

512 Cumberland Avenue  
(Projecting Sign)-I

April 20, 1949

United Neon Display  
74 Main Street  
Rodwell-Leighton Company  
57 Cumberland Avenue

Subject: Building permit for erection  
of additional projecting sign over  
public sidewalk from the building  
at 512 Cumberland Avenue

Re: Permit

The necessary zoning appeal was obtained by the Board of Appeals subject to the condition that the projecting lights on the proposed sign shall remain subject to regulation by the Board of Appeals.

Until further notice the Board has decided that the same hour for turning off the lights as stipulated for the lights on the marquee and on the sign on the marquee will be satisfactory—no later than 11:00 p.m. The electric lights to be kept in darkness hereafter every night.

The permit for the erection of this additional sign is issued to United Neon, Inc. subject to the above condition.

Very truly yours,

Inspector of Buildings

Wach/G

Rodwell-Leighton Company:

We still have the application for this same sign by Wallace Neon Sign Corporation. Before we were able to issue the permit, we were informed that you did not intend to have Wallace Neon erect the sign and then a new application came in by United Neon upon which we have now issued the permit.

Someone is entitled to a refund of the fee of one dollar on account of Wallace Neon application. If you or they will return the receipt for the fee paid to this office, the money will be refunded by voucher.

Warren McDonald

BI FORM 52

WRITTEN CONSENT AND AGREEMENT RELATING TO A CERTAIN SIGN PROPOSED TO BE  
ERECTED PROJECTING OVER A PUBLIC SIDEWALK FROM THE PREMISES  
AT 512 Cumberland Avenue IN PORTLAND, MAINE

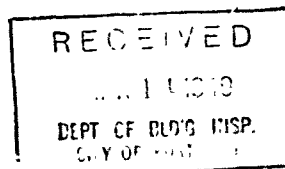
Rodwell-Leighton Co., being the owner of the  
premises at 512 Cumberland Ave. in Portland, Maine hereby gives  
consent to the erection of a certain sign owned by Rodwell-Leighton Co.  
projecting over the public sidewalk from said premises as described in  
application to the Inspector of Buildings of Portland, Maine for a permit  
to cover erection of said sign;

And in consideration of the issuance of said permit \_\_\_\_\_  
Rodwell-Leighton Co., owner of said premises, in event said sign  
shall cease to serve the purpose for which it was erected or shall become  
dangerous and in event the owner of said sign shall fail to remove said sign  
or make it permanently safe in case the sign still serves the purpose for  
which it was erected, hereby agrees for himself or itself, for his heirs, its  
successors, and his or its assigns, to completely remove said sign within  
ten days of notice from said Inspector of Buildings that said sign is in  
such condition and of order from him to remove it.

In Witness whereof the owner of said premises has signed this  
consent and agreement this 11 day of April, 1949.

Joseph S. Coyne  
Witness

C. Pruitt Leighton  
Owner



City of Portland, Maine  
Board of Appeals  
—ZONING—

March 3, 1949

To the Board of Appeals:

Your appellant, Bodwell-Leighton Company, who is the owner of property at 504 Cumberland Avenue, respectfully petitions the Board of Appeals of the City of Portland to permit an exception to the regulations of the Zoning Ordinance relating to this property, as provided by Section 17, Paragraph E of the Zoning Ordinance.

Building permit to cover erection of projecting sign over the sidewalk from the garage building at 504 Cumberland Avenue is not issuable under the Zoning Ordinance because the garage building is not an allowable use in the Apartment House Zone where the property is located, being allowed to remain because it existed there when the Zoning Ordinance became effective. The proposed sign constitutes the use of property and is clearly intended as an accessory use to the garage, which is not allowable.

The facts and conditions which make this exception legally permissible are as follows:—

An exception is necessary in this case to grant reasonable use of property and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

Bodwell-Leighton Company

BY

*William O. Armitage*  
Appellant William O. Armitage

*Decided  
3/5/49  
Conditionally  
1949*

City of Portland, Maine  
Board of Appeals

—ZONING—

Decision

Public hearing was held on the 18th day of March, 1949,  
on petition of Rodwell-Leighton Company, owner of property at  
504 Cumberland Avenue, seeking to be permitted an exception to the regulations of  
the Zoning Ordinance relating to this property.

Building permit to cover erection of projecting sign over the sidewalk from  
the garage building at 504 Cumberland Avenue is not issuable under the  
Zoning Ordinance because the garage building is not an allowable use in the  
Apartment house Zone where the property is located, being allowed to remain  
because it existed there when the Zoning Ordinance became effective. The  
proposed sign constitutes the use of property and is clearly intended as an  
accessory use to the garage, which is not allowable.

The Board finds that an exception is necessary in this case to grant  
reasonable use of property and can be granted without substantially departing  
from the intent and purpose of the Zoning Ordinance, provided that the  
advertising lights in the proposed sign shall remain subject to regulation  
by the Board of Appeals.

It is, therefore, determined that exception to the Zoning Ordinance may be permitted  
in this specific case, provided that the advertising lights on the proposed sign shall remain  
subject to regulation by the Board of Appeals.

*John W. Lake*  
Board of Appeals.

*Esther K. Gifford*  
*William A. O'Brien*  
*Helen C. Frost*  
*B. Bruce Halkowick*

Board of Appeals

March 18, 1949

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF BODWELL-LEIGHTON COMPANY  
AT 504 Cumberland Avenue

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

Present for City  
Board of Zoning Appeals members:-

VOTE

	Yes	No
Mr. Getchell	(x)	( )
Mr. O'Erion	(x)	( )
Mr. Holbrook	(x)	( )
Mr. Lake	(x)	( )
Mrs. Frost	(x)	( )
	( )	( )
	( )	( )
	( )	( )
	( )	( )

Municipal Officers:-

Mr. Armitage for appellant

Will accept same limitation  
on lighting.

City officials:-

CITY OF PORTLAND, OREGON

BOARD OF APPEALS

March 8, 1949

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing, in the Council Chamber, City Hall, Portland, Oregon, on Friday, March 18, at 10:30 A. M. to hear the appeal under the Zoning Ordinance of Brewster-Edgerton Company requesting exception to the Ordinance to permit erection of projecting sign over the sidewalk from the garage building at 504 Cumberland Avenue.

This permit is not issued under the Zoning Ordinance because the garage building is an allowable use in the Apartment House Zone where this property is located, although allowed to remain because it existed when the Ordinance became effective. The proposed sign constitutes a further use of the property as accessory use to the garage and, therefore, not allowable under the Ordinance.

This appeal is taken under Section 17B of the Zoning Ordinance which provides that the Board of Appeals, by unanimous vote of its members, may permit exceptions in specific cases so as to grant reasonable use of property when necessary to avoid confiscation and without substantially departing from the intent and purpose of the Zoning Ordinance, subject always to the rule that said Board shall give due consideration to promoting public health, safety, convenience and welfare, encouraging the most appropriate use of land and conserving property values, that it shall permit no building or use injurious, noxious, offensive or detrimental to a neighborhood, and that it shall prescribe appropriate conditions and safeguards in each case.

All persons interested either for or against this appeal will be heard at the above time and place, this notice of required public hearing having been sent to the owners of property within 500 feet of the premises in question as required by law.

BOARD OF APPEALS

Robert L. Getchell

Chairman

CITY OF PORTLAND, MAINE  
BOARD OF APPEALS

March 14, 1949

Boiwell-Leighton Company  
244 Spring Street  
Portland, Maine

Gentlemen:

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine on Friday, March 18, 1949 at 10:30 a. m. to hear your appeal under the Zoning Ordinance relating to the premises at 504 Cumberland Avenue.

Please be present or be represented at this hearing in support of your appeal.

Yours truly,

BOARD OF APPEALS

Robert L. Getchell

Chairman

M

WARREN McDONALD  
INSPECTOR OF BUILDINGS

On reply refer  
to file

CITY OF PORTLAND, MAINE

AP 504 Cumberland Avenue-1 Department of Building Inspection  
(Projecting sign)  
FU

March 2, 1949

Bodwell-Leighton Company  
244 Spring Street  
Portland, Maine

Subject: Application for building permit to  
cover erection of projecting sign over the  
public sidewalk from the garage building at  
504 Cumberland Avenue, and proposed zoning  
appeal relating thereto

Gentlemen:

Permit for the above sign is not issuable under the Zoning Ordinance because the garage building is not an allowable use in the Apartment House Zone where the property is located, being allowed to remain because it existed there when the Zoning Ordinance became effective. The proposed sign constitutes the use of property and is clearly intended as an accessory use to the garage. However, since the garage itself is a non-conforming use, it is not permissible to erect the sign as an accessory use to it because according to Section 8 of the Zoning Ordinance accessory uses are only allowable if they are customarily incident to an allowable use.

I understand that you wish to seek an exception in this specific case from the Board of Appeals and there is enclosed, therefore, an outline of the appeal procedure. If the appeal is filed at the office of Corporation Counsel no later than Friday, March 4, it is likely that the required public hearing will be held, along with other matters, on March 18 otherwise, an additional two weeks would have to elapse.

Very truly yours,

Warren McDonald  
Inspector of Buildings

WHC/D/5

Enclosure: Outline of the appeal procedure

CC: Edward T. Gignoux  
Assistant Corporation Counsel

Wallace Neon Sign Corporation  
Route 1  
Scarborough, Maine

C  
O  
P  
Y

Projecting sign over garage  
(Projecting sign)

March 2, 1949

Bowell-Lighton Company  
444 Spring Street  
Portland, Maine  
Gentlemen:

Subject: Application for building permit to  
cover erection of projecting sign over the  
public sidewalk from the garage building at  
504 Commercial Avenue, and proposed zoning  
appeal relating thereto

Permit for the above sign is not issuable under the Zoning Ordinance because the garage building is not an allowable use in the Apartment House Zone where the property is located, being allowed to remain because it existed there when the Zoning Ordinance became effective. The proposed sign constitutes the use of property and is clearly intended as an accessory use to the garage. However, since the garage itself is a non-conforming use, it is not permissible to erect the sign as an accessory use to it because according to Section 8 of the Zoning Ordinance accessory uses are only allowable if they are customarily incident to an allowable use.

I understand that you wish to seek an exception in this specific case from the Board of Appeals and that is enclosed, therefore, an outline of the appeal procedure. If the appeal is filed at the office of the Corporation Counsel no later than Friday, March 4, it is likely that the required public hearing will be held, along with other matters, on March 18. Otherwise, an additional two weeks would have to elapse.

Very truly yours,

Wrcf/G

Inspector of Buildings

Enclosure: Outline of the appeal procedure

CC: Edward T. Gignour  
Assistant Corporation Counsel

Wallace Neon Sign Corporation  
Route 1  
Scarborough, Maine

WRITTEN CONSENT AND AGREEMENT RELATING TO A CERTAIN SIGN PROPOSED TO BE  
ERECTED PROJECTING OVER A PUBLIC SIDEWALK FROM THE PREMISES  
AT 504 Cumberland Ave IN PORTLAND, MAINE

Bodwell Inspector Co, being the owner of the  
premises at 504 Cumberland Ave in Portland, Maine hereby gives  
consent to the erection of a certain sign owned by Ben J. Leighton  
projecting over the public sidewalk from said premises as described in  
application to the Inspector of Buildings of Portland, Maine for a permit  
to cover erection of said sign;

And in consideration of the issuance of said permit \_\_\_\_\_  
Bodwell Inspector Co, owner of said premises, in event said sign  
shall cease to serve the purpose for which it was erected or shall become  
dangerous and in event the owner of said sign shall fail to remove said sign  
or make it permanently safe in case the sign still serves the purpose for  
which it was erected, hereby agrees for himself or itself, for his heirs, its  
successors, and his or its assigns, to completely remove said sign within  
ten days of notice from said Inspector of Buildings that said sign is in  
such condition and of order from him to remove it.

In Witness whereof the owner of said premises has signed this  
consent and agreement this 16th day of Feb, 1979.

George W. Allen  
Witness

Ben J. Leighton  
Owner

(A) APARTMENT ZONE



# APPLICATION FOR PERMIT TO ERECT SIGN OVER PUBLIC SIDEWALK OR STREET

Permit No. \_\_\_\_\_

Portland, Maine, February 18, 1949

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.  
The undersigned hereby applies for a permit to erect the following described sign extending over a public sidewalk or street in accordance with the Building Code of the City of Portland, and the following specifications:

Location 504 Cumberland Avenue Within Fire Limits? yes Dist No. 1B

Owner of building to which sign is to be attached Rodwell Leighton Garage

Name and address of owner of sign Rodwell Leighton Garage, 244 Spring Street

Contractor's name and address Wallace Neon Sign Corp., Route 1, Scarborough Telephone \_\_\_\_\_

When does contractor's bond expire? Dec. 31, 1949 Appeal Sustained conditionally 3/18/49

### Information Concerning Building 3/20/49 O.K. [initials]

No. stories 2 Material of wall to which sign is to be attached brick

### Details of Sign and Connections

Electric? yes Vertical dimension after erection 5' Horizontal 5'

Weight 250 lbs., Will there be any hollow spaces? yes Any rigid frame? yes

Material of frame angle iron No. advertising faces 2 material porcelain 20 gauge steel

No. rigid connections 2 Are they fastened directly to frame of sign? yes

No. through bolts 4 Size 3/4" Location, top or bottom top and bottom

No. guys 4 material cable Size 1/4"

Minimum clear height above sidewalk or street 22' 2"

Maximum projection into street 5' 6"

Wallace Neon Sign Corp. Fee \$ 1.00

Signature of contractor by: George W. Allen

Stamp  
ORIGINAL

Permit No. 491

Location 50th Street, New York

Owner Central Light

Date of permit

City Engineer

File No.

NOTES

*Central Light Co.  
of New York*

At 504 Cumberland Avenue-1

February 8, 1949

Hallace Neon sign Corporation      Subject: Permits for erection of  
Scarboro      marquee and signs thereon at 504  
Maine      Cumberland Avenue

Enclosure:

The two permits for the above work are issued herewith based on plans filed with applications, the work on the marquee being covered by revised plan filed at this office January 7, 1949, and cover the questions raised in our letter of January 19, 1949.

It is not clear from the showing framing details of signs how the transformers for the upper portion of the signs are to be adequately supported, the existing only a single frame to which they may be fastened since they are to be located in the upper part of the lower section of sign. Needless to say proper supports must be provided for them. This detail will be carefully checked when inspection of signs is made before their erection.

Very truly yours,

M. G.

Inspector of Buildings

CC: Cotwell-Leighton Company  
241 Spring Street

Mr. W. C. Heritage  
23 Mitchell Road  
South Portland, Maine



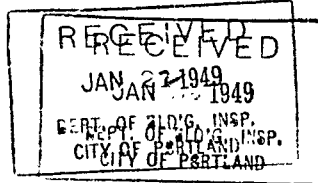
Great Cars  
Fine Service  
A Square Deal

BODWELL-LEIGHTON CO.

244 Spring St. — Telephone 2-6682  
PORTLAND 4, MAINE

USED CAR DEPARTMENT  
295 Forest Ave. — Phone 2-8242

January 21, 1949



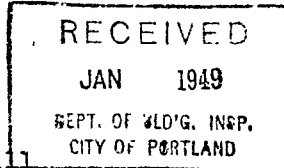
Mr. Warren McDonald  
Inspector of Buildings  
City Hall,  
Portland, Maine

Subject: Application for permits  
for erection of marquee  
and advertising signs.

Dear Sir:

We agree to the conditions of the permit  
as outlined in your letter of Jan. 19th.

The advertising lights on the marquee will  
be turned off not later than 10:00 P.M. every  
night.



Very truly yours,

BODWELL-LEIGHTON CO.

*C. Everett Leighton*

C. Everett Leighton  
President

CEL:pm

AP 504 Cumberland Ave.,

January 19, 1949

Wallace Neon Sign Corp.,  
Scarboro, Maine  
Mr. William O. Armitage  
25 Mitchell Road  
South Portland, Maine

Subject: Applications for permits for  
erection of marquee and advertising  
signs thereon on front of building at  
504 Cumberland Avenue.

Gentlemen:

The permit for the construction of the marquee has been approved by the Municipal Officers subject to the condition that the advertising lights on the marquee be turned off no later than 10 P. M. and the electric signs be kept in darkness thereafter every night and that the owner agree in writing to that arrangement on or with application for permit. Therefore, it is necessary that we have this agreement in writing before we shall be able to issue either of the permits. Will the owners of the building, who are receiving a copy of this letter, please take care of this matter as soon as possible?

Aside from this matter, there are several questions concerning the construction of the marquee and signs which need clarification before issuance of permit.

These are as follows:

1. No details of the framing of the sign and its bracing, the supports of the transformers, or the connections of signs to the marquee are shown on the plans. ✓
2. The washer plates on the 3/4" through bolts fastening the channel frame of marquee to the building should be large enough to catch over the steel lintel above the former opening in wall and thus this part of the marquee would not depend entirely for support upon the new brickwork recently installed in lowering the height of the openings in the building.
3. Some other method should be worked out for fastening the turn buckle rods to the frame of marquee. The bent plate arrangement hardly seems adequate in view of the fact that the support of the outer end of the marquee depends entirely upon the resistance in the band of the plates. ✓

Very truly yours,

Inspector of Buildings.

AJS/S

CC Dodwell-Leighton Garage  
244 Spring Street

(A) APARTMENT HOUSE ZONE



APPLICATION FOR PERMIT TO ERECT  
SIGN OVER PUBLIC SIDEWALK OR STREET

PERMIT ISSUED  
Permit No. 00163  
FEB 9 1949

Portland, Maine, January 10, 1949  
CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect the following described sign extending over a public sidewalk or street in accordance with the Building Code of the City of Portland, and the following specifications:

Location 504 Cumberland Avenue Within Fire Limits?            Dist. No.           

Owner of building to which sign is to be attached Bodwell-Leighton Garage, 244 Spring Street

Name and address of owner of sign Bodwell-Leighton Garage, 244 Spring Street

Contractor's name and address Wallace Neon Sign Corp., Scarborough, Maine Telephone 122-3

When does contractor's bond expire?           

No. aluminum            Information Concerning Building            Permit Issued with Letter             
No. stories 2 Material of wall to which sign is to be attached On marquee

Details of Sign and Connections

Electric? yes Vertical dimension after erection 3' 6" Horizontal 13' 6"

Weight 100 lbs., Will there be any hollow spaces? yes Any rigid frame? yes

Material of frame 2" angle iron No. advertising faces 1, material metal (galvanized)

No. rigid connections as per plans Are they fastened directly to frame of sign?           

No. through bolts as per plans Location, top or bottom           

No. guys           , material           , Size           

Minimum clear height above sidewalk or street 10' 6"

Maximum projection into street 9'

Wallace Neon Sign Corp. Fee \$ 1.00

Signature of contractor by: George W. Allen

*Approved with letter by JAG*  
Stamp: ORIGINAL





(A) APARTMENT HOUSE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Marquee
Portland, Maine, January 10, 1949

PERMIT ISSUED
00164
FEB 9 1949
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect all 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 504 Cumberland Avenue Within Fire Limits? Dist. No.
Owner's name and address Bodwell-Leighton Garage, 244 Spring Street Telephone
Lessee's name and address Telephone
Contractor's name and address Wallace Neon Sign Corp., Scarborough, Maine Telephone 122-3
Architect William O. Armitage - 246 1/2 Specifications Plans yes No. of sheets 1
Proposed use of building Garage No. families
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated cost \$1500 Fee \$5.00

General Description of New Work

To erect marquee on front of building as per plans.

Permit Issued with Letter

Approved by Municipal Officers 1/17/49

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 Wallace Neon Sign Corp.

Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work?
Height average grade to top of plate Height average grade to highest point roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Material of underpinning Height Thickness
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 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, 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?

APPROVED:
with letter by [Signature]

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

Bodwell-Leighton Garage
Wallace Neon Sign Corp.

Signature of owner by: [Signature]

INSPECTION COPY





(A) APARTMENT HOUSE ZONE  
APPLICATION FOR PERMIT

Class of Building or Type of Structure Marquee

Portland, Maine, November 12, 1943

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect ~~other~~ and 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 504 Cumberland Avenue Within Fire Limits? yes Dist. No. 1B  
Owner's name and address Bodwell-Leighton Garage, 214 Spring Street Telephone \_\_\_\_\_  
Lessee's name and address \_\_\_\_\_ Telephone 2-6882  
Contractor's name and address Wallace Leon Co., 133 Main St., So. Portland Telephone \_\_\_\_\_  
Architect William O. Armitage, 23 Mitchell Road, So. Portland Specifications \_\_\_\_\_ former plans filed 11/8/43  
Proposed use of building Garage Plans yes No. of sheets 7 & 8  
Last use \_\_\_\_\_ No. families \_\_\_\_\_  
Material \_\_\_\_\_ No. stories \_\_\_\_\_ Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
Other buildings on same lot \_\_\_\_\_  
Estimated cost \$ \_\_\_\_\_ Fee \$ 1.00

General Description of New Work

To erect marquee on front of building as per plans filed 11/8/43

This marquee carries advertising, letters approaching 12 square feet of area. 12/3/48  
This application is preliminary to get settled the question of zoning appeal. In event the appeal is sustained the applicant will furnish complete information, and will pay legal fee.  
If appeal is successful, application for erection of signs by bonded sign hanger will be applied for.

It is understood that this permit does not include installation of heating apparatus which is to be installed by and in the name of the heating contractor. **PERMIT TO BE ISSUED TO** William O. Armitage

Details of New Work

Is any plumbing involved in this work? \_\_\_\_\_ Is any electrical work involved in this work? \_\_\_\_\_  
Height average grade to top of plate \_\_\_\_\_ Height average grade to highest point of roof \_\_\_\_\_  
Size, front \_\_\_\_\_ depth \_\_\_\_\_ No. stories \_\_\_\_\_ solid or filled land? \_\_\_\_\_ earth or rock? \_\_\_\_\_  
Material of foundation \_\_\_\_\_ Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_ cellar \_\_\_\_\_  
Material of underpinning \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_  
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 \_\_\_\_\_ 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 \_\_\_\_\_, 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? \_\_\_\_\_

APPROVED:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

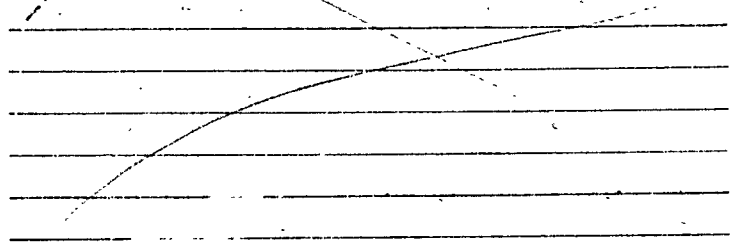
Bodwell-Leighton Garage

Signature of owner by: William O. Armitage

INSPECTION COPY

NOTES

3-3-49 Marquee thru to lotte and  
height above sidewalk checked, etc.  
Final inspection of Marquee  
done 6/26



Permit No. 487  
 Location 504 Cumberland Ave  
 Owner Bradwell M. J. J. J.  
 Date of permit 11/1/1948  
 Notif. closing-in  
 Inspn. closing-in  
 Final Notif.  
 Final Inspn. 2/3/49  
 Cert. of Occupancy Issued

*[Faint handwritten text at the bottom of the page]*

*[Small printed text at the bottom right]*

At 504 Cumberland Avenue-1

February 6, 1949

Wallace Neon Sign Corporation  
c/o riors  
Maine

Subject: Permits for erection of  
neon signs and signs thereon at 504  
Cumberland Avenue

Gentlemen:

The two permits for the above work are issued herewith based on plans filed with applications, the work on the signs being covered by revised plan filed at this office February 7, 1949, which cover the questions raised in our letter of January 17, 1949.

It is not clear on plan showing framing details of signs how the transformers in the upper portion of the signs are to be adequately supported, there being only a single frame to which they can be fastened unless they are to be located in the upper part of the lower section of sign. Needless to say proper supports must be provided for them. This detail will be carefully checked when inspection of signs is made before their erection.

Very truly yours,

Inspector of Buildings

ASJ/C

CC: Bodwell-Leighton Company  
214 Spring Street

Mr. W. L. Armitage  
23 Mitchell Road  
South Portland, Maine

At 504 Cumberland Ave.,

January 19, 1949

Wallace Reon Sign Corp.,  
Scarboro, Maine  
Mr. William O. Armitage  
23 Mitchell Road  
South Portland, Maine

Subject: Applications for permits for  
erection of marquee and advertising  
signs thereon on front of building at  
504 Cumberland Avenue.

Gentlemen:

The permit for the construction of the marquee has been approved by the Municipal Officers subject to the condition that the advertising lights on the marquee be turned off no later than 10 P. M. and the electric signs be kept in darkness thereafter every night and that the owner agree in writing to that arrangement on or with application for permit. Therefore, it is necessary that we have this agreement in writing before we shall be able to issue either of the permits. Will the owners of the building, who are receiving a copy of this letter, please take care of this matter as soon as possible?

Aside from this matter, there are several questions concerning the construction of the marquee and signs which need clarification before issuance of permit.

These are as follows:

1. No details of the framing of the sign and its bracing, the supports of the transformers, or the connections of signs to the marquee are shown on the plans.
2. The washer plates on the 3/4" through bolts fastening the channel frame of marquee to the building should be large enough to catch over the steel lintel above the former opening in wall and thus this part of the marquee would not depend entirely for support upon the new brickwork recently installed in lowering the height of the openings in the building.
3. Some other method should be worked out for fastening the turn buckle rods to the frame of marquee. The bent plate arrangement hardly seems adequate in view of the fact that the support of the outer end of the marquee depends entirely upon the resistance in the bend of the plates.

Very truly yours,

Inspector of Buildings.

AJS/B

CC Rodwell-Leighton Garage  
244 Spring Street

*Adopted 1/17/49*

**City of Portland, Maine**

IN BOARD OF MUNICIPAL OFFICERS

January 17, 1949

**ORDERED:**

That a building permit to authorize construction of a marquee with electrically lighted advertising signs projecting over the public sidewalk at 504 Cumberland Avenue to serve Bowwell-Leighton Garage, be and hereby is approved, as per Section 103 of the Building Code, but subject to full compliance with all terms of the Building Code;

And, subject to the further condition with relation to the regulation of the advertising lights on the marquee by the Board of Appeals, that said advertising lights shall be turned off no later than 10 P. M. and the electric signs kept in darkness thereafter every night, and that owner shall agree in writing to that arrangement on a note of application for permit.

CC: Edward T. Gignoux  
Assistant Corporation Counsel

City of Portland, Maine

IN BOARD OF MUNICIPAL OFFICERS

March 10, 1930

ORDERED:

That a building permit to cover erection of a marquee projecting over the public sidewalk and attached to the garage at 504 Commercial Avenue, be and hereby is approved conditionally as per Section 14-20 of the Building Code, subject to all provisions of the Building Code applying thereto, and subject to the condition that the signs proposed on the marquee remain subject to regulation by the Board of Appeals.

CC: Edward T. Gignou,  
Assistant Corporation Counsel

504 Cumberland Avenue

December 11, 1948

Mr. William O. Armitage,  
23 Mitchell Road  
South Portland, Maine

Subject: Application for a permit  
for erection of marquee on front  
of garage at 504 Cumberland Avenue.

Dear Sir:

Now that the appeal concerning the new marquee at the above location has been sustained conditionally, we are awaiting plans showing its detailed construction and how it is to be supported on the building. While an application for a permit for its construction has been filed, just enough information was given in it to allow filing of the appeal. A fee of one dollar (\$1.00) was paid at the time application was made, but when the plans of the marquee are filed for checking, the estimated cost of the marquee should be given and the amount of the fee to be paid adjusted on the basis of that figure.

A separate permit, issuable only to the bonded sign hanger who is to do the work, is necessary for the erection of the signs to be placed upon the marquee and this permit must be approved by the Board of Appeals, such approval of the signs being a condition under which the appeal was sustained. As yet no application for this permit has been filed.

Very truly yours,

Inspector of Buildings.

WJS/B

CC Rodwell-Leighton Co.,  
2nd Spring Street

Wallace Hoon Co.,  
183 Main Street  
South Portland, Maine

EX 48, 1044, not. 1  
(30, Webster Avenue)

November 10, 1948

Bonwell-Leflon Company  
214 Spring Street  
Portland, Maine

Subject: Application for permit to alter alterations which would increase the volume of the first story at 300 Webster Avenue, and proposed appeal relating thereto

Outline:

A building permit to cover closing of a recessed area in first story on 300 Webster Avenue front of the above garage is not issuable under the zoning ordinance because the property is in an Apartment House Zone and the garage is an non-conforming use. Closing in the recessed area would constitute an increase in the cubical volume of the building which would be contrary to section 12-A of the ordinance which provides that no non-conforming building shall be increased in volume.

Mr. Smith says that you desire to seek an exception from the Board of Appeals. There is enclosed, therefore, a outline of the procedure.

As to the application for a fire escape in the rear area, the fire escape will be a public fire escape and will be at the rear of the building. A fire escape is actually a public use and must be at least 10 feet from the rear property line, the fire escape would not be issuable under the zoning ordinance because the fire escape would constitute an unlawful encroachment upon the 10 foot wide side yard required in the zoning ordinance. If the fire escape is located in the rear of the building, it would be well to indicate the fire escape in the application for amendment which you have already filed and describe the conflict with the zoning ordinance in your appeal.

If a variances is proposed, the permit for such a variance must be approved by the Municipal Officers of the City before it is issued.

Very truly yours,

Inspector of Buildings

C./G

Enclosure: Outline of appeal procedure

CC: Mr. William C. Trautman with copy of outline of appeal procedure  
23 Mitchell Road  
South Portland, Maine

Edward F. Gignoux  
Assistant Corporation Counsel

APARTMENT HOUSE ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED  
02362  
DEC 17 1948  
CITY OF PORTLAND



Class of Building or Type of Structure Second Class  
Portland, Maine, December 13, 1948

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 504 Cumberland Avenue Within Fire Limits? Yes Dist. No. \_\_\_\_\_  
Owner's name and address Bodwell-Leighton Garage, 501 Cumberland Avenue Telephone \_\_\_\_\_  
Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
Contractor's name and address Maine Metals, Inc., 162 Front St., So. Portland Telephone \_\_\_\_\_  
Architect William O. Armitage Specifications \_\_\_\_\_ Plans Yes No. of sheets 1  
Proposed use of building Garage No. families \_\_\_\_\_  
Last use \_\_\_\_\_ No. families \_\_\_\_\_  
Material brick No. stories 2 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
Other buildings on same lot \_\_\_\_\_  
Estimated cost \$ 251.50 Fee \$ 2.00

General Description of New Work

To erect fire escape on west side of the building from second floor to the ground.

Not sustained conditionally 12/17/48

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 Maine Metals, Inc.

Details of New Work

Is any plumbing involved in this work? \_\_\_\_\_ Is any electrical work involved in this work? \_\_\_\_\_  
Height average grade to top of plate \_\_\_\_\_ Height average grade to highest point of roof \_\_\_\_\_  
Size, front \_\_\_\_\_ depth \_\_\_\_\_ No. stories \_\_\_\_\_ solid or filled land? \_\_\_\_\_ earth or rock? \_\_\_\_\_  
Material of foundation \_\_\_\_\_ Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_ cellar \_\_\_\_\_  
Material of underpinning \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_  
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 \_\_\_\_\_ 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 \_\_\_\_\_, 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? \_\_\_\_\_

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

Bodwell-Leighton  
Maine Metals, Inc.

APPROVED:  
with letter by AJS

Signature of owner

BY:

F. Leroy Cramer

INSPECTION COPY

NOTES

11/7/49 - Final inspection ready  
for issuance. P.H.  
11/24/49 - Inspected with records. etc.

Permit No. 48/ 2343

Location 5047 Cumberland Ave.

Owner Paul R. St. John

Date of permit 12/17/48

Notif. closing-in

Inspr. closing-in

Final Notif.

Final Inspn. 1-8-49 C. D.

Cert. of Occupancy issued

AP 504 Cumberland Avenue-I

December 17, 1948

Maine Metals, Inc.  
169 Front Street  
South Portland, Maine

Subject: Fire escape from second floor to  
ground on the west side of garage  
at 504 Cumberland Avenue

Gentlemen:

Re appeal under the Zoning law concerning yard spaces in  
regard to this fire escape having been sustained, the permit for  
its erection is issued herewith based on the plan filed with applica-  
tion and subject to the following:

1. The handrail on the side of the stairway is required to  
extend to the bottom of the stairs instead of stopping a foot or more  
short of that point as shown on plan.

Very truly yours,

AJ/G

Inspector of Buildings

CC: Boowe I-Leighton Garage  
504 Cumberland Avenue

Mr. William W. Armitage  
23 Fitchell Road  
South Portland, Maine

Granted  
Conditionally  
12/3/48 48/12

City of Portland, Maine  
Board of Appeals

—ZONING—

November 12, 19 48

To the Board of Appeals:

Your appellant, Bodwell-Leighton Company, who is the owner of property at 504 Cumberland Avenue, respectfully petitions the Board of Appeals of the City of Portland to permit an exception to the regulations of the Zoning Ordinance relating to this property, as provided by Section 17, Paragraph E of the Zoning Ordinance.

Building permit to cover closing in the recessed area in first story on Cumberland Avenue front of the above garage is not issuable under the Zoning Ordinance because the property is in an Apartment house Zone where the garage is a non-conforming use. Closing in the recessed area would constitute an increase in the cubical volume of the building which would be contrary to Section 14-A of the Ordinance which provides that no non-conforming building shall be increased in volume. Permit for proposed fire escape on the west end of the building is not issuable because the escape would be less than 10 feet from the side lot line in an Apartment house Zone. Also permit for marquee over the public sidewalk of Cumberland Avenue is not issuable because the sign proposed on marquee will be of unlawful size in Apartment house Zone where property is located.

The facts and conditions which make this exception legally permissible are as follows:—

An exception is necessary in this case to grant reasonable use of property where necessary to avoid confiscation and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

Bodwell-Leighton Company

By *William O. Armitage*  
Agent William O. Armitage

City of Portland, Maine  
Board of Appeals

—ZONING—

Decision

Public hearing was held on the 3rd day of December, 1948,  
on petition of Rodwell-Leighton Company, owner of property at  
504 Cumberland Avenue, seeking to be permitted an exception to the regulations of  
the Zoning Ordinance relating to this property.

Permit to cover closing in the recessed area in first story on Cumberland Avenue  
front of the above garage is not issuable under the Zoning Ordinance because the  
property is in an Apartment House Zone where the garage is a non-conforming use.  
Closing in the recessed area would constitute an increase in the cubical volume  
of the building which would be contrary to Section 14-A of the Ordinance which  
provides that no non-conforming building shall be increased in volume. Permit for  
proposed fire escape on the west end of the building is not issuable because the  
escape would be less than 10 feet from the side lot line in an Apartment House  
Zone. Also permit for marquee over the public sidewalk of Cumberland Avenue is  
not issuable because the sign proposed on the marquee will be of unlawful size in  
Apartment House Zone where the property is located.

The Board finds that an exception is necessary in this case to grant reasonable  
use of property and can be granted without substantially departing from the  
intent and purpose of the Zoning Ordinance, provided, however, that the advertising  
lights on the proposed marquee shall remain subject to regulation by the Board  
of Appeals.

It is, therefore, determined that exception to the Zoning Ordinance may be permitted  
in this specific case; provided that the advertising lights on the proposed marquee shall remain  
subject to regula-

*Robert R. Gabel*  
*Helen C. Frost*  
*Edw. J. Colley*  
*William H. Ashworth*

*Gerald A. Cole*  
by the Board  
of Appeals.

Board of Appeals

December 3, 1948

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF BOLWELL-LEIGHTON COMPANY  
AT 504 Cumberland Avenue

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

Present for City  
Board of Zoning Appeals members:-

VOTE

	Yes	No
Mr. Gethchell	(x)	( )
Mrs. Frost	(x)	( )
Mr. Colley	(x)	( )
Mr. Holbrook	(x)	( )
Mr. Cole	(x)	( )
	( )	( )
	( )	( )
	( )	( )

Municipal Officers:-

MR. BODWELL, MR. LEIGHTON  
AND MR. ARMITAGE FOR BOLWELL-LEIGHTON

NO OPPOSITION

Garage purchased for DeSoto-Plymouth showroom and City officials:-  
garage; proposed to straighten out front of building.  
Marquee on front - neon (non-blinking) extending 9'  
over side walk; fire escape.

CONDITION THAT ADVERTISING SIGN REMAIN SUBJECT TO  
REGULATION BY THE BOARD OF APPEALS.

CITY OF PORTLAND, MAINE  
BOARD OF APPEALS

November 29, 1948

Bodwell-Leighton Company  
244 Spring Street  
Portland, Maine

Gentlemen:

The Board of Appeals will hold a public hearing  
in the Council Chamber, City Hall, Portland, Maine on  
Friday, December 3, 1948/ at 10:30 A. M.  
to hear your appeal requesting  
exception to the Zoning Ordinance to permit alterations  
in garage at 504 Cumberland Avenue.

Please be present or be represented at this  
hearing in support of your appeal.

Very truly yours,  
Board of Appeals  
Robert L. Gatchell  
Chairman

M

WILLIAM MCDONALD  
INSPECTOR OF BUILDINGS

On reply refer  
to file # 48/1084, Addt. 1  
CITY OF PORTLAND, MAINE  
Department of Building Inspection  
(5th Cumberland Avenue)  
FL

November 1, 1948

Bodwell-Leighton Company      subject: Application for permit to cover altera-  
244 Spring St.                    tions which will increase the volume of one  
Portland, Maine                   two story garage at 244 Cumberland Avenue, and  
   proposed zoning appeal relating thereto

Gentlemen:

A building permit to cover closing in the recessed area in first story on Cumberland Avenue front of the above garage is not issuable under the Zoning Ordinance because the property is in an Apartment House Zone where the garage is a non-conforming use. Closing in the recessed area would constitute an increase in the cubical volume of the building which would be contrary to Section 14-A of the Ordinance which provides that no non-conforming building shall be increased in volume.

Mr. Armitage says that you desire to seek an exception from the Board of Appeals. There is enclosed, therefore, an outline of the appeal procedure.

While the application merely mentions closing in the recessed area, the plans filed with it show a proposed fire escape on the west end of the building and a marquee over the public sidewalk of Cumberland Avenue. If fire escape is actually proposed and all parts of the escape would not be at least 10' from the westerly side property line, the permit for the fire escape would not be issuable under the zoning ordinance because the fire escape would constitute an unlawful encroachment upon the 10 foot wide side yard required in the Apartment House Zone where the property is located. If you wish to include that location of the fire escape in your appeal for the increase in volume of the non-conforming use, it would be well to indicate the fire escape in the application for amendment which you have already filed and describe the conflict with the zoning ordinance in your appeal.

If a marquee is proposed, the permit for such a marquee must be approved by the Municipal Officers of the City before it is issued.

Very truly yours,

G./G

Inspector of Buildings

Enclosure: Outline of appeal procedure

CC: Mr. William C. Armitage with copy of outline of appeal procedure  
43 Mitchell Road  
South Portland, Maine

Edward T. Signoux  
Assistant Corporation Counsel

C  
O  
P  
Y

CITY OF PORTLAND, MAINE

BOARD OF APPEALS

November 23, 1948

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine on Friday, December 3, 1948 at 10:30 in the forenoon to hear the appeal of Bodwell-Brighton Company for exception to the Zoning Ordinance to permit alterations in first story of garage at 504 Cumberland Avenue, construction of fire escape on west end of this building and erection of marquee over public sidewalk on Cumberland Avenue.

This permit is not issuable under the Zoning Ordinance because the proposed closing in of the recessed area in first story of this building would constitute an increase in the cubical volume of the building, which is contrary to Section 172-A of the Ordinance which provides that a non-conforming use shall not be increased in volume. Permit for fire escape on west end of this building is not issuable because it would be less than 10 feet from the side lot line as required in Apartment House Zone, and permit for marquee is not issuable because the sign proposed on this marquee will be larger than allowed in an Apartment House Zone.

This appeal is taken under Section 172 of the Zoning Ordinance which provides that the Board of Appeals, by unanimous vote of its members, may permit exceptions in specific cases so as to grant reasonable use of property where necessary to avoid confiscation and without substantially departing from the intent and purpose of the Zoning Ordinance, subject always to the rule that said Board shall give due consideration to promoting public health, safety, convenience and welfare, encouraging the most appropriate use of land and conserving property values, that it shall permit no building or use injurious, noxious, offensive or detrimental to a neighborhood, and that it shall prescribe appropriate conditions and safeguards in each case.

All persons interested either for or against this appeal will be heard at the above time and place, this notice of required public hearing having been sent to the owners of property within 200 feet of the premises in question as required by law.

BOARD OF APPEALS

Robert L. Getchell

Chairman

M

B.



### APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 1

Portland, Maine, November 8, 1948  
*New plan 12/20/48*

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 48/1634 pertaining to the building or structure comprised in the original application 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 504 Cumberland Avenue Within Fire Limits? Yes Dist. No. 1B  
 Owner's name and address Bodwell-Leighton Company, 244 Spring Street Telephone \_\_\_\_\_  
 Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Contractor's name and address Owners Telephone \_\_\_\_\_  
 Architect H. O. Armitage Plans filed yes No. of sheets 2  
 Proposed use of building Repair Garage No. families \_\_\_\_\_  
 Last use " " No. families \_\_\_\_\_  
 Increased cost of work 2,000 Additional fee 25

#### Description of Proposed Work

To close-in recessed area on Cumberland Avenue front of building in first story to take this area into the building, ~~xxxx~~ all as per plans submitted.  
~~To erect metal fire escape as per plans, westerly side of building.~~

#### Details of New Work

*Sustained conditionally 12/3/48*

Is any plumbing involved in this work? \_\_\_\_\_ Is any electrical work involved in this work? \_\_\_\_\_  
 Height average grade to top of plate \_\_\_\_\_ Height average grade to highest point of roof \_\_\_\_\_  
 Size, front \_\_\_\_\_ depth \_\_\_\_\_ No. stories \_\_\_\_\_ solid or filled land? \_\_\_\_\_ earth or rock? \_\_\_\_\_  
 Material of foundation \_\_\_\_\_ Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_ cellar \_\_\_\_\_  
 Material of underpinning \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_  
 Kind of roof \_\_\_\_\_ Rise per foot \_\_\_\_\_ Roof covering \_\_\_\_\_  
 No. of chimneys \_\_\_\_\_ Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_  
 Framing lumber—Kind \_\_\_\_\_ Dressed or full size? \_\_\_\_\_  
 Corner posts \_\_\_\_\_ Sills \_\_\_\_\_ 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 \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
 On centers: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
 Maximum span: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_

Approved:

Bodwell-Leighton Co.

Signature of Owner by: *William Armitage*

Ap

Inspector of Buildings

COPY

(A) APARTMENT HOUSE ZONE

APPLICATION FOR PERMIT



Class of Building or Type of Structure Second Class
Portland, Maine, Sept. 13, 1948

PERMIT ISSUED
01684
17 1948
CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair or demolish all the following building structure 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 504 Cumberland Avenue Within Fire Limits? yes Dist. No. 1B
Owner's name and address Bodwell-Leighton Company, 244 Spring Street Telephone
Lessee's name and address Telephone
Contractor's name and address Owners Telephone
Architect W. O. Armitage 3-0958 Specifications Plans yes No. of sheets 6
Proposed use of building Repair Garage No. families
Last use " " No. families
Material brick No. stories 2 Heat Style of roof Roofing
Other buildings on same lot
Estimated cost \$ 2,000 Fee \$ 5.00

General Description of New Work

To demolish non-bearing partitions in first floor as shown on plan.
To erect non-bearing partitions in first floor as per plan.

Permit Issued with Letter

INSPECTOR

DEPT.

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 W. O. Armitage

Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Material of underpinning Height Thickness
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 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 spar 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?

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

APPROVED:

Bodwell-Leighton Company

Signature of owner by: William O. Armitage

INSPECTION COPY



AP 504 Cumberland Avenue-1

January 24, 1949

Bowwell-Leighton Company  
222 Spring Street  
Portland 4, Maine

Subject: Use of second floor of  
garage at 504 Cumberland Avenue.

Gentlemen:

In answer to your letter of January 19, 1949, we are not prepared to specify the precise number and location of signs to be posted in the second story of this building. However, it is certain that a sign excluding trucks from the second story should be conspicuously displayed outside the entrance door to this story. As regards the floor load signs, they should be posted in sufficient numbers and in such locations that they will be conspicuous over the tops of the vehicles stored in the building.

Very truly yours,

Inspector of Buildings

AJS/G

CC: 23 Mitchell Avenue  
South Portland, Maine



BODWELL-LEIGHTON CO.  
244 Spring St. - Telephone 2-6682  
PORTLAND 4, MAINE

USED CAR DEPARTMENT  
295 Forest Ave. - Phone 2-8242

January 19, 1949

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

Re: Second floor of Garage at -  
504 Cumberland Ave., Portland, Me.

Dear Sir;

In accordance with your letter of January 12, 1949, this is to advise you that we agree to post signs throughout the second floor indicating the live load to be not over eighty pounds per square foot, exclude trucks and limit the number of cars to be stored.

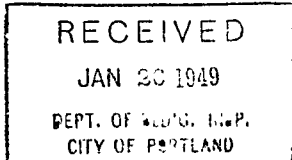
The bearings for the 6" x 16" timbers are being checked and all timbers not having a full bearing will be rectified.

Will you kindly advise us of the number of signs required to be posted on the second floor to meet your requirements.

Very truly yours,

BODWELL-LEIGHTON CO.

*C. Everett Leighton*  
C. Everett Leighton  
President



CEL:pm

*85.  
To handle: I hardly think we would want to  
tell him more than a precise location of signs.  
That only one car is loading I see he is right  
to be suspicious mainly the plywood outside  
entrance door. If you load, as you do  
to where they will be conspicuous over  
tops of vehicles.  
mm  
1/20/49.*

48/1084  
EP (CL Cur. Road Avenue-1)

January 12, 1948

Mr. William J. Armistage  
23 Fitchell Road  
Dunstable, Md.

Subject: Strength of second floor of a five  
at 504 Cumberland Avenue

Dear Sir:

On the basis of information contained in your recent letter concerning the above matter, it would appear that the existing floor framing, in which the 6x16 timbers are the weakest link, is good for only about eighty pounds per square foot live load. In view of the fact that it is planned to change the use of the second story of the building materially as soon as the existing lease of that story has been terminated in about twelve months, we feel that we shall be able to accept your suggestion that the loads on the second floor framing be limited by excluding the storage of trucks and limiting the number of cars to be stored on this floor, thus avoiding the need for extensive reinforcement of the floor framing. To accomplish this purpose signs in adequate number and location stating that the storage of trucks is not permitted and indicating the limited number of passenger cars allowed to be stored would need to be posted throughout the second story. The allowable live load of not over eighty pounds per square foot should also be indicated on these signs.

If the existing floor framing is not to be reinforced and the owners of the building wish to accept this solution of the problem, we shall expect to have them confirm in writing that the posting of the second story and the limiting of storage therein will be done as outlined above. An inspector from this office at the time of a recent visit to the building noted that the bearings of a number of the 6x16 timbers upon the shelf angles attached to the steel beams are rather precarious. Even though no strengthening of the floor framing is to be done, it will be necessary to take whatever steps are needed to provide proper bearings and fastenings in all such cases.

Very truly yours,

Inspector of Buildings

AJS/g

CC: Bodwell-Leighton Company  
244 Spring Street

**Memorandum from Department of Building Inspection, Portland, Maine**

304, Cumberland Avenue—Closing in recessed area on Casberl Avenue front  
for sale by Bodwell-Nighton Company—1/22/48

Permit is approved and issued, subject to the following:

As formerly referred to, definite strengthening of the entire second floor of this garage is necessary, and it is understood that the architect is now working it out. None of this work of enclosing the recessed area or any other part of the work which would interfere with the necessary strengthening of second floor framing and supports or cause work now due to be torn out to come over, is to be commenced until a sketch of strengthening second floor and supports has been worked out and the permit for doing the work issued from this office.

W.M./S

304 Bodwell-Nighton Company  
244 Spring Street

**(Signed) Warren McDonald**  
**Inspector of Buildings**

AP 504 Cumberland Avenue

December 14, 1948

Mr. William O. Armitage  
23 Mitchell Road  
South Portland, Maine

Subject: Application for permit for  
alterations to garage at 504 Cum-  
berland Avenue.

Dear Sir:

Now that the appeal for enlargement of building has been sustained by the Board of Zoning Appeals, a check of the plans filed with the application raises the following questions which must be settled before we shall be able to issue the amendment to permit for this work:

✓ 1. What is to be provided for a foundation for the new first story brick wall to be built across the present opening and how deep below grade is it to extend?

✓ 2. Since apparently the heads of the door and window openings in front wall are to be lowered about two feet, what are to be provided for lintels to support this two foot height of new masonry?

*No porcelain facing.* } 3. No details are shown of the proposed method of fastening the new porcelain metal facing to the walls of the building. Indication should be made on plans to show that this work is to comply in all particulars with the standards adopted by the Municipal Officers for the use of metal type veneers on building exteriors as set forth as a part of the Appendix of the Building Code.

✓ 4. It also appears that some strengthening of the second floor framing will be necessary where the existing curved wall is to be removed. Details of this strengthening should be shown.

Very truly yours,

Inspector of Buildings.

AJS/B

CC Bodwell-Leighton Co.,  
244 Spring Street



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 1

Portland, Maine, November 5, 1948  
by applicant 12/22/48

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 4311634 pertaining to the building or structure comprised in the original application 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 50 1/2 Cumberland Avenue Within Fire Limits? Yes Dist. No. 13  
Owner's name and address Bodwell-Leighton Company, 244 Spring Street Telephone  
Lessee's name and address Telephone  
Contractor's name and address Owners Telephone  
Architect H. C. Armitage Plans filed Yes No. of sheets 2  
Proposed use of building Repair Garage No. families  
Last use " " No. families  
Increased cost of work 2,000 Additional fee 25

Description of Proposed Work:

To close-in recessed area on Cumberland Avenue front of building in first story to take this area into the building, ~~xxxxx~~ all as per plans submitted.  
~~To erect metal fire escape as per plans, westerly side of building.~~

Permit Issued with Memo

Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work? conditionally 12/2/48  
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  
Material of underpinning Height Thickness  
Kind of roof Rise per foot Roof covering  
No. of chimneys Material of chimneys of lining  
Framing lumber—Kind Dressed or full size?  
Corner posts Sills 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, 2nd, 3rd, roof  
On centers: 1st floor, 2nd, 3rd, roof  
Maximum span: 1st floor, 2nd, 3rd, roof

Approved:

O.K. - 12/22/48 - [Signature]

Permit Issued with Memo

Signature of Owner by: William A. [Signature]

Approved: 12/24/48 [Signature] Inspector of Buildings

INSPECTION COPY

South Portland, Maine

WILLIAM O. ARMITAGE - Architect

December 4, 1949

Phone 3-0958

Mr. Warren McDonald  
Inspector of Buildings  
Portland, Maine

Re: Bodwell-Leighton Garage  
504 Cumberland Avenue, Portland, Maine

Dear Sir;

The second floor of the above captioned building was originally constructed of 6" x 10" hard pine or fir timbers 5' 0" on centers supported on shelf angles on steel I beams; over the timbers 2" T & G plank were spiked covered with hard wood flooring and several layers of felt in pitch to make a water proof floor. In one section where cars are washed at the Leighton Avenue entrance a 4" concrete floor slab exists.

When the Bodwell-Leighton Company purchased the building, the first floor was used as a garage for busses and the second floor as a garage for live storage and washing cars. The first floor has been vacated by the Bus Company and is being remodeled into offices, show room and garage but the occupant of the second floor has a lease which has about one more year to run. The second floor had been patched many times but leaked badly when cars were driven in after a storm. In order to stop the leakage from the second floor into the new first floor offices the existing felt and pitch were removed, all rotten or weak sections of the wood floors replaced with new; additional floor drains installed and a coating of asphalt paving averaging one inch thick applied over the second floor for waterproofing only. This asphalt paving was mixed for interior waterproofing purposes and added about five pounds per square foot to the floor load.

The longest clear span on the existing 6" x 10" timbers is 23' 0" spaced 5' 0" on centers which based on safe uniform loads determined by bending were figured for 100 pounds live load and 10 pounds dead load per square foot. In accordance with the new building code this floor should be designed for 150 pound live load and the dead load is about 15 pounds per square foot. To bring the existing floor up to this standard would mean considerable reinforcing as there are 133 timbers in the floor and considerable piping and wiring in the way.

At the present time the occupant of the second floor stores 107 cars and trucks there, if aisle space is provided only 68 cars could be parked. However when the Bodwell-Leighton Company take over, the second floor, or, at the expiration of the present lease, they will use the second floor for storage of new cars, conditioning of used cars preparatory to sale and storage of some parts, the number of cars not to exceed 35 and not for public use.

RECEIVED

JAN 5 1949

DEPT. OF BLD'G. INSP.  
CITY OF PORTLAND

South Portland, Maine

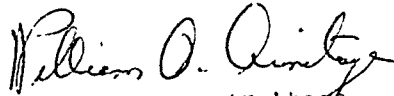
WILLIAM O. ARMITAGE - Architect  
Page 2

Phone 3-0958

In view of the hardship and delay that would be caused if the second floor has to be reinforced to take care of a condition which will only exist about 12 months, I am suggesting for your consideration the possibility of limiting the load on the second floor by excluding trucks, posting load signs, and limiting the number of cars to such an extent that new floor reinforcing will not be required.

The Rodwell-Leighton Company have approved of this suggestion, are desirous of cooperating to the fullest and hope that you will be able to make recommendations that will overcome their problem.

Very truly yours,

  
William O. Armitage,  
Architect.

WOA/e

EP 48/1624 (504 Cumberland  
Avenue)

11/1/48/S

October 13, 1948

Bockwell-Leighton Company  
244 Spring Street  
Portland, Maine

Subject: Application of the Zoning Ordinance to the  
use of the garage at 504-512 Cumberland Avenue, also  
with drive-in from Leering Street

Gentlemen:

In my letter of September 17 with the building permit for alterations in the first story of the above building, it was noted that an outline would be furnished to the owners as to what we believe to be the rights of the building as an existing non-conforming use and limitations as to the use of the building under the Zoning Ordinance. That is the main object of this letter.

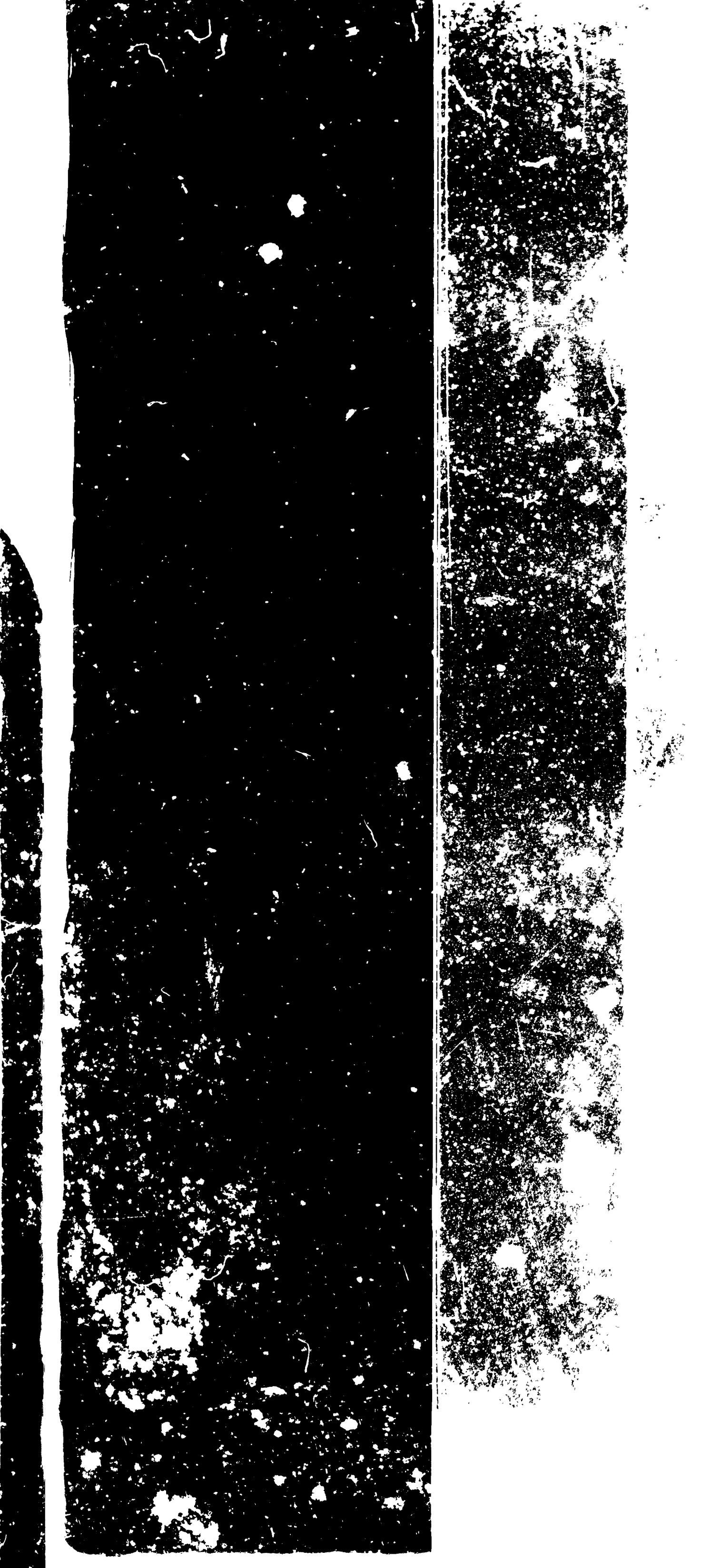
Also in that letter was noted very definite deficiencies in the strength of the second floor due to considerable weight having been added in the new surface without first securing a building permit to cover the change. We have heard nothing from you on this score. Will you let us know shortly what your findings have been and what you will do about the situation?

Enclosed with this letter is a building permit to install a mechanical ventilation system to take off exhaust fumes from first story repair shop. While this system appears to be admirable from the standpoint of clearing the garage of toxic fumes, there is likely to be some question as to adverse effects upon the neighborhood (mostly habitations) of discharging these collected fumes into the open air, especially at times when the atmosphere is "heavy". This permit for ventilation system is issued, therefore, without prejudice to later question and possible action under the Zoning Law, should these fumes prove obnoxious and detrimental to the neighborhood, a condition forbidden by the Zoning Law, as will appear later on in this letter.

While I imagine the neighborhood will recognize considerable improvement now that the noisy and heavy buses which have used the garage are no longer there, it would be well for the new owners to recognize that this two story garage is located in the midst of an Apartment House Zone as designated by the Zoning Ordinance where it is termed a "non-conforming use" in the sense that it would not be permitted to be established now, but is allowed to continue because it existed when the Zoning Ordinance became law by vote of the people in 1938. It is permitted to continue, however, only substantially as it was used in 1938 without expansion and without additionally obnoxious features of the non-conforming use.

The law divides garage uses into four classes:—Repair Garage where motor vehicles are repaired; Service Garage, where motor vehicles are serviced or maintained by greasing, oiling, etc. like and where no repairs other than minor repairs are made; Major Garage, where more than three motor vehicles may be stored at a time and Minor Garage where not more than three motor vehicles are stored at one time. Major Garage and Minor Garage are further sub-divided as between those which store no commercial vehicles or one commercial vehicle and those which store more than one commercial vehicle.

Each of these classes and sub-divisions represent separate non-conforming uses. Thus use of a given area of either floor of this building for automobile repairing on December 1938 (when the Zoning Law became effective) would not mean that the entire floor or any substantially greater area than was then used for repairing, could be used for repairs within the allowances for non-conforming uses in the Ordinance. Likewise if it were established that a number of commercial vehicles greater than one were being stored on either floor on December 5, 1938, that would not mean that the entire floor area or



Bodwell-Leighton Co., Inc. -----2

October 13, 1948

any substantial increase of the area then used for storage of commercial vehicles could be so used within the allowances for non-conforming uses of the Ordinance.

Naturally it is hardly possible to establish precisely how all parts of both floors of this building were being used in 1938. In 1944, however, we had occasion to go into the matter as to the uses at that time and we found that the second floor was being used almost entirely for the storage of non-commercial automobiles with five commercial automobiles being habitually stored there at that time and no repairs of motor vehicles being carried on at that level. The use of the second floor is of particular importance because the main frontage of the garage is not on Leering Street, but the only means of access by vehicles to the second floor is from Leering Street which is a quieter and less travelled thoroughfare than Cumberland Avenue, although both are in the same Apartment House Zone.

It is well for you to note that the Zoning Ordinance provides under Apartment House Zones and other zones also that no building and no premises shall be used for any use injurious, noxious or offensive to a neighborhood by reason of the emission of odor, fumes, dust, smoke, vibration or noise or other cause. Such a cause is one that only the neighborhood could prove, and it seems reasonable to assume that should such difficulties arise, it would be natural to try to prove that the obnoxious features were such that did not exist in 1938. This is a point where the proposition of collecting together exhaust fumes from a number of cars and discharging them at one point into the atmosphere may prove troublesome to the neighborhood and cause complaints to the city with the idea of action by the city under the Nuisance Law to remedy the condition.

The Zoning Ordinance in Section 18B provides that no change shall be made from a non-conforming use to any other non-conforming use and that no non-conforming use in 1938 shall be extended or transferred to any other part of the building where that use was not being carried on in 1938 without first securing a permit from this department, whether physical changes are contemplated or not. When application for such a permit is received, it is our duty to examine all features of the proposition to see whether or not the Zoning Ordinance will allow this office to issue such a permit. In most similar cases we do not have that authority and the change or extension cannot be made unless extenuating circumstances place the change within the authority of the Board of Appeals.

Very truly yours,

WmC/D/G

Inspector of Buildings

CC: Edward T. Gignoux  
Assistant Corporation Counsel

AP 504 Cumberland Avenue-I

September 17, 1948

Bohwell-Leighton Company  
244 Spring Street  
Mr. W. C. Armitage  
23 Mitchell Road  
So. Portland, Maine

Subject: Permit for alterations in first  
story of building at 504 Cumberland  
Avenue.

Gentlemen:

The permit for the above work, based on plans filed with application, is issued herewith to Mr. Armitage subject to the following:

1. Since under the Zoning Ordinance this building is classed as an existing non-conforming use, which has been the subject of considerable controversy in the neighborhood throughout the years, this permit for alterations in the first story of the building is issued without prejudice to the question of lawful use of the second story of the building and also the matter of the stairway proposed from first floor to second floor at a later date as shown on the plans filed. There is considerable question as to whether we would have authority to issue a permit for cutting in such a stairway. As soon as time affords, we shall send to the owners by separate letter, an outline of what we believe to be the rights of the building as an existing non-conforming use and the limitations as to its use under the Zoning Ordinance.

2. The automatic sprinkler system in the building is to be adjusted in relation to the new partition and ceiling work in accordance with requirements of the Standards of the National Board of Fire Underwriters for the Installation of Sprinkler Equipment.

3. It was noted at the time of a recent inspection of the building that an asphalt surfacing has recently been applied to a large section of the second floor where a hard wood surface existed previously. This has of course added considerable weight to the dead load previously carried by the second floor framing. Aside from the fact that this work should have been covered by a permit from this department is the matter of the strength of this framing. A casual check of the framing as shown on plans filed with this application seems to indicate that the wood floor timbers fall about 50 percent short of providing the live load of one hundred fifty pounds per square foot specified by the Building Code for such a use, while the carrying capacity of the steel beams is apparently only about two-thirds of the specified load. The addition of the asphalt surfacing has aggravated the overloaded condition of the floor framing by placing an additional dead load upon it.

It is necessary that the owners secure the services of someone to thoroughly investigate these conditions and to work out a method to alleviate them. A permit will be required for any work in this connection, and with the application for permit should be filed a plan showing the method of strengthening to be adopted for checking and approval.

Very truly yours,

AJS/S

Inspector of Buildings



(A) APARTMENT HOUSE ZONE  
**APPLICATION FOR PERMIT**

Class of Building or Type of Structure Ventilation  
 Portland, Maine, October 5, 1948

PERMIT ISSUED  
 OCT 11 1948  
 CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ ~~construct~~ ~~erect~~ ~~construct~~ install the following ~~building~~ ~~structure~~ ~~equipment~~ 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 504 Cumberland Avenue Within Fire Limits? yes Dist. No. 1B  
 Owner's name and address Bodwell-Leighton Company, 244 Spring Street Telephone 2-6682  
 Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Contractor's name and address Owners Telephone \_\_\_\_\_  
 Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans yes No. of sheets 2  
 Proposed use of building Repair Garage No. families \_\_\_\_\_  
 Last use \_\_\_\_\_ " " \_\_\_\_\_ No. families \_\_\_\_\_  
 Material brick No. stories 2 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
 Other buildings on same lot \_\_\_\_\_  
 Estimated cost \$ \_\_\_\_\_ Fee \$ 1.00

**General Description of New Work**

To install mechanical ventilations as per plan.

Permit Issued with Letter

sent to Fire Dept. 10/5/48  
 to Fire Dept. 10/6/48

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** Bodwell-Leighton Co.

CERTIFICATE OF OCCUPANCY  
 REQUIREMENT IS WAIVED

**Details of New Work**

Is any plumbing involved in this work? \_\_\_\_\_ Is any electrical work involved in this work? \_\_\_\_\_  
 Height average grade to top of plate \_\_\_\_\_ Height average grade to highest point of roof \_\_\_\_\_  
 Size, front \_\_\_\_\_ depth \_\_\_\_\_ No. stories \_\_\_\_\_ solid or filled land? \_\_\_\_\_ earth or rock? \_\_\_\_\_  
 Material of foundation \_\_\_\_\_ Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_ cellar \_\_\_\_\_  
 Material of underpinning \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_  
 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 \_\_\_\_\_ 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 \_\_\_\_\_, 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? \_\_\_\_\_

**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

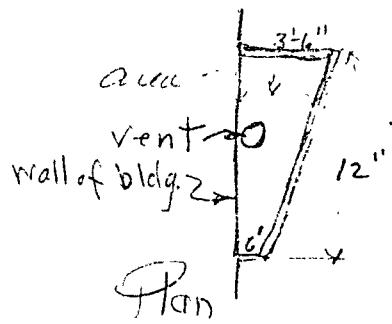
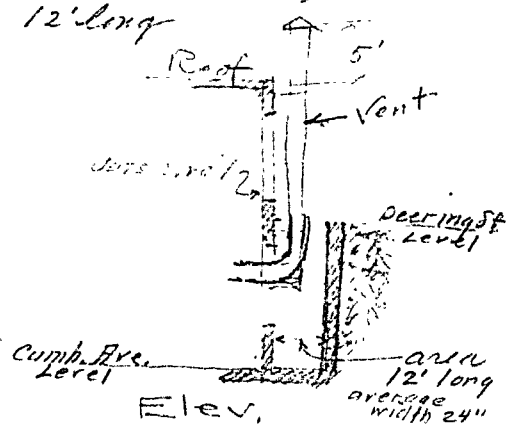
APPROVED:  
 \_\_\_\_\_  
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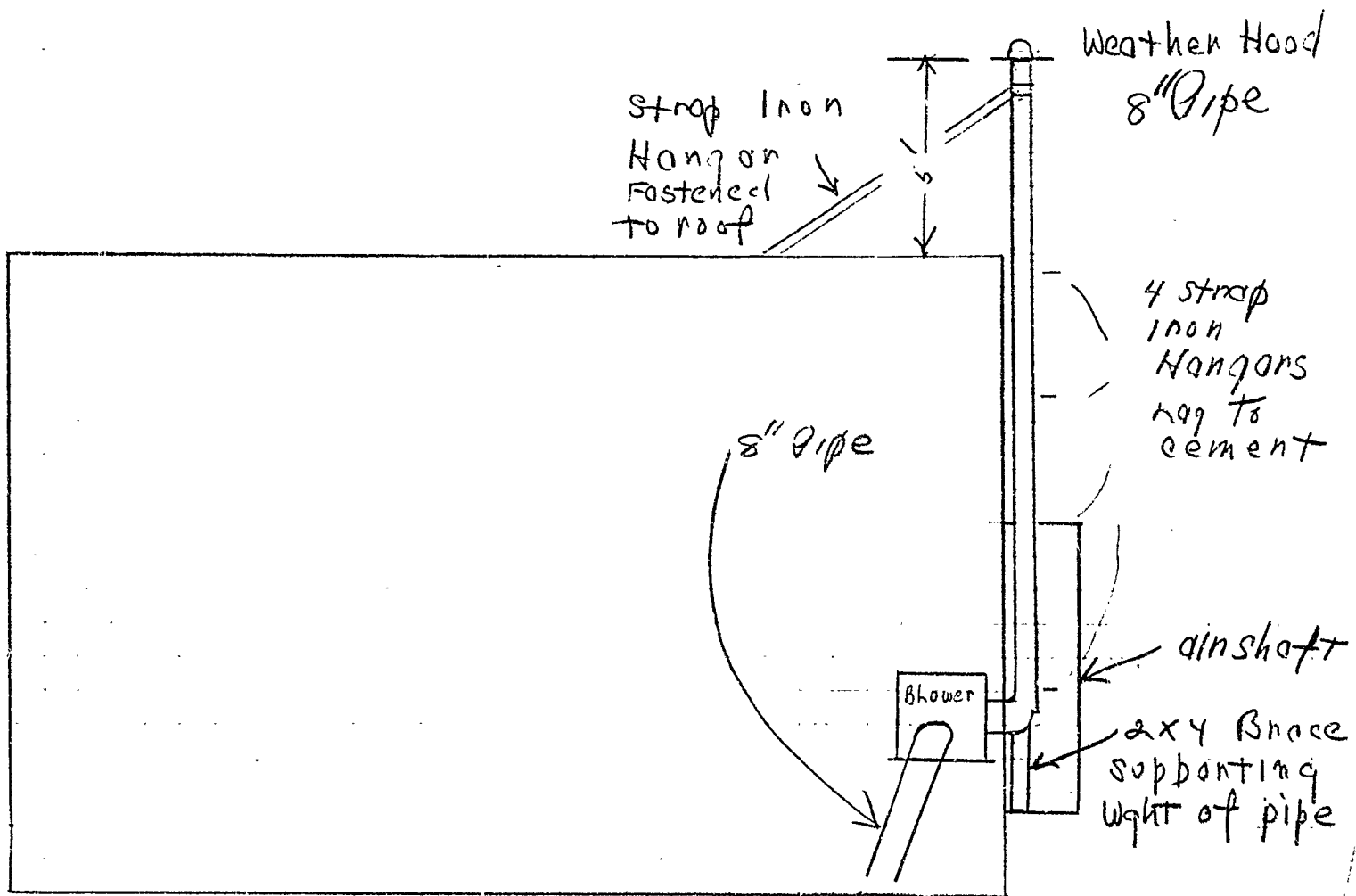
Bodwell-Leighton Co.  
 Signature of owner BY: C. Pratt Leighton

INSPECTION COPY



10/1/48. Plan is made.  
 what is shown as a shape  
 is really a <sup>rectangular</sup> area, but at  
 the ceiling level and  
 Comb. Fire level, and about  
 12' long

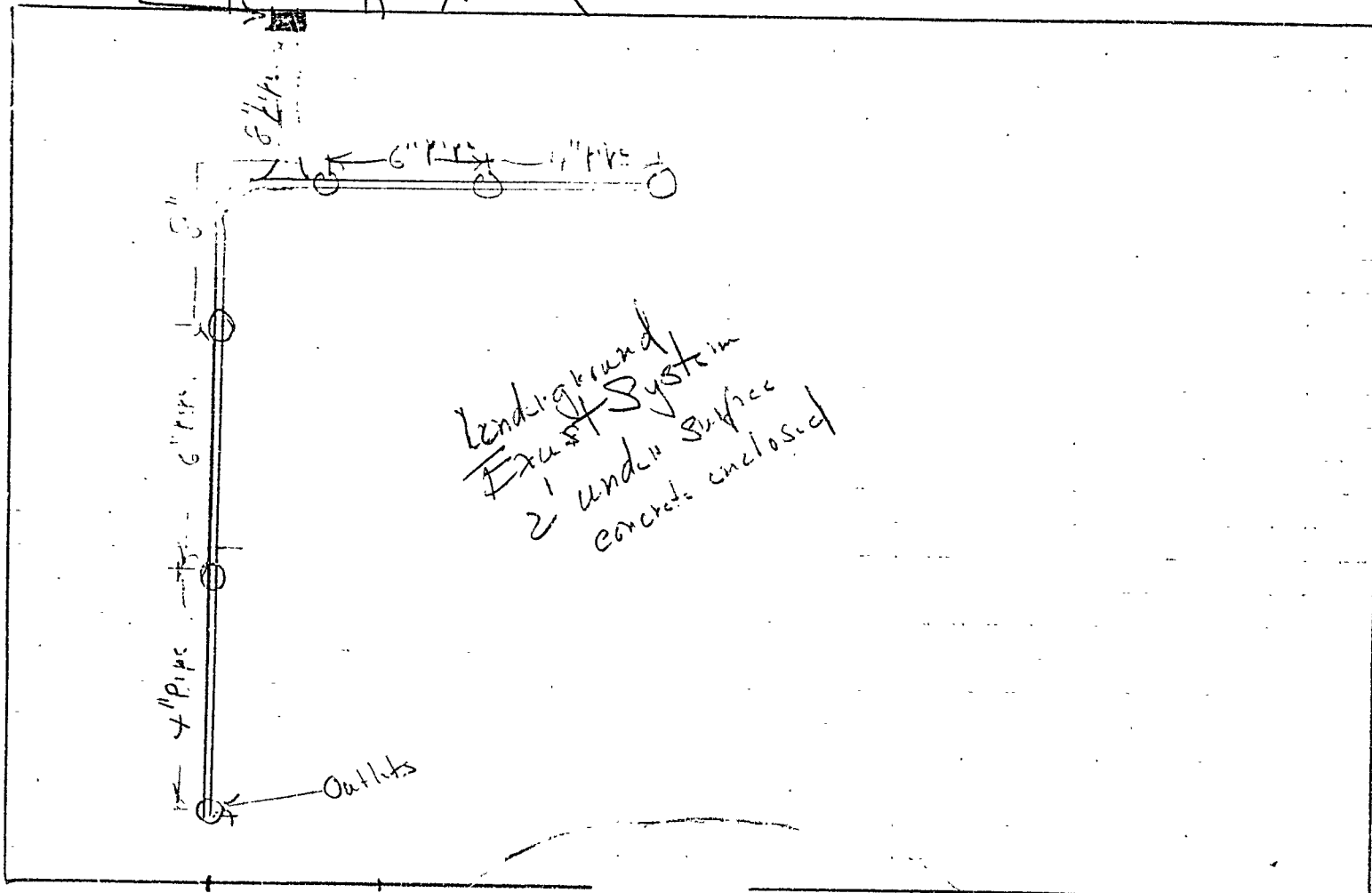




RECEIVED  
OCT - 5 1948  
DEPT. OF BLD'G. INSP.  
CITY OF PORTLAND

1 1/2 H.P. Motor

Air shaft



Land-ignition  
 Exhaust System  
 1 under surface  
 2 concrete enclosed

Outlets

1601

Cumberland Avenue

RECEIVED

OCT - 5 1948

DEPT. OF BLD'G. INSP.  
CITY OF PORTLAND

*WES*

INQUIRY BLANK

ZONE Apartment House

FIRE DIST. 1B

CITY OF PORTLAND, MAINE  
DEPARTMENT OF BUILDING INSPECTION

-Verbal  
By Telephone

Date 8-26-48

LOCATION 500-512 Cumb. Ave. OWNER Town Taxi 151 High St.

MADE BY Mr. Wallace Wallace Peon Co. TEL. 3-1611

ADDRESS 183 Main St. So. Portland

PRESENT USE OF BUILDING Garage (being vacated)

CLASS OF CONSTRUCTION First NO. OF STORIES 2

REMARKS: Mr. Wallace wanted to know if marquee could be built in  
connection with non-conforming use proposed by Rodwell-Sights.  
Did not want to spend time on it, if hopeless.

INQUIRY: Would a Marquee be permitted here

*OK*  
*W.M.F.*  
*8/26/48*

ANSWER: Marquee not ordinarily permitted in this  
apartment house zone.

DATE OF REPLY 8-26-48

REPLY BY ADB



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

Portland, Maine, December 14, 1916

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 512 Cumberland Avenue Use of Building Repair Garage No. Stories 2  New Building  
 Existing  
 Name and address of owner of appliance Town Taxi Company, 508 Cumberland Avenue  
 Installer's name and address E. J. Carland, 117 Franklin Street Telephone 2-8256

**General Description of Work**

To install <sup>2</sup>oil burning units and <sup>2</sup>steam heating units in place of existing steam (Replacement)

**IF HEATER, OR POWER BOILER**

Location of appliance or source of heat basement Type of floor beneath appliance Concrete  
 If wood, how protected? Kind of fuel oil  
 Minimum distance to wood or combustible material, from top of appliance or casing top of furnace 3' all concrete  
 From top of smoke pipe over 15' From front of appliance over 4' From sides or back of appliance over 3'  
 Size of chimney flue 24x24 Other connections to same flue  
 If gas fired, how vented? Rated maximum demand per hour

**IF OIL BURNER**

Name and type of burner Aldrich Labeled by underwriters' 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 Concrete  
 Location of oil storage basement Number and capacity of tanks 2-275 gals.  
 If two 275-gallon tanks, will three-way valve be provided? yes  
 Will all tanks be more than five feet from any flame? yes How many tanks fire proofed?

**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**

2/27/33 - Permit cordially never issued - EJC

Amount of fee enclosed? \$1.50 (\$1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED:

.....  
 .....

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

FILE COPY

Signature of Installer

E. J. Carland



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, December 14, 1946

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 512 Cumberland Avenue Use of Building Repair Garage No. Stories 2 New Building Existing " Name and address of owner of appliance Town Taxi Company, 508 Cumberland Avenue Installer's name and address E. J. Carland, 117 Franklin Street Telephone 3-8256

General Description of Work

To install 2 oil burning units and 2 steam heating units in place of existing steam (Replacement)

IF HEATER, OR POWER BOILER INSPECTION NOT COMPLETED

Location of appliance or source of heat Basement Type of floor beneath appliance Concrete If wood, how protected? Kind of fuel oil Minimum distance to wood or combustible material, from top of appliance or casing top of furnace 3' 22" concrete From top of smoke pipe over 15' From front of appliance over 4' From sides or back of appliance over 3' Size of chimney flue 24x24 Other connections to same flue If gas fired, how vented? Rated maximum demand per hour

IF OIL BURNER

Name and type of burner Aldrich Labelled by underwriters' 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 Concrete Location of oil storage Basement Number and capacity of tanks 2-275 gals. If two 275-gallon tanks, will three-way valve be provided? yes Will all tanks be more than five feet from any flame? yes How many tanks fire proofed?

IF COOKING APPLIANCE

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

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Amount of fee enclosed? \$1.50 (\$1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED:

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

ATTENTION COPY

Signature of Installer

E. J. Carland

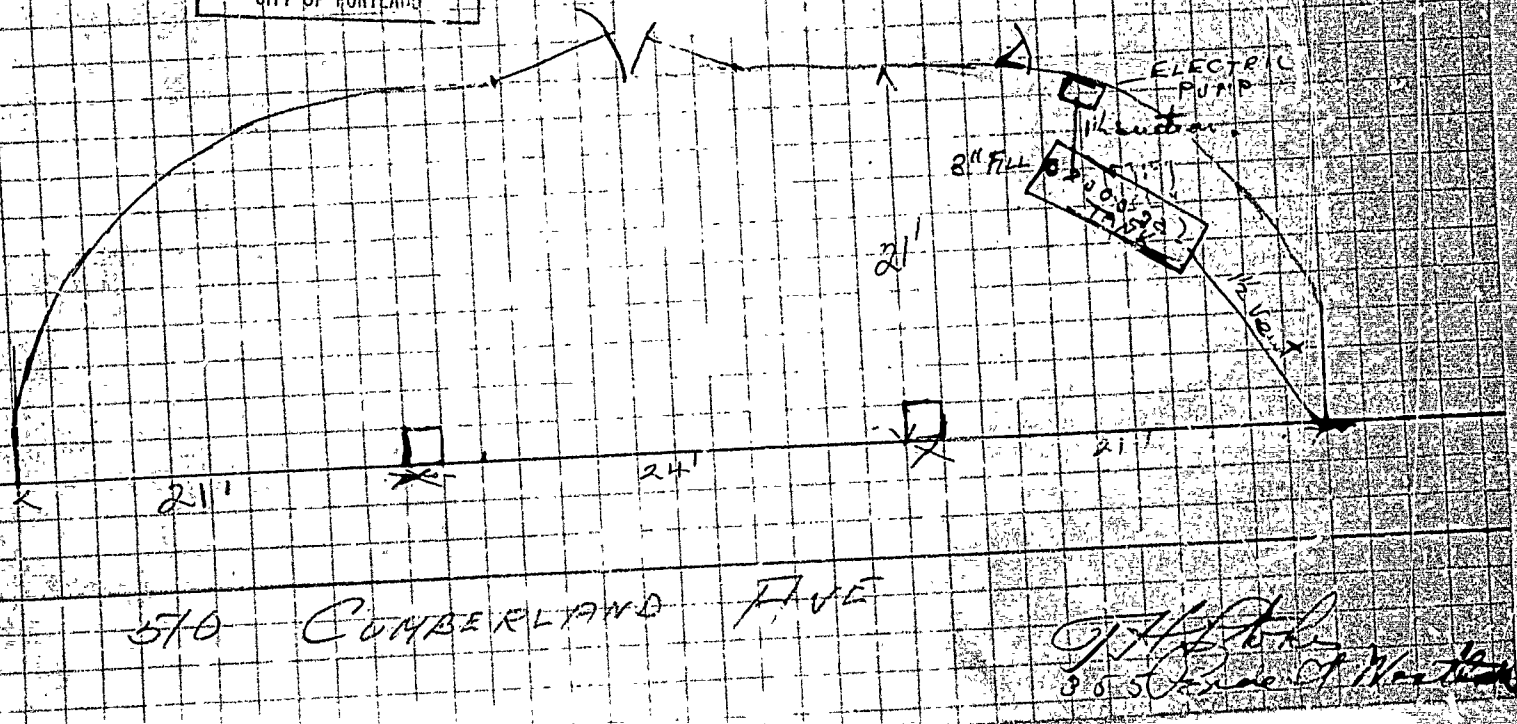
Permit No. 46/  
Location 512 Cumberland Ave.  
Owner Louis Taxi Co  
Date of permit 12/ /46  
Approved \_\_\_\_\_

NOTES

INSPECTION NEXT COMPLETED

Mt. Boston Man. RR  
 Gas garage 510 Cumberland Ave  
 To remove two 550 gal unused gasoline tanks and to install  
 one 2000 gal tank for diesel fuel and electric pump

RECEIVED  
 JUN - 4 - 1945  
 DEPT. OF BLD'G. INSP.  
 CITY OF PORTLAND



510 CUMBERLAND AVE

J. H. [Signature]  
 385 State St. Portland, Me.