering _____ of lining _____

No. of chimneys _____ Material of chimneys _____

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

If oil burner, name and model _____

Capacity and location of oil tanks _____

Is gas fitting involved? _____ Size of service _____

Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____

Material columns under girders _____ Size _____ Max. on centers _____

Studs (outside walls and carrying partitions) 2x4-16" O. C. _____ orders 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

Plans filed as part of this application? Yes No. sheets 1 Fee \$.75

Estimated cost \$ 245.

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

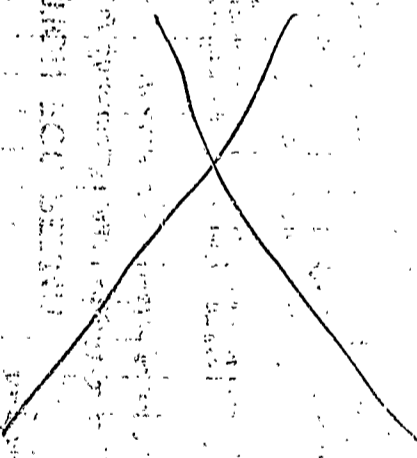
Signature of owner William D. Howard

RECEIVED COPY
Oliver P. Santaman
CITY OF FIRE DEPT.

4860

Ward 7 Permit No. 274582
Loc. 837 Brighton Ave
Owner William D Howard
Date permit Oct 6/57
Notif. closing-in _____
In-closing-in _____
Final Notif. _____
Final pn. 2/10/58
Cert. of Occupancy issued _____

NOTES





APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

filmed

Date April 23, 19 84
 Receipt and Permit number B 21612

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: 837 Brighton Avenue - Sunday School Building
 OWNER'S NAME: Glenwood Square Baptist ADDRESS: same

| | | | | | |
|-----------------------------------|---|--------------------------------------|-------------------------|--------------------------|-------------|
| OUTLETS: | Receptacles _____ | Switches _____ | Plugmold _____ | ft. TOTAL _____ | |
| FIXTURES: (number of) | Incar descent _____ | Flourescent _____ | (not strip) TOTAL _____ | | |
| | Strip Flourescent _____ | ft. _____ | | | |
| SERVICES: | Overhead <input checked="" type="checkbox"/> _____ | Underground _____ | Temporary _____ | TOTAL amperes <u>200</u> | <u>3.00</u> |
| METERS: (number of) | <u>1</u> | | | | <u>.50</u> |
| MOTORS: (number of) | Fractional _____ | 1 HP or over _____ | | | |
| RESIDENTIAL HEATING: | Oil or Gas (number of units) _____ | Electric (number of rooms) _____ | | | |
| COMMERCIAL OR INDUSTRIAL HEATING: | Oil or Gas (by a main boiler) _____ | Oil or Gas (by separate units) _____ | | | |
| | Electric Under 20 kws _____ | Over 20 kws _____ | | | |
| APPLIANCES: (number of) | Ranges _____ | Water Heaters _____ | | | |
| | Cook Tops _____ | Disposals _____ | | | |
| | Wall Ovens _____ | Dishwashers _____ | | | |
| | Dryers _____ | Compactors _____ | | | |
| | Fans _____ | Others (denot) _____ | | | |
| | TOTAL _____ | | | | |
| MISCELLANEOUS: (number of) | Branch Panels _____ | Transformers _____ | | | |
| | Air Conditioners Central Unit _____ | Separate Units (windows) _____ | | | |
| | Signs 20 sq. ft. and under _____ | Over 20 sq. ft. _____ | | | |
| | Swimming Pools Above Ground _____ | In Ground _____ | | | |
| | Fire/Burglar Alarms Residential _____ | Commercial _____ | | | |
| | Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and over 30 ar _____ | | | | |
| | Circus, Fairs, etc. _____ | | | | |
| | Alterations to wires _____ | | | | |
| | Repairs after fire _____ | | | | |
| | Emergency Lights, battery _____ | | | | |
| | Emergency Generators _____ | | | | |
| | | | | INSTALLATION FEE DUE: | |
| | | | | DOUBLE FEE DUE: | |
| | | | | TOTAL AMOUNT DUE: | <u>3.50</u> |

INSPECTION: _____ 24 before lunch min 5.00
 Will be ready on 4-23-84, 1984; or Will Call _____
 CONTRACTOR'S NAME: Eger Electric
 ADDRESS: 173 Bridge St. Westbrook
 TEL.: _____
 MASTER LICENSE NO.: 4590 SIGNATURE OF CONTRACTOR: [Signature]
 LIMITED LICENSE NO.: _____

INSPECTOR'S COPY — WHITE
 OFFICE COPY — CANARY
 CONTRACTOR'S COPY — GREEN



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

filmed

Date April 23, 19 84
 Receipt and Permit number B 21612

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: 837 Brighton Avenue - Sunday School Building
 OWNER'S NAME: Glenwood Square Baptist ADDRESS: same

OUTLETS: Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL _____ FEES _____

FIXTURES: (number of) Incandescent _____ Flourescent _____ (not strip) TOTAL _____
 Strip Flourescent _____ ft. _____

SERVICES: Overhead Underground _____ Temporary _____ TOTAL amperes 200 3.00

METERS: (number of) 1 _____
 MOTORS: (number of) _____ .50

Fractional _____
 1 HP or over _____

RESIDENTIAL HEATING: Oil or Gas (number of units) _____
 Electric (number of rooms) _____

COMMERCIAL OR INDUSTRIAL HEATING: Oil or Gas (by a main boiler) _____
 Oil or Gas (by separate units) _____
 Electric Under 20 kws _____ Over 20 kws _____

APPLIANCES: (number of) Ranges _____ Water Heaters _____
 Cook Tops _____ Disposals _____
 Wall Ovens _____ Dishwashers _____
 Dryers _____ Compactors _____
 Fans _____ Others (denote) _____
 TOTAL _____

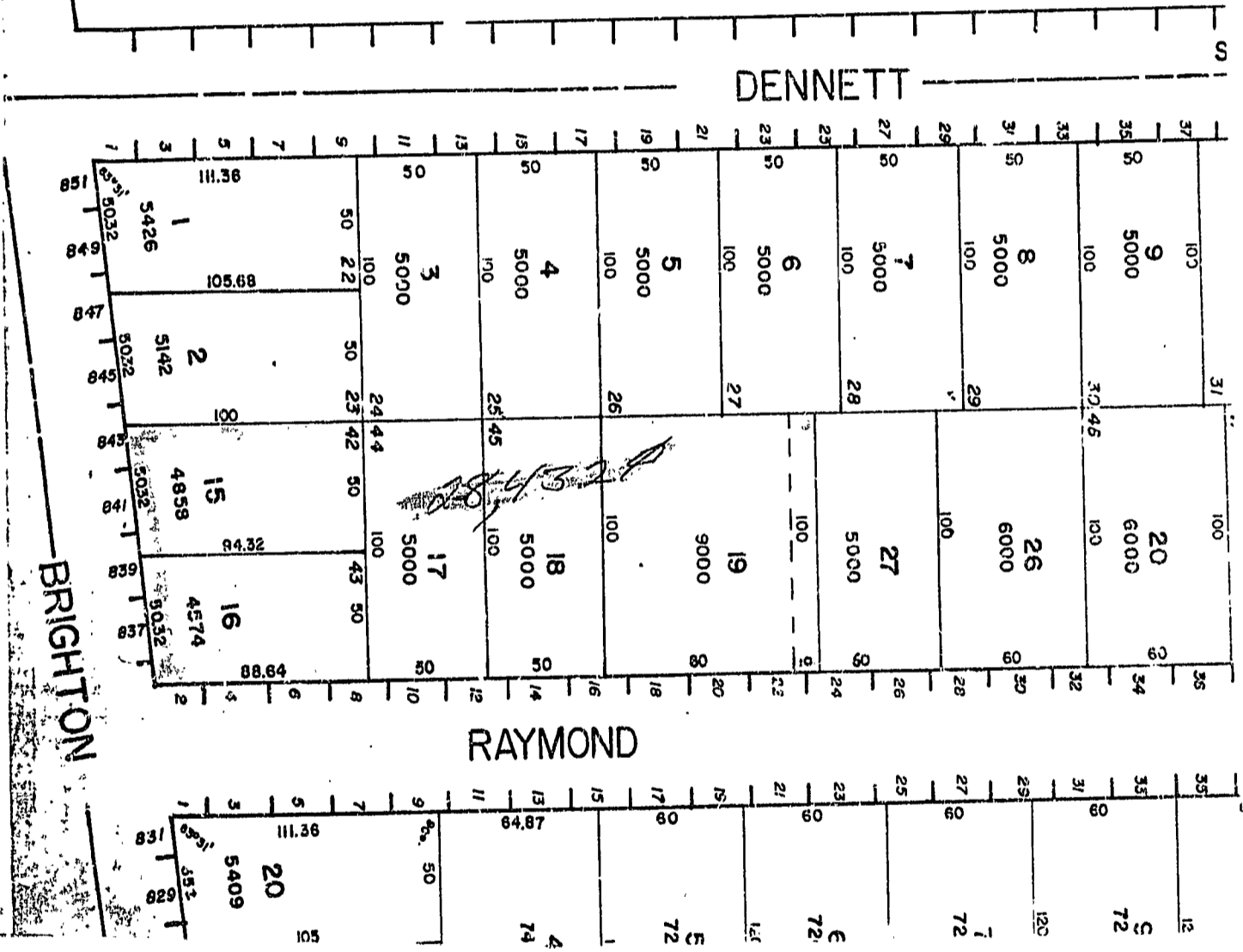
MISCELLANEOUS: (number of) Branch Panels _____
 Transformers _____
 Air Conditioners Central Unit _____
 Separate Units (windows) _____
 Signs 20 sq. ft. and under _____
 Over 20 sq. ft. _____
 Swimming Pools Above Ground _____
 In Ground _____
 Fire/Burglar Alarm Residential _____
 Commercial _____
 Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____
 over 30 amps _____
 Circus, Fairs, etc. _____
 Alterations to wires _____
 Repairs after fire _____
 Emergency Lights, battery _____
 Emergency Generators _____

FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT INSTALLATION FEE DUE: _____
 FOR REMOVAL OF A "STOP ORDER" (304-16.b) DOUBLE FEE DUE: _____
 TOTAL AMOUNT DUE: 3.50
5.00

INSPECTION: Will be ready on 24 before lunch _____ min
4-22-84, 19 ____; or Will Call _____
 CONTRACTOR'S NAME: Eger Electric
 ADDRESS: 173 Bridge St. Westbrook
 TEL.: _____
 MASTER LICENSE NO.: 4590 SIGNATURE OF CONTRACTOR: [Signature]
 LIMITED LICENSE NO.: _____

INSPECTOR'S COPY --- WHITE
 OFFICE COPY --- CANARY
 CONTRACTOR'S COPY --- GREEN

285-A-15,16,17,18,19



CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



837-843 Brighton Avenue
Corn. 2-22 Raymond Road

MERRILL S. SELTZER
Chairman

JACQUELINE COHEN
Secretary

EUGENE S. MARTIN
TIMOTHY E. FLAHERTY
ROBERT J. CAUDREAU
PAULETTE P. PARKER
MICHAEL E. WESTORT

November 19, 1984

Glenwood Square Baptist Church
837 Brighton Avenue
Portland, ME 04102

Gentlemen:

As you know, at its meeting of November 15, 1984, the Board of Appeals denied permit to construct a 2,850 sq. ft. addition to the existing building at this location for church use.

A copy of the Board's decision is enclosed for your records.

Sincerely,

Kathleen A. Taylor
Secretary

Enclosure

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

SPACE AND BULK VARIANCE APPEAL

I. Findings of Fact

- A. Applicant Glenwood Square Baptist Church
- B. Property Location 837-843 Brighton Avenue, cor. 2-22 Raymond Road
- C. Applicant's Interest in Property:
 Owner cc: Robert Snow, 597 Main Street, So. Portland
 Tenant
 Other _____
- D. Property Owner same
- E. Owner's Address 837 Brighton Avenue
- F. Zone (Circle One):
R-1 R-2 R-3 R-5 R-6 R-4
R-P B-1 B-2 B-3 A-B
I-P I-1 I-2 I-2b I-3 I-3b I-4
RPZ W-1
- G. Site Plan Approval required _____
- H. Present Use of Property church
- I. Section(s) to Which Variance Related 14-90.1.e
- J. Reasons Why Permit Cannot be Issued insufficient lot size
28,432 sq. ft. rather than 2-acre minimum required
- K. Requested Variance Would Permit construction of 2,850 sq. ft.
addition to existing building

- L. Notice Sent to _____ Adjacent Property Owners

II. Appearances

A. Those Advocating Variance

Mr Robert Sney (Architect)
Rev David Parsons

B. Those Opposing Variance

Mrs Anne Jewell 832 Brighton
Patricia Lynch lives across street
17 Raymond

(Attachments, As Necessary)

III. Exhibits (Any documents, photos, plans, further findings of fact, etc. presented to the Board as part of its records)

IV. Reasons for Decisions - Undue Hardship (The following checklist relates with the Board of Appeals hardship definitions for Space and Bulk variances as contained in Section 602.24C 3.b.(1) (a) through (e)

A. The parcel is exceptional due to physical characteristics or topographic features which amount to more than a mere inconvenience

(2) Yes/Agreement with statement

(4) No/Disagreement with statement

Reasons

Parcel is not exceptional

B. If yes, the unique physical conditions: (Check One)
Sec. 602.24C 3.b.(1) (b)

() Existed at the time of the enactment of the provision from which a variance is sought; or

() Were caused by natural forces; or

() Were the result of governmental action

C. Pertinent ordinance provision deprives owner of substantial use or enjoyment of property in the manner commonly enjoyed by owners of property subject to the same provisions (Sec. 602.24C 3.b. (1) (c))

Yes/Agreement with statement

No/Disagreement with statement

Reasons Can still operate in existing Bldg
Can use house as dwelling unit

D. As evidenced by affirmative answers to either IV. A. or IV. C. above, the variance will not create a special privilege for the applicant. Sec. 602.24C 3.b. (1) (d)

Yes/Agreement with statement

No/Disagreement with statement

Reasons They can still operate as a church - have other options - there are 2 acw lots in the neighborhood

E. The variance will not adversely affect neighborhood property in the same zone and will not be detrimental to the general public health and safety Sec. 602.24C 3.b. (1) (e)

Yes/Agreement with statement

No/Disagreement with statement

Reasons _____

V. Specific Relief Granted

After a public hearing held on Nov 15, 19 , the Board of Appeals finds that: (Check One)

Approval

Approval - All of the conditions required by Sec. 602.24C 3.b.(i) exist with respect to this property, as evidenced by affirmative responses to all statements set forth in IV. A. through IV. E above, and that a space and bulk variance be granted in this case.

Conditions of Approval (If any) Approval is denied

() Disapproval - All conditions required by Sec.602.24C 3.b. (1) do not exist with respect to this property, as evidenced by one or more negative responses to statements set forth in IV. A. through IV. E. above, and that a space and bulk variance should not be granted in this case.

VI. Signatures of Board

Approval: George S. Martin ~~Chairman~~
Janette Fisher

Opposed: Chairman
Frank E. Hagan
Marilyn A. Brown
Michael Z. Watal
Robert J. Lawrence

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



837-843 Brighton Avenue
Cor. 2-22 Raymond Road

EUGENE S. MARTIN
Chairman

MERRILL S. SELTZER
Secretary

JACQUELINE COHEN
TIMOTHY E. FLAHERTY
THOMAS J. MURPHY
PAULETTE P. PARKER
MICHAEL E. WESTORT

October 30, 1984

Glenwood Square Baptist Church
837 Brighton Avenue
Portland, ME 04102

cc: Robert Snow
597 Main Street
South Portland, ME 04106

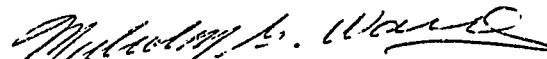
Gentlemen:

Building permit and certificate of occupancy to construct a 2,850 sq. ft. addition to the existing building at the above-named location for church use are not issuable under the Zoning Ordinance because the area of the lot on which this building is located is only about 28,432 sq. ft. rather than the 2-acre minimum required by Section 14-90.1.e of the Ordinance applying to the R-3 Residential Zone in which this property is located.

We understand that you would like to exercise your appeal rights in this matter. Accordingly, you or your authorized representative should come to this office, Room 315, City Hall, to file the appeal on forms which are available here.

A fee of \$50 for a Space & Bulk Appeal shall be paid at this office at the time the appeal is filed. If fee has been paid and appeal filed prior to this letter, then consider this letter as a matter of formality. Section 14-473.

Sincerely,


Malcolm G. Ward
Zoning Enforcement Officer

MGW/kat

Applicant: GLENWOOD SQ. BAPTIST CHURCH
 Date: 10/29/84
 Address: 837-843 BRIGHTON AVE. COR. 2-22.
 Assessors No.: 285-A-15 TO 19 RAYMOND RD.

CHECK LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - R-3

Interior or corner lot -

Use - 2850^{sq} CHURCH ADDITION

Sewage Disposal -

Rear Yards -

Side Yards -

Front Yards -

Projections -

Height -

14-90.1.F. Lot Area - 28432^{sq} - 2 ACRES (87120^{sq})

Building Area - 2850^{sq}

Area per Family -

Width of Lot -

Lot Frontage -

Off-street Parking - 3; SHOWN - 32 REQ.

Loading Bays -

Site Plan -

Shoreland Zoning -

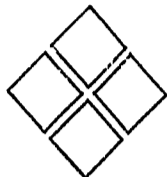
Flood Plains -

14-473

32
 5/160
 15
 10
 10

- 28432
 58688^{sq}





Philip Snow Associates

ARCHITECTS ♦ ENGINEERS ♦ PLANNERS

597 MAIN ST. ♦ SOUTH PORTLAND, ME. 04106 ♦ 207-775-0436

ROBERT P. SNOW R.A.

PHILIP P. SNOW P.E. — CONSULTANT

26 October 1984

Board of Appeals
City of Portland
Portland, ME 04101

re: Addition to Glenwood Square Baptist Church

Gentlemen:

As the authorized representative of the Glenwood Square Baptist Church, I am appealing Section 14-90 (1) e of the recently passed Zoning Ordinance, namely the 2 acre minimum for church use.

As shown on the accompanying Site & Floor Plan, The Church would like to construct an addition to their building at 837 Brighton Avenue for an enlarged sanctuary for 160 people. The building would include an unfinished basement for future class rooms when need requires them.

As you may remember, the present sanctuary at 842 Brighton Avenue had a disastrous fire some time ago and is a total loss. That site is very small and the church plans to sell that site, probably for a house lot.

After the fire, the members have been meeting in the large home across the street at 837. They have been exploring their options since, but feel their growth opportunity and financial abilities are limited. Therefore, they would like to add the sanctuary structure shown.

The reason we are applying for this appeal is that the lot is one of the largest in the area at over 28,000 s.f., large enough for the 160 person sanctuary and the required 33 car parking. In the R-3 Zone, it is large enough for over 4 house lots. The proposed building would be 25 ft. from the nearest lot line rather than the 8 ft. minimum. Clearly the lot is adequate for the proposed use.

RECEIVED

OCT 26 1984

DEPT OF BLDG INSP
CITY OF PORTLAND

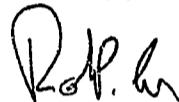
The Glenwood Square Baptist Church has owned and used the existing building on the site for church functions since 1972. The sanctuary has been across the street for many years before then. This area of Portland is their home. To find and purchase a 2 acre site in this area is not feasible for them.

If denied, the Church would be forced to relocate a long distance away and for substantially more cost. With less than 100 parishioners, this might be impossible to accomplish.

The basic use of the sanctuary is Sunday morning. All traffic will occur then, when Brighton Avenue has a low traffic count.

The Glenwood Square Baptist Church prays the Board of Appeals will grant this Space & Bulk Variance.

Very truly yours,



Robert P. Snow
RPS/rj

enc: 9 copies Site Plan dated 10-26-84
9 copies Main Level floor plan dated 9-5-84
9 prints of photo of property
1 signed release letter
1 letter of authorization

copy: Glenwood Square Baptist Church



Glenwood Square Baptist Church

837 - 842 Brighton Avenue

Portland, Maine 04102

Telephone: 772-5918

Oct 15, 1985

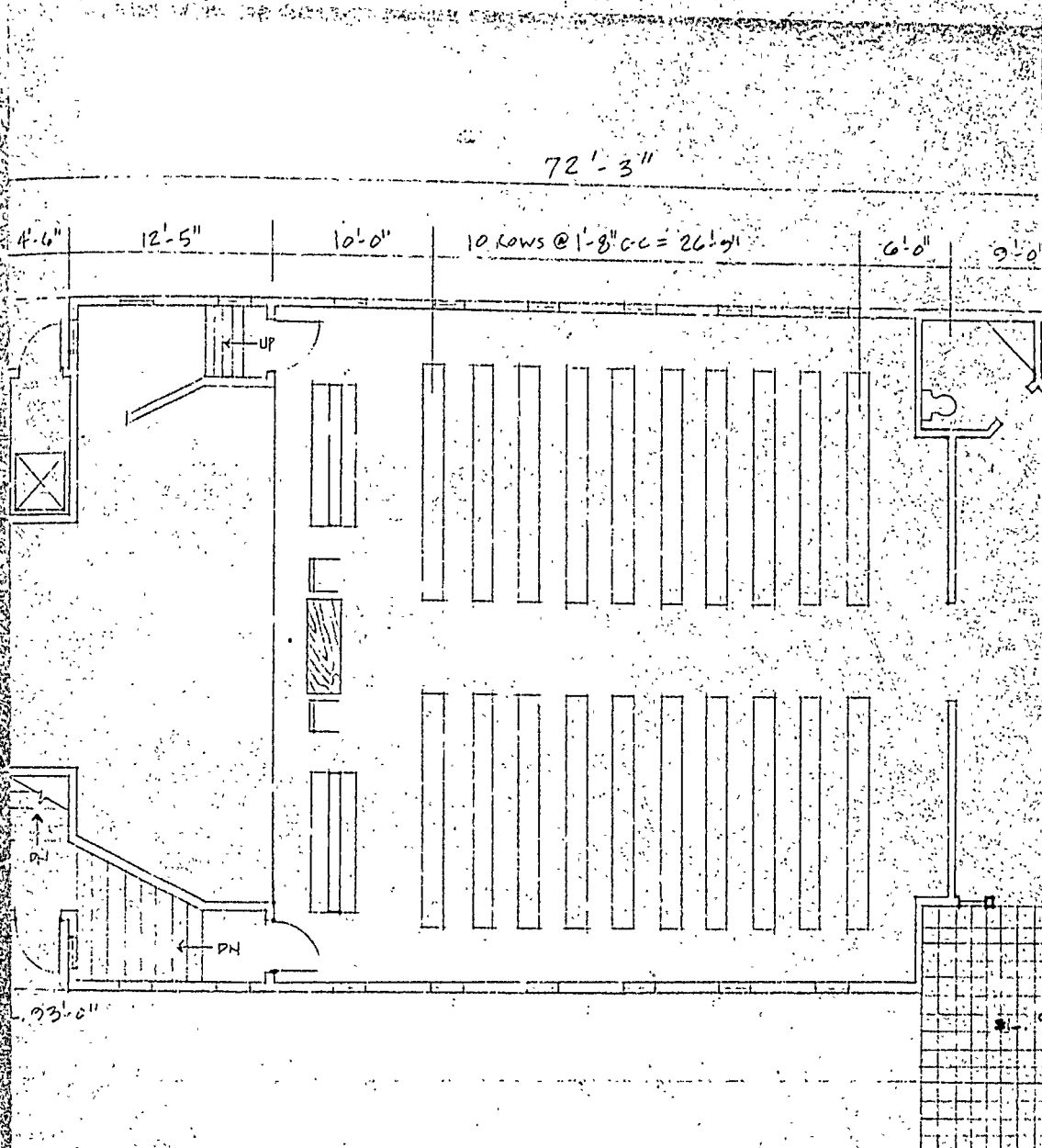
To whom it may concern;

We the building committee of the Glenwood Square Baptist Church do authorize Robert P. Snow of the Philip Snow Associates to represent us in connection with the building of our new sanctuary at 837 Brighton Ave.

Sincerely yours

*Donald E. Baker
Chairman of Building Committee.*

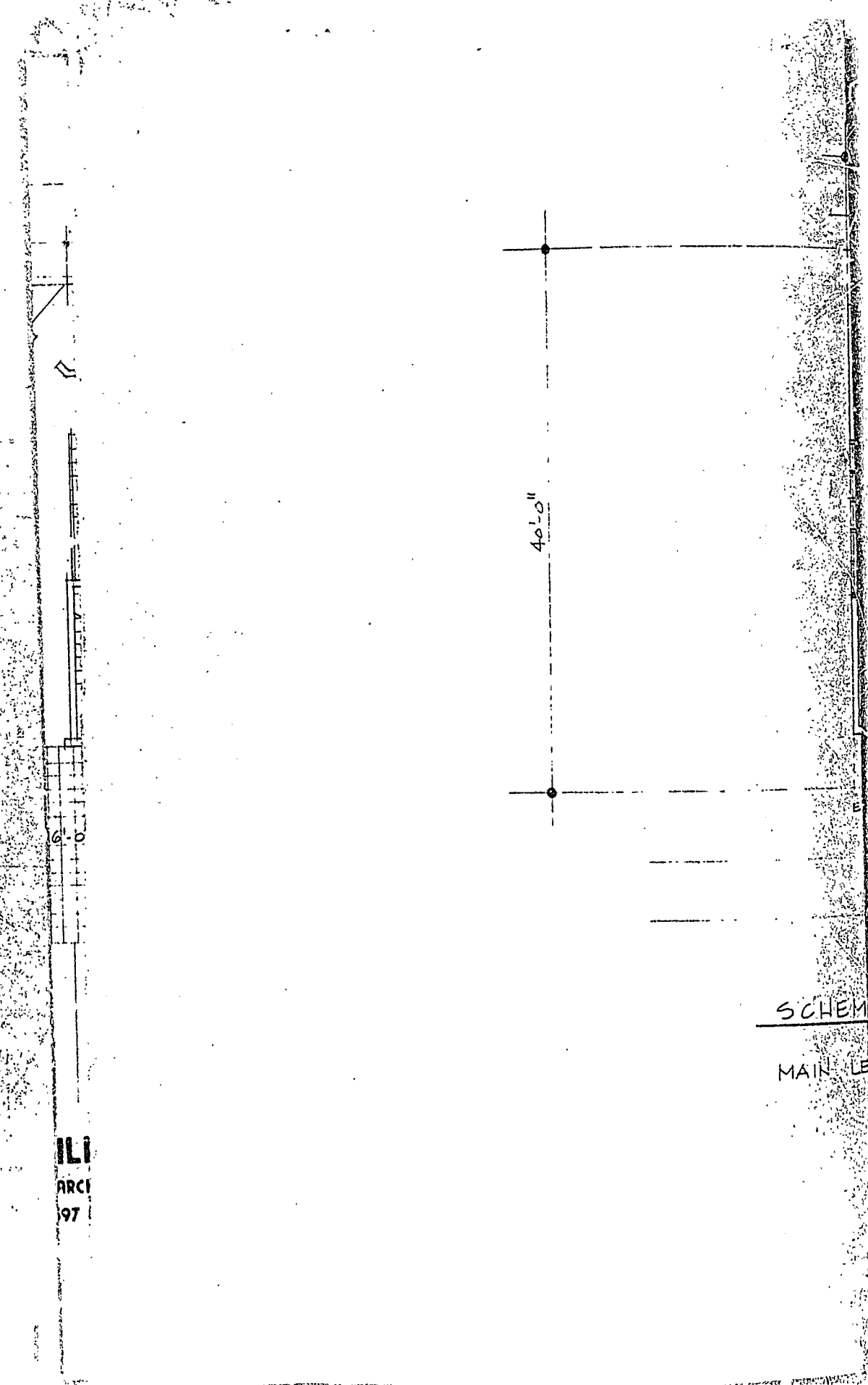




E 3 GLENWOOD SQ. BAPTIST CHURCH

VEL $\frac{1}{8}'' = 1'-0''$ 9-5-84

PH




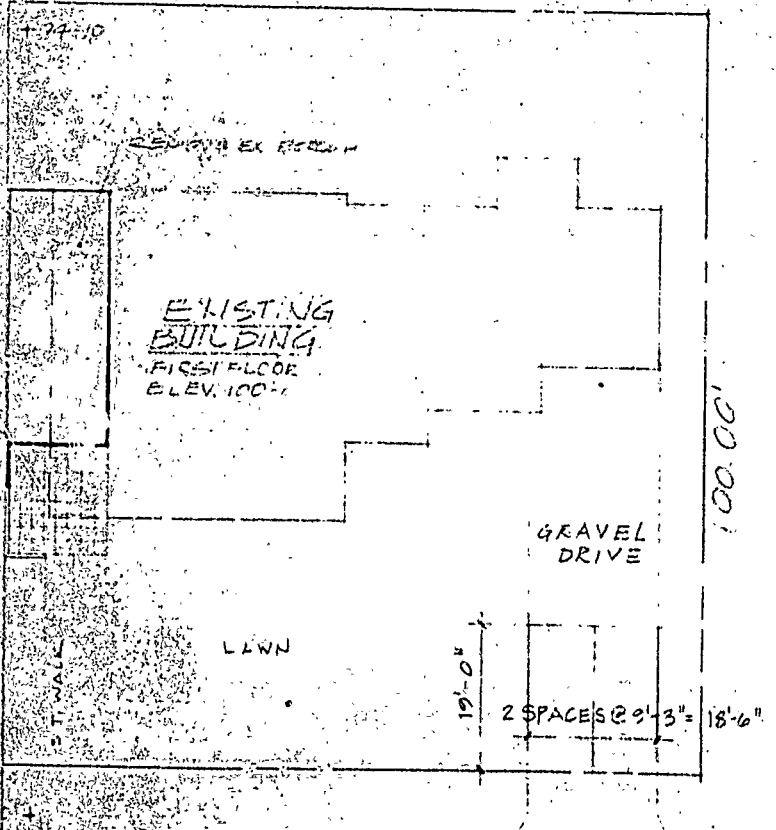
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ARCI
97

RECEIVED
OCT 29 1984
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

| | | | |
|---|---------|--|----------|
| DRAWING NO. | | APPROVED TO: | |
| | | GLENWOOD BAPTIST CHURCH RAYMOND, ME. PORTLAND, ME. | |
| SITE PLAN. | | | |
|  | | PHILLIP SNOW ASSOCIATES | |
| | | ARCHITECTS • ENGINEERS • PLANNERS 597 MAIN ST. • SOUTH PORTLAND, ME. 04108 • 207-775-0438 | |
| DATE | CHECKED | DATE | SCALE |
| 10-26-84 | DDJ | 10-26-84 | AS SHOWN |
| JOB NO. | | JOB NO. | |
| 2784 | | 2784 | |



R
O
A
D

284.324

24'-0"

19'-0"

9'-0"

24'-0"

93'-0"

+92-

+93.1

LAWN

25'

18' SLAB

1 SPACE 10'-0" x 20'-0"

1 SPACE 10'-0" x 20'-0"

PARKING
(5.5 SPACES)

+92.4

+94.1

ADDITION
FOR 90'-0"

3'-0"

EXIST. WINDS

EXIST. (LAWN)
178'-3"

REMOVE EX.
WALKWAY

+93'-0"

BT WALK

EXIST. MAPLE

3'-0" x 3'-0"

9'-3"

+92.5

LAWN

EXIST. MAPLE

3 SPACES
9'-0" x 27'-0"

+93.0

270 x 4'

+93.8

+93.11

94'

K A T M O U

B R I G H T O N A V E.

ESPLANADE

B.T. WALK

100.64

+

94.5

LAWN

WALK

WALK

WALK

WALK

WALK

WALK

SITE PLAN

--- SCALE 1"=20' ---

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



EUGENE S. MARTIN
Chairman

MERRILL S. SELTZER
Secretary

JACQUELINE COHEN
TIMOTHY E. FLAHERTY
THOMAS J. MURPHY
PAULETTE P. PARKER
MICHAEL E. WESTORT

837-843 Brighton Avenue
Cor. 2-22 Raymond Road

All persons interested either for or against this Space & Bulk Variance Appeal will be heard at a public hearing in Room 209, City Hall, Portland, Maine on Thursday, November 15, 1984 at 3:30 p.m. This notice of required public hearing has been sent to the owners of property directly abutting and directly across a street or alley from the property as required by Ordinance.

Glenwood Square Baptist Church, owner of the property at 837-843 Brighton Avenue, corner of 2-22 Raymond Road, under the provisions of Section 14-473 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to permit construction of a 2,850 sq. ft. addition to the existing building for church use, not allowed because the lot on which this building is located is only about 28,432 sq. ft. rather than the 2-acre minimum required by Section 14-90.1.e of the Ordinance applying to the R-3 Residential Zone in which this property is located.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that the conditions imposed by Section 14-473 of the Zoning Ordinance have been met.

Merrill S. Seltzer
Secretary

11/1/84
kat

837-843 Brighton

285-A-15 to 19

285 A - 2 Laforrest L. Kirk, 849 Brighton 04102

3 Joseph L. + Susan Mastell, 13 Dennett St. 04102

4 } Eugene O. + Anna J. Leduc, 17 Dennett

5 } 3

6 Barry C. + Carol A. Noble, 23 Dennett

27 Carl M. Austin, 30 Raymond Rd 04102.

285

~~285~~ B - 4 } Harvard C. + Patricia H. Whitten, 17 Raymond Rd

5 } 3

6 John E. Swierzynski, 23 Raymond

20 - Margaret T. Rissmiller, 5 Raymond

259-D-1 - Church

3 - Church

10 Frederick F. + Ann E. Jewell, 832 Brighton



CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

SPACE AND BULK VARIANCE (OTHER THAN FOR DWELLING UNIT CONVERSIONS)

Glenwood Square Baptist Church owner of property at 837-843 Brighton Avenue
under the provisions of Section 14-473(c) of the Zoning Ordinance of the City
of Portland, hereby respectfully petitions the Board of Appeals to permit:

construction of a 2,850 sq. ft. addition to the existing
building, not allowed because the area of the lot on which
this building is located is only about 28,432 sq. ft. rather
than the 2-acre minimum required by Section 14-90.1.e of the
Ordinance applying to the R-3 Residential Zone in which this
property is located.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of
Appeals finds that the conditions imposed by Section 14-473 (c)(1) of
the Zoning Ordinance have been met. (See reverse side hereof for said
conditions.)

Site Plan approval (is/is not) required by the Site Plan Ordinance. If
Site Plan approval is required, a preliminary or final site plan is attach-
ed hereto as Exhibit A.



APPELLANT

Sec. 14-473 (c)(2)a Space and Bulk Variances/other than for Dwelling Stri-
Conversions:

(a) The subject lot or parcel is exceptional as compared to other lots or parcels subject to the same provision by reason of unique physical condition, including irregularity, narrowness, shallowness, or substandard or marginal size; exceptional topographical features; and other extraordinary physical conditions peculiar to and inherent in the lot or parcel in question, which amount to more than a mere inconvenience to the owner.

(b) The aforesaid unique physical condition existed at the time of the enactment of the provision from which a variance is sought or were created by natural forces or were the result of governmental action.

(c) The carrying out of the strict letter of the provision from which a variance is sought would deprive the owner of the lot or parcel in question of substantial use and enjoyment of this property in the manner commonly enjoyed by owners of other lots or parcels subject to the same provision.

(d) The hardship is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots or parcels subject to the same provision.

(e) Property in the same zone or neighborhood will not be adversely affected by the granting of the variance and the granting of the variance will not create conditions which would be detrimental to the public health or safety.