



SOCONY-VACUUM OIL COMPANY
INCORPORATED

48 Main Street, So. Portland 2, Maine
(P. O. Box 1521, Portland 2, Maine)

May 2, 1952.

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

*Consider
also as an adjoining
and see letter of 5/12/52
for answer.*

Dear Mr. McDonald:

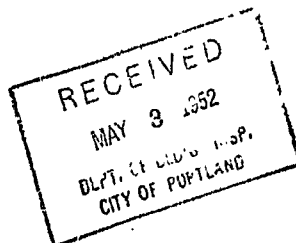
This is to petition the Planning Board of the City of Portland for permission to use the building owned by us at No. 186 Brighton Avenue as a warehouse and park more than one commercial vehicle or bus there at any one time. This is in addition to the rights which we already enjoy at this location.

If this petition is granted, I believe it will give us the necessary freedom of operation which we desire at this location.

Yours very truly,

A. E. W. Ellis
A. E. W. Ellis
District Sales Manager

AEW:mib



AP 186 Brighton Ave.

February 23, 1952

Socony Vacuum Oil Co.,
48 Main Street,
South Portland, Maine

Gentlemen:

Building permit to cover change of use of the rear part of the building at 186 Brighton Avenue, corner of St. John Street, from a Repair Garage to Major Garage for the storage of not more than four passenger buses, including changing out the two large doors facing St. John Street to one doorway 12 feet high and 12 feet wide, is not issuable under the Zoning Ordinance because the storage of more than one commercial motor vehicle is not allowable, according to Section 6A of the Zoning Ordinance, applying to the Local Business Zone where the property is located.

The existing repair garage in this rear part of the building is also non-conforming, but was allowed to continue because it existed as a non-conforming use when the Zoning Ordinance was adopted. However the Zoning Ordinance provides, according to Section 14A, that under such circumstances one non-conforming use shall not be changed to another non-conforming use.

You have indicated your desire to seek exception from the Board of Appeals; so there is enclosed an outline of the Appeal Procedure.

Very truly yours,

Warren McDonald
Inspector of Buildings

KMcD/H
Enc. Outline of appeal
procedure

Memorandum from Department of Building Inspection, Portland, Maine

184-190 Brighton Avenue--Installation of 1-3000 gallon gasoline tank and
1-500 gallon waste oil tank for Socony Vacuum
Oil Company by T. H. Stoker, installer

Before tanks and piping are covered from view, installer is required to notify Fire Department Headquarters of readiness for inspection and to refrain from covering up until approved by the Fire Department.

These tanks of 3000 and 500 gallons capacity are required to be of steel or wrought iron no less in thickness than No. 7 gauge and No. 14 gauge respectively and before installation are required to be protected against corrosion, even though galvanized, by two preliminary coats of red lead and heavy coat of hot asphalt, or equivalent.

Pipe lines connected to underground tanks, other than tubing and except fill lines and test wells, must be provided with double swing joints arranged to permit the tank to settle without impairing the efficiency of the pipe connections.

Owner and installer will have to bear the responsibility for the structural capacity of the tank to support loads from above such as heavy motor trucks.

If tanks will be so located as to be subjected to the action of tide water or "ground" water, adequate anchorage or weighting must be provided to prevent "floating" when tank is empty or nearly so.

CC: Socony Vacuum Oil Co.
48 Main Street, So. Portland

Oliver T. Sanborn, Chief
of the Fire Department

(Signed) Warren McDonald
Inspector of Buildings



(1) LOCAL BUSINESS ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class

Portland, Maine, December 10, 1941

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ alter ~~repair~~ ~~and~~ ~~maintain~~ the following building, structure or 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 184-190 Brighton Avenue Within Fire Limits? no Dist. No. _____
 Owner's name and address Socony Vacuum Oil Co., Inc., 18 Main St., So. Portland Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address _____ Telephone _____
 Architect _____ Specifications _____ Plans no No. of sheets _____
 Proposed use of building Service Station and sales Wholesale tire and accessories and storage of tires and accessories No. families _____
 Last use Service Station No. families _____
 Material masonry No. stories 1 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ _____ Fee \$ 50

General Description of New Work

To change non-conforming repair garage in the rear to a wholesale tire and accessories business, and storage of tires and accessories. No recapping. No alterations.

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** Socony Vacuum Oil Co., 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? _____

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

Socony Vacuum Oil Co., Inc.

Signature of owner by:

Miles Evans

INSPECTION COPY

Permit No. 5
Location 184-190 Brighton Ave
Owner Socany Traction Oil Co. Inc.
Date of permit _____
Notif. closing-in _____
Inspn. closing-in _____
Final Notif. _____
Final Inspn. _____
Cert. of Occupancy issued _____

NOTES

not done
Permit not
issued



File SOCONY-VACUUM OIL COMPANY
INCORPORATED

48 Main Street, So. Portland 2, Maine
(P. O. Box 1521, Portland 2, Maine)

February 4, 1952

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

Dear Sir:

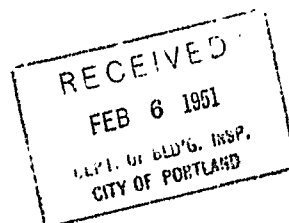
This is written with reference to your letter of January 21 and further concerning our application of December 10, 1951: "To change non-conforming repair garage in the rear to a wholesale tire and accessories business, etc. etc."

Our tenant, on behalf of whom the application was made, will have vacated the building at 184-190 Brighton Avenue by February 15, 1952. We presume that this will clear up the question of non-conformance in this Local Business Zone.

I wish to thank you for your consideration in discussing these matters with our Mr. Grant last week. I am sure that we all have a better understanding of the zoning restrictions.

Very truly yours,

W. Willis
District Sales Manager.



AP 184-190 Brighton Avenue,
Corner of St. John Street-I
3/4/52/WMcB

January 21, 1952

Mr. Albert E. Willis, District Manager
Socony Vacuum Oil Company, Inc.
28 Main Street
South Portland, Maine

Copies to: Mr. Willis to be handed
to tenant
Corporation Counsel

Dear Mr. Willis:

After our discussion some time ago about the use of the rear part of the building at 184-190 Brighton Avenue, corner of St. John Street, for a tire business which of which would be at wholesale, at your Mr. Evans' request on December 11, I wrote to you certifying the matter for filing zoning appeal with the Board of Appeals. Noting that the building is apparently being used for the tire business, either retail or wholesale, I found that no appeal had been filed. Upon inquiry of Mr. Evans we were told that the owner intends to make an effort to get the zone classification changed, and that it was your understanding that the wholesale tire business could be conducted there as long as less than half of the total tire business was conducted at wholesale.

This latter understanding is incorrect because reference to Section 6A of the Zoning Ordinance, applying to the Local Business Zone where the property is located, shows that no wholesale business at all is allowable in such a zone. The only allowance for wholesale business in such a zone is in connection with goods manufactured on the premises in which case less than half of the products so manufactured on the premises may be sold at retail by the manufacturer to the consumer on the premises. A local bakery is a good example of what this allowance seems to mean. The allowance is really to permit manufacturing incidental to a retail business or service so that such a baker could sell a part of his products at wholesale if he so desired.

While you have every right to petition for change of zone classification, and, of course, you can at any time file a zoning appeal, it is clear that in the meantime any wholesale business at all conducted there is in violation of the Zoning Ordinance.

We are holding your application of December 10, 1951: "To change non-conforming repair garage in the rear to a wholesale tire and accessories business, and storage of tires and accessories. No recapping. No alterations." Please advise as soon as convenient what we should do with this application.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMcB/G

AP 184-190 Brighton Avenue,
Corner of St. John Street-1

December 11, 1951

Mr. Albert E. Willis, District Manager
Socony Vacuum Oil Company, Inc.
22 Main Street
South Portland, Maine

Copies to: Socony Vacuum Oil Co. for
use of tenant
Corporation Counsel

Dear Mr. Willis:

Building permit intended to authorize change of use of the rear part of the Socony building at 184-190 Brighton Avenue, corner of St. John Street, (the rear part having frontage on St. John Street) from the non-conforming use of repair garage to use for a wholesale tire business and for storage in connection therewith without recapping facilities, is not issuable under the Zoning Ordinance because the property is located in a Local Business Zone where, according to Section 6A of the Ordinance, applying to such zones, both the present repair garage and the proposed wholesale and storage business are non-conforming; and according to Section 14A it is not allowable under these circumstances to change from a non-conforming repair garage to this proposed non-conforming use.

You have indicated your desire to seek an exception from the Zoning Board of Appeals; so, there is enclosed an outline of the appeal procedure. A copy of this letter is also enclosed with the thought that you may desire the prospective tenant to have it.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMC/DG

Enclosure: Outline of appeal procedure

INQUIRY BLANK

ZONE Local Business

FIRE DIST. _____

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Verbal
By Telephone

Date December 7, 1951

LOCATION 184-190 Brighton Avenue, OWNER _____
Corner of St. John Street

MADE BY Mr. Willis of Secony Vacuum Oil Company - TEL. _____

ADDRESS _____

PRESENT USE OF BUILDING _____

CLASS OF CONSTRUCTION _____ NO. OF STORIES _____

REMARKS: _____

INQUIRY: 1. Can the rear part of the lot fronting on St. John Street be set out
and a building constructed there to be used by a laundry for a drive-in collection
and delivery service for the retail laundry business?

2. How does the Zoning Law apply to changing the non-conforming repair
garage in the rear to a tire business involving mostly wholesale, storage and perhaps
recapping?

ANSWER: 1. If this laundry service is directly between the company and a retail
customer, the use is allowable.

2. The wholesale business and the recapping and perhaps the storage feature
since it is in connection with the wholesale business are non-conforming uses.
A permit is needed to change the non-conforming garage to these other non-conforming
uses, and such a permit could not be issued unless first authorized by the Board of
Appeals after the usual appeal procedure.

DATE OF REPLY 12/7/51 REPLY BY WMGD



(1) LOCAL BUSINESS ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Installation

Portland, Maine, Sept. 26, 1951

PERMIT ISSUED

OCT 3 1951

01904
CITY OF PORTLAND

A-VIEM

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ ~~construct~~ ~~install~~ the following building ~~structure~~ ~~or~~ 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 184-190 Brighton Avenue Within Fire Limits? no Dist. No.
 Owner's name and address Socony Vacuum Oil Co., Main St., So. Portland Telephone

Lessee's name and address Telephone

Contractor's name and address Thomas Stokes, 355 Pride Street, Westbrook Telephone 3-5179
 Architect Specifications Plans yes No. of sheets 1
 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 \$ Fee \$ 1.00

General Description of New Work

To install 1-3000 gallon gasoline storage tank and 1-500 gallon waste oil tank. Public use. Tanks will be 3' underground and painted with asphaltum. Tanks bear Underwriters label. To install 4 new electric pumps. 1 1/2" piping from tanks to pump.

Permit Issued with Memo

Permit Issued with Memo

BEFORE Covering Tank and any Piping APPROVAL of FIRE DEPT. Required.

If 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 Thomas Stokes

Sept. 26, 1951
MAY 27 1951
CITY OF PORTLAND
REQUIREMENT IS OBSERVED

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 carryin; 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. Seaborn
CITY OF PORTLAND

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

Socony Vacuum Oil Co.

Signature of owner by: *J.H.P.*

INSPECTION COPY

2-29-52

Permit No. 51/190.9
 Location 184-190 Brighton Ave.
 Owner Sacony Platinum Oil Co.
 Date of permit 2/3/51
 Notif. closing-in _____
 Inspn. closing-in _____
 Final Notif. _____
 Final Inspn. 2-28-52 *WJM*
 Cert. of Occupancy issued _____

NOTES

2-28-52 - work completed WJM

Vertical lines for notes or additional information.

City of Portland, Maine
Board of Appeals
-ZONING-

*Sustained
Conditionally
5/29/52* 52/47

May 9, 19 52

To the Board of Appeals:

Your appellant, Socony-Vacuum Oil Company, who is the owner of property at 186 Brighton 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 to cover change of use of rear part of building at 186 Brighton Avenue, corner of St. John Street from Repair Garage to Major Garage for the storage of not more than four commercial motor vehicles, including changing out the two large doors facing St. John Street to one doorway 12 feet high and 12 feet wide, is not issuable under the Zoning Ordinance because the storage of more than one commercial motor vehicle is not allowable, according to Section 6 of the Ordinance, applying to the Local Business Zone where this 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.

Socony-Vacuum Oil Company

By *Collins*
Appellant

After public hearing held on the 29th day of May, 19 52 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 there shall be no storage or repair and maintenance of such commercial motor vehicles on the premises outside of the garage building.

It is, therefore, determined that exception to the Zoning Ordinance may be permitted in this specific case, provided that there shall be no storage or repair and maintenance of such commercial motor vehicles on the premises outside of the garage building.

William H. O'Neil
Edward J. Kelley
BOARD OF APPEALS

City of Boston
Board of Appeals
100 State Street
Boston, Mass.
1952

gfd.

DATE: May 29, 1952

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF SOCONY-VACUUM OIL COMPANY
AT 186 Brighton Avenue

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

<u>Board of Appeals</u>	<u>VOTE</u>		<u>Municipal Officers</u>
	Yes	No	
Mr. Luhe	(x)	()	PROVIDED THAT THERE SHALL BE NO GARAGE OR REPAIR AND MAINTENANCE OF SUCH COMMERCIAL MOTOR VEHICLES ON THE PREMISES OUTSIDE OF THE GARAGE BUILDING.
Mrs. Frost	(x)	()	
Mr. Getchell	(x)	()	
Mr. Colley	(x)	()	
Mr. O'Erion	(x)	()	
	()	()	
	()	()	
	()	()	

Record of Hearing:

Mr. Willis for Socony
OPPOSED: Max Kaplan, 148 Noyes Street
Leo Wine, 242 Dartmouth Street
Mrs. Kalor, Devonshire Street

163 Brighton Avenue
John Fox +
Henry - Thomas oil

Approved
/

Portland 5, Maine.

Mr H. Merrill Luther -
Board of Appeals
City of Portland, Maine.

Dear Sir:—

We are definitely opposed to
any change in zoning to permit
use of 186 Brighton Ave. for
storage or use as a Major Garage.

This is a very busy and
congested corner now and we
believe this permit would make
things much worse.

Yours Truly,
Ray Billington
Eldora J. Billington.

Also a very noisy corner and
would not want anything which
would add more noise.

May 5, 1952

To the Honorable City Council
of the City of Portland, Maine

Gentlemen:

Petition No. 236 of the Socorex-Vacuum Oil Company re Change of zone
186 Brighton Avenue, corner St. John Street, has been considered by
the Portland City Planning Board.

At my suggestion, Mr. A. E. Willis, District Sales Manager, has with-
drawn this appeal and will substitute instead an appeal for permission
to use the property at 186 Brighton Avenue as a warehouse which is
an allowable use with the approval of the Board of Appeals. I feel
that it is the opinion of the Planning Board that this appeal should
be granted.

Respectfully submitted,

cc:

Mr. H. Norton Maxfield
Acting City Manager

Neal W. Allen
Vice-Chairman
Portland City Planning Board

Mr. Leon Webber
City Clerk

Mr. Barnett I. Star
Corporation Counsel ✓

Mr. Warren McDonald
Director, Building Inspection

WREN McDONALD
INSPECTOR OF BUILDINGS

On reply refer

to file Inquiry

FU

CITY OF PORTLAND, MAINE

Department of Building Inspection

186 Brighton Avenue,
corner of St. John Street

May 12, 1952

Copies to: Director of Planning
Corporation Counsel ✓

Mr. A. E. Willis
District Sales Manager
Socony-Vacuum Oil Company
P. O. Box 1521
Portland 2, Maine

Dear Mr. Willis:

While you were out of town last week I talked with Mr. Evans about your letter of May 2 which, although addressed to me, you seemed to have intended as a petition to the Planning Board seeking the right to use the building owned by Socony at 186 Brighton Avenue as a warehouse and to park more than one commercial vehicle or bus there at one time.

Mr. Evans did come in and we found that you had filed an application last February 21, to change out two large doors facing St. John Street to one large door and to change the use of the rear part of the building, which has access from St. John Street, from the current non-conforming use of repair garage to a major garage for the storage of not more than four passenger buses. We followed up that application with my letter of February 23 to you, which outlined the method of appeal, since you had indicated your desire to seek an exception from the Board of Appeals. Nothing further developed at that time in this connection.

As in that case, when anyone desires to file an appeal with the Zoning Board of Appeals on a matter which requires a building permit, the first step is to file application for the building permit, even though it is known that we cannot issue the permit under the terms of the Zoning Ordinance. This application forms the basis for the appeal, which is filed at the office of Corporation Counsel, according to the procedure outline of which was attached to my letter of February 23, and another attached to this letter.

Mr. Evans, when he came in the office last week, seemed to have in mind an alternative proposition for the use of this rear part of this building, and the same seems to be intimated in your letter of May 2. An appeal must be specific. It is not possible to file an appeal for alternative proposals for the same building. It is in order for you to file an appeal asking for a combination of warehouse and garage for buses, or for use of the repair garage as a warehouse and storage of the buses on the land outside. If such an appeal were granted it would be granted as a combination, and the appeal should set forth what kind of a warehouse and in what connection it would be used, whether in connection with a wholesale distribution business, a retail distribution business or just plain storage as a business of itself.

It appears that this rear section of the building is not large enough to accommodate many buses and still have room for any storage of other goods. If it were, and you were to secure that right from the Appeal Board, the Building Code would require a fire separation wall between the part used for the motor vehicles and the part used for warehouse purposes.

If you wish to get some kind of a decision from the Board of Appeals at the

C
O
P
Y

J. J. MCDONALD
INSPECTOR OF BUILDINGS

On reply refer

to file Inquiry

FU

CITY OF PORTLAND, MAINE

186 Brighton Avenue, Department of Building Inspection
corner of St. John Street

May 12, 1952

Mr. A. E. Willis
District Sales Manager
Socony-Vacuum Oil Company
P. O. Box 1521
Portland 2, Maine

Copies to: Director of Planning
Corporation Counsel ✓

C
O
P
Y

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Mr. Evans did come in and we found that you had filed an application last February 21, to change out two large doors facing St. John Street to one large door and to change the use of the rear part of the building, which has access from St. John Street, from the current non-conforming use of repair garage to a major garage for the storage of not more than four passenger buses. We followed up that application with my letter of February 23 to you, which outlined the method of appeal, since you had indicated your desire to seek an exception from the Board of Appeals. Nothing further developed at that time in this connection.

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If you wish to get some kind of a decision from the Board of Appeals at the



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION 001015

NOV 8 1979

ZONING LOCATION PORTLAND, MAINE, Nov. 7, 1979

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 186 Brighton Avenue
1. Owner's name and address Mobil Oil Corp.- 170 Lincoln St. So. Port. Telephone 799-8541
2. Lessee's name and address Telephone
3. Contractor's name and address Portland Pump Co.- 321 Lincoln St. Telephone 767-2468
4. Architect Specifications Sop. Port 04106 No. of sheets
Proposed use of building No. families
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ Fee \$ 30.00

FIELD INSPECTOR-Mr. @ 775-5451
This application is for: Dwelling Ext. 234
Garage To remove 3-5,000 gal. gasoline fuel tanks, UNDERGROUND
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 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 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 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 to see that the State and City requirements pertaining thereto are observed?
Fire Dept.:
Health Dept.:
Others:

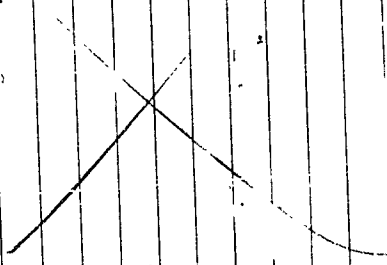
Signature of Applicant [Signature] Phone # same
Type Name of above Portland Pump Co. 1 2 3 4
Other and Address

FIELD INSPECTOR'S COPY

Permit No. 79/1015
Location 186 Brighton Ave.
Owner Mobil Oil Corp
Date of permit 11-7-79
Approved 11-8-79 ^{Remore} _{3-500 GAL}
undryan

NOTES

11-9-79 Started to Remore tanks
11-13-79 ~~Remore~~ Remore 2 covered
own is 5th stand - 200



Mr. A. E. Willis-----2

May 12, 1952

earliest possible date (probably May 29), it is important that you get your papers filed quickly, for the appeal should be filed at the office of Corporation Counsel before the close of business on Thursday, May 15--to have a chance of holding the Public hearing on May 29, this because notice of the hearing must be mailed to the owners of all property within 500 feet of the property in question at least ten days before the hearing.

If you wish to go ahead on the basis of the application of February 21, to change the doorways and to change the use of the rear part for the storage of not more than four passenger buses, you need only to consult my letter of February 23 with the outline of appeal procedure attached, and proceed to the office of Corporation Counsel before Friday and file the appeal.

If, however, you wish to file application for some other use of the property not allowed by the Zoning Ordinance, and if you wish the answer soon, it seems important that you file as quickly as possible application for a permit at this department explaining fully what you want, whereupon we will get out our certification letter on that basis, and get it quickly to you so that you can file your appeal on the basis of that application.

With the application of February 21, Mr. T. E. Murphy paid a fee of two dollars. If we are unable to issue a permit, the Building Code authorizes return of the fee if the receipt for the fee is filed at the office. Therefore, if you intend to file a new application for a different use than that of February 21, it is best to pay the fee in the same manner as though there were no other application. Then return the receipt for the fee of February 21, or, in event you do not have it or Mr. Murphy does not have it, send us a letter explaining that fact and the two dollars will be refunded by voucher.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMCD/B

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

May 19, 1952

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine on Thursday, May 29, 1952 at 10:30 a. m. Daylight Saving Time to hear the appeal of Socony-Vacuum Oil Company requesting exception to the Zoning Ordinance to permit change of use of rear part of the building at 186 Brighton Avenue from Repair Garage to Major Garage for the storage of not more than four commercial motor vehicles.

This permit is presently not issuable under the Zoning Ordinance because the storage of more than one commercial motor vehicle is not permitted in the Local Business Zone where this property is located, although Repair Garage may be continued as a legally established non-conforming use.

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 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

H. Merrill Luthe

Chairman

M

274
At 186 Brighton Avenue-I

July 19, 1951

Mr. E. N. Evans
P. O. Box 1521
Portland, Maine

Copy to: Socony Vacuum Oil Company, Inc.
648 Beacon Street
Boston, Massachusetts

Dear Mr. Evans:

Building permit for alterations to building at 186 Brighton Avenue provide a Service Garage in the front portion thereof is issued herewith based on the plans filed with the application but subject to the conditions listed below. If for any reason you cannot or do not wish to provide construction as outlined, no work is to be started and the permit is to be returned to this office for adjustment. Conditions under which the permit is issued are as follows:

1. The Class B fire door to be provided at the entrance to the heater room is required to be equipped with either automatic or self-closing hardware.

2. Because of the area of the service garage, all parts of the outside walls are required to be of masonry except for door and window construction. On this basis the use of the wood stud construction where the existing door opening in the St. John Street wall of the building is to be closed up is not allowable. Therefore the permit is issued on the condition that the wall of this closed in area around the doors and window to be located in it is to be constructed of masonry at least 8" thick.

3. A separate permit issuable only to a bonded sign hanger is required for the installation of the sign projecting over the St. John Street sidewalk. Since the size and construction, as well as the location, of the pole supporting the sign is involved in the requirements governing the erection of the sign, it is important that the pole not be set in place until after issuance of the permit for the sign.

4. A separate permit issuable only to the installer is required for the changes involving the gasoline tanks and pumps, this permit to be secured before any work on these installations is started.

5. It should be noted that the rights granted by the zoning appeal concerning the alterations to this building will expire October 13, 1951, six months from the date the appeal was sustained, unless work on the project is started before that date.

Very truly yours,

Warren McDonald
Inspector of Buildings

AJS/G

AP 184-190 Brighton Avenue-1
Corner of St. John Street

March 28, 1951.

Pinthar's Garage
184 Brighton Avenue
Secony Vacuum Oil Company
Attn: Mr. Miles Evans
48 Main Street
South Portland, Maine

Copy to: Corporation Counsel

Gentlemen:

Building permits intended to cover structural alterations of the repair garage and gasoline filling station building and to cover re-arrangement of the pumps, piping and tanks on and beneath the open areas of the lot, are not issuable under the Zoning Ordinance because both the repair garage and filling station (Service Garage) uses are non-conforming with the Ordinance in the Local Business Zone where the property is located and structural alterations are contemplated in the building in connection with changing a large part of the repair garage to a service garage contrary to Section 11A of the Ordinance, which provides that no non-conforming use shall be changed to another non-conforming use if structural alterations in connection therewith are intended.

You have indicated your desire to seek exception from the Board of Appeals in this specific case; so, there is enclosed an outline of the appeal procedure.

To get the earliest possible action on the part of the Board, the appeal should be filed at the office of Corporation Counsel in the name of the owner of the property as early as possible, certainly before Friday noon, March 30.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMCD/G

Enclosure to each addressee: Outline of appeal procedure

COPY



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

Issued to **Socony Vacuum Oil Company**

Date of Issue **January 25, 1952**

This is to certify that the building, premises, or part thereof, indicated below, and ~~has~~ altered—changed as to use at **184-190 Brighton Avenue** under Building Permit No. **51/1320**, 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, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Half toward Brighton Avenue
Remainder of building

Service Garage
Repair Garage

Limiting Conditions:

This certificate supersedes

certificate issued

Approved **1/24/52**

William J. Mesler

Warren J. [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.



(L) LOC.

APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class
Portland, Maine, March 27, 1951

PERMIT ISSUED

JUL 19 1951

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to alter, repair, demolish or install the following building structure or structures 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 184 -190 Brighton Avenue. Within Fire Limits? no Dist. No.
Owner's name and address Pinkham's Garage, 184 Brighton Avenue Telephone
Lessee's name and address Prospective owner Socony Vacuum Oil Co. Telephone
Contractor's name and address 48 Main St., So. Portland Telephone
Architect Specifications Plans No. of sheets
Proposed use of building Service Station No. families
Last use " and repair garage No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot Fee \$
Estimated cost \$

General Description of New Work

To make structural alterations to garage and service station as per plan filed.

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

Appeal sustained 4/13/51

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 Socony Vacuum Oil Co.

Miles Evans

Details of New Work

Permit Issued with Letter

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

Socony Vacuum Oil Co.

A. August Colson

Signature of owner By:

INSPECTION COPY



(1) LOCAL BUSINESS ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED
01320
JUL 19 1951
CITY of PORTLAND

Class of Building or Type of Structure 2nd Class
Portland, Maine, July 9, 1951
Supersedes appl/ 3/27/51

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair or demolish 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 186 Brighton Avenue Within Fire Limits? no Dist. No. _____
Owner's name and address Socony Vacuum Oil Co., Inc., Telephone _____
348 Beacon St., Boston, Mass. Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address not let Telephone _____
Architect _____ Specifications _____ Plans yes No. of sheets 8
Proposed use of building Service Station and Repair or Major Garage No. families _____
Last use Garage and service station No. families _____
Material masonry No. stories 1 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____ Fee \$ 5.00
Estimated cost \$ 5000.

General Description of New Work

To demolish existing service station building, and canopy.
To remodel existing repair garage for use as service station as per plans, half toward Brighton Avenue to be Service Station and remainder of building will remain as is, Major or Repair Garage

Permit Issued with Letter.

Appeal sustained 4/3/51

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 owners
R. M. Evans, Box 1521, Portland, Maine

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
Socony Vacuum Oil Co., Inc.

APPROVED:
Walter C. By

R. M. Evans

Signature of owner By: _____

INSPECTION COPY

1/12/13

Permit No. 51-13220

Location 184-190 Brighton Ave

Owner William McQuinn City Bldg

Date of permit 4/19/51

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn. 1-24-52 WJM

Cert. of Occupancy issued 1/25/52

NOTES

4/14/51 No work done WJM
 8/30/51 " " " " WJM
 10/8/51 - Work started - by J.M.
 11/24/51 - Work remaining along line WJM
 12/12/51 - Left J.T. Kelly & Co. Electrical
 Inspection by J.M.
 1-24-52 Work completed. WJM

5.00

To demolish existing service station building, and to
 to remove existing repair garage for use as service station as per plans, full toward
 to demolish existing repair garage and foundation of building and to

is not planned in the work
 is not planned in the work
 is not planned in the work

INQUIRY BLANK

ZONE _____

FIRE DIST. _____

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Verbal
By Telephone

Date April 17, 1951

LOCATION 184-190 Brighton Avenue, OWNER _____
Corner of St. John Street Inc.
MADE BY Benjamin Thompson, Esq., for Socony-Vacuum Oil CoTEL.

ADDRESS _____

PRESENT USE OF BUILDING _____

CLASS OF CONSTRUCTION _____ NO. OF STORIES _____

REMARKS: _____

INQUIRY: Concerning certain uses of the above property as per letter of April 17,
1951.

ANSWER: By letter of 4/20/51

DATE OF REPLY 4/20/51 REPLY BY WMGD

me... with...

WOODMAN, SKELTON, THOMPSON & CHAPMAN
COUNSELLORS AT LAW
85 EXCHANGE STREET
PORTLAND 3, MAINE

ALBERT S. WOODMAN
WILLIAM S. SKELTON
NATHAN W. THOMPSON
RICHARD S. CHAPMAN
BENJAMIN THOMPSON
ARTHUR CHAPMAN, JR.

April 17, 1951

184-190 Brighton Ave.

*Pls return
this
to
4/18/51*

RECEIVED
APR 17 1951
DEPT. OF BLD'G. INSP.
CITY OF PORTLAND

Department of Building Inspection
Portland

Maine

Attention: Mr. Warren McDonald

Dear Mr. McDonald:

Pursuant to our conversation today, I am writing you this letter to gain further information relative to a garage and filling station owned by Seldon C. Pinkham on the corner of St. John Street and Brighton Avenue, Portland, Maine.

As you know, Socony-Vacuum Oil Company, Incorporated, whom I represent, has entered into a Buy-Sell Agreement with Mr. Pinkham, and before they take title, they want to make certain that their rights are protected relative to the Portland Zoning Law. Therefore, they would like to know:

1. If the premises involved or any part of them can be used as a used car lot by Socony or its assigns. If it can be used for this purpose, whether there are any restrictions as to where the used car lot should be located on the premises, and the number of commercial vehicles that could be stored on the premises.

2. Whether the premises involved are qualified either under the present zoning law or as a non-conforming use for a garage and/or a repair shop, said garage or repair shop to be used in conjunction with the used car lot. We understand, in regard to the above two points, that one Frank Hague has very recently used the premises as a used car lot and as a garage or repair shop.

Department of Building Inspection

-2-

April 17, 1951

3. Socony would like very much to install two new tanks on the premises - one of 3000 gallon capacity, and the other of 2000 gallon capacity. We are wondering what the procedure would be for us to get permits to install these tanks.

In regard to the three questions above, we are very much interested as to whether or not we will need permission from the Board of Appeals. We would very much appreciate an answer from you on these points as soon as conveniently possible.

Yours very truly,

Ben Thompson

BT:be

RECEIVED

APR 17 1951

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

Inquiry 184-190 Brighton Avenue,
Corner of St. John Street

April 20, 1951

Benjamin Thompson, Esq.
85 Exchange Street
Portland, Maine

Dear Mr. Thompson:

Replying to your inquiry of April 17 concerning certain uses of the property at 184-190 Brighton Avenue, corner of St. John Street, this property under the Zoning Ordinance is located in a local business zone where most retail businesses are allowable uses, but where gasoline service stations and repair garages are not allowable uses. The repair garage and the gasoline service station building with tanks and pumps etc. which exist there are non-conforming uses allowed to continue because they existed in December, 1938 when the Zoning Ordinance became effective. By successful ^{appeal} to the Board of Zoning Appeals the right has now been secured to remove the existing filling station building, to establish the half of the main building toward Brighton Avenue as a gasoline filling and motor vehicle service station (Service Garage) and to rearrange gasoline storage tanks, pumps etc. Now your questions:

1. Any part of the premises can be used for the sale of automobiles either new or used, but not more than one commercial vehicle may be kept on the premises at any one time. If used for the sale of used or second-hand motor vehicles, this allowable use would not include repair of the vehicles on the open land nor would it include demolishing or taking them apart to reclaim parts or for any other purpose.

2. The rear part of the main building to be left when the motor vehicle service part is set off will still have rights as a repair garage, and there is no reason why a used car dealer could not repair motor vehicles in that part, as long as the limitation of not more than one commercial vehicle on the premises at one time were observed.

3. It appears that the clause in the recent appeal "to cover rearrangement of the pumps, piping and tanks on and beneath the open areas of the lot" is broad enough to cover the installation of tanks and pumps which you mention. Installation of the tanks and pumps requires a separate permit which is to be applied for by and is issuable only to the actual installer. With the application installer is required to file a plan or sketch which will show perfectly clearly the precise location and size of the tanks proposed and the location of the pumps with relation to the permanent lines or buildings or objects in the vicinity so that the tanks could be unerringly spotted after they are covered up. The permit for these installations requires the approval of the Chief of the Fire Department, which we procure. When the tanks, connections and underground piping are all in place, the installer is required to notify the Fire Department and not to cover anything up until that department has given approval. Entirely aside from these permit proceedings, a license to store gasoline is required from the Municipal Officers of the City. The application for this license is made at the office of City Clerk and the license must be renewed each year.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMD/G
Enclosure: Copy of this letter

City of Portland, Maine
Board of Appeals

—ZONING—

March 29, 19 51

Sustained
4/13/51

5/23

To the Board of Appeals:

Your appellant, Seldon C. Pinkham, who is the owner of property at 184 Brighton 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.

Permits intended to cover structural alterations of the repair garage and gasoline filling station building and to cover rearrangement of the pumps, piping, and tanks on and beneath the open areas of the lot are not issuable under the Zoning Ordinance because both the repair garage and filling station uses are non-conforming with the Ordinance in the Local Business Zone where this property is located and structural alterations are contemplated in the building in connection with changing a large part of the repair garage to a service garage contrary to Section 14A of the Ordinance, which provides that no non-conforming use shall be changed to another non-conforming use if structural alterations in connection therewith are intended.

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.

Seldon C. Pinkham
Appellant

After public hearing held on the 13th day of April, 19 51, the Board of Appeals 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.

It is, therefore, determined that exception to the Zoning Ordinance may be permitted in this specific case.

Henry C. Frost
Arthur C. [unclear]
H. Merrill [unclear]
William F. O'Brien
Edward J. Colby
BOARD OF APPEALS

DATE: April 13, 1951

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF SELDON C. PINKHAM

AT 184 Brighton Avenue

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

<u>Board of Appeals</u>	<u>VOTE</u>		<u>Municipal Officers</u>
	Yes	No	
Mrs. Frost	(x)	()	
Mr. Getchell	(x)	()	
Mr. Colley	(x)	()	
Mr. O'Brien	(x)	()	
Mr. Luthe	(x)	()	
	()	()	
	()	()	

Record of Hearing:

Mr. Pinkham, pro se

No opposition - Harry Nanos spoke in favor
Mr. Singer of Victory Development not opposed

W. McDONALD
INSPECTOR OF BUILDINGS

AP 184-17 Brighton Avenue-I
in reply refer to file Corner of St. John Street
CITY OF PORTLAND, MAINE
Department of Building Inspection

FU

March 28, 1951

McDonald

Pinkham's Garage
124 Brighton Avenue
Jocory Vacuum Oil Company
Attn: Mr. Miles Evans
48 Main Street
South Portland, Maine

Copy to: Corporation Counsel

C
O
P
Y

Gentlemen:

Building permits intended to cover structural alterations of the repair garage and gasoline filling station building and to cover re-arrangement of the pumps, piping and tanks on and beneath the open areas of the lot, are not issuable under the Zoning Ordinance because both the repair garage and filling station (Service Garage) uses are non-conforming with the Ordinance in the Local Business Zone where the property is located and structural alterations are contemplated in the building in connection with changing a large part of the repair garage to a service garage contrary to Section 14A of the Ordinance, which provides that no non-conforming use shall be changed to another non-conforming use if structural alterations in connection therewith are intended.

You have indicated your desire to seek exception from the Board of Appeals in this specific case; so, there is enclosed an outline of the appeal procedure.

To get the earliest possible action on the part of the Board, the appeal should be filed at the office of Corporation Counsel in the name of the owner of the property as early as possible, certainly before Friday noon, March 30.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMcD/G

Enclosure to each addressee: Outline of appeal procedure.

CITY OF PORTLAND, MAINE

BOARD OF APPEALS

April 3, 1951

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine on Friday, April 13, 1951 at 10:30 p. m. to hear the appeal of John Gomez requesting exception to the Zoning Ordinance to permit construction of one-story building, about 20' x 40', on the vacant lot on Beach Avenue.

This permit is presently not issuable because the summer hotel in connection with which proposed building is intended for storage of furnishings and equipment is across Beach Avenue, and Section 15A of the Zoning Ordinance provides that such a building of accessory use shall not be on any lot other than the lot containing the building to which it is accessory.

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

Helen C. Frost

Chairman

M

913-1056-200



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

02264 17 1950

CITY OF PORTLAND

Portland, Maine, November 15, 1950

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 184-186 Brighton Ave. Use of Building Business No. Stories 2 Existing
Name and address of owner of appliance Pinkhams Garage, Inc.
Installer's name and address Ballard Oil & Equipment Co. Telephone 2-1991

General Description of Work

To install one fully automatic oil burner under steam boiler

IF HEATER, OR POWER BOILER

Location of appliance or source of heat Type of floor beneath appliance
If wood, how protected? Kind of fuel
Minimum distance to wood or combustible material, from top of appliance or casing top of furnace
From top of smoke pipe From front of appliance From sides or back of appliance
Size of chimney flue Other connections to same flue
If gas fired, how vented? Rated maximum demand per hour

IF OIL BURNER

Name and type of burner Ballard 4XR38 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 Cement
Location of oil storage Basement Number and capacity of tanks 1 - 275
If two 275-gallon tanks, will three-way valve be provided?
Will all tanks be more than five feet from any flame? Yes How many tanks fire proofed? none
Total capacity of any existing storage tanks for furnace burners

IF COOKING APPLIANCE

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

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

RECEIVED

NOV 15 1950

CITY OF PORTLAND

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:

Handwritten signature and date 11-16-50

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

Signature of Installer Ballard Oil & Equipment Co.

Handwritten signature of installer

INSPECTION COPY

NOTES

1	Fill Pipe	<input checked="" type="checkbox"/>	Had the boiler repaired
2	Vent Pipe	<input checked="" type="checkbox"/>	will lead out above
3	Kind of Heat	<input checked="" type="checkbox"/>	a coal burnt down
4	Burner Blowing & Support	<input checked="" type="checkbox"/>	which can be opened
5	Name & Loc.	<input checked="" type="checkbox"/>	and closed & up under
6	Stack Chimney	<input checked="" type="checkbox"/>	a hatch door on
7	High Pressure Control	<input checked="" type="checkbox"/>	the door side of the
8	Heating System	<input checked="" type="checkbox"/>	building. Told
9	Phone	<input checked="" type="checkbox"/>	a Bellad Service man
10	Water	<input checked="" type="checkbox"/>	at the station to have
11	Capacity	<input checked="" type="checkbox"/>	his inspector call me
12	Time	<input checked="" type="checkbox"/>	as I had they intake to
13	Tank Distance	<input checked="" type="checkbox"/>	make the change also
14	O.I. Inlet	<input checked="" type="checkbox"/>	inspector man in charge
15	Instructor Card	<input checked="" type="checkbox"/>	call me in a
16		<input checked="" type="checkbox"/>	few days is nothing had been done

Permit No. 50/2264 12-7-50
 Location 84-186 1st. Police Ave
 Oversee [Signature] George J. [Signature]
 Date of permit 11-17-50
 Approved 11-29-50 [Signature]

1st Tank house to call me in a
 few days is nothing had been done
 11-29-50 [Signature] of my card
 Told man in charge to call me
 card in next day delivery and to
 call me for more was furnished

MISCELLANEOUS NOTES OR SPECIAL INSTRUCTIONS



(L) LOCAL BUSINESS ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Sign
Portland, Maine, August 3, 1949

PERMIT ISSUED

AUG 01 1949

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect ~~the proposed building~~ the following building ~~as shown on the plans~~ 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 184-186 Brighton Avenue Within Fire Limits? no Dist. No. _____
 Owner's name and address Selden C. Pinkham 184-186 Brighton Avenue Telephone 2-0006
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Edward Mayo, 517 Main Street, Westbrook Telephone _____
 Architect _____ Specifications _____ Plans yes No. of sheets 1
 Proposed use of building _____ No. families _____
 Last use _____ No. families _____
 Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot Garage
 Estimated cost \$ _____ Fee \$ 1.00

General Description of New Work

To erect detached sign on the above property as per plan.

Permit Issued with Letter
CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. **PERMIT TO BE ISSUED TO** Selden C. Pinkham

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

INSPECTION COPY

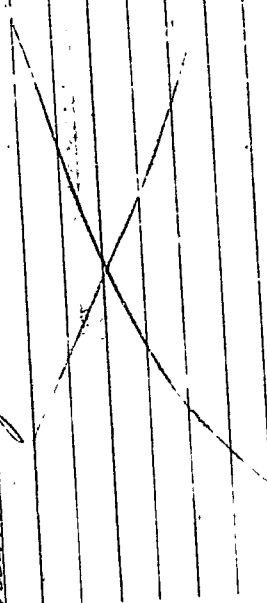
Signature of owner

Selden C. Pinkham

Aug 22
Permit No. 49/1234
Location 184-186 Brighton Ave.
Owner Selden C. Pinkham
Date of permit 8/9/49
Notif. closing-in
Inspn. closing-in
Final Notif.
Final Inspn. 8-22-49 W. C. C.
Cert. of Occupancy issued [Signature]

NOTES

8-9-49 see checking with [unclear]
plan in green bk.



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AP 184-186 Brighton Ave.-1

August 9, 1949

Mr. Selden C. Pinkham
184-186 Brighton Avenue
Portland, Maine

Subject: Building permit for construction of detached sign at 184-186 Brighton Avenue, corner of St. John Street (sign to face on St. John Street)

Dear Mr. Pinkham:

The permit for the above work is issued to you herewith with a copy of this letter for your contractor, Edward Mayo, but subject to the following:

1. Under the circumstances there is no particular limit to the weight that this sign may be above the ground, but I understand that you are to buy 16-foot long posts and that 4 feet of the posts is to be buried in the ground. Thus to keep the record straight, it is understood that the top of the sign will be about 12 feet above the grade of the ground.

2. You plan to extend the two hemlock posts into the ground no less than 4 feet to form a foundation. Normally hemlock lumber would not be acceptable for foundation posts in the ground, but this is acceptable for this more or less temporary structure on the basis that you plan to thoroughly paint and impregnate the 4-foot length below the ground with preservative.

3. I understand that the sign indicated is really two signs which have already been fabricated, and that you intend to put them together, one above the other so as to make one sign. When checked against the Building Code requirements of a strength to resist no less than 10 pounds per square foot wind load, the frame of the sign as shown on the plan does not work out strong enough because the members are on spans of 12 feet. I have talked the matter over with Mr. Fenderson and he suggests that structural angles could well be used one along the top and one along the bottom and one along the center, those at top and bottom to have the horizontal leg lap over the top and under the bottom of the sign, respectively, and the one along the center to have the horizontal leg between the upper and lower portions of the sign. In such a case it would be necessary to thoroughly fasten and anchor these angles to the 6x6 posts on each side so as to fully take care of the situation whether the wind would be blowing against the face or against the back of the sign. The permit is issued on the basis that you will get in touch with him and get the matter straightened out so that the sign will be strong enough. A 1 3/4 by 1 3/4 by 1/16 inch angle ought to meet the needs at the center of the sign and 1 1/4 by 1 1/4 of the same thickness at top and at bottom of sign, and these would not add materially to the weight of the sign because the heavier angle only weighs a little over two pounds per running foot. It is assumed that the man who erects the sign will know how to put the angles up in such a way as to get the benefit of their strength—otherwise that strength will be wasted. There may be other ways of accomplishing the same purpose by introducing additional horizontal timbers top, bottom and in the center without introducing a center post which I understand is objectionable.

4. The Building Code requires that the surface of the sign be of such material as will not support combustion. I am assuming that the tempered hard board as specified is approximately the same as tempered "Masnite" which is acceptable as not supporting combustion.

Very truly yours,

WMed/S

CC: Mr. Pinkham for contractor
Mr. Earle Fenderson, c/o L. C. Andrew, 187 Brighton Avenue

Warren McDonald
Inspector of Buildings

AP 184-186 Brighton Ave.-I

August 9, 1949

Mr. Selden C. Pinkham
184-186 Brighton Avenue
Portland, Maine

Subject: Building permit for construction of detached sign at 184-186 Brighton Avenue, corner of St. John Street (sign to face on St. John Street)

Dear Mr. Pinkham:

The permit for the above work is issued to you herewith with a copy of this letter for your contractor, Edward Mayo, but subject to the following:

1. Under the circumstances there is no particular limit to the height that this sign may be above the ground, but I understand that you are to buy 16-foot long posts and that 4 feet of the posts is to be buried in the ground. Thus to keep the record straight, it is understood that the top of the sign will be about 11 feet above the grade of the ground.

2. You plan to extend the two hemlock posts into the ground no less than 4 feet to form a foundation. Normally hemlock lumber would not be acceptable for foundation posts in the ground, but this is acceptable for this more or less temporary structure on the basis that you plan to thoroughly paint and impregnate the 4-foot length below the ground with preservative.

3. I understand that the sign indicated is really two signs which have already been fabricated, and that you intend to put them together, one above the other so as to make one sign. When checked against the Building Code requirements of a strength to resist no less than 10 pounds per square foot wind load, the frame of the sign as shown on the plan does not work out strong enough because the members are on spans of 12 feet. I have talked the matter over with Mr. Fenderson and he suggests that structural angles could well be used one along the top and one along the bottom and one along the center, those at top and bottom to have the horizontal leg lap over the top and under the bottom of the sign, respectively, and the one along the center to have the horizontal leg between the upper and lower members of the sign. In such a case it would be necessary to thoroughly fasten and anchor these angles to the 6x6 posts on each side so as to fully take care of the sign whether the wind would be blowing against the face or against the back of the sign. The permit is issued on the basis that you will get in touch with him and get the entire straightened out so that the sign will be strong enough. A 1 3/4 by 1 3/4 by 3/16 inch angle ought to meet the needs at the center of the sign and 1 1/4 by 1 1/4 of the same thickness at top and at bottom of sign, and these would not add materially to the weight of the sign because the heavier angle only weighs a little over two pounds per running foot. It is assumed that the man who erects the sign will know how to put the angles up in such a way as to get the benefit of their strength—otherwise that strength will be wasted. There may be other ways of accomplishing the same purpose by introducing additional horizontal members top, bottom and in the center without introducing a center post which I understand is objectionable.

4. The Building Code requires that the surface of the sign be of such material as will not support combustion. I am assuring that the tempered hard board as specified is approximately the same as tempered "Masonite" which is acceptable as not supporting combustion.

Very truly yours,

WMcD/S
CC: Mr. Pinkham for contractor
Mr. Earle Fenderson, c/o L. G. Andrew, 187 Brighton Avenue

Warren McDonald
Inspector of Buildings

Memorandum from Department of Building Inspection, Portland, Maine

184-186 Brighton Avenue, corner of St. John Street--Alterations of St. John Street
front of Repair Garage for Pinkham's Garage by Ansel Hamlin,
contractor--10/19/46

To Owner & Contractor:

Should this work be the forerunner of a change in use of any part of the garage, owner should bear in mind that the garage is non-conforming with the Zoning Ordinance in the Local Business Zone where the property is located (that means that it could not be established now), and any change proposed as to the use of the building might not be allowable under the Zoning Ordinance.

Under the Building Code both contractor and owner should bear in mind that since the building is not equipped with an automatic sprinkler system, any interior partitions proposed are not allowed to be built of the ordinary wooden stud construction.

This memorandum is sent to avoid disappointment on the part of the owner should there be further changes proposed which are not shown in the application for the permit.

WMCD/S

CC: Pinkham's Garage
186 Brighton Avenue

(Signed) Warren McDonald
Inspector of Buildings



(L) LOCAL BUILDING ZONE
APPLICATION FOR PERMIT

PERMIT ISSUED

02061
OCT 19 1946

Class of Building or Type of Structure Concrete block

Portland, Maine, October 18, 1946

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to ~~erect~~ alter ~~and reconstruct~~ the following building ~~and 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 ~~210-212-214-216~~ 184-186 Brighton Avenue Within Fire Limits? no Dist. No. _____
Owner's name and address Pinkham's Garage, 186 Brighton Avenue Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Ansel Hamlin, 78 Pleasant Avenue Telephone 3-3663
Architect _____ Specifications _____ Plans yes No. of sheets 1
Proposed use of building Repair Garage No. families _____
Last use _____ No. families _____
Material concrete No. stories 1 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot none
Estimated cost \$ 300 Fee \$ 1.00

General Description of New Work

To replace present garage doors in 10' opening by 3' x 6'8" door with side lights.
To replace present garage doors in 8' opening by plate glass window, ~~31"~~ 5' x 8', filling in distance of 36" between ground and sill with 8" concrete block wall.

No changes in widths of door openings.

Permit Issued with Memo

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor.

Details of New Work

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 _____ 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) 2x4-10" 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

PROVED:

Pinkham's Garage

Signature of owner

Ansel E. Hamlin

NON-COPY

Handwritten initials

Permit No. 46/2061

Location 184-186 Brighton ave

Owner Pinkham Garage

Date of permit 10/19/46

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn. 10/19/46

Cert. of Occupancy issued

NOTES

10/3/46 Work done

10/19/46 Work done

10/19/46 Work done

10/19/46 Work done

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10/19/46 Work done

STATEMENT ACCOMPANYING APPLICATION FOR BUILDING PERMIT

for _____ Date _____
at _____

1. In whose name is the title of the property now recorded? _____
2. Are the boundaries of the property in the vicinity of the proposed work shown clearly on the ground, and how? Stake on Downside Fence
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? None
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? _____

Clarence J. Gray



APPLICATION FOR PERMIT

Permit No. _____

Class of Building or Type of Structure Second Class

Portland, Maine. March 22, 1946

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 597 St. John Street Ward _____ Within Fire Limits? no Dist. No. _____
Owner's or Lessee's name and address A. J. Willette, 1024 Washington Ave. Telephone _____
Theodore Gardenier

Contractor's name and address Clarence Grey, 5 Whitehall Ave., So. Portland Telephone 4-4937

Architect _____ Plans filed yes No. of sheets 1

Proposed use of building Garage and Service Station No. families _____

Other buildings on same lot _____

Estimated cost \$ 4,000. Fee \$ 3.00
Not paid

Description of Present Building to be Altered

Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
Last use _____ No. families _____

General Description of New Work

To construct 1 story concrete block building 50'x25' as per plans.

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. Framing Lumber

Details of New Work

Kind? hemlock Height average grade to top of plate _____
Dressed or Full Size? dressed

Size, front 50' depth 25' No. stories 1 Height average grade to highest point of roof 12'

To be erected on solid or filled land? solid earth or rock? earth
at least 4' below grade

Material of foundation concrete Thickness, top 10" bottom 12"

Material of underpinning " to fill Height _____ Thickness _____

Kind of Roof fl. Rise per foot 4" Roof covering tar and gravel - 5 ply

No. of chimneys 1 Material of chimneys brick of lining tile

Kind of heat steam Type of fuel coal Is gas fitting involved? _____

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

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

Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.

Joists and rafters: 1st floor concrete, 2nd _____, 3rd _____, roof 3x10

On centers: 1st floor _____, 2nd _____, 3rd _____, roof 16"

Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof 12'

If one story building with masonry walls, thickness of walls? 8" height? 12'

If a Garage

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

Total number commercial cars to be accommodated _____

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

Miscellaneous

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

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

A. J. Willette
Theodore Gardenier

Signature of owner By: _____

ORIGINAL

Ward Permit No. 481

Location 580 St. John St

Owner A. J. Willette

Date of permit

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn. = *Note done*

Cert. of Occupancy issued

NOTES

[The following section contains multiple lines of horizontal ruling, which are mostly blank or contain very faint, illegible markings.]