

CITY OF PORTLAND

DEPARTMENT OF BUILDING INSPECTION

LOCATION _____

1967
300-510 CUBERN RD NW 307

POSTING SCHEDULE

BUILDING NO.	DATE	DOCU- MENT	WORK	INSTAL- LATION	ISS	DOC. NO.	PLAN FILE	SYMBOLS
								Type of Document Ap—Appeal Co—Complaint Co—Cert. of Occupancy Da—Denied Applications I—Inquiry P—Permit
								Type of Work Under Permit Alteration Cu—Change of use D—Demolition M—Moving N—New Bldg. or Structure Reh—Repair chimney Rf—Repair after fire Rfa—Repair after fire with alterations Rr—Repair roof covering
								Type of Installation Permit Ck—Cooking appliance Ev—Elevator Hc—Heating appliance Hw—Hot water heater Inf—Inflammable liquids equipment Pw—Power appliance Rfr—Refrigeration Sd—Detached sign Sp—Protecting sign



CITY OF PORTLAND

STEPHEN T. HONEY
CITY MANAGER

September 3, 1981

Mr. Charles Cyr
Holmes Distributors
510 Cumberland Avenue
Portland, Maine

Dear Mr. Cyr:

It has been brought to my attention by our Chief Building Inspector, Sam Hofses, that you wish to have installed a canopy over the sidewalk for a five-day period at 510 Cumberland Avenue beginning September 14, 1981. Chapter 703 of the Portland Municipal Code regulates the placing of items on the rights-of-way within the City of Portland. For your information I have attached a copy of Chapter 703 of the Portland Municipal Code.

The placing of an object including stanchions for canopies on the public rights-of-way requires obtaining a revocable permit from the City of Portland pursuant to the Municipal Code once authorized by the City Manager.

Therefore pursuant to Chapter 703 of the Portland Municipal Code I, as Portland's City Manager, hereby authorize the issuance of a revocable permit for the placing of a canopy over the sidewalk for a five-day period beginning September 14, 1981 at 510 Cumberland Avenue.

The fee for a five-day period (which is less than a two-week period) would be \$15.00. The actual Street and Sidewalk Occupancy Permit may be obtained from the Department of Parks & Public Works Street Opening Division on Hanover Street in Portland.

If I can be of further assistance to you regarding this matter please contact me.

Sincerely,

Stephen T. Honey, City Manager

STH.k

cc: Walter Cloutier, Jr., Pres./Leavitt & Parris, Inc.
-230 Commercial St., Portland, Maine 04111
✓ Sam Hofses . Chief Building Inspector
Phil Mullin . Street Opening Division



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION 933

SEP 9 1981

ZONING LOCATION PORTLAND, MAINE, Sept. 2, 1981

CITY OF PORTLAND

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

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

LOCATION 510 Cumberland Ave. Fire District #1 [] #2 []
1. Owner's name and address Holmes Distr. Telephone
2. Lessee's name and address Telephone
3. Contractor's name and address Leavitt & Parris, Inc. 230 Commercial Telephone 774-5618
4. Architect Specifications Plans No. of sheets
Proposed use of building canopy over sidewalk No. families
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot Fee \$ 15.
Estimated contractual cost \$ 175. Fee \$

FIELD INSPECTOR—Mr.

GENERAL DESCRIPTION

This application is for: @ 775-5451 To erect canopy over sidewalk for 5 days
Dwelling Ext. 234 beginning Sept. 14, 1981 - for sale
Garage Certificate of flameproofing submitted
Masonry Bldg
Metal Bldg. Stamp of Special Conditions
Alterations
Demolitions
Change of Use
Other

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

PERMIT IS TO BE ISSUED TO 1 [] 2 [] 3 [x] 4 []
Other:

DETAILS OF NEW WORK

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

IF A GARAGE

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

APPROVALS BY:

DATE

MISCELLANEOUS

BUILDING INSPECTION—PLAN EXAMINER Will work require disturbing of any tree on a public street? ..
ZONING:
BUILDING CODE: Will there be in charge of the above work a person competent
Fire Dept.: to see that the State and City requirements pertaining thereto
Health Dept.: are observed? yes
Others:

Signature of Applicant David Swanson Phone #

Type Name of above David Swanson 1 [] 2 [] 3 [] 4 []

Other
and Address

FIELD INSPECTOR'S COPY

5

Permit No. 81/933

Location 516 Cleveland Ave

Owner Dennis Duff

Date of permit 9-2-81

Approved 9-9-81

NOTES

1. [Faint handwritten notes]

[Empty lined area for notes]

[Empty lined area for notes]



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION PORTLAND, MAINE, July 23, 1980

AUG 4 1980

00 582

CITY of PORTLAND

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

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

LOCATION 510 Cumberland Avenue 04104 Fire District #1, #2
1. Owner's name and address Holmes Dist. - House of Lights - same Telephone 774-5901
2. Lessee's name and address Telephone
3. Contractor's name and address Leavitt & Harris-230 Commercial St. Telephone 774-5618
4. Architect Specifications Plans No. of sheets
Proposed use of building sales of merchandise - promotion of same No. families
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ Fee \$ 35.00

FIELD INSPECTOR-Mr. GENERAL DESCRIPTION

This application is for: @ 775-5151
Dwelling Ext. 234
Garage
Masonry Bldg.
Metal Bldg.
Alterations
Demolitions
Change of Use
Other

To erect tent, 30 x 60 to be used Sept. 5th to Sept. 15, 1980 for sales promotion as per plans. 1 sheet of plans. Stamp of Special Conditions

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

PERMIT IS TO BE ISSUED TO 1 2 3 4
Other: xx

DETAILS OF NEW WORK

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

IF A GARAGE

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

APPROVALS BY: DATE
BUILDING INSPECTION-PLAN EXAMINER
ZONING:
BUILDING CODE:
Fire Dept.
Health Dept.
Others:

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

Signature of Applicant Anne Martin Phone # same
Type Name of above Anne Martin 1 2 3 4
Other and Address

OFFICE FILE COPY



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date 7-24, 1979
 Receipt and Permit number 28868

I, 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: 510 Cumberland Ave.
 OWNER'S NAME: Holmes Elec. ADDRESS: same FEES

OUTLETS:	Receptacles _____	Switches _____	Plugmold _____	ft. TOTAL _____	
FIXTURES: (number of)	Incrandescent _____	Flourescent _____	(not strip) TOTAL _____		
	Strip Flourescent _____	ft. _____			
SERVICES:	Overhead <input checked="" type="checkbox"/>	Underground _____	Temporary _____	TOTAL amperes <u>200</u>	3-phase <u>3.00</u> <u>.50</u>
METERS: (number of)	<u>1</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 _____	Cook Tops _____	Wall Ovens _____	Dryers _____	Fans _____
			Water Heaters _____	Disposals _____	Dishwashers _____
			Compactors _____	Others (denote) _____	
MISCELLANEOUS: (number of)	Branch Panels <u>1</u>	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 under _____	over 30 amps _____	
	Circus, Fairs, etc. _____	Alterations to wires _____	Repairs after fire _____	Emergency Lights, battery _____	Emergency Generators _____
				INSTALLATION FEE DUE: _____	DOUBLE FEE DUE: _____
				FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT _____	FOR REMOVAL OF A "STOP ORDER" (304-16.b) _____
				TOTAL AMOUNT DUE: <u>3.50</u>	

*This is not a service
but a branch panel*

INSPECTION: Will be ready on _____, 19____; or Will Call
 CONTRACTOR'S NAME: Falmouth Elec. Inc.
 ADDRESS: 245 Blackstrap Rd.
 TEL.: 797-6174
 MASTER LICENSE NO.: 470 SIGNATURE OF CONTRACTOR: Wayne D. Miller
 LIMITED LICENSE NO. _____

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



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, January 5, 1961

RECEIVED
JAN 10 1961

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 510 Cumberland Ave. Use of Building Store No. Stories 1 ~~New Building~~ Existing "Existing"
Name and address of owner of appliance H. H. Electric Supply Co. 510 Cumb. Ave.
Installer's name and address Ballard Oil & Equipment Co. 135 Marginal Way Telephone 2-1911

General Description of Work

To install steam boiler and oil burner in place of two oil-fired steam boilers.

IF HEATER, OR POWER BOILER

Location of appliance basement Any burnable material in floor surface or beneath? none
If so, how protected? Kind of fuel? oil
Minimum distance to burnable material, from top of appliance or casing top of furnace 3'
From top of smoke pipe 3' From front of appliance 10' From sides or back of appliance 10'
Size of chimney flue 12x12 Other connections to same flue none
If gas fired, how vented? Rated maximum demand per hour
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? yes

IF OIL BURNER

Name and type of burner Iron fire-ant-gun type Labeled by underwriters laboratories? yes
Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? bottom
Type of floor beneath burner concrete Size of vent pipe 12" existing
Location of oil storage basement Number and capacity of tanks 2-275 gal. existing
Low water shut off yes Make Hobbs ell-Hillier No. 47-2
Will all tanks be more than five feet from any flame? yes How many tanks enclosed?
Total capacity of any existing storage tanks for furnace burners

IF COOKING APPLIANCE

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

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

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

APPROVED:

[Signature]
1-5-61

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

Ballard Oil & Equipment Co.

Signature of Installer

[Signature]

CS 500

INSPECTION COPY

P.H

(COPY)



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 510 Cumberland Ave.

Issued to Holmes Electric Co.

Date of Issue Sept. 30, 1957

This is to certify that the building, premises, or part thereof, at the above location, ~~has~~ altered—changed as to use under Building Permit No. 57/1062, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

Warehouse and retail store for
electrical supplies and fixtures

Limiting Conditions:

1st floor limited to 20 persons

This certificate supersedes
certificate issued

Approved:

9/30/57 - C. P. ...
(Date) Inspector

W. ...
Inspector of Buildings

CS 147

Notes: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

WRITTEN CONSENT AND AGREEMENT RELATING TO A CERTAIN SIGN PROPOSED TO
BE ERECTED PROJECTING OVER A PUBLIC SIDEWALK FROM THE PREMISES
AT 510 Cumberland St. PORTLAND, MAINE

Holt Realty Co., being the owner of the
premises at 510 Cumberland St., in Portland, Maine hereby gives
consent to the erection of a certain sign owned by Holmes Electric Supply 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;

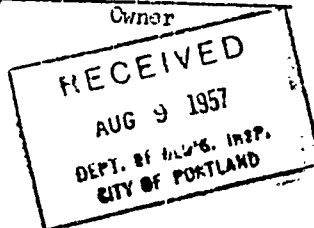
And in consideration of the issuance of said permit Holt Realty Co.
owner of said premises, in event said sign shall
cease to serve the purpose for which it was erected or shall become dangerous
and in event the owner of said sign shall fail to remove said sign or make
it permanently safe in case the 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 eighth day of August 1957

HOLT REALTY COMPANY

David J. Howard
Witness

Betty Holmes Pres.
Owner





APPLICATION FOR PERMIT TO ERECT
SIGN OVER PUBLIC SIDEWALK OR STREET

01141
AUG

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 510 Cumberland Ave. Within Fire Limits? _____ Dist. No. _____
Owner of building to which sign is to be attached Holmes Electric Supply Co.
Name and address of owner of sign Holmes Electric Supply Co., 510 Cumberland Ave.
Contractor's name and address United Neon Sign Co., 74 Elm St. Telephone 2-0695
When contractor's bond expires? Dec. 31, 1957

Information Concerning Building

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

Details of Sign and Connections

Building owner's consent and agreement filed with application yes
Electric? yes Vertical dimension after erection 3'6" Horizontal 13'6"
Weight 400 lbs. lbs., Will there be any 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 _____ Size _____
No. guys _____ material _____
Minimum clear height above sidewalk or street 10' 6"
Maximum projection into street 9'

INSPECTION COPY

Signature of contractor United Neon Sign by: [Signature] Fee \$ _____
F.M.

Permit No. 57/1141
Location 70 Cumberland Ave.
Owner Holmes Electric Supply Co.
Date of permit 8/12/57
Signed by Contractor
Final Inspn. 8/23/57

NOTES

8/23/57 - work done
PP

~~THESE NOTES ARE TO BE DELETED BY THE INSPECTOR~~

11

WRITTEN CONSENT AND AGREEMENT RELATING TO A CERTAIN SIGN PROPOSED TO
BE ERECTED PROJECTING OVER A PUBLIC SIDEWALK FROM THE PREMISES
AT 510 Cumberland Ave. IN PORTLAND, MAINE

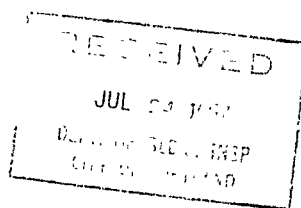
Lloyd Holmes, being the owner of the premises at 510 Cumberland Avenue in Portland, Maine hereby gives consent to the erection of a certain sign owned by _____ projecting over the public sidewalk from said premises as described in application to the Inspector of Buildings of Portland, Maine for a permit to cover erection of said sign;

And in consideration of the issuance of said permit, Lloyd Holmes, 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 23rd day of July 1957

W. L. Coyne
Witness

Lloyd Holmes
Owner



20 sq. feet - Plexiglass - Und. Lab. R6 RESIDENCE ZONE
Mfg. label



APPLICATION FOR PERMIT TO ERECT SIGN OVER PUBLIC SIDEWALK OR STREET

PERMIT ISSUED

AUG 1 1957

01078
CITY OF PORTLAND

Portland, Maine, July 24, 1957

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 510 Cumberland Ave. Within Fire Limits? _____ Dist. No. _____

Owner of building to which sign is to be attached Holmes Electric Supply Co.

Name and address of owner of sign Same Telephone 2-0695

Contractor's name and address United Neon Display, 74 Elm St.

When does contractor's bond expire? January 1958

Information Concerning Building

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

Details of Sign and Connections

Building owner's consent and agreement filed with application yes

Electric? yes Vertical dimension after erection 4' Horizontal 5'

Weight 120 lbs., Will there be any hollow spaces? yes Any rigid frame? yes

Material of frame angle iron No. advertising faces 2 material staxi plastic

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

No. through bolts 1 Size 3/4" Location, top or bottom top

No. guys 5 material cable Size 5/16"

Minimum clear height above sidewalk or street 21' Fee \$ 2.00

Maximum projection into street 5'6"

Signature of contractor -By: United Neon Display
J. J. Lopez

INSPECTION COPY

Permit No. 57/1078
Location 510 Cumberland
Owner Holmes Electric
Date of permit 8/1/57
Sign Contractor
Final Inspn. 8/23/57

NOTES
8/23/57 - Stop insp.
made some time ago
Final insp. made
E.S.S.

~~RECEIVED
CIVIL ENGINEER
AUG 23 1957
CIVIL ENGINEER~~

August 1, 1957

GL 500-512 Cumberland Ave.—New use of the property as controlled by the Zoning Ordinance

Mrs. Betty Holmes
Pres. & Treas. Holmes Electric Supply Co.
37 Plum St.

Copy to Raymond Jensen, Esq.,
415 Congress St.

Dear Mrs. Holmes,

Following our telephone conversation the other day, and now that we are issuing a permit to United Neon Display to erect a projecting sign over the sidewalk of Cumberland Ave. at your new place of business at 510, it seemed best to acquaint you with some of the limitations imposed by the Zoning Ordinance, in view of the fact that appeal proceedings were taken in the name of the former owner.

The Zoning Board of Appeals on May 17, 1957 granted the appeal of Mrs. Zelma G. Leighton subject to two conditions: (1) that the second floor shall be used only for the storage of goods, and (2) that no advertising signs shall be erected on the Deering St. side of the building.

Thus, the entire premises, including building, open land, signs etc., were non-conforming uses when the revision of the Zoning Ordinance became effective on June 6, 1957. All of this strictly limits changes in the building as to structural and other alterations both physical and as to use, and also the provision for outdoor advertising signs or other devices.

If any alterations may be planned, other than those for which a permit was recently issued, and other than installation of shelving or similar facilities which we interpret as "fixtures" other than alterations of the building, or if additional outdoor advertising should be contemplated, please contact this office far enough in advance so that we may have time to determine how the Zoning Ordinance and Building Code apply to them.

With reference to the limitation of use of the second floor for storage, some years ago a change was made in the surfacing of this second floor, and because of Building Code requirements as to strength, it became necessary to erect certain permanent signs announcing the limitations on the superimposed loads on the floor. I understand these signs are still in place, and they should be kept there, because nothing in the action of the Zoning Board of Appeals would eliminate that requirement of the Building Code.

In driving by the building this morning, I noted that the former signs on the marquee were being dismantled. This work should be covered by an issued permit, and application for the permit should be by a bonded sign hanger who should describe

Mrs. Betty Holmes-----2

August 1, 1957

in his application precisely what is intended to be done to both the marquee and signs on the marquee. Both the marquee and the signs on it were authorized by the Zoning Board of Appeals a number of years ago. It is my belief that Holmes Electric is entitled to have the marquee remain and to have as much advertising on it as existed at the time the Leighton appeal was granted for the change of use desired by Holmes Electric. However, this should all be made clear so that money may not be spent to no avail.

Very truly yours,

Wm. McDonald
Inspector of Buildings

WMCD/B

B

AP - 510 Cumberland Ave.

July 30, 1957

Holmes Electric Company
33 Plum Street

Copy to: Mr. Edward J. Moran
1587 Broadway
So. Portland, Maine

Gentlemen:

Permit for alterations to building at above named location involved in changing its use from a sales and service garage to a warehouse for wholesaling of electrical supplies and retailing of electrical fixtures is issued herewith based on plan filed with application for permit but subject to the following conditions:

1. In sustaining the zoning appeal the Board of Appeals stipulated that the second floor shall be used only for the storage of goods and that no advertising signs shall be erected on the Deering Street side of the building. Permit is therefore issued on the basis of compliance with these requirements.
2. As discussed with Mr. Holmes, in area D where suspended ceiling of plywood panels is to be installed, sprinkler heads are to be provided below the ceiling in addition to the existing ones which will remain above it.
3. We understand that there will never be more than 20 people in the first story at any one time. Under such conditions there are no requirements for vestibule latch sets on entrance doors, but there is of course no objection to their being provided. This condition as to number of persons involved will be stated on certificate of occupancy when issued.
4. On the basis that there will never be more than 50 people in first story at any one time, the new entrance door is not required to swing out.
5. Our records indicate that the second floor framing of the building has a live load capacity of only about 80 pounds per square foot. Therefore, it is necessary that floor load signs indicating this capacity be strategically posted throughout the second story and that the storage there be limited to this figure. Permit is issued on the basis of this being done.
6. Before the building is occupied, it is necessary that a certificate of occupancy authorizing the new use be secured from this department. To this end this office should be notified for an inspection as soon as all essential details have been worked for.

Very truly yours,

Albert J. Sears
Deputy Inspector of Buildings

4/h

R6 RESIDENCE ZONE



APPLICATION FOR PERMIT

Class of Building or Type of Structure... 1st Class
Portland, Maine, July 25, 1957

PERMIT ISSUED
JUL 30 1957
01062
CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 510 Commercial Ave. Within Fire Limits? Dist. No.
Owner's name and address Holmes Electric Co., 33 Plum St. Telephone 3-0228
Lessee's name and address
Contractor's name and address Edward J. Moran, 1587 Broadway, So. Portland Telephone
Architect Specifications Plans yes No. of sheets 2
Proposed use of building Whole warehouse electrical supplies No. families
Retail sales for fixtures
Last use Sales & Service Garage No. families
Material masonry No. stories 1 Heat Style of roof Roofing
Other building on same lot
Estimated cost \$7500 Fee \$ 8.00

General Description of New Work

To Change Use of building and make alterations as per plans

Permit Issued with Letter

5/17/57

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 Holmes Electric

Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work?
Is connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
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
Size Girder Columns under girders Size Max. on centers
Kind and thickness of outside sheathing of exterior walls?
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
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 AGJ

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

Holmes Electric & Supply Co.

Signature of owner By: Floyd H. Holmes

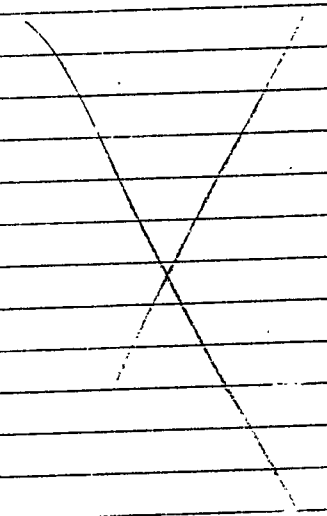
INSPECTION COPY

Permit No. 57/1062
 Location 510 Campbell Park
 Owner Stalms Electric Co.
 Date of permit 7/30/57
 Notif. closing-in 8/29/57 1005 HB
 Inspn. closing-in 9/9/57
 Final Notif.
 Final Inspn. 9/25/57
 Cert. of Occupancy Issued 9/25/57 WXX/BJ
 Staking Out Notice
 Form Check Notice

NOTES

~~8/25/57 - Work done on
 2nd floor -
 8/25/57 - Work done on
 2nd floor -
 9/9/57 - Work done on
 2nd floor -
 9/11/57 - Work done on
 2nd floor -
 9/25/57 - Work done on
 2nd floor -~~

8/25/57 - Work done on
 2nd floor -
 9/9/57 - Work done on
 2nd floor -
 9/11/57 - Work done on
 2nd floor -
 9/25/57 - Work done on
 2nd floor -
 Call.



ELECTRICAL CONSTRUCTION
MATERIALS

LIGHTING FIXTURES
AND APPLIANCES

Holmes Electric Supply Company

MRS. R. T. HOLMES, PRESIDENT
LLOYD H. HOLMES, VICE PRESIDENT AND GENERAL MANAGER

33-37 Plum Street, Portland, Maine

P. O. BOX 524
PEARL STREET STATION

TELEPHONE
SP 3-0223

Handwritten notes:
L.H. Holmes
P.O. Box 524
Pearl Street Station
Portland, Maine

August 6, 1957

City of Portland
Department of Building Inspection
Portland, Maine

Attention: Mr. Warren McDonald, Inspector
Subject: Your letter of August 1st, 1957.

RECEIVED
AUG 7 1957
DEPT. OF BLD'G. INSP.
CITY OF PORTLAND

Dear Mr. McDonald:

First I want to thank you very much for the subject letter. As you must realize, this venture of ours is something completely new to us in many respects. Also, as you must have noticed, we do not know too much about the rules and regulations of your department; but I can honestly say that we do want to work with you and inform you of everything we are planning to do. The thing that surprises me the most is that the Department of Building Inspection has to have as much pertinent information as it does; but now that I realize this, I will certainly do all possible to keep you up-to-date on any plan and/or changes as they arise.

As we understand it, the second floor of the new building is to be used only for warehousing of our electrical supplies, we should not in any way place any signs on the Deering Street entrance, and we should not have our customers do any trading from that entrance.

As to our intentions at 510 Cumberland Avenue, our present thinking is that all our transactions with our customers (loading and unloading, etc.) will be carried on strictly at the Cumberland Avenue entrance. Occasionally, for such items as lamps or fixtures, we did plan to unload them only from the Deering Street entrance; but this would not happen more than two or three times a day.

RECEIVED
AUG 7 1957
DEPT. OF BLD'G. INSP.
CITY OF PORTLAND

The second floor will be used only for storing such items as lamps, fixtures, off-season items such as fans, heaters, etc., and miscellaneous items that are not too fast moving, or some special items that we stock for certain customers. Therefore, we would be using the Deering Street entrance only on such occasions as unloading a large quantity of electrical supplies, or shipping out same. Other than that, the second floor will be unattended and completely locked up. In our particular business, items such as conduit, wire, heavy reels, etc., by necessity must be kept on the first floor and I cannot think of any items that we would be storing on the second floor that would come close to the maximum of 80 lbs. per square foot.

As to our plans on the first floor, I sincerely feel that you have a complete picture in the blueprint that we left with you. Actually there are about 4 or 5 different areas of operation to our business. First, the area where we will hang and sell residential fixtures. Second, the office area where normal office procedure will take place. Third, the city counter where our local customers will enter, make their purchases, carry them to their vehicles, and leave. Fourth, the present overhead door and side door where we will ship (to our out-of-town customers) and receive (from our vendors) electrical supplies.

The above is just about a complete picture of our entire operation.

When you drove by 510 Cumberland Avenue, you also may have noticed that on the side of the building facing Mellen Street, (and also on the chimney) we have changed the lettering to "Holmes Electric Supply" and "Room of Lights". We have also negotiated with United Neon to change our present sign from 37 Plum Street to Cumberland Avenue, for which you have granted a permit. Upon receipt of your letter

I called United Neor and told them that they must also obtain a permit to change the lettering on the marquee, and they told me they would do so immediately. Also on our building at 37 Plum Street we have a sign, flat up against the building, running the length of the building, which says: Holmes Electric Supply Co. which we plan to put at 510 Cumberland Avenue, on the left hand side of the building, as you face the building. Other than this we are not considering making any additional changes. But from now on, we will inform you of all our changes both inside and outside the building.

Thanks again, Mr. McDonald, for your interest in our behalf; and we will certainly try to comply with your wishes.

Very truly yours,

HOLMES ELECTRIC SUPPLY CO.

L. H. Holmes

Lloyd H. Holmes
Vice President & General Manager

LHH/djh

May 28, 1957

Mr. Hyman Jacobson
415 Congress St.
Portland, Maine

Dear Mr. Jacobson:

This is to notify you that the tanks located at 510 Cumberland Ave. have been disposed of in the following manner:

Two gasoline storage tanks, underground outside at the rear of the building, have been removed.

The two tanks located inside under the floor have been pumped free of all flammable liquid. They were flushed with water, and this water was pumped into a tank truck for removal. These tanks were then filled with fine clean sand and capped. All piping has been disconnected.

Very truly yours

Carl P. Johnson
Chief of Department

CPJ/k

cc: Building Inspector ✓

May 21, 1957

AP 510 Custerland Ave.—abandonment of two gasoline storage tanks under floor of building, two gasoline tanks underground at the rear of the building and removal of lubricating lifts

Community Oil Co.,
204 Kennebec St.
Mrs. Zelma Wrighton
69 Brookside Road

Copies to Chief of the Fire Dept.

Raymond Jensen, Esq.
415 Congress St.

Dear Mrs. Wrighton and Gentlemen:

Chief Johnson of the Fire Department has approved the abandonment of the gasoline tanks at the above location only under the following conditions. Obviously these steps must be under the supervision of the Fire Department and must be approved by the Chief to their satisfactory completion. This is particularly important because this department will be called upon to issue a certificate of occupancy for a new use of this building under the recent successful zoning appeal. We shall not be able to issue this certificate until we have the approval of the Chief of the Fire Department upon the matters of securing these tanks, the lifting and any other gasoline equipment that remains.

The permit for abandonment of the tanks etc. is issued to Community Oil, herewith, subject to the following conditions by Chief Johnson:

1. All liquid is removed from the tanks.
2. The suction, inlet, gauge and vent lines shall be discontinued.
3. The tanks shall be flooded with water.
4. The tanks shall be filled with sand.
5. When filled with sand, all connections below ground shall be capped.

It is important that the parties taking these safety measures keep in touch with the Fire Department and notify the Fire Department when ready for inspection and at other times as may be necessary.

Very truly yours,

WKeD/B

Warren McDonald, Inspector of Buildings

Chief Johnson: when this work is done to your satisfaction, it will be much appreciated if you will notify this department of that fact in writing—in writing because we will have difficulty in handling the matter if the report is made verbally. Under present plans, I believe this 2-story building is to be occupied by Holmes Electrical Supply Co., which new occupancy will require a certificate of occupancy from this department

Chief Johnson-----2

May 21, 1957

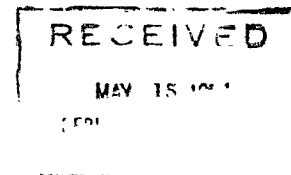
before it can be legally commenced, a recent zoning appeal having been granted conditionally for the occupancy of this Company.

Warren McDonald

1A

INTER-OFFICE CORRESPONDENCE

CITY OF PORTLAND, MAINE
FIRE DEPARTMENT



To: Mr. Warren McDonald, Inspector of Bldgs. DATE: May 15, 1957
FROM: C. P. Johnson, Chief of Department
SUBJECT: Abandoning of Gasoline Tanks at 510 Cumberland Ave.

Application for permit to abandon four (4) underground tanks in place at 510 Cumberland Ave. is approved, providing that:

1. All liquid is removed from the tanks.
2. The suction, inlet, gauge and vent lines shall be discontinued.
3. The tanks be flooded with water.
4. The tanks shall be filled with sand.
5. When filled with sand, all connections below ground shall be capped or plugged.

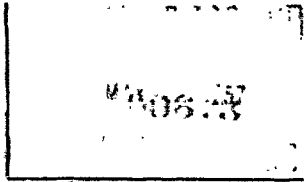
Carl P. Johnson



APPLICATION FOR PERMIT

Class of Building or Type of Structure

Portland, Maine, May 10, 1957



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 510 Chamberlains Ave. Within Fire Limits? Dist. No.

Owner's name and address Mrs. Zelma Leighton, 69 Brookside Rd, Telephone

Lessee's name and address Telephone

Contractor's name and address Community Oil, 204 Kennebec St, Telephone 4-3964

Architect Specifications Plans No. of sheets

Proposed use of building No. families

Last use No. families

Material No. stories Heat Style of roof Roofing

Other building on same lot

Estimated cost \$ Fee \$ 1.00

General Description of New Work

To leave existing gasoline storage tanks in place 2 located under floor of building and 2 located in rear of building and located at upper level under ground and fill them with sand.

To remove existing pumps serving tanks.
To remove 3 lubricating lifts inside of building (steel)

Permit issued with Letter

5/10/57
Rec'd by City Clerk
May 10 1957

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 Community Oil Co.

Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work?

Is connection to be made to public sewer? If not, what is proposed for sewage?

Has septic tank notice been sent? Form notice sent?

Height average grade to top of plate Height average grade to highest point of roof

Size, front depth No. stories solid or filled land? earth or rock?

Material of foundation Thickness, top bottom cellar

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

Size Girder Columns under girders Size Max. on centers

Kind and thickness of outside sheathing of exterior walls?

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

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:

[Signature]
CHIEF OF BLDG. DEPT.

Miscellaneous

Will work require disturbing of any tree on a public street?
Will there be in charge of the above work a person competent that the State and City requirements pertaining observed? yes
Community Oil Co.,

INSPECTION COPY Signature of owner By: [Signature]

DATE: May 17, 1957

HEARING ON APPEAL UNDER THE Zoning Ordinance OF Zelma C. Leighton
AT 510 Cumberland Avenue

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

BOARD OF APPEALS

NOTE

MUNICIPAL OFFICERS

Ben B. Wilson
Sumner T. Bernstein
Harold E. Frank
Ira W. Ball
H. Merrill Luthe

Yes	No
(✓)	()
(✓)	()
()	()
()	()
()	()
()	()
()	()
()	()
()	()

PROVIDED THAT THE SECOND FLOOR SHALL
BE USED ONLY FOR THE STORAGE OF GOODS
AND THAT NO ADVERTISING SIGN SHALL
BE ERECTED ON THE DEERING STREET SIDE
OF THE BUILDING.

Record of Hearing:

Hysand Jacobsen and Raymond Jensen for appellants

Residents of Deering Street wished to maintain garage for parking space



APPLICATION FOR PERMIT

Class of Building or Type of Structure:

Portland, Maine, May 1, 1957

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE change of use

The undersigned hereby applies for a permit to ~~erect~~ ~~alter~~ ~~repair~~ ~~reconstruct~~ ~~rebuild~~ ~~change~~ 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 510 Cumberland Ave. Within Fire Limits? Dist. No.
 Owner's name and address Mrs. Zelma C. Leighton, 69 Brookside Road Telephone
 Lessee's name and address Telephone
 Contractor's name and address Telephone
 Architect Specifications Plans No. of sheets
 Proposed use of building wholesale & retail electrical equipment and supplies No. families
 Last use Automobile Sales, Service and Storage No. families
 (former Edwell-Leighton Co.)
 Material No. stories 2 Height Style of roof Roofing
 Other building on same lot
 Estimated cost \$ Fee \$ 1.00

General Description of New Work

To change the use of the building from automobile sales, service, storage and repairs to wholesale and retail sales of electrical equipment and supplies.

This application is preliminary to get settled the question of zoning appeal. In event the appeal is sustained the applicant will furnish complete information, the estimated cost and will pay legal fee.

5/1/57

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** Hyman Jacobson, Esq. Atty. for Mrs. Leighton

Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work?
 Is connection to be made to public sewer? If not, what is proposed for sewage?
 Has septic tank notice been sent? Form notice sent?
 Height average grade to top of plate Height average grade to highest point of roof
 Size, front depth No. stories solid or filled land? earth or rock?
 Material of foundation Thickness, top bottom cellar
 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
 Size Girder Columns under girders Size Max. on centers
 Kind and thickness of outside sheathing of exterior walls?
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
 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
 Mrs. Zelma C. Leighton

INSPECTION COPY

Signature of owner BY: Hyman Jacobson, atty.

City of Portland, Maine
Board of Appeals
—ZONING—

*Sustained
conditionally 5/17/57
5/17/57*

May 1, 1957 . 19

To the Board of Appeals:

Your appellant, Mrs. Zelma C. Leighton, who is the owner of property at 510 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 18, Paragraph E of said Zoning Ordinance.

Building permit is not issuable under the Zoning Ordinance to authorize conversion of the use of the existing automobile sales, service, storage and repair garage (formerly Bodwell-Leighton Co.) at 510 Cumberland Avenue to a business for wholesale and retail sales of electrical equipment and supplies because the proposed use is a non-conforming use in the Apartment House Zone where the property is located, according to Section 8-A of the Zoning Ordinance.

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.

Zelma C. Leighton

Hyman Janke
Attorney for Appellants

After public hearing held on the 17th day of May, 1957, the Board of Appeals finds that 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, provided that the second floor shall be used only for the storage of goods and that no advertising signs shall be erected on the Deering Street side of the Building.

It is, therefore, determined that exception to the Zoning Ordinance may be permitted in this specific case, provided that the second floor shall be used only for the storage of goods and that no advertising signs shall be erected on the Deering Street side of the building.

*James Wilson
John A. Ball
W. H. [unclear]
[unclear]*
BOARD OF APPEALS

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

May 7, 1957

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, Friday, May 17, 1957, at 10:30 a. m. to hear the appeal of Zelma C. Leighton requesting an exception to the Zoning Ordinance to authorize conversion of the use of the existing automobile sales, service, storage and repair garage (formerly Bodwell-Leighton Co.) at 510 Cumberland Avenue to a business for wholesale and retail sales of electrical equipment and supplies.

This permit is presently not issuable under the Zoning Ordinance because the proposed use is a non-conforming use in the Apartment House Zone where the property is located, according to Section 8-A of the Zoning Ordinance.

This appeal is taken under Section 18E 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 500 feet of the premises in question as required by law.

BOARD OF APPEALS

Ben B. Wilson

Chairman

CITY OF PORTLAND, OREGON
BOARD OF APPEALS

May 14, 1957

C
O
P
Y

Wynan Jacobsen, Esquire
215 Congress Street
Portland, Maine

Re: 510 Cumberland Avenue

Dear Mr. Jacobsen:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Friday, May 17, 1957, at 10:30 a. m. to hear the appeal of Zelma C. Leighton at 510 Cumberland Avenue under the zoning ordinance.

Please be present at this hearing in support of this appeal.

BOARD OF APPEALS

Ben E. Wilson

Chairman

c

TELEPHONES BP 3-4746
BP 3-4747

PETER J. ROGERS
ATTORNEY AT LAW
102 EXCHANGE STREET
PORTLAND, MAINE

May 16, 1957


Board of Appeals
City of Portland
City Hall
389 Congress St.
Portland, Maine

Re: Appeal of Zelma C. Leighton at 510 Cumberland Avenue,
Portland, Maine

Gentlemen:

Be advised that my wife, Mary K. Rogers, withdraws her objection to the subject appeal as in my letter of May 10, 1957.

Very truly yours,



Peter J. Rogers

pjr/mev

TELEPHONES EP3-4746
EP3-4747

P. J. Rogers

PETER J. ROGERS
ATTORNEY AT LAW
102 EXCHANGE STREET
PORTLAND, MAINE

May 10, 1957

Board of Appeals
City of Portland
City Hall
389 Congress Street
Portland, Maine

Re: Appeal of Zelma C. Leighton at 510 Cumberland
Avenue, Portland, Maine.

Gentlemen:

Be advised that my wife objects to the conversion of the use of the existing automobile sale, service, storage and repair garage to a business for wholesale and retail sales of electrical equipment and supplies. The former business provided storage for automobiles owned and operated by the tenants in the area and I feel that a conversion to a wholesale and retail sales store would increase the number of people to this area and depreciate the real estate, especially mine which is the second building from the aforesaid premises.

There are no retail stores in this immediate area and I object to this appeal.

Very truly yours,

Peter J. Rogers
Peter J. Rogers

PJR/mev

*Mr. Betty T. Holmes
Pres & Treas 14 Elm St
37 J. Leighton St*

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

May 7, 1957

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Friday, May 17, 1957, at 10:30 a. m. to hear the appeal of Zelma C. Leighton requesting an exception to the Zoning Ordinance to authorize conversion of the use of the existing automobile sales, service, storage and repair garage (formerly Bodwell-Leighton Co.) at 510 Cumberland Avenue to a business for wholesale and retail sales of electrical equipment and supplies.

This permit is presently not issuable under the Zoning Ordinance because the proposed use is a non-conforming use in the Apartment House Zone where the property is located, according to Section 8-A of the Zoning Ordinance.

This appeal is taken under Section 18E 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 500 feet of the premises in question as required by law.

against this garage

BOARD OF APPEALS

Ben B. Wilson

Chairman

*Betty Loftus
I am sick in Bed
& Cant Come*

D.

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

May 7, 1957

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Friday, May 17, 1957, at 10:30 a. m. to hear the appeal of Zelma C. Leighton requesting an exception to the Zoning Ordinance to authorize conversion of the use of the existing automobile sales, service, storage and repair garage (formerly Bodwell-Leighton Co.) at 510 Cumberland Avenue to a business for wholesale and retail sales of electrical equipment and supplies.

This permit is presently not issuable under the Zoning Ordinance because the proposed use is a non-conforming use in the Apartment House Zone where the property is located, according to Section 8-A of the Zoning Ordinance.

This appeal is taken under Section 18E 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 500 feet of the premises in question as required by law.

BOARD OF APPEALS

Ben B. Wilson

Chairman

C



APPLICATION FOR PERMIT

Class of Building or Type of Structure... Masonry
Portland, Maine, Excised Nov. 8, 1955

PERMIT ISSUED
02125
1955
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 510 Cumberland Ave. Within Fire Limits? Dist. No.
Owner's name and address Bodwell-Leighton Co., 510 Cumberland Ave. Telephone 4-2611
Lessee's name and address _____ Telephone _____
Contractor's name and address Harry B. Lowell, 59 Spruce St. Telephone 2-8046
Architect _____ Specifications _____ Plans yes No. of sheets 1
Proposed use of building Sales & Service garage No. families _____
Last use _____ " " " " No. families _____
Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
Other building on same lot _____
Estimated cost \$ 600.00 Fee \$ 4.00

General Description of New Work

To relocate existing stairs from first to second floor in front of building as per plan

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** Harry B. Lowell

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
Is connection to be made to public sewer? _____ If not, what is proposed for sewage? _____
Has septic tank notice been sent? _____ Form notice sent? _____
Height average grade to top of plate _____ Height average grade to highest point of roof _____
Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
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:
OR-11/10/55-ajl

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 Co.

Signature of owner By: Harry B. Lowell

INSPECTION COPY

C16-254-131-Marks

11/18/55

Permit No. 55/2125

Location 510 Cumberland Ave

Owner Radwell Construction Co.

Date of permit 11/10/55

Notif. closing-in

Inspn. closing-in 11/21/55

Final Notif

Final Inspn.

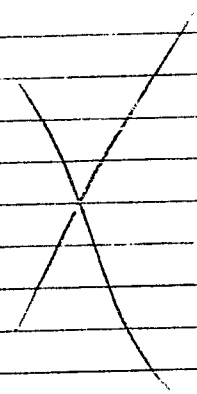
Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

NOTES

11/22/55 - Sold me ...
 was ...
 12/15/55 - Gas down ...
 1/9/56 - ...
 1/30/56 - Everything ...



January 9, 1956

Mr. C. Everett Leighton
Pres. & Treas. Bodwell-Leighton Co.
510 Cumberland Ave.
Mr. Harry Lowell
59 Spruce St.

Location - 510 Cumberland Ave.

Owner - Bodwell Leighton Co.

Job - Relocation of existing stairs

Gentlemen:-

Upon inspection of the above job on January 9, 1956, the following omissions or defects were found:

Fire door to the Service Manager's elevated office must be self-closing by means of a liquid door closer. See our letter to you of October 20th, fourth paragraph.

Wall nearest Service Manager's elevated office must run to the ceiling. At the present time there is an opening over the top of this partition of about one foot. This opening must be filled in so the stairway is entirely closed in.

It is important that correction of these conditions be made before January 20, 1956, and notify this office of readiness for another inspection.

If additional information relative to the above is desired, please phone Inspector Soule at 4-1431, extension 234, any week day but Saturday between 8:00 and 8:30 A. M.

Very truly yours,

A. Allan Soule
Field Inspector

AAS/G

October 20, 1955

RFU Wncd 10/28/55

Mr. C. Everett Leighton
President & Treasurer
Botwell-Leighton Co.
510 Cumberland Ave.

Copy to: Mr. Harry Lowell
59 Spruce St., So. Portland

Copy to: Mr. Leighton for his plan maker

Dear Mr. Leighton:-

Our inspector found a stairway being built from ground floor to upper floor in your garage at 504 Cumberland Ave., although no building permit had first been secured as required by the Building Law. No doubt this resulted from oversight on the part of Mr. Lowell and yourself, or perhaps each of you thought the other was getting the permit.

Unfortunately, because of the extra provisions for fire protection and prevention in garages, a considerable part of the new work does not comply with the requirements, and, of course must be made to.

It is now necessary that you have a plan of the proposed alterations made by someone accustomed to making such plans and who is acquainted with Building Code requirements so that the plans may be made to comply with the Code, and to file a blue-print of the plans with application for the permit (Mr. Lowell can file the application if you desire), the print to have all of the information on it printed from the original and to show all details. A copy of this letter is enclosed so that you may give it to the one who makes the plan.

The principal feature of departure from the requirements of the Building Code is that the stairway is required to be enclosed in the first story with partitions rated as affording one-hour fire resistance, and each opening in the enclosure, including the opening toward the Service Manager's elevated office, requires a labelled Class C fire door made self-closing by means of a liquid door closer and set in an approved fire door frame. There may be other requirements which will come out when your plan is made.

It appears that some type of enclosing partitions have been built around the stairway in the first story and have been covered up with gypsum wall board. This assembly does not meet the requirements for one-hour fire resistance, and your plan maker will have to work out some assembly that does. The studs or uprights in these enclosing partitions are required to be no less than 2x3 and spaced more than 16 inches from center to center. That construction will have to be found out and if deficient, corrected. Please note that the door leading to the Service Manager's office will have to be a self-closing fire door, same as the other and that the door at the foot of the stairs will have to be as far from the lowest riser as the door is wide.

This construction work will no doubt require adjustment of sprinkler heads and perhaps some change in sprinkler pipe lines. This work will have to be the subject of a separate permit to be applied for by and issuable only to the actual installer, and with the application for the permit it is necessary to file a plan of the changes, bearing
2 A

Mr. C. Everett Leighton - - - - #2

October 20, 1955

ing upon it the stamp of approval of the New England Fire Insurance Rating Assoc.

Being curious about the proposition, I looked the job over myself with Mr. Lowell, and found that since the more extensive job in 1948 shown by the Armitage plans, some changes have been made around the office of the Service Manager, or perhaps these changes were made in 1948. At any rate the plans filed with application for the permit at that time indicate that the Service Manager's office is down at the floor level of the garage while now the floor of the office is perhaps three feet above that level. Beneath the office floor there is an enclosed space with some type of access door. If this space beneath the office floor is not protected by the sprinkler system it will have to be. It looks very much to me as though the sprinkler heads were not properly adjusted when the former changes were made. They should all be fixed up now to give the building the standard protection which a sprinkler system is supposed to give.

Please see to it that belated application for the permit and the plan with it is filed at this office before October 28th, 1955, that the permit may be issued as quickly as possible; and then please see to it that the work is actually done and the building placed in compliance with the law at the earliest possible date.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMcD/G

27



(A) APARTMENT HOUSE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Installation
Portland, Maine, Sept. 4, 1951

PERMIT
016
SEP 7 1951
CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~construct~~ install the following building ~~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 510 Cumberland Avenue Within Fire Limits? yes Dist. No. _____
 Owner's name and address Bodwell-Leighton, 510 Cumberland Avenue Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Community Oil Co., 204 Kennebec Street Telephone 2-7481
 Architect _____ Specifications _____ Plans no No. of sheets _____
 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 \$ _____ Fee \$ 1.00

General Description of New Work

To replace 1-~~300~~50 gallon gasoline storage tank in garage.

9/4/51
9/6/51

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 Community Oil Co.

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:

Oliver T. Leighton

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
Community Oil Co.

Signature of owner by *J.R. Alward*

INSPECTION COPY

Permit No. 511684

Location 510 Cumberland Ave.

Owner Redwell Stegertson

Date of permit 9/7/58

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn. Eric A. H. O'Neil

Cert. of Occupancy issued

NOTES

~~Blank lined area with a large X drawn through it.~~

Blank lined area for notes.



APPLICATION FOR PERMIT

Class of Building or Type of Structure _____

Portland, Maine, Jan. 17, 1935

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect ~~and operate~~ ~~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 1200 Forest Ave. Within Fire Limits? no Dist. No. _____

Owner's name and address Community Oil Co., Inc., 204 Kemezis St. Telephone _____

Lessee's name and address _____ Telephone _____

Contractor's name and address Dilillo Construction Co., 79 Read St. Telephone 1-6172

Architect _____ Specifications _____ Plans yes No. of sheets 2

Proposed use of building service station No. families _____

Last use _____ No. families _____

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

Other buildings on same lot _____

Estimated cost \$ 15,000. Fee \$ 15.00

General Description of New Work

To construct 1-story masonry service station 42' x 30' as per plans. ~~To~~ windows on lubitorium side will be wire glass.

Permit Issued with Letter

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 Dilillo Construction Co.

Details of New Work

Form notice sent

Is any plumbing work 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 ^{suspended} ~~water~~ ~~air~~ fuel oil

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? 8" height? 11' 11"

If a Garage

No. cars now accommodated on same lot _____, to be accommodated _____ number _____ commercial _____ notated _____

Will automobile repairing be done other than minor repairs to cars habit _____ in the p _____ ? _____

Miscellaneous

Will work require disturbing of any tree _____ 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

Community Oil Co., Inc.
Dilillo Construction Co.

Signature of owner by: J. M. Mello

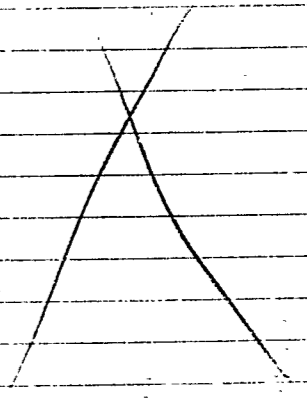
APPROVED:

~~477 315 445 429 415 4123~~
 Permit No. 55/165 519
 Location 1209 Forest Ave.
 Owner Community Oil Co.
 Date of permit 2/8/55
 Notif. closing-in 5/23/55 11:30 AM
 Inspn. closing-in 5/24/55
 Final Notif 5/28/55 3:00 PM
 Final Inspn. 8/17/55 E.S.S.
 Cert. of Occupancy issued 8/17/55 JWN

3/24/55 - Material
being applied to ceiling. 5/17/55 - Label
applied to permit
5.8.8.
4/7/55 - Building up -
Chemmy built - ready
to close in ceiling. E.S.S.
4/28/55 - job ready
ready. E.S.S.
5/17/55 - Same E.S.S.
5/24/55 - Eft G.T.
with int. masonry

NOTES

2/14/55 - Form inspection to be covered with
made. E.S.S. - int. masonry approved. E.S.S.
over little with masonry. 6/15/55 - Drawing done
Di-Millo. E.S.S. 5.8.8. 6/29/55 - Work done
2/21/55 - Laying blocks - 30-4 corners laid. 5.8.8. int. masonry labelled.
3/4/55 - Walls partially 7/1/55 - E.S.S.
laid up. masonry 6. 2.8.8. better
to-day. E.S.S. a lot further
3/7/55 - Same E.S.S. 7/6/55 - Ok. to issue
3/10/55 - Walls mostly finished - with masonry Temp. Certificate. E.S.S.
in place. masonry 7/13/55 - masonry in
in place. masonry ready for inspection
with. 5.8.8. 5.8.8.



C3-154-5C-Marks

(COPY)



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 1209 Forest Ave.

Issued to Community Oil Co.

Date of Issue Aug. 17, 1955

This is to certify that the building, premises, or part thereof, at the above location, built—~~structure~~
—~~change~~ ~~structure~~ under Building Permit No. 55/165, has had final inspection, has been found to conform
substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for
occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES
Entire

APPROVED OCCUPANCY
Service Station

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

8/17/55

(Date)

Earle S. Smith
Inspector

Warren [Signature]
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises and ought to be transferred from
owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

July 13, 1955

EP--1209 Forest Avenue

Community Oil Company
Att: Mr. Fred Foley, Jr.
204 Kennebec St.

Copy to: DiMillo Const. Co.
78 Read St.

Gentlemen:

You may consider this letter as a temporary certificate of occupancy for use of the new building at the above location as a service station.

It is understood that you are trying to secure a label for the warm air heating unit already installed in the building and that steps are being taken toward that end. The heating system is of course not to be put in use until this label has been secured or a labelled unit installed in its place.

As soon as it has been determined how this matter will be cared for, please notify us so that another inspection can be made and the final certificate of occupancy issued if everything is found in order.

Very truly yours,

Albert J. Sears
Deputy Inspector of Buildings

AJS/B

February 7, 1955

AP 1209 Forest Ave.--Removal of 3-1000 gallon underground gasoline storage tanks
and installation of 1-5000 gallon and 1-4000 gallon gasoline storage tanks
locations as shown in pencil on location blueprint filed in this office Feb.2,1955

Mr. Fred J. Foley, Jr.
Community Oil Co.
204 Kennebec St.

Copy to: Chief of the Fire Department

Dear Mr. Foley:

When you apply for future installations of such tanks as above, it will be necessary for you to file two blueprints with all of the information as regards locations etc. printed from the original plans. The reason for this is that we need a copy for our file, and a copy to send to the Fire Department, and we need the assurance that you have the original which shows all of the details as printed on the blueprints. The blueprints which you filed for this particular job have the locations of tanks etc. indicated on them in pencil, some of which is illegible. For instance your application called for the installation of 1-5000 gallon tank, but it looks like 6000 in pencil on the print.

Rather than delay the work, this permit is issued herewith, based on this print, subject to the following conditions. If these conditions are not understood, it is important that you contact this office immediately with more information.

1. The installation of 1-1000 gallon waste oil tank is excluded from this permit, because the plan seems to show that it is intended beneath the proposed new building. Chief Marr says that he is not prepared to approve this location for it because there is often gasoline content in crank case drainings.

2. When you have decided what to do about this waste oil tank, please have your plan maker show the proposed location of it on the original of the plot plan of the station, and at the same time show clearly all of the other information shown in pencil on the print we now have. Then, please get two blueprints of the original and file both of them here with application for amendment to the permit now issued--to include the waste oil tank. Nothing should be done toward installation of the waste oil tank until you have the amendment approved by Chief Marr and myself.

3. Presumably you will use the present service station building until the proposed building is ready for occupancy. When that time comes application for permit to demolish the existing building should be filed here.

4. You have shown in pencil on this location print at least three signs, evidently to be on vertical standards. The indication seems so close to the street line that it seems likely the signs will be projecting signs. Such projecting signs require a building permit before even the foundations of them are constructed. Application for such a permit must be made by the actual boxed sign hanger who is to erect the signs and the permits are issuable only to him. In a construction job of this kind, it seems to be the practice to have the general contractor construct the foundations for such signs. We have no objections to this, but the foundations should not be constructed or excavation made for them until the permit for the projecting signs have been issued.

There is also a roof sign indicated in pencil on the location print which we have. This sign also requires a permit before erection, and application must be made by the sign contractor and the permit is issuable only to him.

Mr. Fred J. Foley, Jr.-----2

February 7, 1955

The Fire Department has asked us to emphasize the fact that no tanks or piping are to be covered up in any way until notice has been given to the Fire Department and the Fire Department inspector has given his approval.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMD/B

February 3, 1955

AP 1209 Forest Ave.--Proposed Service Stations
AP 160-174 St. John St.-- " " "

Dinillo Construction Co.
78 Read St.
Community Oil Co., Inc.
204 Kennebec St.

Copy to Samuel H. Conner
Traffic Engineer

Gentlemen:

We shall be unable to issue the building permits for the construction of these stations until location width and other details of the curb cuts, ramps, width and other details of the approaches to the station from the public street have been approved by the Traffic Engineer, Samuel H. Conner.

While we are checking the plans against Building Code requirements and in order to expedite issuance of the permits, it would be well for you to submit the plot plan of each station to Mr. Conner to see whether his approval can be given on the arrangement or whether changes are needed. To accomplish this efficiently, please take to him two prints of each plot plan. If he requires changes in the arrangement, and if this method is satisfactory to him, perhaps the changes can be made in crayon, clearly legible, on both prints of each location, Mr. Conner can sign his approval on one of them which you can file at this office. Thus you will have a record of the exact changes required.

If Mr. Conner approves the layout as it is shown, a similar procedure can be followed.

Incidentally you still have not filed the plat or location plan for the station at 160-174 St. John St. Perhaps you would like to get his approval on both at the same time.

In the pressure of work in this department, we are unable to proceed with any application until all of the plans have been filed. To keep the record straight the applications for these two permits were filed on January 17, 1955 with the architectural drawings but the plat plan for 1209 Forest Ave. only and revised architectural drawings for both jobs were not filed until February 1. We still do not have the plat or location plans for 160-174 St. John St.

Very truly yours,

Warren McDonald
Inspector of Buildings

WNCB/B

Sam:

Mr. Orr has requested that we do not issue building permits for such service stations until you have approved the location etc. of the approach ramps over the sidewalks. We are trying this method of handling the manner of approval, putting the burden upon the applicant, to avoid complaints about delays in issuing building permits which are fairly frequent, though mostly we are not to blame for the delay.

When these situations are ready for approval will you be good enough to add your approval on at least one print and request the applicant to file it down here? If changes have been made on the duplicate prints securing your approval, we will note that fact in a letter when we issue the building permit to identify the changes. If you can think of some better way to handle this matter, please tell me. Warren McDonald

January 21, 1955

AP 1209 Forest Avenue

Warren McDonald

Cont'r.—^DDiStillo Construction Co. 78 Head St. Owner—^CCommunity Oil Co. 204 Kennesbec St. Plan Maker—^CChas. J. Roux, Jr. 37 Warren Ave. Cape Elizabeth

Check of the plans filed for construction of a one story concrete block service station at the above location discloses non-compliance with Building Code requirements as regards the details listed below. Before a permit can be issued it is necessary that the plans be revised to show compliance and that fresh prints with all of the information thereon printed from the originals be filed for checking and approval. Details in question are as follows:-

- no plot plan. We understand that this is in process of being made. ✓
- anchorage of roof timbers to masonry walls as specified by Sect. 312c3.9 of the Building Code not shown.
- fireproofing of lintels and supporting column for show windows of sales room is required because height of masonry wall above tops of lintels is to exceed four feet. See Sect. 303d2.4. } *only 4' masonry*
- unsupported height (distance between grade and bottoms of roof joists) exceeds 12 feet so that use of eight inch concrete block walls is not permissible. If foundation walls were to be made of poured concrete instead of concrete block, height could be counted from top of concrete. See Sect. 309b3. } *Changed to 12" walls*
- a statement of design signed by some person qualified to take responsibility for the design of the structural steel beams and lintels is required to be affixed to the plans. ✓
- what type of heater is to be used? Unless a suspended furnace located at least eight feet above the floor is to be used, a Class B fire door is required on opening from lubricatorium to heater room. See Sect. 204b3. } *refused*

Warren McDonald
Inspector of Buildings

AJS/G

JOHN W. LAKE
CHAIRMAN
SAMUEL H. CONNER
TRAFFIC ENGINEER

CLARENCE F. HOFACKER
MERRILL LUTHE
JULIAN H. ORR
BRYAN O. WHITNEY



CITY OF PORTLAND, MAINE
City Traffic Board

February 3, 1955

Mr. Fred J. Foley, Jr.
Community Oil Co.
204 Kennebec Street
Portland, Maine

Dear Mr. Foley:

I have discussed your proposed layout at 1209 Forest Avenue with the Commissioner of Public Works. We see no objection to the number and size of openings as indicated on your plan.

You may proceed to make application to the Public Works Department to have the work done.

Very truly yours,

Samuel H. Conner
SAMUEL H. CONNER
Traffic Engineer

SHC/mr

*Neuzi,
File 2 copies of plot plan showing street openings
with Dept. of Public Works to expedite permits.*

RECEIVED

FEB 4 1955

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

STATEMENT ACCOMPANYING APPLICATION FOR BUILDING PERMIT

for service station
at 1209 Forest Ave. Date 1/17/55

1. In whose name is the title of the property now recorded? Community Oil Co.
2. Are the boundaries of the property in the vicinity of the proposed work shown clearly on the ground, and how? will be
3. Is the outline of the proposed work now staked out upon the ground? no
If not, will you notify the Inspection Office when the work is staked out and before any of the work is commenced? yes
4. What is to be maximum projection or overhang of eaves or drip? _____
5. Do you assume full responsibility for the correctness of the location plan or statement of location filed with this application, and does it show the complete outline of the proposed work on the ground, including bay windows, porches and other projections? yes
6. Do you assume full responsibility for the correctness of all statements in the application, concerning the sizes, design and use of the proposed building? yes
7. Do you understand that in case changes are proposed in the location of the work or in any of the details specified in the application that a revised plan and application must be submitted to this office before the changes are made?
yes

Mc Millan Const Co
By N. H. McMillan



(A) APARTMENT HOUSE ZONE

APPLICATION FOR PERMIT TO ERECT SIGN OVER PUBLIC SIDEWALK OR STREET

PERMIT ISSUED
Permit No. 00500
APR 20 1949

Portland, Maine, April 14, 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 512 Cumberland Avenue Within Fire Limits? yes Dist. No. _____

Owner of building to which sign is to be attached Bodwell-Leighton Co.

Name and address of owner of sign Bodwell-Leighton Co., 512 Cumberland Avenue

Contractor's name and address United Neon Display, 71 Elm Street Telephone 2-0695

When does contractor's bond expire? Dec. 31, 1949 *INSPECTION NOT COMPLETED*
Appeal Sustained conditionally 3/18/49
4-15-49 O.K. COG.

Information Concerning Building

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

Details of Sign and Connections

Permit Issued with Letter

Electric? yes Vertical dimension after erection 5' Horizontal 6'

Weight 200 lbs. Will there be any hollow spaces? yes Any rigid frame? yes

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

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

No. through bolts 1 Size 3/4" Location, top or bottom top

No. guys 5 material cable Size 5/16"

Minimum clear height above sidewalk or street 20'

Maximum projection into street 6'

United Neon Display

Fee \$1.00

Signature of contractor by: J. J. Coyne

Original

